

Executive Summary:

The Social Housing Regulatory Authority (SHRA) appointed Cadre Plan Pty(Ltd) to evaluate the Restructuring Zones for this project.

This evaluation aims to assist the Department of Human Settlements in measuring the success of restructuring zones. The project included a level of impact assessment, but the main focus was the implementation assessment.

QUESTIONS

The main questions that drove the research were:

- To what extent do the implemented social housing projects contribute to achieving spatial, economic and social restructuring policy goals?**
- How do municipalities identify restructuring zones, and does this align with the specified criteria?**

METHODOLOGY

The inception report included a review of the relevant legislation, policies and guidelines and examined the IDPs, SDFs and Housing Sector Plans of the 13 restructuring zones. The researchers used these documents to develop the criteria for assessing restructuring zones.

In addition, Cadre conducted an extensive literature review, which included a review of the 'Rebel Group Advisory Southern Africa, February 2016, Impact and Implementation Evaluation of the Social Housing Programme, Summary Report'.

THE RESTRUCTURING ZONES

Many gazetted names in the City of Tshwane are part of bigger areas that should be classified as Restructuring Zones – especially when considering the gazette and maps attached to the Tshwane Regional Spatial Development Framework. The original 73 gazetted RZs were used as base data.

CHALLENGES

The identified restructuring zones were not clearly demarcated, which created a challenge for assessment. The cleaning of this data can ensure accurate boundaries if the boundaries reflect accurate cadastral boundaries.

The remaining five municipalities' restructuring zones are only defined in terms of their gazetted names. While the SHRA and HAD captured these boundaries, the data was not used for assessment.

Therefore, GIS analysis was only conducted in eight municipalities, totalling 39 restructuring zones.



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THE CITY OF JOHANNESBURG:

- Strategic interventions include social housing initiatives in specific precincts, mainly the inner city.
- Social housing is much more prominent in this human settlement plan than other municipalities.
- The SDF makes no mention of RZs, but social housing is prominent.
- The Inner City will accommodate many new affordable housing opportunities, mainly through the conversion of buildings.



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

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THE CITY OF CAPE TOWN:

- The City of Cape Town has agreements with several preferred social housing institutions to implement social housing projects.
- These initiatives include higher-density housing developments in well-located areas, improvements in public transport to link fragmented places, and higher employment levels in townships and informal settlements.
- The specific restructuring zones are not mentioned in the SDF but are gazetted for social housing projects to achieve restructuring purposes.
- The city emphasises the need for social housing as part of mixed developments with different forms of accommodation.



BUFFALO CITY
METROPOLITAN MUNICIPALITY

BUFFALO CITY METROPOLITAN MUNICIPALITY:

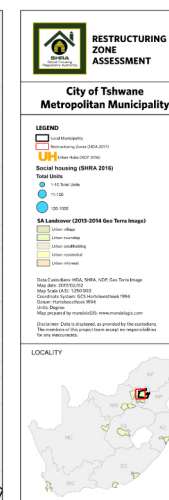
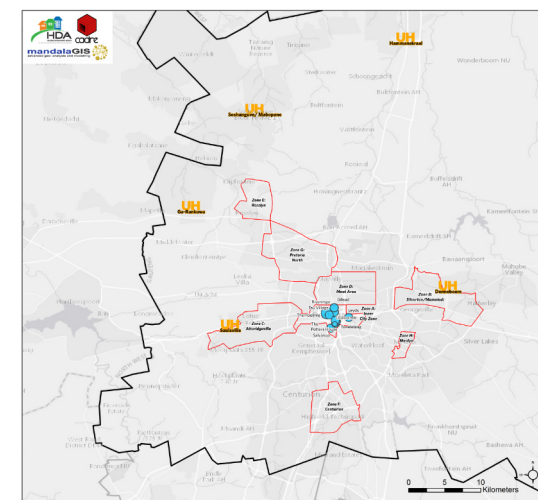
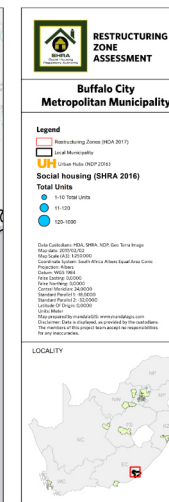
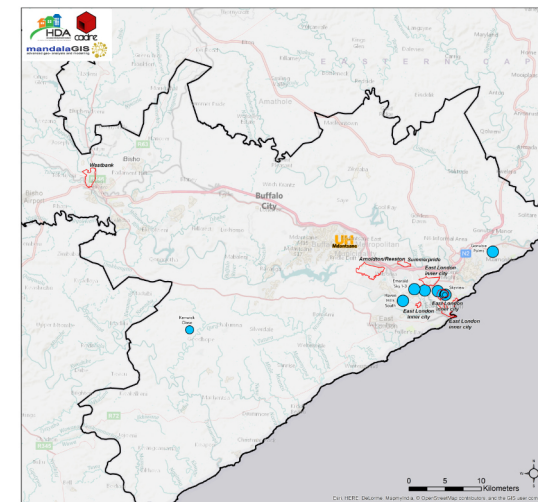
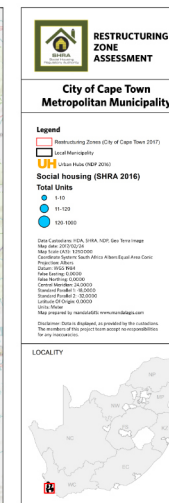
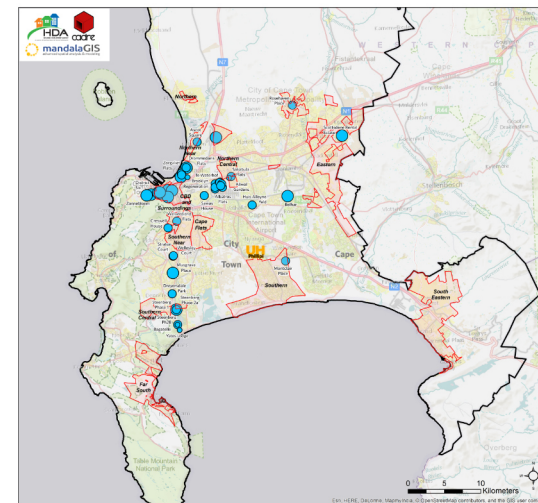
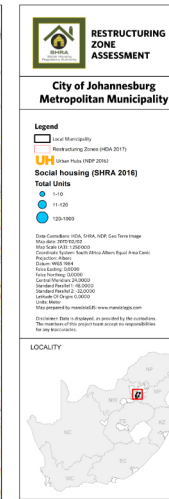
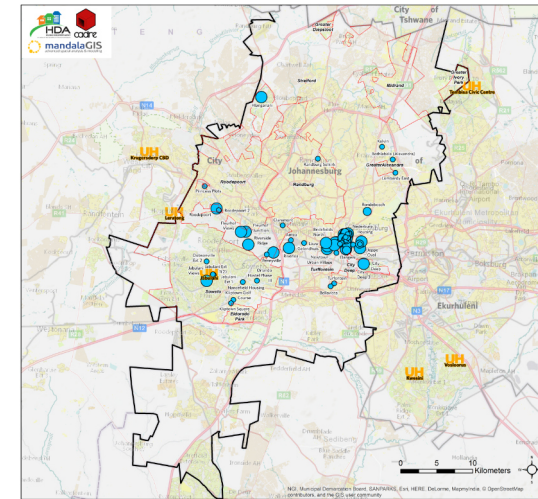
- Buffalo City has identified six restructuring zones, and three institutions deliver social housing projects.
- Land availability is a challenge, and there is a need for higher-density housing delivery.
- The delivery of social housing is one of the methods the municipality uses to increase density and limit urban sprawl.
- The SDF of Buffalo City is an integrated part of the 2016 IDP and links with the national spatial development perspective and the provincial spatial development framework.



CITY OF TSHWANE
LITINDO EXCELLENCE

THE CITY OF TSHWANE

- The city of Tshwane has aspirations for urban restructuring and social housing, but the target for affordable housing is low compared to the demand.
- A tiny percentage of housing is dedicated to identified 'restructuring zones'.
- The city identifies eight RZs within 20km of the inner city.
- Government grants with a 'restructuring agenda' will invest in several nodes that do not qualify for social housing.



Assessment of the implementation of Restructuring Zones (RZs) and the effectiveness thereof as an Urban Restructuring Tool

March 2017

Key Information:

The tender brief called for 'an evaluation of Restructuring Zones (RZs) as an effective spatial restructuring tool'.

SALGA, in its letter to the Department of Human Settlements (DHS), on 25 November 2014, pointed out that the draft 'Guidelines for future designation and management of restructuring zones, 2014' required an evaluation of current RZs by the provinces before the expansion or addition of RZs.

This study assisted the Department of Human Settlements in answering the questions about the restructuring zones' success level

The project steering committee said that the study's focus should be assessing the implementation of restructuring zones rather than the impact of restructuring zones.

As a result, the following propositions were suggested:

- Improvements for effective restructuring zones**
- Alignment of social housing to National Treasury programmes (UDZ and Cities Support Programme).**
- Performance criteria for social housing projects.**
- A hybrid approach using a combination of propositions two and three**

Project Details:

Location:	National
Time-frame:	4 months
Project lead:	Reinier Minny
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Client:	Social Housing Regulatory Authority

