

https://dspace.org/

Housing policy and project implementation: the case of Cosmo City integrated housing project

Lebeta, Relebohile Genevieve

2009-07-10T08:42:34Z
http://hdl.handle.net/10539/7089

Downloaded from a DSpace repository. https://dspace.org/

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

ACKNOWLEDGEMENTS

My sincere gratitude goes to the following people, whom their inputs made this research a success:

To my supervisor, Professor Alan Mabin. His motivation, support, belief in me, and professional guidance facilitated the completion of this report.

To my family, I thank you for your support throughout my life and studies. My lovely daughter Thabie, you have been a great inspiration and my pillar of strength during difficult times.

I thank Ms Davina Piek, Cosmo City Project Manager, for providing all the necessary information regarding the implementation of the project.

I am indebted to the research participants at Cosmo City community, for dedicating their time for this study.

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.

ABSRACT

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.

TABLE OF CONTENTS

CHAPTER ONE: INTRODUCTION……. 1

1.1 Introduction…….. 1
1.2 Background of the Study……. 1
1.3 Background of Cosmo City Housing Project……. 4
1.4 Aims of the Study…….. 6
1.5 Rationale for the Study and Problem Statement……7
1.6 Main Research Question…….. 9
1.6.1 Sub Questions…….. 9
1.7 Structure of the Report……... 10
1.8 Summary of the Chapter……. 11

CHAPTER TWO: LITERATURE REVIEW & THEORETICAL FRAMEWORK…….. 12

2.1 Introduction……12
2.2 Housing Sector Development in Developing Countries……. 12
2.2.1 Developmental and demographic considerations…… 12
2.2.2 Influences of globalization…….. 13
2.3 Post-Apartheid Land Development Legislation……. 14
2.3.1 The 1996 Constitution……14
2.3.2 Development Facilitation Act of 1995……15
2.3.3 Housing Act of 1997……16
2.4 Post-Apartheid Spatial Development Frameworks……16
2.5 Performance of Housing Projects in South Africa……..17
2.5.1 Partnerships and public participation……...18
2.5.2 Basic services……20
2.5.3 Integration and integrated housing……20
2.6 Main Theoretical Frameworks of the Study……...24

2.6.1 History of planning thought (since World War 11)……. 24
2.6.2 Collaborative/communicative theory……..... 25
2.6.3 Just city approach…… 27
2.7 Accomplishing Social Justice in the City of Johannesburg…….. 28
2.7.1 Cosmo City in Brief……29
2.8 Summary of the Chapter……. 30

CHAPTER THREE: RESEARCH DESIGN & METHODOLOGY……. 31

3.1 Introduction……31
3.2 Research Method
……..... 31
3.3 Research Design…… 31
3.4 Sampling Procedures…… 32
3.5 Data Collection Process……... 33
3.6 Data Analysis……. 33
3.7 Ethical Considerations……. 33
3.8 Limitations……..... 34
3.9 Summary of the Chapter…… 35

CHAPTER FOUR: PRESENTATION OF FINDINGS…… 36

4.1 Introduction…… 36
4.2 Is the Project Implemented as Planned?..... 36
4.2.1 Partnerships……. 36
4.2.2 Tenure security……. 37
4.2.3 Social integration……. 38
4.2.4 Institutional integration…….. 39
4.2.5 Economic integration…… 42

4.3 Who Has Come to Live in the Project? Have Beneficiaries Particularly With Lower Incomes Stayed?.....46
4.4 Do Residents Have Reasonably Equal Access to Services and Facilities? What are Their Experiences?..... 48
4.4.1 Basic services…… 49
4.4.2 Facilities…… 49
4.5 Summary of the Chapter……. 53

CHAPTER FIVE: ANALYSIS OF FINDINGS……54

5.1 Introduction……54
5.2 Was the Project Implemented as Planned?..... 54
5.2.1 Integration…….. 56
5.2.2 Institutions……. 59
5.3 Who Has Come to Live in the Project? Have Beneficiaries Particularly With Lower Incomes Stayed?..... 60
5.4 Do Residents Have Reasonably Equal Access to Services and Facilities? What are Their Experiences?..... 63
5.4.1 Basic Services…….. 63
5.4.2 Facilities…….. 65
5.5 Summary of the Chapter……. 66

CHAPTER SIX: CONCLUSIONS & RECOMMENDATIONS…….. 67

6.1 Introduction……. 67
6.2 Conclusions…….. 67
6.3 Policy Recommendations……. 72
6.4 Recommendations for Future Research…… 73
6.5 Summary of the Chapter……. 74
7. REFERENCE LIST…….. 75
8. APPENDICES…… 86

APPENDIX A: CONSENT FORM……. 86
APPENDIX B: QUALITATIVE RESEARCH TOOLS ……..... 87

LIST OF FIGURES

Page

1. Figure 1 - Location Map of Cosmo City 5
2. Figure 2 – Different Housing Typologies in Cosmo City 6
3. Figure 3 – Recreational Park in Cosmo City 50
4. Figure 4 – Schools in Cosmo City 51
5. Figure 5 – A Catholic Church and a private clinic in Cosmo City 51
6. Figure 6 – Informal trading in one of RDP homes 52

LIST OF TABLES

Page

1. Table 1: Summary of Illegal Economic Activities in Cosmo City 43

2. Table 2: Evaluation of Planned Activities in Cosmo City 43

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