DECLARATION

I Relebohile Genevieve Lebeta, declare that this research report is my own original, unaided work. I have provided full acknowledgement to the sources I have used in the study. All the field work and data process method was undertaken by me; and I am responsible for any piece of text in this report. This research report has not been submitted previously for any degree or any examination at any university. The research report is submitted to the Faculty of Engineering and the Built Environment, School of Architecture and Planning, University of the Witwatersrand, for the degree of Master of Science in Development Planning.

……………………………….
Relebohile Genevieve Lebeta

……..day of …………………., 2008
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My most heartfelt appreciation goes to all my friends who supported me throughout this study. To all research support group members (Tumi, Noxolo, Masi, Kholofelo, Phethi, and Xoliswa), your constructive inputs made this research a success.
The main aim of the study was to investigate the extent to which the implementation of Cosmo City Project has accomplished the aims of housing policy. The main areas of housing policy which were explored are: partnerships, public participation, tenure security, and integration (spatial, institutional, economic, and social). In order for this study to be successful, primary data was collected from ten residents from Cosmo City, Cosmo Environmental Control Officer, and the Project Manager. A research questionnaire was administered to each of the identified respondents. In addition, secondary data was collected from books, journal articles and relevant policy documents. The analysis of findings used research questions as themes to ensure that the data collected respond to the objectives of the research.

The findings of the study revealed that the implementation of Cosmo City achieved most of its objectives such as tenure security, environmental sustainability, spatial integration and institutional integration. However, economic and social integration were not achieved by the project. These findings led the researcher to conclude that an attempt by South African government to create socially and economically viable human settlements did not succeed in Cosmo City. This was due to lack of effective public participation. Consequently, it was recommended that there was a need to strengthen the capacity of the Local Authorities in terms of housing policy formulation and implementation. Again, thorough research on urban poverty and urban integration processes were to be clearly incorporated into housing policy.
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ABBREVIATIONS

ANC: African National Congress
BNG: Breaking New Ground
CODEVCO: Cosmo City Development Company
CoJ: City of Johannesburg
DFA: Development Facilitation Act
DoH: Department of Housing
ECO: Environmental Control Officer
JHB: Johannesburg
MEC: Mayoral Executive Committee
NEPAD: New Partnership for Africa’s Development
NIMBY: Not In My Backyard
NPM: New Public Management
PPP: Public Private Partnership
RDP: Reconstruction and Development Programme