



**Monitoring & Evaluation and Action Research Findings**







**The Housing Development Agency (HDA)**

Riviera Office Park: Block A

6–10 Riviera Road

Killarney, Johannesburg

PO Box 3209

Houghton, South Africa 2041

Tel: +27 11 544–1000

Fax: +27 11 544–1006/7

**Acknowledgements**

Coordinated for the HDA by Karishma Busgeeth & Johan Minnie.

**Disclaimer**

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## Executive Summary

As the Housing Development Agency (HDA) embarks on the developer's role, the critical success factors (CSFs) are:

1. Effective monitoring and management of its land portfolio, while ensuring timely activation;
2. Effective project life cycle monitoring, controlling and evaluation, while responding to the needs of beneficiaries and the impact of spatial transformation; and
3. Investment in innovative action research, while flowing with advances in technology and building a think tank reputation.

Giving effect to the foregoing CSFs falls under the Monitoring & Evaluation, Knowledge Management & Research Unit within the Spatial Information and Analysis (SIA) Programme.

This Booklet presents the Monitoring & Evaluation and Action Research outputs in graphical format, allowing readers to:

- Understand the status, progress and impact of selected land/projects development better;
- Optimally consume and digest the action research findings; and
- Make the decision of further connection and engagement.

The Booklet specifically focuses on the following types of evaluations:

- Baseline evaluation: To establish the current conditions and provide factual knowledge about the project area. The evaluation measures the current conditions within the targeted community and, in this case, identifies socio-economic challenges that need to be addressed by the proposed human settlements project.
- Outcomes evaluation: To measure effectiveness of the programme or project in the targeted population by assessing the progress in the outcomes or objectives that the programme or project is set to achieve.
- Impact evaluation: To determine the kinds of changes that have materialised and the extent to which the projects can be credited for the changes, e.g. spatial layout of a city/town.

## ABBREVIATIONS

Ave	Average	km <sup>2</sup>	Square kilometre
BNG	Breaking New Ground	LED	Local economic development
CSF	Critical success factor	m	Metre
CoJ	City of Johannesburg	NHBRC	National Home Builders Registration Council
EPWP	Expanded Public Works Programme	PA	Per annum
Ext.	Extension	RDP	Reconstruction and Development Programme
FLISP	Finance Linked Individual Subsidy Programme	SAPS	South African Police Service
GVA	Gross value added	SHI	Social Health Insurance
ha	Hectare	SHRA	Social Housing Regulatory Authority
HDA	Housing Development Agency	SIA	Spatial Information and Analysis
IRD	Institute of Rural Development Planning	SMME	Small, medium and micro-sized enterprise
IRDP	Integrated Residential Development Programme	Stats	Statistics
km	Kilometre	USDG	Urban Settlements Development Grant
DMR	Department of Mineral Resources		

# EVALUATION OF SPATIAL TRANSFORMATION IN LANGAVILLE

## LIVELIHOODS - Spatial Resilience & Quality



### Spoken Languages %

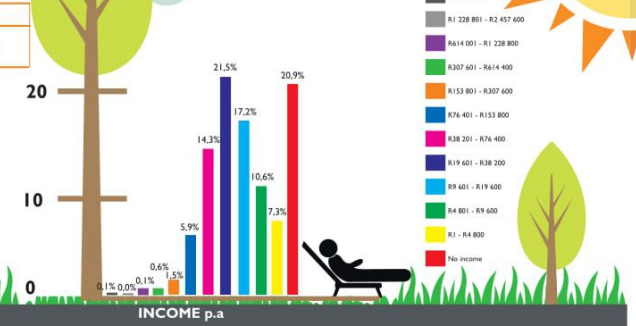
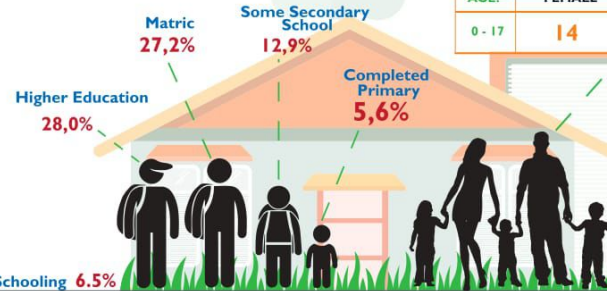
Afrikaans	0,7%
English	2,1%
IsiNdebele	4,4%
IsiXhosa	8,8%
IsiZulu	46,2%
Sepedi	11,9%
Sesotho	7,0%
Setswana	2,1%
Sign Language	0,3%
SiSwati	3,2%
Tshivenda	0,8%
Xitsonga	10,4%
Other	2,0%

### Head of Households

AGE:	FEMALE	MALE
0 - 12	0	21
13 - 17	14	33
18 - 34	1271	4595
35 - 44	1503	3624
45 - 64	1983	3651
65 - 84	290	273
85 - 120	23	37

### Child-Headed Households

AGE:	FEMALE	MALE
0 - 17	14	54



## INTEGRATION - Spatial Resilience

## DEVELOPMENT STATUS

### Gender %



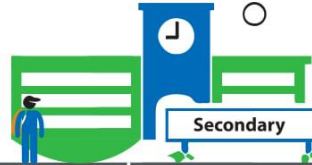
### Racial Group %

African	98,90
Indian	0,40
Other	0,40
White	0,20
Coloured	0,10

Total	150,6159
Ext 1	73,1364
Ext 2	118,0313
Ext 5	27,4348
Ext 6	138



## AMENITIES - Spatial efficiency



## Tenure

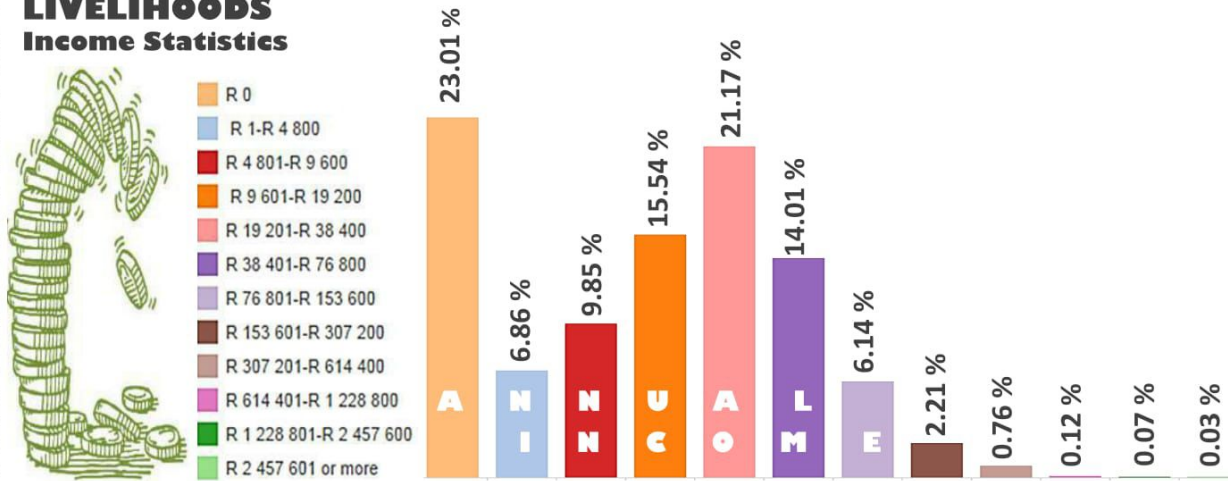
## HOUSING MARKETS - Spatial Justice





# ORANGE FARM (CoJ Municipality): EVALUATION OF SPATIAL TRANSFORMATION

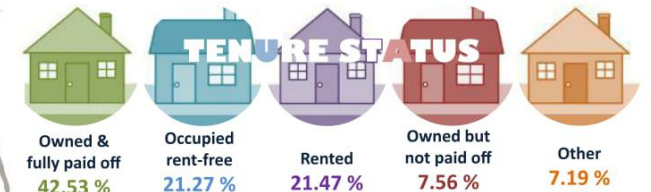
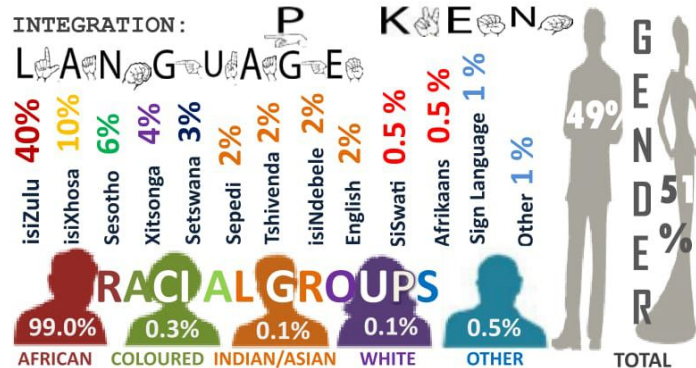
## LIVELIHOODS Income Statistics



## EMPLOYMENT OPPORTUNITIES



## Child-headed Homes



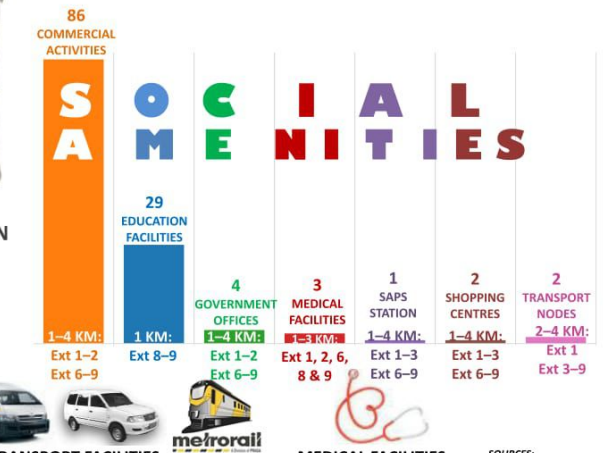
**CHRIS HANI SPORTS COMPLEX**  
Home to Cricket Club, which serves all primary and high schools in the area

**ORANGE FARM FIRE HOUSE 5**  
Services all the extensions in the area

**SAPS STATIONS**  
1 SAPS Station that services all the extensions in the area.

**PUBLIC TRANSPORT FACILITIES**  
Taxi rank in Extension 2 on Link Road and other public transport modes, e.g. ventures (also referred to as *locals*) that transport commuters to various parts of Orange Farm. Stretford Station provides access to trains to various destinations.

**MEDICAL FACILITIES**  
Orange Farm has private and public clinics, but no hospitals.



**SOURCES:**  
\*Stats SA  
\*COJ Municipality  
\*SASSA  
\*Quintec

CONCEPTUALISED BY M & E TEAM JULY 2016



# HOUSING MARKET IN RUSTENBURG LOCAL MUNICIPALITY

## 1. INTRODUCTION

Between 2009 and 2014, the HDA has released four parcels of land to the Rustenburg Local Municipality, to the total extent of 4922,4666 hectares. The map below (Figure 1) illustrates the location of these parcels of land.



Figure 1: Properties Acquired/Released by the HDA

## 2. RESIDENTIAL PROFILE

The most affordable housing – under R600k – is situated around the Boitekong Mines and in remote areas to the North and East. See also Figure 2.

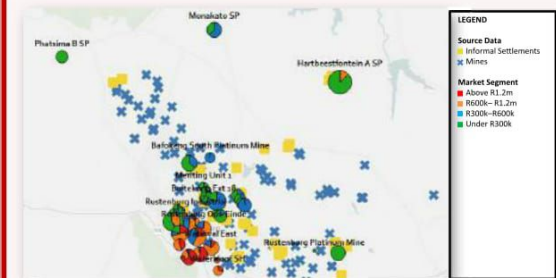


Figure 2: Distribution of Residential Properties by Market Segment, Rustenburg, 2015  
Data Source: CAHF Citymark using Deeds Registry Data supplied by Lightstone Property

## 3. RESIDENTIAL MARKET TRENDS

Between 2010 and 2015, properties over R600k have appreciated in value, while the number of properties under R600k has dropped by 13%, which is due to the production reduction by Government. See also Figure 3.

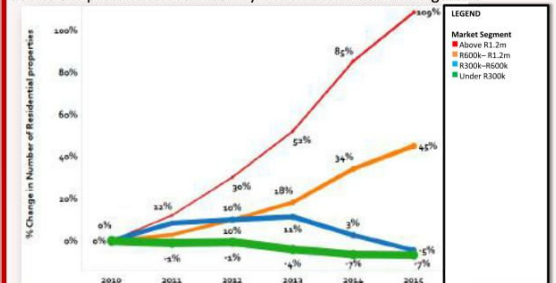


Figure 3: Percentage of Change in Total Residential Properties since 2010 Cumulative by market segment, Rustenburg 2015  
Data Source: CAHF Citymark using Deeds Registry Data supplied by Lightstone Property

## 4. LEVERAGING GOVERNMENT INVESTMENT

- There are approximately 15,800 Government-sponsored properties in Rustenburg, which translates to 27%.

Subsidy Type	Market Segment	Total Residential Properties	% total properties	Total Property value	% of total value
Non-subsidy	Under R300k	10,846	18%	R2,118	3.1%
	Between R300k - R600k	12,356	23%	R5,848	8.6%
	Between R600k - R1.2m	13,138	24%	R11,538	16.7%
	Over R1.2m	8,669	15%	R16,438	24.6%
RDP/BNG	Under R300k	12,380	23%	R1,708	2.5%
	Between R300k - R600k	674	1%	R0.298	0.4%
	Between R600k - R1.2m	297	1%	R0.218	0.3%
	Over R1.2m	1,193	2%	R0.258	0.4%
Other	Under R300k	523	1%	R0.238	0.3%
	Between R300k - R600k	805	1%	R0.608	0.9%
	Between R600k - R1.2m	2	0%	R0.008	0.0%
	Over R1.2m	2	0%	R0.008	0.0%
Grand Total		59,374	100%	R68,188	100.0%

Figure 4: Residential Properties by Subsidy Type, Rustenburg, 2015  
Data Source: CAHF Citymark using Deeds Registry Data supplied by Lightstone Property

- Some Government-sponsored properties have appreciated in value over time (the blue and orange market segments in Figure 5), providing an important source of equity for the home owners.

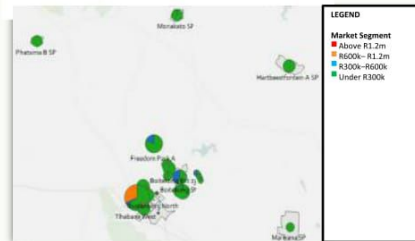


Figure 5: Number of Government-Sponsored Properties by Market Segment  
Data Source: CAHF Citymark using Deeds Registry Data supplied by Lightstone Property

## 5. WHO ARE PROVIDING RESIDENTIAL LOANS?

As illustrated in the mining towns in Figure 6, the major banks have sustained a market share in terms of the provision of loans. However, other lenders have played a key role in the growth of the housing market in Rustenburg.

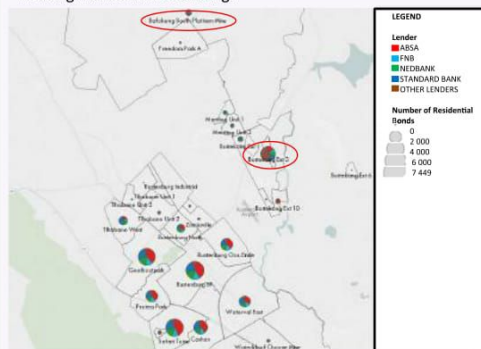
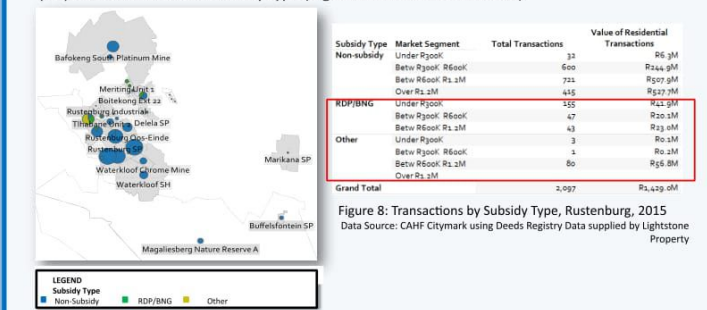


Figure 6: All Residential Loans by Lender, Rustenburg, 2015  
Data Source: CAHF Citymark using Deeds Registry Data supplied by Lightstone Property

## 6. WHERE IN RUSTENBURG ARE THE MOST TRANSACTIONS OCCURRING?

- Most transactions occur in the municipality urban core.
- In 2015, there were approximately 245 formal transfers of RDP properties and 84 transfers of properties with another subsidy type (e.g. discount benefit schemes).



Subsidy Type	Market Segment	Total Transactions	Value of Residential Transactions
Non-subsidy	Under R300k	32	R6.9M
	Between R300k - R600k	600	R14.4M
	Between R600k - R1.2m	721	R507.9M
	Over R1.2m	415	R537.9M
RDP/BNG	Under R300k	155	R11.9M
	Between R300k - R600k	47	R20.1M
	Between R600k - R1.2m	43	R23.1M
	Over R1.2m	3	R0.1M
Other	Under R300k	3	R0.1M
	Between R300k - R600k	8	R0.2M
	Between R600k - R1.2m	8	R0.5M
	Over R1.2m	8	R0.5M
Grand Total		2,097	R1,429.0M

Figure 8: Transactions by Subsidy Type, Rustenburg, 2015  
Data Source: CAHF Citymark using Deeds Registry Data supplied by Lightstone Property

Figure 7: Transactions by subsidy type, Rustenburg 2015  
Data Source: CAHF Citymark using Deeds Registry Data supplied by Lightstone Property

## 7. WHERE IS THE DEMAND FOR RENTAL?

- The Rental Index uses specific indicators of interest to rental housing development to identify neighbourhoods where rental housing is likely to be more successful.
- The rental index is calculated as follows:

INDICATOR	MEASURES	WEIGHT
MEDIUM INCOME	AFFORDABILITY	50%
POPULATION DENSITY	DEMAND	30%
HOUSING PERFORMANCE INDEX	GROWTH	20%
PERCENT HOUSEHOLDS RENTING	DEMAND	15%
AFFORDABILITY RATIO	AFFORDABILITY	15%



Figure 9: Spatial Distribution of Rental Index by Suburb, Rustenburg, 2015  
Data Source: CAHF Citymark using Deeds Registry Data supplied by Lightstone Property

## 8. IMPLICATIONS FOR THE HDA

- The findings of the foregoing analyses reveal that the market segment of properties under R300k is highly concentrated around the four parcels of released land.
- There is a significant decline in affordable housing under R600,000 in Rustenburg, due to the appreciation in value of existing properties and slowed Government production. Over the same period, residential properties over R1.2 million have increased over 100%. This creates an urgency for the creation of well-located, affordable housing in Rustenburg.
- The HDA should facilitate and/or implement rental housing within Rustenburg near employment hubs, such as Marikana, Bafokeng Mine and Marafong.



# BASELINE EVALUATION: HDA Human Settlements National Priority Project in Knysna

## 1. PROJECT SITE

### The project site is:

- Made up of these areas: Phelindaba, Phelindaba outskirts, Rhobololo 1, Rhobololo 2, Rhobololo outskirts, Concordia & Love Corner
- Populated by informal settlers



## 2. TOPOGRAPHY

- The project site is characterised by steep slopes.
- Plateaus are available for possible human settlement developments.
- Knysna Municipality has found a way to work with the slope on similar projects.



## 3. AREAS OF CONCERN

### ESKOM SERVITUDE

- 1, 2868 ha (2%) of the land is undevelopable due to overhead power lines.



### SLOPE

- 49, 2331 ha (89%) of the land has a steep slope, with contours that are 5 metres apart.
- Costly methods and skills are needed to prepare land for top structures.

### BULK SERVICES

- Sanitation system upgrade is needed to service proposed developments.
- Bulk services installation is difficult & costly due to the steep slope.
- Developing the site for human settlements will exceed the subsidy available from Government.

## 4. BENEFICIARIES

- 693 informal households
- 1404 informal settlers

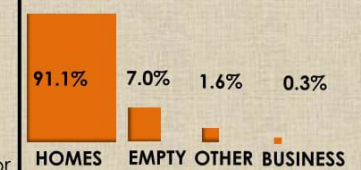


52% of beneficiaries qualify for a housing subsidy.

- African.....65.7%
- Coloured.....32.8%
- Indian/Asian.....0.3 %
- White.....0.1%
- Other.....1.1%

## 5. EXISTING STRUCTURES

The total of 757 structures currently on the project site are used as follows:



Proposed project site

PROJECT AREA

## 6. SPOKEN LANGUAGES

- Afrikaans.....34.9%
- English.....34.0%
- IsiNdebele.....0.7%
- IsiXhosa.....55.4%
- IsiZulu.....1.5%
- Sepedi.....0.2%
- Sesotho.....0.9%
- Setswana.....0.3%
- Sign language.....0.4%
- SiSwati.....0.6%
- Tshivenda.....0.0%
- Xitsonga.....0.1%
- Other.....1.8%

## 7. SOCIAL AMENITIES WITHIN 2 KM

- Knysna Provincial Hospital
- Dorp Clinic
- Khayaletu Clinic
- SAPS Knysna
- Thembelitsha Primary School
- Witlokasie Primary School
- Knysna Mall, Garden Route Shopping centre & Boardwalk
- Siyafunda Educare Centre



## 8. LEVEL OF EDUCATION

- No schooling.....4.0%
- Junior Primary Schooling.....2.0 %
- Senior Primary.....7.0%
- Some Secondary.....50.0%
- Completed Matric.....35.0%
- Diploma.....3.0%
- Degree.....0.0%

## 9. HEADED HOUSEHOLDS

- Ages 18-24.....11.0%
- Ages 25-34.....38.0%
- Ages 35-44.....33.0%
- Ages 45-54.....12.0%
- Ages 55+.....6.0%

## 10. HOUSEHOLD TENURE

- Own dwelling & land.....29.0%
- Own dwelling & not land.....64.0%
- Pay rent for dwelling.....0.0%
- Neither own nor rent.....7.0% (living rent-free)

## 11. BASIC SERVICES



## 9. MONTHLY INCOME BANDS

- No income.....9.0 %
- R 1-R 500.....7.0 %
- R 501-R 1 500.....29.1%
- R 1 501-R 3 500.....45.0%
- R 3 501-R 7 500.....9.0%
- R 7 501+.....1.0%

Over a third of households in the settlements receive social grants.



SALIBONANI DUMELA HELLO  
SAWUBONA GOEIE MORE MOLO  
THOBELA ABUSHENI NIMADEKWANA  
NDAA KGOTSONG

Conceptualised by the  
Monitoring & Evaluations Team  
Nomonde.Nzimade@thehda.co.za  
Palesa.Mogotsi@thehda.co.za  
Joseph.Mangwezi@thehda.co.za  
(011) 544 - 1000



## ECONOMIC STATUS

## EMPLOYMENT STATISTICS:

- ## EMPLOYMENT OPPORTUNITIES

- SMME

- ## EDUCATION STATISTICS

- ## EDUCATION INSTITUTIONS

## SPORTS FACILITIES

## MEDICAL FACILITIES

- ## BASIC SERVICES



**73.2%**



73.20%

## TIANGMAATLA HOME-BASED CARE NGO runs:

- ## POPULATION STATISTICS

## INCOME PA

- 0.9% English**

**0.7% IsiZulu**

**0.2%** IsiXhosa  
Afrikaans

**Total: 4121**

**0.4% IsiNdebele**  
**0.4% Setswana**

70

**Tshivenda**

**0.5% Sesotho**

**Other**

Blach: 9.0

Indian/Asian 0.1

Coloured ..... 0.6

White.....0.0

Other.....0.3

## HEADED HOUSEHOLDS

- **Ages 0–12: 6**
- **Ages 13–17: 22**
- **Ages 18–34: 645**
- **Ages 35–44: 813**
- **Ages 45–64: 1127**
- **Ages 65–84: 590**
- **Ages 85–120: 78**

## TENURE STATUS

- 
- **Rented: 5.9%**
  - **Owned not paid: 5.9%**
  - **Occupied rent-free: 11.8%**
  - **Owned & fully paid: 35.3%**
  - **Owned & paying off: 41.2%**

## PUBLIC TRANSPORT

- Transport networks are within 1 km of Sebayeng.
- Madodi Bus Company transports commuters from Sebayeng to town.
- Minibus taxis operate in the area as well.



# IMPACT EVALUATION : PTN 19 OF FARM OUDHOORNSTROOM, ERMELO, MSUKALIGWA LM, MPUMALANGA

## BACKGROUND

Ermelo falls within the jurisdiction of 7,750 km<sup>2</sup> Gert Sibande District Municipality in the Mpumalanga Province.

## CRITICAL ELEMENTS OF AN INTEGRATED, SUSTAINABLE HUMAN SETTLEMENTS PROJECT

### 1. ACCESS TO BASIC SERVICES



- To date, no roads have been installed for this project.
- There are often blockages in the sewerage system.

### 2. ACCESS TO SOCIAL AMENITIES

- Medical facilities within 4 km of project:
  - Ermelo Municipal Clinic
  - Medi-Clinic Ermelo
  - Emthonjeni Clinic

- Education facilities within 1.5 km of project:
  - Impak Edu-Grow
  - Ermelo Christian School

- SAPS station within 5 km of project

- Shopping facilities within 5 km of project:
  - Ermelo Mall
  - Oak's Centre Ermelo
  - Pick n Pay Shopping Centre

- Government Offices within 5 km of project

- Public transport:
  - Mini bus taxis are available

- Sports & recreation facilities within project area

### 3. INTEGRATION

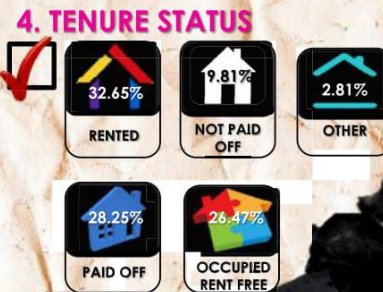
- Ward 16 Total population = 15721



- POPULATION GROUPS
  - African.....84.07%
  - Coloured.....0.38%
  - Indian/Asian.....0.66%
  - White.....14.57%
  - Other.....0.32%

### 4. TENURE STATUS

- SPOKEN LANGUAGES
  - Afrikaans.....14.34%
  - English.....3.94%
  - IsiNdebele.....1.21%
  - IsiXhosa.....0.78%
  - IsiZulu.....69.72%
  - Sepedi.....0.66%
  - Sesotho.....0.70%
  - Setswana.....0.95%
  - Sign language.....0.17%
  - Siswati.....5.57%
  - Tshivenda.....0.09%
  - Xitsonga.....0.46%
  - Other.....0.91%
  - Not applicable.....0.05%



### 5. EDUCATION LEVEL

- No Schooling.....7.46%
- Some primary education.....22.82%
- Complete primary education.....4.25%
- Some secondary education.....28.42%
- Completed Grade 12.....18.43%
- Higher education.....6.49%
- N/A.....11.88%
- Unspecified.....0.25%

### 6. INCOME (PA)

- No Income.....35.86%
- R 1-R 4 800.....21.32%
- R 4 801-R 9 600.....3.47%
- R 9 601-R 19 200.....10.83%
- R 19 201-R 38 400.....7.84%
- R 38 401-R 76 800.....5.39%
- R 76 801-R 153 600.....3.80%
- R 153 601-R 307 200.....3.81%
- R 307 201-R 614 400.....1.49%
- R 614 401-R 1 228 800.....0.23%
- R 1 228 801-R 2 457 600.....0.04%
- R 2 457 601 or more.....0.09%
- Unspecified.....5.52%
- N/A.....0.62%

### 7. HEADED HOUSEHOLDS

- CHILDREN
  - Ages 0-12.....0.00%
  - Ages 13-17.....0.06%
- There are 3 child-headed households
- ADULTS
  - Ages 18-34.....34.48%
  - Ages 35-44.....0.34%
  - Ages 45-64.....31.54%
- PENSIONERS
  - Ages 65-84.....6.49%
  - Ages 85-120.....0.43%

### 8. GVA

- Agriculture, forestry & fishing.....0.00%
- Mining & quarrying.....4.30%
- Manufacturing.....28.31%
- Electricity, gas & water.....13.28%
- Electricity, gas & water.....9.90%
- Wholesale retail & trade & hospitality.....3.40%
- Transport, storage & communication.....12.77%
- Finance, insurance, real estate & business services...7.84%
- General government.....7.09%
- Community, social & personal services.....3.24%

### RECOMMENDATIONS

- Sports & recreation facilities should be established for residents.
- Better stakeholder involvement should be established, so that all the bulk services are installed before or at the same time as the development of the housing projects.

Conceptualised by the Monitoring & Evaluations Team  
24 March 2017  
Nomonde.Nzimade@thehda.co.za  
Palesa.Mogotsi@thehda.co.za  
Joseph.Mangwezi@thehda.co.za  
(011) 544 - 1000





# Impact Assessment: Housing Project in Jouberton, City of Matlosana, North West Province



Households = 4832

## Headed Households

Ages 13-17	27
Ages 18-34	1,451
Ages 35-44	1,649
Ages 45-64	1,448
Ages 65-84	249

## LIVELIHOODS



Tenure Status

## Tenure Status

Owned & fully paid off	60.82%
Owned but not paid off	4.33%
Rented	4.26%
Occupied rent-free	8.50%
Other	18.50%



Sewer plant close to houses

## HOUSES & STANDS

Erf 26458: A sewer plant is located 500 m to the closest house, resulting in an unpleasant smell and a POTENTIAL HEALTH HAZARD.



Renovated RDP house

The stands are big enough to accommodate:

- Backyard dwellings
- Renovations and additions to RDP houses
- SMMEs
- Vegetable patches

## BULK SERVICES



No tarred roads installed



Individual water meters



Spaza Shop



Car Repairs



Fast Food Shop

## SMMEs in Jouberton

## Income Bracket (PA)

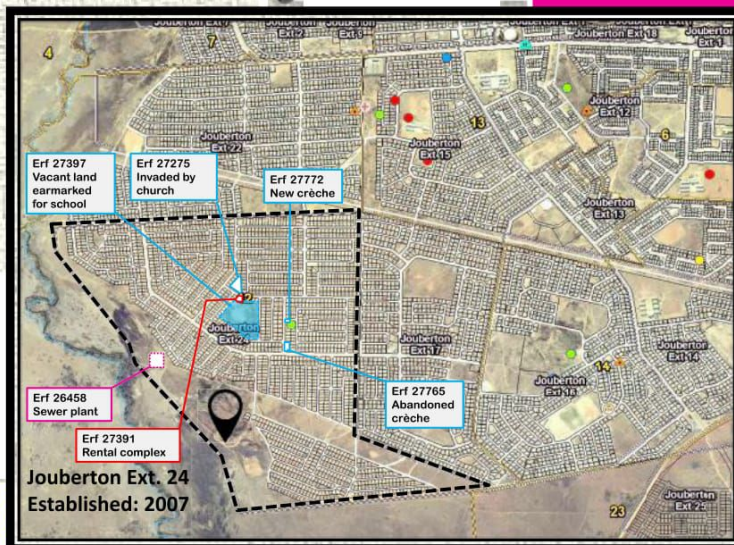
No income	6.03%
R 1-R 4.8K	1.70%
R 4.8K-R 9.6K	2.81%
R 9.6K-R 19.2K	13.71%
R 19.2K-R 38.4K	17.63%
R 38.4K-R 76.8K	19.16%
R 76.8K-R 153.6K	21.38%
R 153.6K-R 307.2K	12.60%



Subsistence farm

R 307.2K-R 614.4K	3.51%
R 614.4K-R 1 228 800	0.47%
R 1 228 801-R 2 457 600	0.76%
R 2 457 601+	0.35%

Residents work in town and in the mines: Hartebeesfontein is a mining town



Mofatlhosi Secondary School

## SOCIAL AMENITIES

### Education Facilities within 3 km

- Are-Fadimeheng Secondary School
- Zimele-Gege Primary School
- Khayaletu Primary School



SAPS Jouberton

### Medical Facilities within 3 km

- Jouberton Clinic
- Empilisweni Clinic
- Tsholofelo Clinic

Transport Nodes: There are minibus taxis for commuters.

### Commercial Activities within 13 km: 437 activities

### Government Facilities within 13 km: 4 Government Offices



Health care facility

### Shopping Facilities within 5 km

- Jouberton Spar
- Choppies Jouberton
- Tower Mall
- City Mall – Klerksdorp
- Checkers Hyper Centre – Klerksdorp
- Songloed Shopping Centre
- Klerksdorp 01 Shopping Centre
- Terminus Shopping Centre
- Game Centre – Klerksdorp
- 4 Ways Mart – Klerksdorp
- Flamwood Walk Shopping Centre

## INTEGRATION

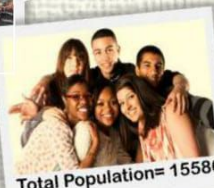
### Spoken Languages

Setswana	57.28%
IsiXhosa	17.93%
Sesotho	14.19%
English	2.09%
IsiZulu	1.96%
Afrikaans	1.87%
Sepedi	1.41%
Xitsonga	0.95%
IsiNdebele	0.73%



Diversity

Other	0.57%
Sign language	0.55%
Siswati	0.35%
Tshivenda	0.11%



Total Population= 15586

### Population group

African	98.45%
Coloured	1.14%
Indian/Asian	0.11%
White	0.23%
Other	0.07%



Erf 27391: Privately owned residential complex

## RECOMMENDATIONS

There needs to be cooperation from all stake holders, namely:

- Department of Infrastructure & Development
- Department of Human Settlements
- Local Municipality

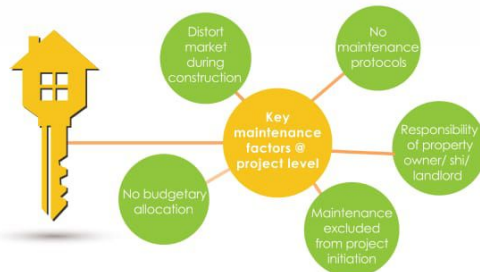
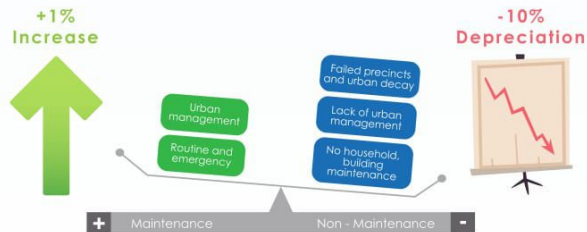
The local municipality needs to do regular inspections to prevent invasion and to ensure that the land is used for what it is zoned for.



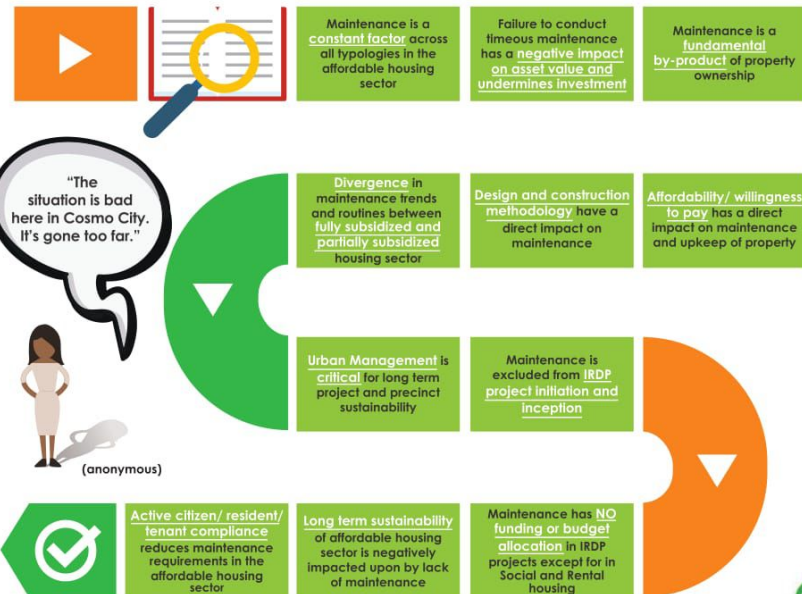


# ASSESSMENT OF BUILDING MAINTENANCE AND ITS IMPACT ON AFFORDABLE HOUSING IN IRDP PROJECTS

## WHY IS MAINTENANCE IMPORTANT?



## FINDINGS



## CASE STUDIES

Cosmo City	Pennyville	Fleurhof	Luthfeng
<ul style="list-style-type: none"> <li>25km North West of Johannesburg</li> <li>1 105 ha site</li> <li># of units 12 300</li> <li>Partnership between CoJ, Gauteng Province &amp; Basil Read</li> <li>Value R 4,6 Billion</li> </ul>	<ul style="list-style-type: none"> <li>7km South West of Johannesburg</li> <li>100 ha site</li> <li># of units: 2982</li> <li>Value estimated at R 500 million</li> </ul>	<ul style="list-style-type: none"> <li>South West of Johannesburg</li> <li>440 ha site</li> <li># of units 15 441</li> <li>Privately owned property, developed in partnership with the CoJ</li> <li>Value R4,068 billion</li> </ul>	<ul style="list-style-type: none"> <li>45km South West of Johannesburg</li> <li>1 830 ha site</li> <li># of units: 25 000</li> <li>Value R 6 Billion</li> </ul>

## RDP/BNG housing

- Illegal backyard structures
- Illegal business structures
- Illegal backyard structure with failed urban management



## FLISP housing

- Higher levels of household & precinct maintenance
- Showing investment and improvement to property
- Longer-term view towards asset appreciation.



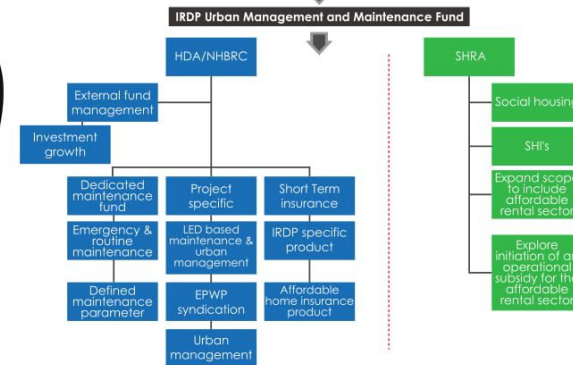
## Key factors & similarities across all four projects:

- Affordability
- Noncompliance
- No ability to afford home insurance
- Ineffective waste management system
- Infrastructure capacity insufficient
- Resident resistance

"Pennyville is rubbish, its falling down, it's very bad."

(anonymous)

## RECOMMENDATIONS



Maintenance of the levels of the affordable housing sector has a financial cost attached to it and requires dedicated budget allocation.

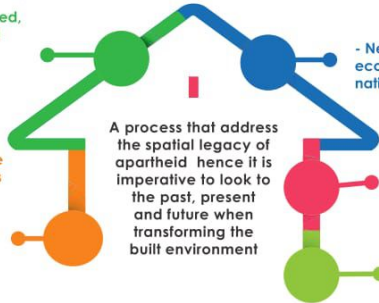


# ASSESSMENT OF THE INTEGRATED RESIDENTIAL DEVELOPMENT PROGRAMME (IRDP) AND ITS IMPACT ON SPATIAL TRANSFORMATION

## SPATIAL TRANSFORMATION IN SOUTH AFRICA

- Is a spatially defined, socially embedded process  
- Requires major change or restructuring

- The form, substance & overall dimensions of urban space are purposefully changed to reflect the principles of a more equitable social order



- Need for inclusivity, mobility and access, economic development to drive local and national growth prospects

- Aims to improve the quality in people's lives  
- Transforms space in a manner that is socially & environmentally sustainable

- Foster both public and private investment

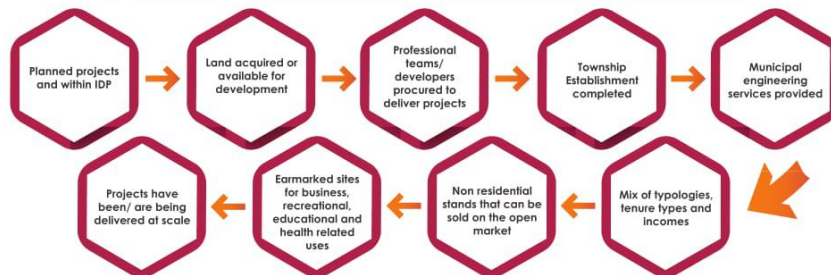
## IRDP VALUE CHAIN

Planned

Approaches

Phased

THE IRDP STIPULATES THAT THE DEVELOPER CAN EITHER BE A MUNICIPALITY OR A PROVINCIAL DEPARTMENT



## SHORT COMINGS OF THE IRDP PROJECTS:

The identified projects albeit utilising the IRDP of the national housing code cannot be classified as IRDP projects;

The projects have the key characteristics of the Project Linked Subsidy Program which the IRDP replaced;

The Municipality or the Provincial Department is not the developer and the land acquired or used for the projects was not the City's or state-owned land

The procurement tenets and processes used for the projects are not aligned to the tenets of the IRDP;

The medium to higher density fully subsidized (RDP) units being developed in Fleurhof and South Hills are not within the prescriptions of the National Housing Code

The engagement with the City of Johannesburg's department of Housing, Project Support Unit, indicated that the concerns raised by the DHS are with merit in reference to the four identified projects. The project support unit indicated that the only project that can be ideally classified as an IRDP project is South Hills. It is noted that the RDP typology being developed and delivered is outside the parameters of the National Housing Code but all other aspects of the project meet the criteria of the IRDP.



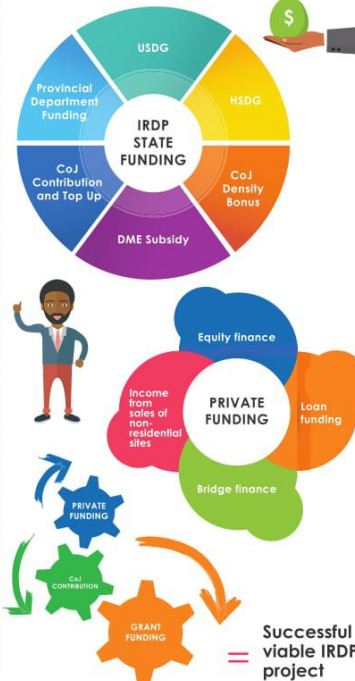
Queries:  
Karishma.Busgeeth@thehda.co.za

## SPATIAL TRANSFORMATION SCORING TOOL

Spatial Transformation Thematic Area	Spatial Transformation Indicators	Fleurhof	South Hills	Luthering	Matibongwe Ridge
Land	Well located, affordable land based on the housing demand/needs analysis that is suitable for human settlement development and the progressive upgrading of informal settlements The use of State Owned Land for human settlement development and the progressive upgrading of informal settlements Land that meets the strategic priorities of the human settlements mandate and that can be used to catalyse private sector investment at a precinct and/or regional scale	2 0 1	2 2 2	2 2 2	2 2 1
Integration	Access to Transport Systems (public transport and transport networks) that allow residents to move freely between different parts of the City Access to Health, Educational and Recreational amenities and services that promote sustainable communities and neighbourhoods Integrating the disparate parts of the city including marginalized areas that re-dresses the existing spatial legacy Integration with existing urban fabric and existing infrastructure	2 1 2 2	2 1 2 2	1 1 1 2	1 1 1 2
Economic Development	A dedicated Local Economic Development Plan that promotes localized economic development throughout the project life cycle Identification of Economic Sites for sustainable economic development Access to Economic Opportunities through the provision of economic sites and services of project and precinct level Access to informal economic opportunities through the provision of sites for informal economic integration (informal trading areas, taxi ranks)	0 2 1 1	0 2 1 1	2 2 2 1	0 2 2 1
Transversal Alignment	Alignment with the National DHS strategic objectives contained in the Medium Term Strategic Framework (MTSF) Alignment with the Provincial strategic objectives contained in the Provincial Growth Strategy Alignment with the local government spatial plans such as the Integrated Development Plan (IDP), the Spatial Development Framework (SDF) and the Built Environment Performance Plan (BEPP) (BEPP is Metro Specific)	2 2 2 2	2 2 2 2	2 2 2 2	2 2 2 2
Urban Management	A project specific Urban Management Plan (UMP) for the human settlement development Urban Management/Coordination in terms of resource mobilization and capacity of the municipality to provide urban management services over the life cycle of the development Building and Precinct Maintenance Plan to promote sustainable neighbourhood development Budget Provision for Urban Management and Maintenance (building and precinct level) over the life cycle of the development	0 0 0 0	0 0 0 0	0 0 0 0	0 0 0 0
Quality	Innovative Urban Design that promotes inclusivity, efficient land uses and environmental and social sustainability Densification and Compaction that promotes improved density across the development Typology and Tenure Mix that provides a range of housing types and tenure Common Level of Public Facade that promotes a single level of public treatment such as sidewalks, street lighting, landscaping and curbing	2 2 2 2	2 2 2 2	1 1 2 1	1 1 2 1
Safety	Sites for SAPS and Emergency Services Active Police Station, Fire Station Safety/Security Measures (perimeter fencing, private security services)	2 0 0	2 1 1	2 1 1	2 1 1
TOTAL		32	35	31	26

Rating Score
No fulfillment of indicator criteria 0
Partial fulfillment of indicator criteria 1
Complete fulfillment of indicator criteria 2

## FUNDING



## Lessons Learned



People feel well established and like the variance of different house types

Developers, social housing institutions and the financial sector are keen to invest and participate due to mix of typologies, project viability and long term sustainability

Return on investment for the assessed projects ranges between 12% and 23%

The impedence of fiscal flows negatively impacts on successful delivery and completion of IRDP projects

Distinct positive reception and view towards receiving a state provided house, for being able to access a FIUSP unit or to purchase a bonded unit within these IRDP projects

## Recommendations

1

### CO-ORDINATION AND FACILITATION

- Congruence between urban planning logic and housing delivery logic
- Multi-sphere alignment around IRDP projects
- Aligned prioritization between municipalities and provinces
- Leverage State owned assets through alternative Land Availability Agreements

2

### ECONOMIC DEVELOPMENT

- Development of project specific, implementable economic development plans
- Deliver IRDP projects at scale within Transit Oriented Developments

3

### FISCAL FLOWS

- Streamline fiscal flows
- Bridge the disjuncture between USDG and HSDG fund allocations

4

### MONITORING AND EVALUATION

- Robust project life cycle monitoring and evaluation
- Effective project tracking and contract management
- Implement the Spatial Transformation Scoring Tool

5

### URBAN MANAGEMENT

- Factor Urban Management of design and conceptualization
- Develop Urban Management and Maintenance Plans for IRDP projects







📞 011 544 1000

📠 011 544 1007

📍 Block A, Riviera Office Park 6-10  
Riviera Road Killarney

✉️ Box 3209 Houghton, 2041

💻 [www.thehda.co.za](http://www.thehda.co.za)