



Challenges and Opportunities in Public Housing Finance in South Africa

City of Tshwane – Dept of Housing and Human Settlements

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Background – CoT housing backlog

TSHWANE MHDP: NUMBER OF INFORMAL UNITS, 2006,2009

SETTLEMENT AREA	2006	2009	2006 - 2009
Temba	44 127	35 066	-9 061
Winterveld	19 706	20 966	1 260
Mabopane	4 928	4 294	-634
Garankuwa	1 464	2 606	1 142
Soshanguve North	5 206	5 708	502
Soshanguve South	7 788	4 001	-3 787
Atteridgeville	22 350	20 856	-1 494
Mamelodi	24 282	27 186	2 904
Centurion	7 027	4 630	-2 397
Tshwane Informal Housing	136 878	125 313	-11 565
Metsweding Informal Housing	9 426	13 198	3 772
TOTAL BACKLOG	146 304	138 511	-7 793

Note: 125 Informal Settlements



CHALLENGES

- In- migration
 - No job opportunities in other provinces
 - Increase in housing demand
 - More pressure to existing services
- Lack of funding for rural developments
- Insufficient funding for bulk infrastructure
- No compliance to DoRA by province (e.g. gazetting of funds for subsidies)
- Unavailability of well located land
 - No access to public owned land



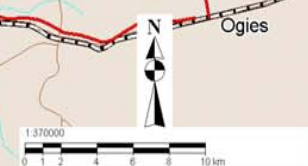
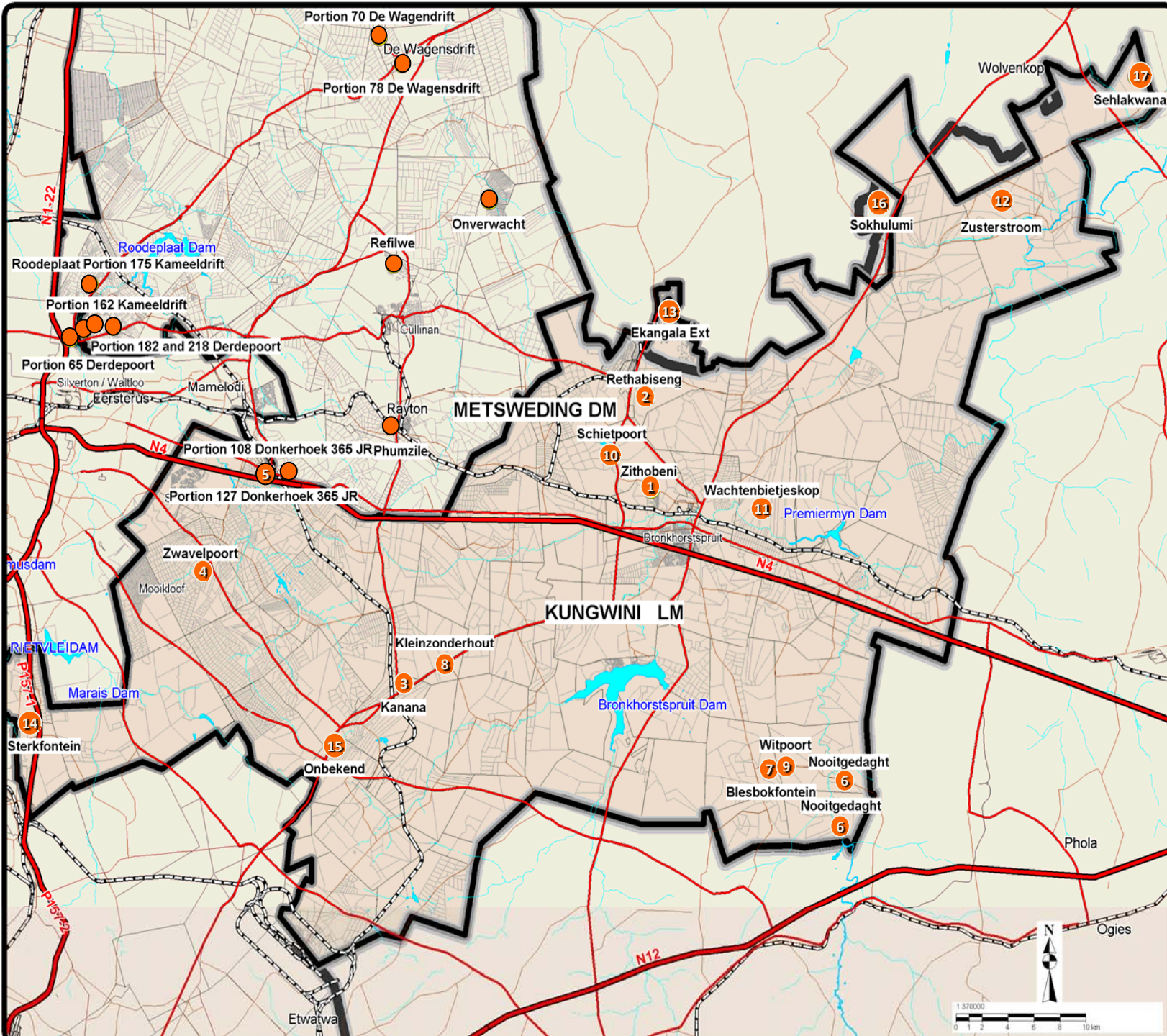
CITY'S APPROACH TO EQUITABLE SHARES

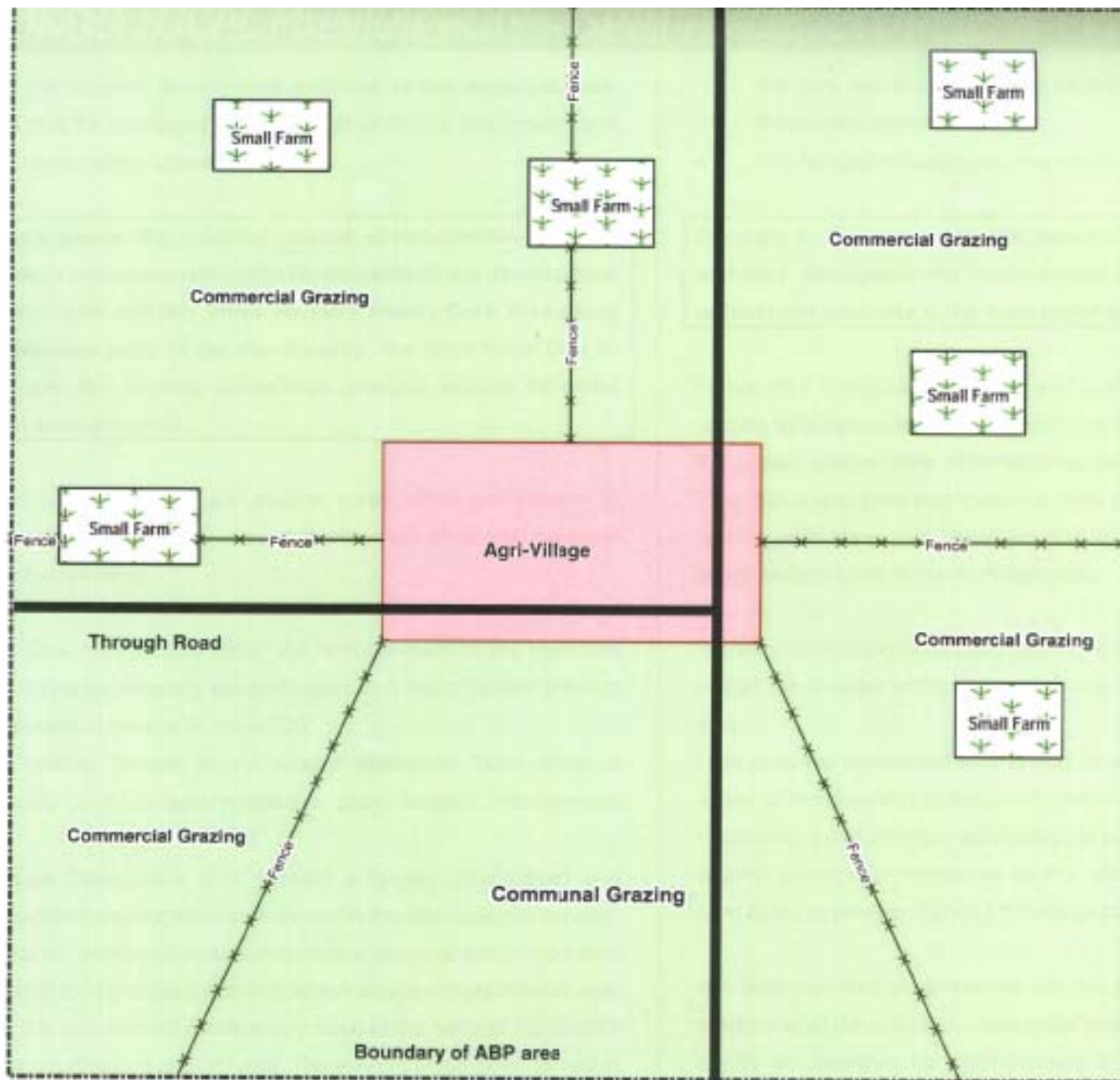
- Currently reviewing:
 - Spatial Development Framework – bringing people closer to the City (inner city developments)
 - Municipal Human Settlements Plan
- Alignment of housing developments with the planned Bus Rapid Transport (BRT)
- Development of the Rural Human Settlement Strategy (former Metsweding)
 - Agri-village Concept: One in each of the three Agricultural Hubs

METSWEDING MUNICIPAL HOUSING DEVELOPMENT PLAN

KUNGWINI INFORMAL SETTLEMENTS

-  Provincial Boundary
-  Metsweding District Municipality
-  Nokeng Tsa Taamane Local Municipality
-  Kungwini Local Municipality
-  Existing Freeway
-  Secondary Road
-  Railway
-  Informal Settlements





Note:

- Small-farms have title deeds as do persons living in village via a process of land tenure reform and the introduction of LUMS.

- Communal grazing limited to Agri-Village. Controlled grazing system / stocking rate as with commercial system.

- Physical Extent of Area Based Planning (ABP) areas to be clearly delineated via physical and jurisdictional structures.



RECOMMENDATIONS

- More funding required:
 - Bulk infrastructure
 - Rural developments
 - Land acquisition
- Access to well located land
- Strengthen inter-governmental relations