

*LAND ISSUES AS A BARRIER TO THE SUPPLY OF AFFORDABLE  
HOUSING: A CASE STUDY OF MARBLE HALL*

*By*

Maureen J. Ntshudisane

A Dissertation submitted to the Faculty of Engineering and the Built Environment,  
University of the Witwatersrand, Johannesburg  
in partial fulfillment of the requirement for the Degree of Master of Science in  
Development Planning.

Johannesburg, South Africa, April 2008

## DECLARATION

I declare that the dissertation is my own unaided work. It is being submitted to the Degree of Master of Science in Development Planning to the University of the Witwatersrand, Johannesburg. It has not been submitted before for any degree or examination to any other University.

.....  
Signature of Candidate

.....day of.....year.....

# **LAND ISSUES AS A BARRIER TO THE SUPPLY OF AFFORDABLE HOUSING: A CASE STUDY OF MARBLE HALL**

Maureen J. Ntshudisane

## **ABSTRACT**

Internationally it is agreed that housing is a basic human need. The right to housing is enshrined in the Bill of rights in the Constitution of South Africa (section 26), which endorses the right of citizens to have access to adequate housing (RSA, 1996). The state has an obligation to ensure that its citizens have access to adequate housing. Government in South Africa is committed to the establishment of a society based on social justice, where the quality of life of all citizens will be improved and their potential maximized. Government's commitment to fulfilling the 'right to housing' for all its citizens is evident in the housing policies it has formulated, the most recent being the 'Breaking New Ground' strategy.

South Africa is experiencing a shortage of affordable housing. Low-middle income earners are struggling to own a house in the urban area. The market is failing to respond to the demand for affordable housing. A number of constraints are said to be contributing to this market failure: lack of effective implementation strategies, poor promotion of tenure, inadequate supply of affordable land and infrastructure, inadequacy of financial systems and poor utilisation of local building materials and technologies (Erguden,2001). The central argument in this dissertation is that land is a key issue hindering the supply of affordable housing by the private sector. This dissertation demonstrates that there is a case for state intervention to support the private sector to supply affordable housing. The state needs to do what the market does not (see Keivani et al, 2005 :2). Local government is seen as a key player in facilitating the expansion of affordable housing by directly providing land.

The dissertation addresses the obstacles that prevent Local government from making land available as part of an effort to ensure the supply of affordable housing. Research is presented that indicates that local authorities are given

bigger roles to play in housing policies, but less power and resources to implement. This implies that for the private sector to deliver affordable housing, amongst others there is a need for innovative land management approaches on the part of Local government for social justice to prevail.

14 April 2008

## ACKNOWLEDGMENTS

First and foremost, I would like to take this opportunity to thank God for giving me strength and providing me with inspiration to take up this challenge. I would also like to extend my most sincere gratitude to my family and friends who supported me through this challenging and exciting experiences and endeavours throughout this dissertation.

Sarah Charlton, for your guidance, optimism, persistent encouragement when the light at the end of the tunnel seemed light years away, and for extensive editing assistance beyond the call of duty throughout the whole writing process; I would not have made it this far without your effort and your considerable passion for housing.

Kecia Rust and the FinMark Trust, whose work is cited throughout this dissertation; their research provided a perspective on the state of 'affordable housing' in South Africa and provided a strong foundation for the stimulation of the recommendations for this dissertation.

Meshack Mahamba, Dzi Mashile, Mercia Gouws, Kotane, Jan Van Heerden, Peter Hofmeyer, Bongani Mtshali, who provided me with invaluable information during the research interviews.

# Table of Contents

<i>1. BACKGROUND</i>	1
1.1 Introduction	1
1.2 Rights to access to housing	2
1.3 Poverty and housing	4
1.4 Policy environment	5
1.5 Housing markets	8
<i>2. SUBSTANTIVE THEORY AND LITERATURE</i>	13
2.1 Introduction	13
2.2 Housing sector performance: Supply and demand	13
2.3 Supply of Affordable housing through the market	18
2.4 Enabling frameworks	21
2.5 Urban land issues	23
<i>3. SOCIAL JUSTICE AND HOUSING</i>	29
3.1 Introduction	29
3.2 Housing and the Social justice Agenda	29
<i>4. GREATER MARBLE HALL MUNICIPALITY PROFILE</i>	36
4.1 Current reality	36
4.1.1 Socio-economic profile	42
4.1.2 Population Densities	43
4.1.3 Topography, hydrology, biophysical analysis	44
4.1.4 Nodal Hierarchy	45
4.1.5 High potential agricultural land	46
4.1.6 State and private land ownership	46
4.1.7 Land use patterns	46
4.2 Profile of Marble Hall town	48

<i>5. RESEARCH METHODOLOGY</i>	50
5.1 Introduction	50
5.2 Research methodology	50
5.2.1 The case study	51
5.2.2 Research limitations	56
5.2.3 Research findings	56
<i>6. ANALYSIS</i>	69
6.1 Introduction	69
6.2 Land availability : Technical challenges	71
6.3 Local Government the Enabler	74
6.4 Tensions in Local Government as an Enabler	76
<i>7.RECOMMENDATIONS</i>	79
<i>8. CONCLUSION</i>	84
<i>9. BIBLIOGRAPHY</i>	90

## LIST OF FIGURES

Figure No	Description	Pages
Figure 1	Housing demand sub-markets in South Africa	Pg 15
Figure 2	Map of Municipalities in Limpopo Province	Pg 39
Figure 3	Map of Greater Sekhukhune District municipality	Pg 40
Figure 5	Greater Marble Hall municipality map of Ward 6	Pg 41
Figure 6	Household income	Pg 43
Figure 7	Description Of The Labour Force	Pg 43
Figure 8	Population Size and Estimates per Ward	Pg 43
Figure 9	Research questions	Pg 52
Figure 10	RDP house at Cosmo City	
Figure 11	RDP Houses at Cosmo City	Pg 54
Figure 12	Credit linked housing Cosmo City	Pg 55
Figure 13	Extension 6 Marble Hall	Pg 55
Figure 14	Bonded house : Cosmo City	Pg 55
Figure 15	Bonded house : Marble Hall Extension 6	Pg 56



**1. RESEARCH FIELD**

AFFORDABLE HOUSING

**2. RESEARCH TOPIC**

UNDERSTANDING LAND ISSUES AS A BARRIER TO THE SUPPLY OF AFFORDABLE HOUSING

**3. RESEARCH QUESTION**

In what way do land issues hinder the supply of affordable housing in the Marble Hall area?