CONCEPTS FOR TOWNSHIP RENEWAL

housing developments in South Africa have usually been located in areas with very poor infrastructure and services facilities

the layout of these projects lacked the feel of a true community

we must note the impact of a lack of integrated planning at the design stages. The combined result is that communities often struggle with access to economic opportunities, which is detrimental to the overall growth of communities.

a need for a holistic approach to community development and settlements planning in conjunction with improved spatial and urban design frameworks and approaches, ensuring integrated service delivery over the lifecycle of settlements.

most African countries, and cities in particular, have considerable urban housing backlogs. Cape Town, one of the larger cities in Africa, for example, has a backlog of 450 000 housing units .1 The demand has thus outstripped the supply, placing enormous strain on the current rate of provisioning by the city which is unable to keep up with demand

potential partner to existing administrations and governments who want to proactively provide long term and sustainable solutions to the housing crisis faced by that country with particular reference to the affordable housing market, with a particular focus and an emphasis on the GAP market.

These are (1) the challenge of creating effective housing solutions for the GAP market, (2) the need for housing in well-located areas proximal to employment and (3) the need for a holistic and integrated approach to development. Let us take a brief look at each of these identified market demands and inevitable drivers.

The GAP market has traditionally been overlooked whilst the greatest need for housing is located there, thus constituting the largest potential market.

we have applied our minds to the creation of a sustainable financial model to facilitate the funding of home owners who otherwise would not be able to enter the private property and home owner market.

Cape Town’s housing backlog of approximately 450 000 housing units, with an annual delivery by combined public and private sector initiatives amount to an average of 14 000 housing opportunities . What exacerbates this insufficient supply of stock is the increasing urbanisation and in-migration trends into the city which is expected to increase the number of housing units to 780 000 in Cape Town by the year 2030. As such, the need for effective service delivery is prevalent

research shows that there is a desperate need for effective housing solutions especially in the GAP market sector. “GAP housing” is a term that describes the shortfall or “gap” in the market between upper-middle class residential units developed by private property developers for profit R250 000 / USD $31 250) and the state supplied approximately (R100 000 / USD $12 500 or less) residential units.

Market analysis also reveals that the GAP market suffers a lack of affordability options. While the City of Cape Town, for example, has identified the Cape Town GAP market size to be 165 000, the broader Cape Town housing backlog, as mentioned, is already around 400 000 housing units, and growing every year.

With reference to Cape Town, the market which provides the most opportunity, in our view, is the GAP market as well as the subsidised and the lower end of the bonded market. communiTgrow’s approach of providing an integrated and holistic solution to challenges in this market should be well-received as it represents a sustainable solution to the proliferation of informal settlements due to affordability at this low end of the market