

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.

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.....day of, 2008

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ABSTRACT

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