

8.5. Housing

The ICEG's location, immediately adjacent to the CBD within the city's central core, makes it a strategic location for new housing. With a view to capitalising on this opportunity, and in line with the Growth and Development Strategy aim of "Redressing the spatial marginalisation of the poor through creation of affordable housing within central part of city", a series of housing projects are proposed in support of the "compact city" model. These projects will include new medium to high density housing and regeneration of existing high density council housing stock through redevelopment and new infill development. Proposed characteristics of these new housing developments include:

- A mix of unit types and sizes;
- A mix of tenures- rental stock managed by JoSHCo or Housing Agencies as well as bonded units;
- Inclusionary housing- targeted to a mix of income levels utilising creative partnerships between the public and private sector;
- Transitional housing- including emergency accommodation for homeless and other vulnerable groups.

Guiding principles for new and upgraded housing include:

- Compact urban housing form to contribute to the creation of a critical mass needed to sustain the local economy as well as increase utilisation of social infrastructure;
- Housing forms that contribute to a collective public environment through tight interactive street edges engendering opportunities for social interaction and economic opportunity;
- Permeability of urban form to create "walkable" environments offering good access via direct routes to public transport and amenities;
- Crime Prevention Through Environmental Design (CPTED) principles in support of passive surveillance and creation of defensible spaces.

The population within the ICEG Study Area is predominantly low income with a high percentage of unemployed persons as per the status quo analysis. Any housing intervention needs to cater to this population, with the urban environments being developed in ways that optimise the building blocks towards an employed, better off population in the future. This means providing for affordable housing and rental opportunities and increasing access to formal employment while optimising the options for livelihood creation in the existing fabric. The analysis of Census data against ICHIP recommendations reveals that a significant amount of formally rented shared rooms with communal facilities are required in this area.

8.5.1 ASSUMPTIONS: NUMBER OF HOUSEHOLDS THAT REQUIRE HOUSING INTERVENTION

The following assumptions are made about the numbers of households that require intervention in the eastern sector:

- It is assumed that households living in owned accommodation do not require intervention. Although ICHIP programmes that are geared towards stimulating upgrading of such properties will not be excluded, these households do not require additional accommodation. The programmes that seek to facilitate upgrading and conversion are programmes that are likely to assist owners with income generation on their property assets and this with improved opportunity for maintaining their properties. (see small scale landlord programme in ICHIP)
- In terms of formal rented accommodation market it is assumed that there are substantial levels of substandard accommodation and overcrowding for the poorest households. Therefore an assumption is made that 30% of households earning R0-3200, and 10% of households earning R3200-R6400 and 5% of households earning R6400-R13000 may require an accommodation intervention appropriate to their income.
- It is assumed that all informal settlements will need to be removed or upgraded into formal accommodation. 100% of these households will need to be catered for.
- It is assumed that substandard accommodation in backyards exists for a portion of the population living there. It is likely that the poorest households occupy such accommodation and it is assumed that intervention is required for 50% of households in backyards who earn below R3200 and 10% of those households who earn between R3200 and R6400 and live in backyards will need to be provided for through alternative accommodation/upgrading.
- It is assumed that all households in traditional dwellings will need to be provided for.
- It is assumed that all hostel accommodation will require an intervention with all hostel households being accommodated in that intervention.

8.5.2 ESTIMATES OF HOUSING NEED

Based on the above assumptions it is estimated that the following households require a housing intervention for upgraded or alternative accommodation in the Eastern gateway:

- Households in formal rented accommodation – 2628
- Households in informal settlements – 1300
- Households in backyard dwellings – 3949
- Households in traditional dwellings – 84
- Households in hostels/other – 442
- Total households requiring accommodation interventions – 4625

Note: The numbers of backyard structures in the study area derived from aerial photography analysis are substantially higher than have been counted in the Census.

8.5.3 POSSIBLE INTERVENTIONS – HOUSING FORMS

ICHIP does not specify housing typologies but does categorise interventions in terms of state subsidised ownership (RDP housing), shared rental rooms, and apartments (which may be private rental or social housing).

The following assumptions are made:

In the lowest income bracket of 0-R3200:

- There will be low numbers of qualifying persons for RDP type accommodation (assume 30%).
- There is a high demand for affordable shared rooms with communal bathrooms for rent (assume 70%).

For households earning R3200-R6400

- There will be some social housing demand (assume 30%)
- Most households will require single-family private rental accommodation (assume 70%)

For households earning R6400-R13000

- A small number will qualify for social housing (assume 5%)
- The remainder will require private single household rental accommodation

Based on these assumptions it is estimated that the accommodation requirements will broadly be:

Households in RDP housing/flats – 1077

Households requiring shared rental rooms – 2763, with

- Rental targets of R800-R1000 per room for 2513 households (70% of 2763);
- Rental targets of R1000-R1800 for 829 households (30%), and;
- Rental targets of R1800 or more for 12 households (5%).

Households requiring private rental accommodation or social housing – 784, with:

- Rental targets of R1500-R2500 for 554 households (70%), and;
- Rental targets of R2500-R5000 for 242 households (30%).

NOTE: These figures are based on the 2011 Census data. They can be adjusted with alternative information or assumptions.

8.5.4 APPLYING ICHIP IN EASTERN GATEWAY

The Programmes identified by ICHIP include 6 housing delivery programmes and 5 facilitative programmes that are required to build the platform for housing delivery in the inner city. It develops a logic for housing intervention and it maps a process for intervening in target areas. All of these are relevant to the Eastern Sector. The programmes as summarised in ICHIP are outlined earlier in this document in Section 3.2.3. The eastern sector is within the first priority zone identified for housing intervention by ICHIP.

8.5.5 LOGIC FOR HOUSING INTERVENTION

The precincts that were chosen for intervention by ICHIP are relevant to the UDF. They are:

- areas of extreme housing need;
- areas which are declining and in need of stabilisation. This may involve catalysing a number of housing programmes within an area or providing a programmatic incentive for regularising informal densification processes (subdivision of units, backyard additions) that compromise building stock or health and safety;
- high-risk precincts that threaten the health and safety of occupants and of the surrounding neighbourhood. This will involve targeting specific highly degraded, high-risk buildings for rehabilitation or complete redevelopment;
- areas where investment has already taken place, but where fundamental blockages continue to exist, or where pressures of gentrification threaten to displace poorer city residents. This is intended consolidate improving neighbourhoods; share risk with the private sector; and balance the investment /regeneration initiatives in an area. This is a supportive intervention that follows the market's investment drive, but will include strategic City actions to unlock localised blockages where the market has failed. Consolidation efforts will also include inserting low-income housing into an area where there is already significant investment in middle to low middle- to low-income housing, or targeting dysfunctional sectional title buildings for rehabilitation.

Note: The precinct approach is based on a methodology that identifies a focused area of the city. This may be a few street blocks, a linear strip that cuts across a number of neighbourhoods or an area surrounding a transport node. It will focus on transit-oriented development and build upon City programmes, particularly the Corridors of Freedom.

8.5.6 ICHIP PRIORITY HOUSING PRECINCTS

The ICHIP pilot action plan proposes three precincts in which to pilot the housing interventions described in the Inner City Housing Strategy. The precincts are located along a north-eastern corridor that traverses the city from Park Station to Bertrams; a focused precinct around Doornfontein station area; and a focused precinct in Jeppestown. It is recommended that the City sequence the housing interventions in the defined precincts in the following way:

Precinct 1- West-East arc from Park Station to Bertrams

(Braamfontein- Bertrams Corridor)

Precinct 2 - Doornfontein Triangle

Precinct 3 - Precinct focus- Jeppestown Railway precinct

The ICHIP precincts (and related housing proposals) that fall within the UDF study area are

- Bertrams (see page 15 Action Plan)
- Doornfontein and New Doornfontein (see page 20 Action Plan)
- Jeppestown, Fairview, Malvern, Troyeville (see page 26 Action Plan)
- Portions of the Southern Belt (see page 29 Action Plan)

The action plan indicates what ICHIP interventions are proposed for each area:

The proposed housing strategies for Bertrams are:

- Regularisation and support of private ownership, including FLISP Private sector rental programme, including:
 - Enabling of small scale landlord programme including enabling caretaker to landlord programmes; enabling the redevelopment of medium density housing to increase densities, regularise health and safety conditions
 - Landlord rehabilitation programme: House by house rehabilitation of ownership and lease arrangements Rehabilitation of arrears programme Expropriation where necessary Enabling development of live/work units and home business
- Subsidised rental programme, including:
 - Social housing rental Reconfigured CRU New municipal rental Subsidised private rental rooms, including
 - Regularisation of additional rooms - establishment of health and safety requirements Enablement of backyard rooms and upgrading of existing backyard rooms Facilitate conversion of flats/houses to communal units
 - To explore the development of medium rise City-led social housing along northern edge of the precinct, particularly along Hunter Street edge, including a proportion of emergency accommodation
 - City-led social housing investments on infill sites,
- Rehabilitation of bad buildings, including
 - Expropriation and redevelopment of worst properties
- SPRE, including
 - Increase social institutions/shelters
 - and/or density current facilities to accommodate increased need

The proposed interventions for Denver are:

- Development of medium rise sub economic/RDP housing on vacant land
- SPRE, including
 - Public-led high-density multi-unit
 - subsidised accommodation in converted buildings for emergency shelters
- Subsidised rental programme, including:
 - Social housing rental
 - Reconfigured CRU, including for public-led high-density multi-unit subsidised accommodation in converted buildings for decant accommodation
 - New municipal rental, in converted buildings
 - Subsidised private rental rooms
 - Upgrading of hostels
- Subsidised owner accommodation, including:
 - Serviced sites , including In situ
 - upgrading of informal settlements commencing with emergency services to existing shack dwellers and prevention of further invasions
- Medium density RDP
- Rehabilitation of bad buildings, including Expropriation and redevelopment of worst properties

The proposed interventions in Jeppestown are:

- Social housing rental, for lowest cost rooms and shared facilities
- Reconfigured CRU, including for public-led
- High-density multi-unit subsidised accommodation in converted buildings for decant accommodation and for low cost communal rooms with shared facilities on vacant land and on infill sites.
- Public-led in situ upgrading of high rise informal settlements to convert spaces into communal rooms with shared facilities for subsidised rental. This to be done alongside decant facilities to enable a roll-over approach. Use of NUSP approach
- New municipal rental, in converted buildings
- Subsidised private rental rooms
- Conversion to rooms for rent
- Upgrading of hostels: CRU hostel upgrades.
- In situ upgrading methodology. To change the built form.
- Rehabilitation of bad buildings, including
 - Expropriation and redevelopment of worst properties
- SPRE
- Private sector rental programme, including -
- Enabling of new (including small scale) landlord programme
- Development of a building management support programme
- Rehabilitation of rental
- Promotion of lowest cost corporate private
- Sector rental
- Intensification of student accommodation
- Enabling privately developed short stay
- Medium rise RDP units on vacant land in
- Provision of emergency services to informal settlements with a view to selective upgrading and relocation of those on prime developable land to nearby RDP and site and service developments

8.0 URBAN DEVELOPMENT FRAMEWORK

The proposed interventions in Doornfontein and New Doornfontein are:

- Social housing rental, for lowest cost rooms and shared facilities
- Reconfigured CRU, including for public-led high-density multi-unit subsidised accommodation in converted buildings for decant accommodation
- Public-led in situ upgrading of high rise informal settlements to convert spaces into communal rooms with shared facilities for subsidised rental. This to be done alongside decant facilities to enable a roll-over approach. Use of NUSP approach
- New municipal rental, in converted buildings
 - Subsidised private rental rooms, In situ upgrading methodology.
- To change the built form.
- Conversion to rooms for rent
- Upgrading of hostels
- Rehabilitation of bad buildings, including
 - Expropriation and redevelopment of worst properties
- SPRE
- Private sector rental programme, including
 - Enabling of new (including small scale) landlord programme
- Development of a building management support programme
- Rehabilitation of rental
 - Promotion of lowest cost corporate private sector rental
- Intensification of student accommodation
- Enabling privately developed short stay hotel/guest house/doss house
- Piloting of combined housing and light industrial space for artisanal training and employment

8.5.7 HOUSING DELIVERY REQUIREMENTS

EASTERN QUADRANT – HOUSING INTERVENTIONS

Includes following suburbs: Bezuidenhout Valley, Kensington, Judith's Paarl, Lorentzville, Bertrams, New Doornfontein, Doornfontein, Troyeville, Fairview, North Doornfontein, Wolhuter, Droste park, Jeppestown.

Number of Households by Income Band per Housing Circumstance
(Census 2011)

NUMBER OF HOUSEHOLDS BY INCOME BAND PER HOUSING CIRCUMSTANCE (CENSUS 2011)

Monthly Income	R0 - R 3200	R3200 - R6400	R6400 - R13000	R13000 - R26000	R26000 plus	Unspecified	Total
A: Formal - owned	907 9%	305 3%	379 4%	681 7%	2 550 26%	47 0%	4 869 19%
B: Formal - rented, plus Room/Flatlet not in backyard	7 131 74%	3 236 34%	3 304 34%	2 224 23%	1 666 17%	33 0%	17 594 70%
C: Informal settlement - regardless of whether it is owned or rented	911 9%	312 3%	154 2%	47 0%	18 0%	2 0%	1 444 6%
D: Backyard dwelling - regardless of whether it is owned or rented	320 3%	104 1%	69 1%	14 0%	7 0%	1 0%	515 2%
E: Traditional dwelling - regardless of whether it is owned or rented	54 1%	30 0%	27 0%	13 0%	24 0%	- 0%	148 1%
	326 3%	116 1%	63 1%	46 0%	42 0%	- 0%	593 2%
	9 649 38%	4 103 16%	3 996 16%	3 025 12%	4 307 17%	83 0%	25 163 100%

* includes Traditional dwellings, Hostels, Caravans and Tents

Figure 155 : No of Housing by Income Band per Housing Circumstance Table

ASSUMPTIONS - PERCENTAGE. OF HOUSEHOLDS THAT REQUIRE INTERVENTION

Monthly Income	R0 - R 3200	R3200 - R 6400	R6400 - R13000	R13000 - R26000	R26000 plus	Unspecified	Notes
A: Formal - owned	0%	0%	0%	0%	0%	0%	No intervention required
B: Formal - rented, plus Room/Flatlet not in backyard	30%	10%	5%	0%	0%	0%	Assume significant overcrowding / substandard conditions at lower income levels
C: Informal settlement - regardless of whether it is owned or rented	100%	100%	50%	0%	0%	0%	Remove all informal settlements
D: Backyard dwelling - regardless of whether it is owned or rented	50%	10%	0%	0%	0%	0%	assume overcrowding substandard backyard dwellings for lower income levels
E: Traditional dwelling - regardless of whether it is owned or rented	100%	100%	0%	0%	0%	0%	Remove all traditional dwellings for lower income (mostly likely IS)
F: Other *	100%	100%	0%	0%	0%	0%	Assume hostels at lower income levels

Note: General Assumption - HHs earning more than R 13,000/mth should make their own arrangements etc.

Figure 156 : Percentage of Households that Require Intervention Table

ASSUMPTIONS - NO. OF HOUSEHOLDS THAT REQUIRE INTERVENTION

Monthly Income			R6400 - R13000	R13000 - R26000	R26000 plus	Unspecified	Total
A: Formal - owned	-	-	-	-	-	-	-
B: Formal - rented, plus Room/Flatlet not in backyard	2 139	324	165	-	-	-	2 628
C: Informal settlement - regardless of whether it is owned or rented	911	312	77	-	-	-	1 300
D: Backyard dwelling - regardless of whether it is owned or rented	160	10	-	-	-	-	170
E: Traditional dwelling - regardless of whether it is owned or rented	54	30	-	-	-	-	84
F: Other *	326	116	-	-	-	-	442
	3 590	792	242	-	-	-	4 625

Figure 157 : Number of Households that Require Intervention Table

ASSUMPTIONS - INTERVENTION RESPONSES

Monthly Income	R0 - R 3200	R3200 - R6400	R6400 - R13000	R13000 - R26000	R26000 plus	Unspecified
RDP Unit	30%	0%	0%	0%	0%	0%
Shared Rental Rooms	70%	30%	5%	0%	0%	0%
Formal Private Rental / Social Housing	0%	70%	95%	0%	0%	0%
Other	0%	0%	0%	0%	0%	
Total	100%	100%	100%	0%	0%	0%
Notes:	<i>Low levels of RDP Qualifiers; Demand for cheap single or shared accommodation</i>	<i>No RDP qualifiers ; some Social housing qualifiers , demand for single / family rental</i>	<i>No RDP qualifiers; some Social housing qualifiers, demand for single / family rental</i>	<i>HHs earning more than R 13,000/mth should make their own arrangements etc.</i>		

Figure 158 : Intervention Responses Table

RENTAL TARGETS

Monthly Income	R0 - R 3200	R3200 - R6400	R6400 - R13000	R13000 - R26000	R26000 plus	Unspecified
RDP Unit	n/a	n/a	n/a	n/a	n/a	n/a
Shared Rental Rooms	R 800 - R1000 / mth	R 1000 - R 1800 / mth	R 1800 / mth	n/a	n/a	n/a
Formal Private Rental / Social Housing	n/a	R 1500 - R2500 / mth	R 2500 - R 5000/ mth	n/a	n/a	n/a
Other				n/a	n/a	n/a

Note: Assume 30% of income

Figure 159 : Rental Targets Table

		R3200 - R6400	R6400 - R13000	R13000 - R26000	R26000 plus	Unspecified	Total
RDP Unit	1 077	-	-	-	-	-	1 077
Shared Rental Rooms	2 513	238	12	-	-	-	2 763
Formal Private Rental / Social Housing	-	554	230	-	-	-	784
Other	-	-	-	-	-	-	-
	3 590	792	242	-	-	-	4 625

Figure 160 : Delivery Requirements Table

8.5.8 PROPOSED HOUSING INTERVENTIONS

Based on the ICHIP proposals and the status quo analysis of the Eastern Gateway the following opportunities for new residential intervention present themselves in the study area.



Figure 161 : Proposed Housing Interventions Map

8.5.8 PROPOSED HOUSING INTERVENTIONS

Based on the ICHIP proposals and the status quo analysis of the Eastern Gateway the following opportunities for new residential intervention present themselves in the study area.



Figure 161 : Proposed Housing Interventions Map



Proposed Housing Interventions

- Proposed Housing Interventions
- Proposed Housing Precincts
- New Parks
- New Courtyards
- Existing Parks



Figure 162 : Delivery Requirements Table

PRECINCT NO.	TOTAL SITE AREA	PHASE	COMMENTS	BUILDING FOOTPRINT	NO OF STOREYS	BULK AREA OVER ALL STOREYS	RESIDENTIAL FLOOR AREA	COVERAGE	FAR	RDP UNITS	SHARED RENTAL ROOMS INC. STUDENT	SOCIAL HOUSING UNITS	GAP HOUSING UNITS	OTHER UNITS INC. SECT TITLE	TOTAL DWELLING UNIT NUMBERS
										33	24 m2 per 3 person HH	33	48	48	
1	11 150,05 m ²	Phase 1		6 494,28 m ²	6	38 965,68 m ²	31 562,20 m ²	0,58	3,49	176	533	112	193	0	1 014
2	24 256,30 m ²	Phase 1		11 566,67 m ²	4	46 266,68 m ²	37 476,01 m ²	0,48	1,91	241	574	141	231	0	1 187
3	3 568,03 m ²	Phase 1		1 328,28 m ²	3	3 984,84 m ²	3 227,72 m ²	0,37	1,12	0	0	45	36	0	81
4	1 338,15 m ²	Phase 2		696,32 m ²	3	2 088,96 m ²	1 692,06 m ²	0,52	1,56	0	0	0	35	0	35
5	8 967,10 m ²	Phase 2		4 834,10 m ²	4	19 336,40 m ²	15 662,48 m ²	0,54	2,16	0	0	243	159	0	402
6	4 374,25 m ²	Phase 2		2 493,10 m ²	6	14 958,60 m ²	12 116,47 m ²	0,57	3,42	0	384	0	60	0	444
7	7 110,83 m ²	Phase 2		3 639,32 m ²	6	21 835,92 m ²	17 687,10 m ²	0,51	3,07	0	493	0	122	0	615
8	52 655,61 m ²	Phase 1		13 920,85 m ²	6	83 525,10 m ²	67 655,33 m ²	0,26	1,59	436	1143	170	421	0	2 170
9	14 510,77 m ²	Phase 1		6 806,15 m ²	6	40 836,90 m ²	33 077,89 m ²	0,47	2,81	224	514	206	136	0	1 080
11	5 262,20 m ²	Phase 2		2 923,69 m ²	3	8 771,07 m ²	7 104,57 m ²	0,56	1,67	0	0	96	82	0	178
12	32 211,24 m ²	Phase 1		4 943,86 m ²	3	14 831,58 m ²	12 013,58 m ²	0,15	0,46	0	0	188	121	0	309
13	17 512,88 m ²	Phase 1		9 445,26 m ²	4	37 781,04 m ²	30 602,64 m ²	0,54	2,16	0	0	316	169	251	736
14	20 766,59 m ²	Phase 2		4 947,17 m ²	6	29 683,02 m ²	24 043,25 m ²	0,24	1,43	0	147	114	186	163	610
15	90 844,61 m ²	Phase 2		30 625,17 m ²	6	183 751,02 m ²	148 838,33 m ²	0,34	2,02	873	2213	384	738	392	4 600
16	889,31 m ²	Phase 2		889,31 m ²	4	3 557,24 m ²	2 881,36 m ²	1,00	4,00	0	0	0	30	30	60
17	18 294,91 m ²	Phase 2		7 511,77 m ²	4	30 047,08 m ²	24 338,13 m ²	0,41	1,64	0	0	242	340	0	582
18	57 695,85 m ²	Phase 2	NEW INFILL RESIDENTIAL DEVELOPMENTS (50%)	11 473,57 m ²	4	45 894,26 m ²	37 174,35 m ²	0,20	0,80	0	77	443	431	0	951
19	44 144,27 m ²	Phase 2		16 529,85 m ²	4	66 119,40 m ²	53 556,71 m ²	0,37	1,50	381	195	464	437	0	1 477
20	17 845,38 m ²	Phase 2	AND INFILL DEVELOPMENT (50%)	4 876,93 m ²	3	14 630,79 m ²	11 850,94 m ²	0,27	0,82	111	341	0	0	0	452
21	23 723,46 m ²	Phase 2		10 534,15 m ²	4	42 136,60 m ²	34 130,65 m ²	0,44	1,78	255	306	254	208	0	1 023
22	4 533,24 m ²	Phase 2		2 667,48 m ²	6	16 004,88 m ²	12 963,95 m ²	0,59	3,53	0	0	0	85	185	270
TOTALS	461 655,03 m²			159 147,28 m²		765 007,06 m²	619 655,72 m²	0,34	1,66	2697	6920	3418	4220	1021	18 276
PHASE 1: 2017 - 2022											1077	2764	1178	1307	6 577
PHASE 2: 2022 - 2037											1620	4156	2240	2913	11 699
TOTAL PHASE 1 AND PHASE 2															18 276

Figure 163 : Total Dwelling Units Table

A total of 18276 new households will be accommodated within these proposed developments. Assuming an average household size of 3 persons, this will result in a total population increase of 54828 between 2017 and 2037, which is a 112% increase on the 2011 census figure for the area of 48652. It should be noted that these figures reflect only the residential units earmarked for development by the City of Johannesburg and exclude any new units developed by the private sector in terms of the new bulk rights described in section 9.1.2.

(Note: Item 10 has been excluded from the table as it is an upgrade to an existing apartment block)

8.5.9 PROPOSED HOUSING TYPOLOGIES

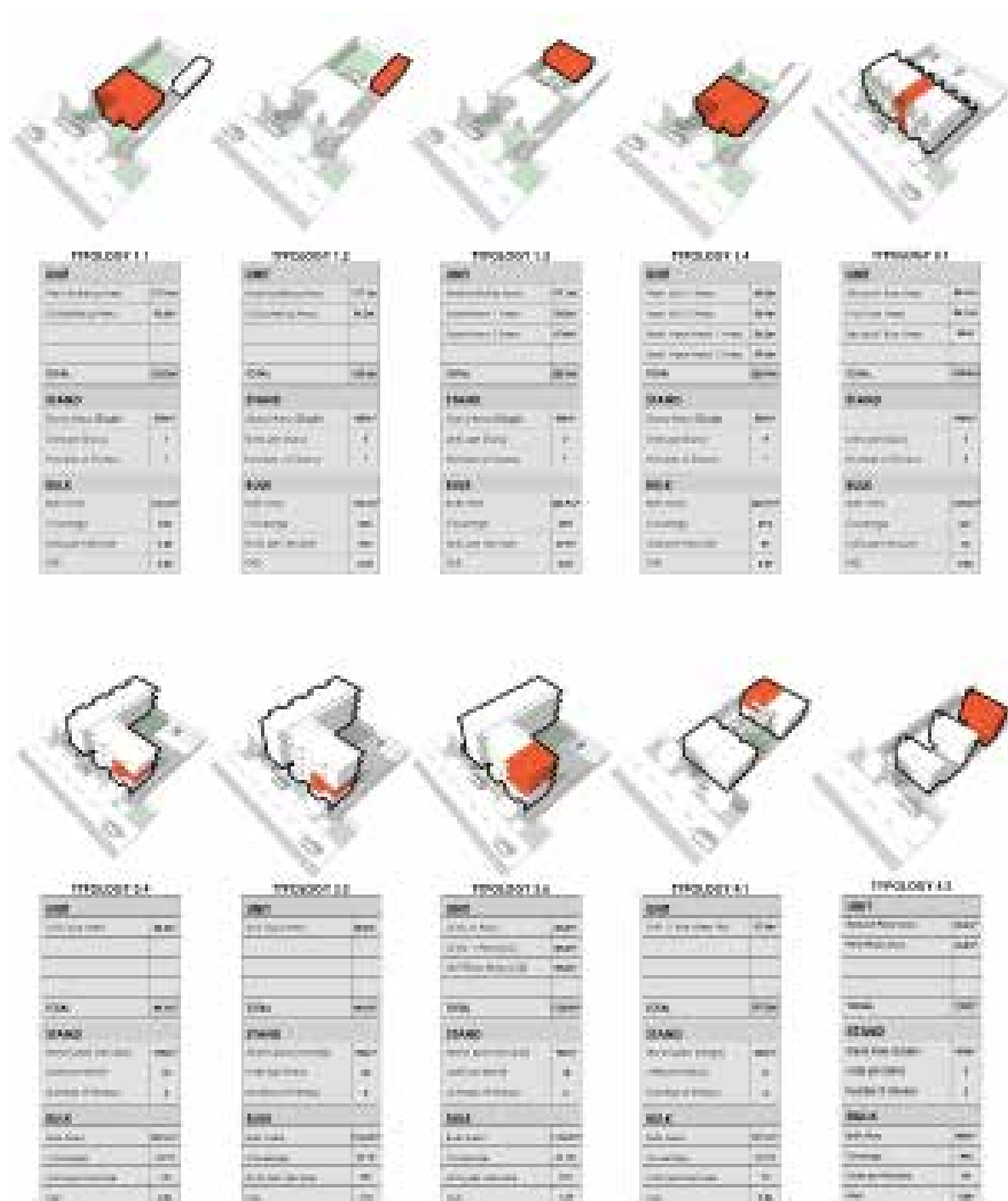


Figure 164 : Proposed Housing Interventions Matrix

