THE ROLE OF RDP HOUSING IN REVITALISING THE SOCIO-ECONOMIC ENVIRONMENT

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THE ROLE OF RDP HOUSING IN REVITALISING THE SOCIO-ECONOMIC ENVIRONMENT

By

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DECLARATION

I, Zinini Ntlangula 212401807, hereby declare that the dissertation for Students qualification to be awarded is my own work and that it has not previously been submitted for assessment or completion of any postgraduate qualification to another University or for another qualification.

Zinini Ntlangula
Abstract

The role of RDP housing cannot be underestimated and it plays a big role in South Africa. It assists those who are less fortunate to afford to buy houses. RDP housing delivery is not only expected to put the roof over people's heads but to change their lives in various ways. RDP housing delivery tackles issues related to social and economic environment. In terms of policy documents and surveys, research has shown that it is critical to incorporate RDP housing beneficiaries from planning right up to development stage. Public participation and the involvement of beneficiaries from the planning stage onward assists in determining the basic needs of the community that can be addressed through RDP housing development.

This study is about the role of RDP housing in revitalising the socio-economic environment with a specific reference to Second Creek, which is under the jurisdiction of Buffalo City Metropolitan Municipality.
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LIST OF ACRONYMS

BNG: BREAKING NEW GROUND
CBD: CENTRAL BUSINESS DISTRICT
DFA: DEVELOPMENT FACILITATION ACT
IDP: INTEGRATED DEVELOPMENT PLAN
IDZ: INDUSTRIAL DEVELOPMENT ZONE
NDP: NATIONAL DEVELOPMENT PLAN
RDP: RECONSTRUCTION & DEVELOPMENT PLAN
SDF: SPATIAL DEVELOPMENT FRAMEWORK
USDG: URBAN SETTLEMENTS DEVELOPMENT GRANT

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CHAPTER 1: INTRODUCTION AND CONTEXT

1.1 BACKGROUND

Socio-economic environment of a development refers to a number of aspects which incorporate social, cultural, institutional, and environmental issues (Domac, Richards, & Risovic, 2005). It is measured in terms of economic indices such as employment and monetary gains (Domac, et al., 2005). The main cause of a poor socio-economic environment is a lack of planned houses that limits access to places of work; and nodal points that are significant for a human being (South Africa, 2011). Developmental nodal points are geographical points where social and economic resources are situated for the benefit of a community, such as places of worship, libraries, parks, and shopping centres.

The Reconstruction and Development Programme housing delivery is a response or solution to different factors such as poverty and it brings change to socio-economic environment (Rustomjee, 2006). The government has subsidised RDP housing delivery in order to provide a good socio-economic environment. It is significant to reside in a sustainable neighbourhood and so to have a good socio-economic environment. Therefore it is desirable that RDP houses are sited close to areas of employment, commercial and investment opportunities, allow social relations, and be so situated that one has access to various nodes and public transport corridors to ensure a good socio-economic environment.

RDP housing delivery has influenced the development pattern and a socio-economic environment. RDP housing delivery is expected to redress inequalities through urban development strategy (Huchzermeier, 2001). This would promote densification and unification of urban fabric and ensure that RDP houses become situated close to employment opportunities wherever possible (Huchzermeier, 2001).
1.2 RESEARCH PROBLEM

The specific case of this research is about the recent provision of RDP houses in the Eastern Cape Province, in Buffalo City Metropolitan area, in a township known as Second Creek. It is apparent that many low-income housing developments take place without any other factors that enhance socio-economic environment being considered.

According to Breaking New Ground (2004), to build a socio-economic environment the developers need to determine the need for the provision of social and economic facilities. Second Creek is a new development and the research aims to establish and to determine whether the RDP housing delivery in Second Creek has been developed with suitable social and economic facilities.

According to Goss, Busgeeth and le Roux, A. (2010) historical housing developments resulted in specific settlement and daily use patterns that generate a dysfunctional, inefficient and inequitable spatial socio-economy. Second Creek as a new housing development will assist in determining the role of new RDP housing developments in revitalising the socio-economic environment. Many problems remain in RDP housing delivery which constrains attempts towards the creation of more sustainable settlements with good socio-economic environment (Goss et al; 2010). This research will assist in determining whether these problems still exist in the housing development sector. One of the main problems in South Africa is the continued spatial exclusion of the poor from the main socio-economic fabric of cities and regions.

The Buffalo City Integrated Development Plan (2004) has tried to address the issue of spatial exclusion and this research will determine whether spatial exclusion still exists by looking at the new RDP housing delivery in Second Creek to find whether it has any effect towards revitalising the socio-economic environment.

According to Goss et al (2010), there are several problems associated with RDP housing delivery with poor socio-economic environment. Those problems include

- The location of new low-cost houses on the urban periphery
- The sale or rental of RDP houses on the periphery with owners returning to informal settlements that are closer to economic activities
• The cost of transport from new townships to job- or income-generating opportunities. These are some of the issues to look at in the research problem.

1.3 RESEARCH QUESTION

The research question is the role of RDP housing in revitalising the socio-economic environment. It will be determined in the research whether RDP housing delivery has contributed in the revitalisation of socio-economic environment in Second Creek.

The location of RDP houses is critical in relation to other facilities, including areas with more job opportunities, so looking at the location of RDP houses in Second Creek will be considered in the research, as this might have an effect in the socio-economic environment.

Access is another theoretical concept critical when it comes to any kind of development, so looking at the accessibility of low-cost housing to nodes like public transport is vital. Convenience of access to the area for services like policing and public health which would raise the level of safety and improve the socio-economic environment will also be determined in the research.

Neighbourhood facilities are important for a housing development to make it more sustainable and have an effect on socio-economic environment. By looking at facilities like police stations; shopping centres; schools; and clinics the researcher will be able to determine whether the Second Creek township is sustainable and determine the role of RDP housing in revitalising the socio-economic environment.

Housing quality also has a huge influence in the socio-economic environment. Inspecting the houses provided will enable the researcher to determine whether they are safe and what influence they have on existing socio-economic environment.
1.4 HYPOTHESIS

The Buffalo City Integrated Development Plan (2004) is encouraging sustainable developments and mixed land use housing developments in order to have more improved socio-economic environments in the city. The purpose of the research is to test whether the recent RDP housing delivery in Second Creek has improved the socio-economic environment in this area.

1.5 RESEARCH

The aim is to assess whether RDP housing delivery has contributed to an improvement of the socio-economic environment in Second Creek.

1.6 OUTLINE OF THE CHAPTERS

The structure of the dissertation will be as follows:

Chapter 1: Introduction and Background of the study

This chapter provides the background of the study and the introduction to the research problem, the hypothesis and the aim of the research.

Chapter 2: Literature review

This chapter provides an overview of the documentation that the researcher used to collect the information related to the research problem. It highlights the way in which RDP housing development should be planned and developed to make a difference to people's lives.

Chapter 3: Research methodology

This chapter indicates the methodology and design of the research that the researcher used to collect data.
Chapter 4: Findings

This chapter presents findings of the study and interpretation of data. It reports findings with regard to the effectiveness of RDP housing delivery in revitalising the socio-economic environment.

Chapter 5: Conclusion and recommendation

This chapter is the close-out chapter of the research; therefore it consists of conclusion and recommendations. It highlights the key findings of the study together with the discussion of recommendations.
CHAPTER 2: LITERATURE REVIEW

2.1 INTRODUCTION

This chapter gives an insight into most of the significant literature and documents relevant to housing development generally, and specifically relevant to RDP housing development in relation to socio-economic environment. It highlights the arguments made by different authors and policies relevant to RDP housing development in relation to socio-economic environment.

2.2 CRITICAL REVIEW

In South Africa, the provision of sustainable housing, together with ancillary facilities, is the main challenge faced by the developmental state (Goss, Busgeeth, and Le Roux, 2010). It is argued that in order to determine areas that have potential for investment, one needs to look at where development takes place and determine whether it has potential for boosting the economy, look at its environmental suitability, and its accessibility (Goss, Busgeeth, and Le Roux, 2010). This applies to any kind of development, including RDP housing. The developers or planners need to take the main theoretical concepts of planning into account, such as those mentioned above — location and accessibility. Since South Africa’s National Development Plan of 2011 discourages the isolation of houses from places of employment, as well as the development of houses on the urban periphery.

The 2011 National Development Plan states that housing delivery should be situated in an area capable of creating an environment that can provide access to opportunities, good schools, useful social networks, public services and safe environments (South Africa; 2011). Housing development should be situated where it will be able to enhance the socio-economic environment. It states that housing delivery which separates social groups, far from places of job opportunities, and with poor services worsens the socio-economic environment and inequality (South Africa; 2011). Location has a considerable influence on communities, local economies, and infrastructure networks (South Africa; 2011).
One of the purposes of RDP programme is to redress the apartheid legacy and to revitalise the economic and social environment (Rustomjee, 2006). Goss, Busgeeth, & Le Roux (2010) highlight the challenges to sustainable human settlements and a response to those challenges.

Among these is the placement of RDP housing developments on the urban periphery, which tends to result in people moving from houses so positioned to informal settlements closer to the CBD or places of employment. Another is the cost of transport from such remote townships to income-generating opportunities. There are also environmental concerns with regard to the accessibility of the housing and the provision of basic facilities in new townships (Goss, Busgeeth, and Le Roux, 2010).

The main response is to determine the location of new townships and ensuring the availability of facilities to ensure that the housing delivery provides a positive socio-economic environment (Goss, Busgeeth, and Le Roux, 2010). Hence the strategic objective of the Buffalo City Spatial Development Framework (or SDF) (2004) is to generate a socio-economic environment that can enhance sustainable communities; and to guide an integrated spatial development growth. Areas of RDP housing delivery are demarcated in the Buffalo City SDF, in terms of which it is believed that it is more suitable to improve people's socio-economic environment. The Buffalo City SDF (2004) and the Buffalo City Metropolitan Zoning Scheme do not restrict the appropriate rezoning of properties in new settlements to accommodate mixed land uses such as public open space, schools, places of assembly such as community halls, libraries, and police stations. Mixed land use is crucial to maximising the sustainability of RDP housing developments. The Land Use Planning Ordinance 15 of 1985 allows the zoning of the property to be altered to one that suits the land use (Provincial Council; 1987). It follows that if a parcel of land is identified as a proper site for RDP housing; it can be rezoned accordingly.

The National Development Plan 2011 requires all local spatial development frameworks to incorporate a growth management approach that would align areas of population and economic growth (South Africa; 2011). It encourages the introduction of a proactive element to land use management systems by allowing municipalities to rezone land proactively to achieve specific objectives (South Africa; 2011). One of these is to create sustainable environments with good socio-economic properties. Such environments are determined by the sustainability of such areas.
The National Development Plan 2011 states that where housing is provided, more is required. It goes hand-in-hand with many other aspects necessary for improving the socio-economic environment (South Africa; 2011).

The location of a low-cost housing development has a significant influence on communities, local economies, labour markets and infrastructure networks (South Africa; 2011). The Buffalo City Integrated Development Plan (IDP) (2004) is concerned with problems that affect our cities and communities (Buffalo City Municipality; 2004).

The Department of Housing; in its Urban Development Framework (1997) states that it is essential to ensure that housing developments sustain and enhance their role as centres of economic and social development and opportunity.

RDP housing developments need to be spatially and socio-economically integrated, free of racial and gender discrimination and segregation and it must enable people and residents to take part in their housing developments and make residential and employment choices to pursue their ideals. Spatial integration is needed in order for the RDP housing developments to become centres of economic and social opportunity where people can live and work in safety and peace. Low-cost/RDP housing developments must become centres of vibrant urban governance, managed by democratic, efficient, sustainable and accountable metropolitan and local governments in close cooperation with civil society and geared towards innovative community-led development; developers and government that are working transparently with the community and allow public participation; marked by good housing, infrastructure and effective services for households and business as the basis for an equitable standard of living; and integrated industrial, commercial, residential, information and educational centres which provide easy access to a range of urban resources. The Department of Housing (1997) emphasises housing development as a priority and the significance of the relationship between local government and civil society that assists in achieving the goal of developing more housing developments with good socio-economic environments.
Breaking New Ground (2004) lays stress on the development of sustainable human settlements and emphasises that it is a prerequisite that public funding or subsidy be granted or directed towards the improvement of life of poor communities who cannot afford private amenities, and also support community and individual initiatives and the development of well-located sustainable communities to improve the socio-economic environment (South Africa; 2004). It emphasises the strengthening of a connection between public transportation and land use management with the introduction of incentives and regulations to support compact mixed-use development within walking distance of transit stops, and prioritise the development of RDP houses in areas that are more accessible.

Breaking New Ground is a comprehensive plan for housing delivery which emphasises that it is significant that the housing programme responds to the capacity needs of communities, and makes sure that they are empowered to participate practically with municipalities in identifying and accomplishing their housing needs (South Africa; 2004). This highlights the significance of public participation in housing delivery, and it assists the government or developer to know the needs of the community in order to provide a good socio-economic environment.

The Department of Housing (1997) identifies goals that need to be achieved in the overcoming of inefficiencies in human settlement developments.

These goals must be pursued enthusiastically by the year 2020:

- Reducing inequalities by providing houses and facilities to disadvantaged communities.
- Providing access to better housing, including RDP housing, to those who qualify, with associated facilities.
- Tackling spatial ineffectiveness, which gives rise to long travelling distances and times, which have a negative effect on the accessibility of work and other opportunities.

Promoting mixed-use developments in conjunction with more efficient public transport will also promote a good socio-economic environment.

- Enhancing the overall quality of the RDP housing environment by better integrating environmental concerns in development planning and urban management. This will favour the socio-economic environment of the township.
• Transforming municipalities into effective and accountable institutions through capacity-building programmes which also promote the active interaction of civil society with municipalities and more especially interaction during RDP housing development (Department of Housing; 1997).

• The New Development Plan (2011) states that the new human settlements plan underpins the vision of the Department of Housing, to promote the achievement of a nonracial, integrated society through the development of sustainable human settlements and quality housing (South Africa; 2011). The development of sustainable human settlements also applies to the development of RDP houses, aimed at closing the gap between people in informal settlements and those in formal settlements.

Within this broader vision, the Department of Housing has committed itself at meeting these specific objectives:

• Accelerating the delivery of housing as a key strategy for poverty alleviation which plays a big role in revitalizing socio-economic environments;

• Using RDP housing delivery as a major job creation strategy to boost the economy, which concurrently enhances the socio-economic environment of housing beneficiaries;

• Ensuring that property can be accessed by all people who qualify to benefit from RDP housing as an asset for revitalising their socio-economic environment and to empower them;

• Leveraging growth in the economy;

• Combating crime by providing all the necessary facilities including a community police station and positioning them in such a manner that every community member can easily access them, promoting social interrelation and improving the quality of life of the poor;

• Supporting the operation of the complete single residential property market to reduce division within the sector by breaking down the obstructions between the first-economy residential property boom and the second-economy slump;

• Using housing as an instrument for the development of sustainable human settlements, in support of spatial restructuring. After the 1994 elections, the government committed itself to developing more liveable, equitable and sustainable cities. East London is among the cities that still need to be developed, a city that was affected by the apartheid planning system. Therefore the development of low-cost/RDP houses is significant in closing the gap between the rich in the urban periphery and the rich living to places of economic activity (South Africa; 2011).
Key elements of this framework include pursuing a more compact urban form, facilitating the development of RDP housing relatively close to places of employment and settlements that are accessible through public transport and via activity corridors, mixed land use development, and integrating land use and public transport planning, so as to ensure more diverse and responsive environments while reducing travelling distances. Despite all these well-intended measures, the inequalities and inefficiencies of the apartheid space economy has lingered on and must be addressed, more especially in the housing development sector.

The Buffalo City Metropolitan Integrated Development Plan (IDP) highlights the importance of building sustainable communities where residents have access to social, community, and economic facilities (Buffalo City Municipality; 2012/2013). The IDP highlights that the provision of new housing must take on a form that enhances sustainability. This simply means that RDP houses should be situated close to areas of employment, commercial and investment opportunities, allow social relations, and be situated to enhance access to different nodes and public transport corridors to ensure a good socio-economic environment. The Buffalo City Municipality (2012/2013) puts an emphasis on the Buffalo City Metropolitan Spatial Development Framework (SDF) as a component of an Integrated Development Plan (IDP).

The strategic objective of the SDF is to generate a socio-economic environment that can enhance sustainable communities; and to guide an integrated spatial development growth (Buffalo City Municipality; 2004). Areas of RDP housing delivery are demarcated in the Spatial Development Framework, which operates on the concept that it is preferable to improve people’s socio-economic environment. The SDF lists different types of nodes that must be taken into consideration when developing RDP houses. These include the activity corridor, which may be exemplified by Settlers Way in the case of Second Creek, commercial nodes including a shopping centre, industrial nodes that may be exemplified by East London Industrial Development Zone and Mercedes-Benz in the case of Second Creek, and the city centre.

The RDP Policy states that the approach to housing must involve and empower communities; be affordable, developmental and sustainable. The RDP is committed to establishing viable communities in areas close to economic opportunities and social amenities (South Africa; 1994).
The RDP housing development is more concerned about the revitalisation of socio-economic environments and to ensure that the poor do not remain poor. The Bill of Rights contained in the Constitution of the Republic of South Africa (Chapter 2) states that everyone has a right to adequate housing and to an environment that is not harmful to their health or well-being (South Africa; 1996). This implies that everyone has a right to own a house in an area that is accessible, to have access to facilities in his neighbourhood, and to stay close to places of employment in order to have a good socio-economic environment.

The West Bank Local Spatial Development Framework estimates that by the year 2020, an additional 55 000 homes will be required (Buffalo City Municipality; 2004). As many houses as possible are needed in Second Creek. Informal settlements need to be upgraded to provide further housing units. The RDP housing development in Second Creek is a significant to ensure change in the lives of people living in this area. It is highlighted in the West Bank Local Spatial Development Framework that provision of RDP housing in this area is an investment (Buffalo City Municipality; 2004). Second Creek is close to the West Bank area, which includes the industrial development zone (IDZ), a provider of job opportunities at various levels.

The formal proposal for RDP housing provision was made in 2009 by the Buffalo City Municipality to ensure that Second Creek residents obtained proper housing to improve their living conditions and socio-economic environment (Pholo, 2012).

The Urban Settlements Development Grant (USDG) was established in 2011. Its essential function is to provide bulk and link infrastructure to ensure that low cost housing developments are well supported. Access to housing that is suitable, relevant, well-situated and sustainable is important for people. Access to affordable (in this instance low-cost) housing with social services and economic opportunities within reasonable distances is also significant (Moore; 2012). It is expected that the USDG will enable as many households as possible to benefit from low-cost/RDP housing delivery. The grant will also enable further integration between areas with poor households and the city's wealthier communities and sites of economic activity, as well as the identification of land for RDP housing development. Such developments will need to be sited where the housing can best serve to improve people's lives and their socio-economic circumstances.
The Housing Development Act (Act 107 of 1997) highlights the significance of an individual's having access to adequate housing. The Act defines housing development as the establishment and maintenance of habitable, stable and sustainable public and private residential environments to ensure viable households and communities in given areas, allowing convenient access to economic opportunities, and to health, educational and social amenities in which all citizens and permanent residents of South Africa will, on a progressive basis, have access to permanent residential structures within well-situated sites, to ensure internal and external privacy and to provide adequate protection against the elements; and fundamental services (South Africa; 1997).

The provision of RDP houses is seen as a process that contributes to socio-economic improvement and provides a foundation for the establishment of continuously improving public and private environments within which stable and productive communities can grow and prosper. So the government housing policies and strategies will be directed at enabling and supporting communities to mobilise towards participating in the satisfaction of their own needs in a way that maximises the involvement of the community and the private sector and leads to the transfer of skills to and economic empowerment of members of the community. The future housing strategy will place specific emphasis on these aspects:

- Promoting the participation of affected communities in the planning and implementation of new developments;
- Maximising job creation in the construction and allied sectors, in particular the role of labour-based construction and the use of local labour in housing development;
- Improving economic linkages;
- Programmes for skills transfer, capacity building and upward mobility for both skilled and unskilled labour in the housing field.
The housing process must be economically, fiscally, socially, financially and politically sustainable in the long term. The provision of housing and services is a key component of the Reconstruction and Development Programme. Apart from being seen as a national priority in its own right, future housing strategy has a direct bearing on the success of all five key programmes of the RDP. These key programmes are as follows:

- Meeting basic needs;
- Developing human resources;
- Building the economy;

Democratising the state and society; and implementing the RDP (South Africa; 1997), land owned by the state and by municipalities must be released for RDP housing development. Support must be provided for project delivery so that the developments can, in turn, revitalise the socio-economic environment (Tissington, 2011).

All spheres of government need to ensure that priority is given to the needs of the poor, more especially that of housing development (Tissington, 2011). This assists to determine the needs of the poor and what their preferences are from the planning stage. They need to ensure that low-cost/RDP housing development is sustainable in terms of meeting the needs of the poor/beneficiaries economically and socially (Tissington, 2011).

Various aspects need to be taken into consideration in low-cost housing development, among them location, accessibility, habitability, affordability of services nearby like transport, adequacy of physical security, and availability of facilities (Tissington, 2011).

A low-cost/RDP housing project needs to be developed concurrently with the social and economic facilities which address the historic problem of failure to provide primary social and economic facilities in housing developments (Tissington, 2011). Social and economic facilities are publicly owned collective facilities like community parks, taxi ranks, sports facilities, informal trading facilities, and basic ablution facilities (Tissington, 2011).
2.3 CONCLUSION

All the documents that the researcher used in relation to the research question highlight the significance of public participation, location, and access to places of economic activities. They highlight the fact that the RDP housing development should be situated where the beneficiaries will be able to afford the cost of living and in an area that is habitable, for example in an area that is not detrimental to people’s lives. The policies highlight the significance of integration where facilities such as schools and libraries must be situated within the housing development in order to enhance the socio-economic environment.
CHAPTER 3: METHODOLOGY AND RESEARCH METHODS

3.1 INTRODUCTION

In this chapter, the researcher reports the research methodology and research methods used for data collection in the research. This chapter also reports the delimitation of the researcher’s study area, research design and specific methods used to gather information, explanation and justification for selecting these specific methods, research process, and ethical considerations. The study aimed at evaluation the role of RDP housing in revitalising the socio-economic environment in Second Creek.

3.2 RESEARCH METHODOLOGY

The research comprises mixed research methods (qualitative and quantitative). Mixed method research is relevant when conducting research since social phenomena become complex at times, so one needs to use both methods to minimise complexity (Byrem & Humble, 2007). Since both qualitative and quantitative methods have advantages and disadvantages, using both helps cancel some of the disadvantages of the two (Byrem & Humble, 2007).

3.3 RESEARCH OBJECTIVE

The objective of the research is to evaluate the success of RDP housing delivery in revitalising the socio-economic environment in Second Creek through observation, attend meetings with participants, have discussions with participants in-depth, and surveys.
3.4 QUALITATIVE APPROACH

The qualitative method is characterised by its purposes, which are related to understanding and determining aspects of social life which generally generate words, rather than numerical information, such as data analysis (Cochran & and Patton, 2002). The qualitative method has a general purpose of understanding the experiences and attitudes of people or civil society (Cochran & and Patton, 2002).

In this research, qualitative is used to determine the role of RDP housing delivery to revitalise the socio-economic environment of Second Creek. The area's residents, the ward councillor, the Department of Human Settlements and municipal officials were the main participants in this research method. It is used to collected data through social interaction with Second Creek residents and relevant officials.

A researcher will conduct a survey among the residents of Second Creek, which will assist in gathering the data required for the study. This approach will assist in understanding the experiences and attitudes of Second Creek residents as well as the officials involved in the planning and delivery of RDP houses in the study area. These officials will tell whether the socio-economically related objectives of RDP housing delivery in Second Creek have been met.

3.5 QUANTITATIVE APPROACH

The quantitative method is one of collecting and analysing data in the form of numerical information (Labaree, 2014). In this study a quantitative method is used to determine the number of houses built and the number of people satisfied with these houses and those not, and the number of basic facilities built in Second Creek for the community's benefit. Numerical data gathered for the study will be presented in the form of graphs accompanied by discussions.
3.6 DELIMITATION OF STUDY AREA

The study focuses on evaluating the role of RDP housing development in revitalising the socio-economic environment in Second Creek. The research will evaluate whether any change has been brought by the development of these RDP houses in terms of socio-economic development.

The subject area is Second Creek, about two kilometres west of the East London CBD, previously known as the Second Creek tip site. It is behind A W Barnes Primary School, Parkside. The community has lived in the area for more than 18 years. Quite a large number of RDP houses have been built, so bringing change to the residents of this community.

The housing shortage and adverse social-economic issues of Second Creek were of utmost importance to, among others, the affected community, the Premier of the Eastern Cape, the Mayor of Buffalo City and the area’s ward councillor.

Before RDP housing delivery, this settlement lacked the most basic social and infrastructural services and a high level of population growth would put a serious strain on existing land and resources.

3.7 RESEARCH DESIGN AND DATA COLLECTION METHODS

The research design for this study is a case study and the researcher used various ways of collecting data. In this study the researcher used different methods to obtain data that is required which are discussed below.

3.7.1 QUESTIONNAIRE

A questionnaire was the main tool used to collect data. Data was collected from every tenth house from all streets in Second Creek to ensure that at least 10% of the community was represented.

A questionnaire is a clear, pre-planned set of questions designed to yield specific information to meet a specific need for research information about any particular topic (Key, 1997).
A questionnaire is a simple, straightforward and most appropriate tool for gathering and recording information about the research question or any particular issue of interest. It comprises a list of questions to be answered by respondents to obtain information about a particular issue.

A questionnaire research tool was used to collect factual information to classify individuals and the circumstances under which Second Creek residents live in terms of socio-economic environment; to collect straightforward information about the focus issue of RDP housing delivery and socio-economic environment; to observe at the basic attitudes of the respondents; to measure respondents’ basic satisfaction about the subject matter; and to gather starting-point information which can be tracked over time to determine whether there have been any changes in the situation.

Using a questionnaire as a research tool enables the researcher to contact larger numbers of people quickly, easily and efficiently. Questionnaires are relatively rapid and quite easy to create, code and interpret more especially if it is made up of closed questions and takes as little time as possible both respondents and the researcher.

As a research tool, a questionnaire is easy to standardise, since every respondent is asked the same question in the same way. This method has the potential of gathering true and honest information, since the respondents can choose to be anonymous.

According to Gerber (2014), a questionnaire assists in obtaining a lot of information quickly from different individuals in a non-threatening way. Using a questionnaire as a research tool is an advantage because respondents are able to complete it anonymously, inexpensive to administer, easy to compare and analyse, to administer to various individuals, and to obtain a lot of information (Gerber, 2014). This tool helped the researcher to interact with the residents of Second Creek, who were able to respond to the questions anonymously.
3.7.2 INTERVIEWS

The interview is a qualitative method used to obtain data. It is particularly useful for obtaining information from the participant’s experience. Interviews are significant in achieving the aims of the research since it provides a platform between the interaction between interviewee and interviewer, which assists one to pursue in-depth information around the topic.

An interview is a direct face-to-face attempt to obtain reliable and valid measures in the form of verbal responses from one or more respondents (Key, 1997). An interview allows the interviewer to clarify questions to ensure that relevant information is obtained from the respondents (Key, 1997).

In this study, the interview method enabled the interaction of the researcher with the officials who were involved in the development of the RDP housing in Second Creek. The researcher interviewed the officials who had been the main role-players in the development. Two officials, one from Buffalo City Municipality and one from the Department of Human Settlement, will be interviewed to obtain the information required, together with a political representative (the ward councillor). The information the researcher intends to obtain from these officials is whether they considered the views of the beneficiaries of RDP houses in Second Creek and whether they considered the area's socio-economic situation. They were also asked to rate the RDP housing development in terms of revitalising the socio-economic environment of Second Creek.

A general interview guide approach was used in this research, with the intention of ensuring that the same general areas of information were gathered from each official involved in the planning and development of RDP housing delivery in Second Creek.
3.7.3 ANALYSIS OF DOCUMENTS

The researcher used the analysis of documents to obtain data for this study. In housing developments many policies are followed, so it was significant for the researcher to analyse those policy documents critically to determine what those policy documents say about the development of RDP housing delivery and the socio-economic environment. A literature review or analysis of documents goes beyond the search for the information that the researcher is willing to obtain and incorporates the identification and articulation of the relationship between the literature and the field of study (Boote, 2005).

The basic purposes of the analysis of documents or literature review include providing a context for the research; justifying the research; ensuring that the research is not repeated; providing the researcher with the opportunity to learn from previous theory on the subject; highlighting mistakes in the previous studies; and highlighting gaps in previous studies (Boote, 2005).

3.7.4 PHOTOGRAPHS

Photographs are significant in the research as they are seen as documenting reality and the truth (Holm, 2008). Photographs stabilise the idea of truth which no one can change. Photographs assist in reanalysing the situation in future (Holm, 2008).

Photographs in this research study will assist in portraying the exact situation, the houses developed, and the basic facilities that were developed in conjunction with the RDP houses in Second Creek. Photographs will assist any researcher interested in undertaking the study related to this research topic.
3.8 THE RESEARCH PROCESS

Since the researcher is a resident of Buffalo City, the case study was recognised as a new area recently developed. This area used to have many problems, socio-economic issues among them. It was seen on national television as an area that was unsuitable for people to live in. Hence the researcher saw the need to determine whether conditions have altered through the development of RDP houses. The researcher consulted the ward councillor for the area, as well as those Buffalo City municipal officials and the Department of Human Settlements officials who were responsible for the development of Second Creek.

3.9 LIMITATION OF STUDY

The main challenge of the study is a language issue. Some of the Second Creek residents cannot understand English well; so the researcher has to find a way of translating the questions into Xhosa or Afrikaans.

3.10 VERIFICATION OF FINDINGS

3.10.1 Triangulation:

Triangulation incorporates the use of various sources of information to maximise the validity of the study.

Methodological triangulation involves the use of various qualitative and/or quantitative methods in the research study, such as the results from surveys and interviews that could be compared to determine whether similar results are found (Guion, Diehl and McDonald, 2013). If similar results are found, validity is established.
Triangulation has the advantage of augmenting confidence in research data, establishing innovative ways of understanding a phenomenon, manifesting unique findings, challenging or gathering theories, and revealing clear understanding of the problem statement (Guion, Diehl and McDonald, 2013).

In this research various methods are used to collect information, such as questionnaires, interviews, literature review, and observations. The main purpose of using different data collection methods is to ensure that in the end the findings are valid.

3.11 ETHICAL CONSIDERATION

The main ethical consideration that the researcher has to take into consideration is that of explaining the purpose of the research thoroughly to all the participants, and respecting those who do not want it known by others that they are part of the research. An ethics clearance form had to be signed by the head of the Development Studies Department and the researcher's supervisor.
Chapter 4: Findings

In this chapter, the researcher reports the findings of the study, having used various methods to collect data, including questionnaire, interviews, observations, and literature. The data collected represents information about the RDP housing development in Second Creek including the location, its surroundings and the actual development with regard to socio-economic conditions. Diagrams and photographs will be used to demonstrate some of the findings of the study. It reports findings with regard to the effectiveness of RDP housing delivery in revitalising the socio-economic environment.

4.1. Questionnaire Analysis

Since Second Creek is a newly developed low-cost housing development it is easy for the residents to tell the difference between their previous situation and the way things are now. The findings in this section are presented according to the data that has been collected through a questionnaire research tool. Data was collected from every 10th house from all the streets of Second Creek to ensure that a 10% sample of the community is reflected. Out of a total of 265 RDP housing beneficiaries, 27 were interviewed. The main challenge of the study was a language issue. Some of the Second Creek residents cannot understand English well; so the researcher had to find a way of translating the questions into Xhosa or Afrikaans.
1.1.1 The number of years people have stayed in Second Creek

The researcher wanted to discover whether the respondents had lived in Second Creek before the development, to discover whether there was a difference brought by RDP housing development.

Figure 1: Number of years people have stayed in Second Creek

Figure 1 indicates that 54% of the respondents had lived in Second Creek for more than 15 years. Twenty-three per cent had lived in Second Creek for more than 10 years; this group of respondents lived under the same conditions as the first-mentioned group of respondents. Eighteen per cent lived in Second Creek for more than five years and 5% had lived in Second Creek for less than five years. The housing development in Second Creek was completed in 2013 and the houses were handed over to the beneficiaries in the same year.

1.1.2. Respondents who had been living in Second Creek before RDP housing development

According to the survey conducted by the researcher, the findings indicate that all the respondents began living in Second Creek before the RDP housing development took place.

This makes it easier to obtain information about the effect of RDP housing to the socio-economic environment of this area, as all the respondents were directly affected by the previous situation and are all affected by the new development.
1.1.2. The quality of housing development provided

All the respondents are content with the quality of the RDP houses in Second Creek. The housing structures were built to the satisfaction of the beneficiaries, the provision of basic services also was satisfactory, including road access to each erf, purified water, and electricity to every single house. This improves the social environment in the area and to the residents as they are now safe from diseases caused mainly by unpurified water.

1.1.3. Participation during planning process

The diagram below indicates the extent of public participation in the RDP housing development at Second Creek.

![Public Participation](image)

**Figure 2: Public participation**

Seventy per cent of the respondents were not involved during the planning of RDP housing in Second Creek. Only 30% of the residents were involved at that stage. According to the Land Use Planning Ordinance (Ordinance 15 of 1985), public participation is important for all developments so as to ensure that the development becomes sustainable. Public participation enables the developers to address the socio-economic issues associated with housing development that the beneficiaries face.
Since most of the residents in this area were not involved in the development, there are issues which they feel the housing development failed to address, such as the provision of fundamental facilities including the community’s own library, police station, clinic and shopping centre, which could possible contribute to the improvement of job creation within the area. The respondents claim that if there were jobs in their area, the socio-economic environment would be improved.

Seventy per cent of respondents say they were only notified after decisions had been taken about the way in which the development would take place. None of the beneficiaries had any opportunity to comment about the development.

1.1.4. The situation of Second Creek

The diagram below indicates the location of Second Creek in relation to areas of economic activity that could assist in revitalising the socio-economic environment of this area.

![Economic activities chart]

Figure 3: The situation of Second Creek

Figure 3: indicates that Second Creek is situated close to areas of economic activity, such as the East London IDZ, East London’s Buffalo River harbour and the central business district (CBD), although it does not have its own economic activities.
Ninety per cent of respondents feel they are well situated close to areas of economic activity and that this improves the socio-economic environment of residents in the area, as people now have formal houses and work nearby to maintain their homes and live a better life.

The respondents feel it is convenient for them to live in Second Creek since it is a walkable distance to work for those who are employed nearby. This allows them to save more money for their households.

It is now not difficult to find jobs as domestic workers because most property owners in suburbs close to Second Creek, such as Greenfields, previously did not trust Second Creek residents because they were living in an informal settlement. It is evident in this case that the RDP housing development in this area has at least opened the opportunity for residents of Second Creek to find employment as domestic workers. This assists in boosting the economy in this area. The more the economy improves, the more the social environment is improved. Not being trusted by residents close to Second Creek was a cause of socio-economic problems.

The respondents claim that people from formal houses have that perception that informal settlement residents are criminals. Ten per cent of respondents feel that they do not live close enough as at times they have to use public transport to the CBD and to other areas of economic activity. The researcher realised that respondents who were complaining about the distance to areas of job opportunity are elderly.

1.1.4. Crime level in Second Creek

All respondents claim that the crime level in Second Creek is not the same as before the RDP housing development. They feel it is safe now to walk around as residents because it is clear that houses are not packed close to each other without street access. It is now easy for residents to identify strangers in the area who might cause harm to their homes or families.

This demonstrates that the housing development has minimised crime – an important socio-economic issue – and improved social environment of the area.
1.1.5. Are there any changes than can be made in Second Creek?

The respondents have various perceptions about changes that could be made in Second Creek. They feel that there are facilities that could have been developed in conjunction with the RDP houses to address their socio-economic issues – reducing unemployment levels, fighting crime, combating poverty, and improving the level of education.

![Bar chart showing facilities required and not required by respondents.]

**Figure 4: Facilities to be provided**

Sixty-five per cent of respondents see a need for public transport interchange in Second Creek, while 35% do not see such a need since they use public transport in Parkside. Parkside lies to the north of Second Creek township and it is situated at a distance of less than 2km from Second Creek.

Sixty per cent of respondents see a need for a public park in this area, whereas 40% do not feel such a need. Most believe that a public park would improve interaction among residents.

Seventy per cent of respondents strongly believe that a high school and a community library are prerequisites in any residential area. They improve the education level and encourage children to go to school. They also have a positive economic outcome because parents do not have to pay bus fare for their children to travel long distances to various schools. Only 30% of respondents do not feel strongly that a high school and a community library are necessary in Second Creek.
Seventy-two per cent of respondents feel strongly that a shopping centre is needed in Second Creek. They believe it would open a large number of job opportunities for residents. Shops would boost the community’s economy as it would provide jobs. The respondents believe that if the majority of residents are working, the socio-economic environment would be revitalised through poverty alleviation and a reduction of the crime rate.

There are no businesses in the area. Setting up a business entails a long process, even if one only wants to open a spaza shop. The municipality also charges a steep fee for such a business. Consequently people sell on the streets, illegally. To buy anything big, they have to go to Parkside.

Twenty-eight per cent of respondents do not perceive a shopping centre as a prerequisite for Second Creek. These residents believe that the CBD is close enough to provide what they need.

Fifty-one per cent of respondents see a need for a police station in Second Creek. They maintain that the level of crime in this area has been low since the RDP houses were built.

These residents fear that crime might build up in this area as it is close to Parkside, which has a high level of crime. They have a perception that a police station in the area would reduce crime. Forty-nine per cent of respondents do not see the need for police station and they believe that their area is close enough to quite a few police stations in the surrounding area.

Eighty per cent of respondents feel that a clinic is needed in Second Creek. They claim that having their own clinic would save lives and they would save the money they use to travel to other clinics in East London. Only 20% of respondents do not see a need for a community clinic in Second Creek.

It appears that the principle behind the Development Facilitation Act (Act 67 of 1995) – that mixed land use development would ensure that the development becomes sustainable and would change the socio-economic environment of the beneficiaries and of the community as a whole – was not implemented.

It seems that most of the respondents are not satisfied by the lack of certain facilities in their area.
4.2. OBSERVATION

The researcher made an observation with regard to the RDP housing development and socio-economic environment in Second Creek. This area is close to areas of economic activity and also close to the harbour (see figure 5). It is very close to Parkside, to which the residents walk for public transport. Even the shops they use are in Parkside. Second Creek does not have its own facilities – library, public park, police station or shopping centre. It does not have its own places of economic activity. People in this area sell on the streets because they lack formal structures (shops) from which to operate (see figure 7).

Houses in this area are of a good quality and the layout is pleasing. Each house has its own direct access to the street. The area has a pre-school and a primary school. After primary school, children have to go to Parkside to attend high school (see figure 6).

Figure 5: The harbour, close to Second Creek
4.3. INTERVIEWS

Unstructured interviews were conducted by the researcher with regard to the housing development in Second Creek. Some of the officials interviewed indicated that RDP housing development in this area was done only to put a roof over people's heads.
The researcher discovered that the full process of public participation was not considered during the development. It is noted that town planning steps were only considered for the rezoning of the whole site, for subdivision, and for its accessibility. It is only now that the officials realise that basic facilities are crucial to improving the community’s socio-economic environment.

Some of the officials still believe that the only thing that has any significance is that the beneficiaries now have formal houses. They suggested that there were enough places of economic activity close to Second Creek.

The researcher asked the officials to comment on the issue of Second Creek residents who had sold their houses and those who are renting houses out. The officials indicated that the beneficiaries had complained about not having facilities in their area – like schools and areas for economic activity. They complained that after primary school their children had to walk long distances and sometimes use public transport to attend to other schools, and that this had a negative effect on their socio-economic environment.

This led to the issue of RDP housing beneficiaries renting out their houses to make money. Some also were finding pieces of land where they could erect informal houses closer to places with facilities. This relates to the issue of public participation where the beneficiaries need to be involved from the planning stage, in order to ensure that their needs are met through RDP housing development which could possible bring a positive change to their socio-economic environment.

The officials admitted that any kind of housing provision, especially RDP housing, should be thoroughly developed, applying the principles of the Development Facilitation Act to provide a sustainable development. They admitted the importance of mixed development, which would ensures that the development revitalises the socio-economic status of individuals and the city as a whole.
The table below indicates various officials who were involved in the RDP housing development in Second Creek:

<table>
<thead>
<tr>
<th>People who were involved in RDP housing development</th>
<th>Improved socio-economic environment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Political representative</td>
<td>65%</td>
</tr>
<tr>
<td>Municipal officials</td>
<td>70%</td>
</tr>
<tr>
<td>Department of Human Settlements</td>
<td>68%</td>
</tr>
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</table>

Figure 8: Relevant officials

All the respondents believe that some of the socio-economic issues were addressed, although there is room for improvement. The researcher requested these officials to rate the effect of RDP housing development in revitalising the socio-economic environment in Second Creek.

The political representative rated it at 65%, the municipal officials at 70%, and the Department of Human Settlements officials at 68%. The political representative was the ward councillor who was involved during the planning and development of the Second Creek RDP housing. The municipal officials are from the City Planning and Housing departments, one official from each department. The Department of Human Settlements officials (two of them) were directly involved in the development in Second Creek. In total five people were interviewed. The researcher interviewed these officials including the ward councillor since they were directly involved from planning right up to development stage of housing development in Second Creek.

1.4. General findings from the literature review

The literature highlights the significance of RDP housing in revitalising the socio-economic environment. The Development Facilitation Act (Act 67 of 1995) sets the general principles for land development and should be used as a guide in adjudicating a land development. The principles that were put into practice during the development include those of policy, administrative practice and laws that discourage the illegal occupation of land. The RDP housing development in Second Creek serves to discourage illegal occupation.

The principles of policy, administrative practice and laws that promote efficient and integrated land development in turn promote the integration of the social, economic, institutional and physical aspects of land development.
The principles highlight the significance of integration. However this was not put into practice in the Second Creek development, even though the documents reveal that the development was intended to be integrated.

The principles promote the availability of residential and employment opportunities in close proximity or integrated with each other. The documents concerning the Second Creek development highlight that the RDP in this area complies with this principle as the area is in close proximity to the CBD, the East London IDZ, the harbour and West Bank.

Members of communities affected by land development should in principle participate actively in the process of land development. The documents reveal that only the subdivision of land was advertised for public participation. It indicates nothing in the nature of public participation with regard to the actual development that could possibly affect the socio-economic environment.

The principles require that the skills and capabilities of disadvantaged persons involved in land development be developed. No disadvantaged people were involved in this RDP development. Instead the municipality appointed contractors to do all the work.

The principles require the promotion of sustained protection of the environment and improving the socio-economic environment, as well as meeting the basic needs of citizens or RDP housing beneficiaries in an affordable way which might assist in the revitalisation of socio-economic environment for beneficiaries.

In this case the basic needs were not really met. It is clear from the survey that the respondents are unhappy about the absence of facilities such as a clinic, a high school, a library and a public park. All of these would probably provide a more positive socio-economic environment in Second Creek. The results show that a substantial portion of the community is satisfied and that only half think a police station is necessary.

The Buffalo City SDF highlights the significance of mixed land use development. Mixed development is important because it would boost the economy as well as social environment (Buffalo City Municipality; 2007). It is emphasised that mixed land use is vital for all kinds of residential developments. The principle of mixed land use was not put into practice in the Second Creek RDP housing development.
CHAPTER 5: CONCLUSION AND RECOMMENDATIONS

5.1 INTRODUCTION

The study aimed at evaluating the role of RDP housing in revitalising the socio-economic environment in Second Creek.

The objective of the study is to:

✓ Evaluate the role of RDP housing delivery in revitalising the socio-economic environment in Second Creek through observation, conduct interviews with participants, and surveys,
✓ To review existing literature in the context of housing development and socio-economic environment, and
✓ To develop recommendations on the RDP housing development that will lead to revitalising to socio-economic environment.

5.2 KEY FINDINGS OF THE STUDY

The purpose of this research was to find the role of RDP housing in revitalising the socio-economic environment. The researcher chose Second Creek as a case study to determine findings of the research question. The research problem arose from the fact that in low-cost housing developments there are principles that must be taken into consideration which could improve the socio-economic environment, such as

- Principle of policy, administrative practice and laws that promote efficient and integrated land development,
- Principle of promoting the availability of residential and employment opportunities in close proximity to each other,
- The principle of active participation of all affected community members, and
- The principle of meeting basic needs.
There are a number of principles that should have been put into practice and would have contributed towards the revitalisation of the socio-economic environment. These are discussed in chapter 3. Most of these principles relate to public participation, and rightly so. The housing development policies, developed to ensure that RDP housing provision makes a difference in people’s lives and improves the level of socio-economic environment, were implemented poorly.

Second Creek residents needed houses, and the fact that they were delivered can be seen as a job well done. But it must be highlighted that facilities should have been provided that would have improved the socio-economic environment, and were not. It is clear from the research that some beneficiaries prefer to rent their RDP houses out to provide themselves with an income because RDP housing has not brought improvement to their socio-economic environment.

It is clear in the research that the political representative and officials involved during the planning and RDP housing development are satisfied with the Second Creek RDP housing development, even though there is an absence of several facilities required to improve the socio-economic environment. Second Creek RDP housing beneficiaries are content with the quality of houses developed and with the situation of Second Creek since it is closer to places of employment.

The beneficiaries are not content with the fact that they do not have the facilities mentioned that would improve their own socio-economic environment. They are not satisfied with using the facilities that exist in Parkside.

Taking these points into account, there is still a gap between the officials and the communities with regard to the role that RDP housing development plays in revitalising the socio-economic environment.

The RDP housing beneficiaries in the study have various perceptions about changes that could be made in Second Creek.

The beneficiaries believe the facilities could have been provided in combination with the RDP housing to address their socio-economic issues, which include reducing the level of unemployment, fighting crime, combating poverty, and improving the level of education, had they been involved from the planning stage.
5.3 CONCLUSION

The study revealed a considerable gap between the perceptions of the officials, the policies and the community. It revealed that had there been interconnectedness between these factors, starting at the planning stage, the socio-economic environment would have been vastly improved. The Second Creek RDP housing development has partly revitalised the socio-economic environment in this area, even though the residents still need quite a number of facilities.

5.4 RECOMMENDATIONS

The study was limited to only one RDP housing project. The area studied is an RDP housing development project aimed at bringing positive change to the community of Second Creek.

The researcher thus makes the following recommendation:

Improve policy implementation

It is clear from the study that there has been a poor implementation of policies; therefore it is recommended that the full implementation of policy must be carried out by the officials and political representatives, and that the affected community must be given access to those policies that affect them in the languages they use.

A lot more investigation and work needs to be carried in order to implement all the relevant policies and to make changes in future RDP housing developments, so that they can revitalise the socio-economic environment for RDP housing beneficiaries.
Bibliography


APPENDICE 1: SURVEY FORM
Dear Second Creek resident,

My name is Zininzi Ntlangula. I am a Development Studies Masters student at Nelson Mandela Metropolitan University under the supervision of Dr Froise. You are invited to participate in a research project entitled: The impact of RDP housing delivery in revitilising the socio-economic environment is Second Creek.

The following questionnaire was developed to ask you a few questions regarding the research project mentioned above. It is our hope that this information can indicated to impact of RDP housing delivery in socio-economic environment in this area. There are no identified risks from participants in this research.

If you would like to know the results of this research, please do not hesitate to contact me at 076 4656 586 or on the above-mentioned address.

Thank you for your consideration, your help is much appreciated.

Zininzi Ntlangula.
AN INTRODUCTION TO THE RESEARCH TOOL

This questionnaire is to be completed by property owners of Second Creek that have benefited from the RDP housing delivery. The purpose of this questionnaire is to collect data which will assist in determining whether the RDP housing beneficiaries are satisfied with the housing development and whether it has any impact in their socio-economic environment.

Respondents are required to answer the questions below according to the knowledge they have without consulting neighbours.

QUESTIONS:

1. How long have you stayed in Second Creek?

2. Were you staying in Second Creek before the RDP housing development took place?

3. Do you feel happy about the quality of housing development provided?

4. Do you have basic services such as road access, water, and electricity to your property?

5. Do you feel happy about basic services provided?

6. Were you involved in the planning process of housing development in Second Creek?

7. Were you given any platform to comment during the process?

8. Were your views considered in the decision making?
10. Is Second Creek situated close enough to places of economic activities which benefit the community?

11. Did the community benefit during the development in terms of job opportunities?

12. Is there any difference in crime level in Second Creek after housing development?

13. Do you feel free to walk around the streets after the development?

14. Are Second Creek residents given any opportunity to work in this area?

15. Do you feel happy about staying close to the CBD?

16. Do you feel that this development has had any impact in the social environment?

17. Are there any changes that you can make about this area? If yes, what are those changes?

You time and Input is highly appreciated. For any enquiries you can contact 076 4656 586
APPENDICE 2: INTENTION TO SUBMIT
INTENTION TO SUBMIT

To: Manager: Faculty Administration

Please fax completed form to the relevant Manager:
2nd Avenue programmes  Mr A Smith  041-5049804
South Campus programmes  Mrs T Jonono  041-5041820

Deadline for submission: 25 August 2014

Regulation G4.6.1: When the thesis/near completion, the candidate must inform the
relevant Manager: Faculty Administration in writing of his/her intention to submit it for examination. Such notice
must be given at least 2 months before the prospective date of submission. Note that: The Intention to Submit
Form will not be accepted and processed without the signature of the supervisor, should you intent
submitting your research paper / project for examination purposes.

PERSONAL DETAILS OF STUDENT

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<td>ZININZI</td>
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</tr>
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<td></td>
<td>E-mail:<a href="mailto:s212401807@nmmu.ac.za">s212401807@nmmu.ac.za</a></td>
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Code:4735

TITLE OF RESEARCH PROJECT (please clear this with your supervisor)

THE ROLE OF RDP HOUSING IN REVITALISING THE SOCIO-ECONOMIC ENVIRONMENT

DETAILS OF SUPERVISOR

Name and Surname: Tim Frouise..........Telephone: 081 270 7576.

E-mail: timfrouise@nmmu.ac.za ..........Signature of Supervisor: 

Please indicate with an X in the relevant box

X This is to inform you of my intention to submit my Research Project for
examination purposes for graduation in 2015.

Non-submission for this cycle

Student signature

Date 20 August 2014
APPENDICE 3: PERMISSION TO SUBMIT
PERMISSION TO SUBMIT FINAL COPIES
OF TREATISE/DISSERTATION/THESIS TO THE EXAMINATION OFFICE

Please type or complete in black ink

FACULTY: Faculty of Business and Economic Sciences

SCHOOL/DEPARTMENT: School of Economics, Development & Tourism

I, (surname and initials of supervisor) Feose I.

and (surname and initials of co-supervisor)

the supervisor and co-supervisor respectively for (surname and initials of candidate) Ntlangula J.

(student number) 212401807 a candidate for (full description of qualification) Masters in Development Studies


The role of RDP housing in revitalising the socio-economic environment

It is hereby certified that the proposed amendments to the treatise/dissertation/thesis have been effected and that permission is granted to the candidate to submit the final bound copies of his/her treatise/dissertation/thesis to the examination office.

[Signature] 11/03/2015

SUPERVISOR  DATE

And

[Signature]  

CO-SUPERVISOR  DATE
APPENDICE 4: ETHICAL CLEARANCE FORM
ETHICS CLEARANCE FOR TREATISES/DISSERTATIONS/THESSES

Please type or complete in black ink

FACULTY: BUSINESS AND ECONOMIC SCIENCES

SCHOOL/DEPARTMENT: DEVELOPMENT STUDIES

I, (surname and initials of supervisor), ________ BOISE ________

the supervisor for (surname and initials of candidate) NTLANGULA ________

__________ (student number) ________ 212401807 ________

a candidate for the degree of MASTER: DEVELOPMENT STUDIES


THE ROLE OF RDP HOUSING IN REVITALISING THE SOCIO-ECONOMIC ENVIRONMENT

considered the following ethics criteria (please tick the appropriate block):

1. Is there any risk of harm, embarrassment of offence, however slight or temporary, to the participant, third parties or to the communities at large?

   YES  NO

2. Is the study based on a research population defined as 'vulnerable' in terms of age, physical characteristics and/or disease status?

   YES  NO

2.1 Are subjects/participants/respondents of your study:
   (a) Children under the age of 18?
   (b) NMMU staff?
   (c) NMMU students?
   (d) The elderly/persons over the age of 60?
   (e) A sample from an institution (e.g. hospital/school)?
   (f) Handicapped (e.g. mentally or physically)?

   YES  NO
3. Does the data that will be collected require consent of an institutional authority for this study? (An institutional authority refers to an organisation that is established by government to protect vulnerable people)

4. Will the participant's privacy, anonymity or confidentiality be compromised?

4.1 Are you administering a questionnaire/survey that:
   (a) Collects sensitive/identifiable data from participants?
   (b) Does not guarantee the anonymity of the participant?
   (c) Does not guarantee the confidentiality of the participant and the data?
   (d) Will offer an incentive to respondents to participate, i.e. a lucky draw or any other prize?
   (e) Will create doubt whether sample control measures are in place?
   (f) Will be distributed electronically via email (and requesting an email response)?

Note:
- If your questionnaire DOES NOT request respondents' identification, is distributed electronically and you request respondents to return it manually (print out and deliver/mail); AND respondent anonymity can be guaranteed, your answer will be NO.
- If your questionnaire DOES NOT request respondents' identification, is distributed via an email link and works through a web response system (eg. the university survey system); AND respondent anonymity can be guaranteed, your answer will be NO.

Please note that if ANY of the questions above have been answered in the affirmative (YES) the student will need to complete the full ethics clearance form (REC-H application) and submit it with the relevant documentation to the Faculty REC (Ethics) representative.

and hereby certify that the student has given his/her research ethical consideration and full ethics approval is not required.

T. PROISE

SUPERVISOR(S)

HEAD OF DEPARTMENT

Z. NLANGA

STUDENT(S)

Please ensure that the research methodology section from the proposal is attached to this form.
APPENDICE 5: LETTER OF PROFESSIONAL EDITOR
Examinations Office,
Nelson Mandela Metropolitan University,
Port Elizabeth

The thesis submitted by Zininzi Ntlangula to the Faculty of Business & Economic Sciences has been edited by me with regard to language.

M E Oettle