School of Built Environment and Development Studies

THE IMPACT OF RURAL HOUSING POLICY ON THE SOCIO-ECONOMIC STATUS OF HOUSEHOLDS: A CASE STUDY OF VULINDLELA RURAL HOUSING PROJECT.

CONTEXT

By

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DEDICATION

I dedicate this research to the beautiful memory of my late grandfather Mr Mphithiza A. Buthelezi (1931 - 2018). This is a symbol of my gratitude, for he instilled the culture of reading; he was an educational and spiritual mentor, my first love and best friend.

"Zonke intozami zila!"

(All my things are here)"

ABSTRACT

Rural Socio-economics have been both progressive and regressive over the years when it comes to the levels of sustainable livelihoods. Rural communities today face the drawback of socio-economics, as enormous backlogs of social services, economic and infrastructural developments challenge the sustainability of livelihoods in rural communities. This study aims to analyse and critique the socio-economic impact of the rural housing policy on rural households. The case study of Vulindlela Rural People's Housing project sets a perfect landscape of a modern rural community.

To illustrate the dynamics around the rural socio-economics brought to light by the Rural Housing Policy and the previous Apartheid Policy. The researcher made use of both secondary and primary data to enrich and bring insight to the research study. A purposeful random sample of 100 was implemented to assist in ensuring credibility in the findings; this further helped achieve good representativeness. This research applied a mixed methodology design, incorporating household surveys, semi-structured interviews and focus groups discussions (FGDs). Other major tools used to collect data were observations together with mapping as a tool that assisted in collecting and compiling visual representation of the regularly perceived concepts and relationships of socio-economics in rural communities. The data collected was analysed utilising MS Excel, in a thematic manor to aid conduct, emphasise, pinpoint, examine and record patterns of socio-economic issues and the rural housing policy.

Theoretical constructs shaping this study range from Neoliberalism, the Sustainable livelihoods theory and the integrated development theory of change. The Neoliberal theory provided a foundation for South Africa's status quo and the self -help nature of the approach taken by VDA (Vulindlela Development Association). The study further elaborated how integrated development and sustainable development theories need to transition from being mere slogans into becoming actual strategies in order to adjust local and national socio-economics.

Major findings of this study found that, the South African rural community continuously faces challenges of poverty and unemployment, compounded by limited access to basic services. Findings proved that there is pressure to derive a policy that would deal with socio-economic issues in a holistic manner. This would be made possible if policy and implementation prioritised integration when delivering sustainable development. Thus creating opportunity for rural households to leverage their assets and generate wealth. Integrated development therefore considers the social, cultural, economic, environmental, and geographic realities that shape communities, ensuring that housing development is paired with economic stimulation and progressive activity in the rural areas. Key recommendations found in this study emphasised how housing delivery should adopt people centred approaches in order to achieve sustainable effects socio-economically. Furthermore beneficiary selection process for government projects still need to be reviewed with regards to finding truly worthy and deserving beneficiaries. Other recommendations are focused on the monitoring and evaluation aspects project and the need to document lessons learnt and deliver project blue prints to ensure a dialogue is created around lessons learnt.

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LIST OF ACRONYMS

ANC	African National Congress
ARRUP	African Renaissance Roads Upgrading Programme
BNG	Breaking New Grounds
CPRC	Chronic Poverty Research Centre
CRO	Community Resource Organisation
DBSA	Development Bank of South Africa
DEAT	Department of Environmental Affairs and Tourism
DFID	Department for International Development
DOHS	Department of Human Settlements
EPHP	Enhanced People's Housing Process
FGD	Focus Group Discussions
FHI 360	Family Health International360
GEAR	Growth Employment and Redistribution
IDP	Integrated Development Plan
IRD	Integrated Rural Development
KZNDHS	Kwa-Zulu Natal Department of Human Settlements
MDG	Millennium Development Goals
NDP	National Development Plan
NGP	National Growth Path
ODI	Overseas Development Institute
RDP	Reconstruction and Development Programme
RSA	Republic of South Africa

SANBI   South African National Biodiversity Institute

SDG   Sustainable Development Goals

SL   Sustainable Livelihoods

SMME   Small, Medium and Micro-sized Enterprises

STATSSA	Statistics South Africa
UMDM	uMgungundlovu District Municipality
UNDP	United Nations Development Programme
VDA	Vulindlela Development Association
VIP	Ventilated Improved Pit latrine

CHAPTER ONE – INTRODUCTION

1.1. INTRODUCTION

For years during the colonial era black rural areas were simply labour reserves, unworthy of development efforts, since rural South Africa saw very little development (Nattrass, 2010). This eventually resulted in an enormous backlog of social services, economic and infrastructural developments, thus resulting in many individuals moving from rural areas to cities (rural-urban migration). The post-1994 development paradigm assumed that urban development would inevitably cascade to the rural periphery, but this was not the case (Department of Rural Development and Land Reform, 1996). Rural housing mitigation measures have been put in place to promote rural development although socio-economic issues still emanate as social deprivation and underdevelopment continues to haunt the rural areas making it difficult for these communities to improve their quality of life. Acknowledging this, rural communities can be a breeding ground for socio-economic issues such as poverty, slow infrastructure, service delivery and transportation, posing a long run effect on the livelihood of rural communities where conditions of inadequate housing, poor education, and health care along with unemployment are aggravated (UNICEF, 2012).

The need for policy that deals with these issues holistically arises. This can only be achieved when policy and implementation prioritise the need for integration of the different departments of government in delivering sustainable development. The various departments involved in an integrated manner to achieve sustainability, in general, should inform housing policy and policy. This chapter provides an outline of the research by providing a background of socio-economic impacts of the South African rural housing policy and introduces the Vulindlela case study. The chapter further explains the research problem, the aim and objectives of the research and research questions and lastly highlight the research chapters.

1.2. BACKGROUND OF THE STUDY

The current South African Constitution receives routine recognition for prioritising socio-economic rights since 1994 (Tissington, 2010). However, South Africa's transition from colony (1918) to democratic (1994) status has resulted in the need to undo many injustices that still affect low-income communities, more so rural low-income communities, as they were overlooked in terms of development during the apartheid government (legalised in

1948) (Turok, 2012). This period embedded several inequalities and injustices that current and future policy would have to eradicate, namely spatial segregation of residential areas according to class and population groups, a lack of access to basic services, and concentration of the poor in rural areas and on the urban periphery (Adebayo, 2009). Hence, the quality of life in rural communities is still a manifestation of the apartheid regime's injustices.

The modern South African rural community faces challenges of poverty and unemployment, compounded by limited access to basic municipal services such as water, sanitation and electricity, as well as a lack of good quality social services (education, health and open spaces) and transport services (roads and buses) (Local Government Budgets and Expenditure Review - LGBER, 2011). Economically, the rural community depends on a combination of subsistence agriculture, social grants and remittances from family members working in the cities or mines. Household assets are often tied to traditional forms of land tenure, making it difficult for households to leverage their assets to generate wealth (LGBER, 2011).

The post-1994 policy and strategy directed at rural settlements were a multifaceted approach involving several departments, often with overlapping mandates and without much coordination between them (Bannister, 2003). In 1999, the South African government was said to be able to implement a rural development programme for the integrated development of rural areas. This would bring together all government departments and all spheres of government, including traditional leaders (Mbeki, 1999). These policies were introduced at a time when concepts of integrated development and sustainable development were mere slogans rather than tested strategies (Bannister, 2003). At a conceptual level, settlement planning and support did not emerge as part of a coherent integrated framework. Furthermore, a spatial framework for settlement development in rural areas was, and remained, indefinable (Khanya, 1999).

The Kwa-Zulu Natal (KZN) Rural Housing Policy of 2004 is said to adopt the integrated approach to rural development and is meant to make it imperative that applications the Rural Subsidy Mechanism must recognise no barriers and reflect co-ordination. Co-ordination is between the following departments: The Department of Agriculture, Department of Traditional Affairs, The Provincial and National Departments of Transport, The Department of Land Affairs, The Department of Environmental Affairs and The Department of Water Affairs (DOH, 2004).

De Janvry, (2003) asserts that it seems almost self-evident that an integrated approach to development is the only possible course of any successful development. Integrated development must consider the social, cultural, economic, environmental, and geographic realities that shape the lives of people in communities, ensuring that while still meeting their housing needs, there is economic stimulation, activity, and growth in the rural areas. These mentioned elements contribute to sustainable livelihoods in rural households (Mthembu, 2001). While the presence of these four pillars is vital, it is the integration between them that will drive actual sustainability, highlight opportunities for innovation, reduce duplication of efforts in policy and produce tangible socio-economic results (Sustainable Kingston, 2015). The lack of integration in policy can be seen on the ground through socio-economic difficulties within communities, with intentional reference to communities where the rural housing projects have been implemented as a result South Africa's rural housing policy.

1.3. PROBLEM STATEMENT

Poverty conditions in rural areas have persisted in the post-apartheid period even when the housing policy had been put in place. This manifests itself through poor housing conditions and absence of proper social services and facilities for the betterment of the standards of living for the rural communities. Lack of provision of such services has had a direct impact on limited or poor access to economic services and job creation for the rural households. Due to this, it has been difficult for rural inhabitants to have their standards of living improved.

Population movements for the period 2001 to 2011 reveal that larger towns and cities are generally witnessing a net gain of people, while rural areas are experiencing a loss (Phulisani, 2012). Rural-urban migration stats indicate that many South Africans in rural areas still endure extreme levels of poverty (Statistics South Africa, 2011). Social deprivation and underdevelopment continue to haunt rural areas. This is seen through a clear indication that social systems, economic and infrastructural developments face enormous strain resulting in individuals seeking a better future, as many moves from rural areas to cities (Midterm review of the CRDP, 2012). This alludes to the point that urban-bound migration traditionally originates in rural areas due to the high rural-urban income differential and the fact that urban areas traditionally provide more employment opportunities and better socio-economic conditions than rural areas (University of Stellenbosch, 2009).

South Africa's democratic government ensured that urban communities profited extraordinarily from programmes that were created to improve infrastructure and social services. Unmistakably, this development paradigm initially focused purely on urban development as mentioned above with the hope that it would trickle down to the rural areas. This was not the case as the socio-economic effect, the socio-engineers had visualised, was not delivered (Turok, 2012). Against this foundation, The South African government realised that the battle against poverty remained in rural communities (United Nations Commission, 1997). It was recognised afresh that the social and economic transformation of South Africa would be incomplete without the implementation of fundamental interventions to address the challenges faced daily by most people in rural areas (Midterm review of the CRDP, 2012).

The poverty trends in South Africa by Lehohla, (2014) as reported in an examination of absolute poverty between 2006 and 2011 report informs individual and household poverty statistics. These statistics state that less than half (45.5%) of all South Africans live below the upper-bound poverty line (UBPL). The relationship between population group and poverty levels is strong with more than half (54.0 %) of black Africans living in poverty. KwaZulu-Natal is the third highest displaying 56.6 % levels of poverty. The rural/urban divide is stark in terms of poverty – not only are levels of poverty more than twice as high in rural areas (68.8 %) than in urban areas (30.9 %), but the majority (58.3 %) of poor people in South Africa were living in rural areas. It is no doubt that inequality is a key challenge in South Africa with a high Gini coefficient of 0.65 changes from 2006. In individuals, levels of poverty declined substantially from 57.2 % in 2006 to 45.5 % in 2011. The poverty gap and severity of poverty measures have also improved from 2006, despite the increases seen in 2009, reflecting the pro-poor approach adopted in South Africa. Unfortunately, levels of inequality remain relatively unchanged over this period (Lehohla, 2014).

Whereas on a household level, more than half (5.2%) of all households in rural areas were poor compared to approximately a quarter (22. 0%) of households in urban areas. The change from 2006 meant that the proportion of households living in poverty has declined substantially from 42. 2 % in 2006 to 32.9 % in 2011. The poverty gap and severity of poverty measures have also declined between 2006 and 2011. However, the KwaZulu-Natal as a province has seen an increase in their share of poor households from 2006 to 2011 (Lehohla, 2014).

1.3. LOCATION

Vulindlela is a rural community situated, within the upper Edendale region, approximately 25 km from Pietermaritzburg Central, the provincial capital of KwaZulu-Natal (Map 1). It lies in the Msunduzi local Municipality within uMgungundlovu District Municipality (UMDM) (SANBI, 2014). There are approximately 400,000 residents in Vulindlela and employment opportunities are provided mostly through forestry opportunities or in nearby towns. The average adult population tends to work in the urban areas and return to their families in their rural homesteads on weekends (Chirowodza, 2009). Most of its residents live below the poverty line, as most of the youths are unemployed. Most residents rely on welfare or pension pay-outs (Msunduzi IDP, 2000). Vulindlela still faces development pressures as historically, before the first national democratic government of 1994, it was under the administration of the Kwa Zulu government. It was run on a tribal basis and resulted in the lack of a cohesive administration board in Vulindlela that would have been responsible for the provision and administration of adequate infrastructure.

Map 1: Location of Vulindlela local municipality (study area), KZN, S.A.

Source: SANBI, 2014

Located in the growing capital of Kwa-Zulu Natal, Pietermaritzburg forms an economic hub of the uMgungundlovu district. Its location has a strong influence on regional channels of investment, movement and restructuring of the provincial spatial framework for growth and development. Despite this, pockets of it still face major pressures of development, more so, its rural communities, that is, Vulindlela, as many other rural communities in South Africa. The location of Vulindlela in reference to the urban Pietermaritzburg conveniently places it in close proximity to potential development. This community well represents socio-economics trends occurring throughout the South African rural communities. Over the past 10 years, the Department of Human Settlements and The Vulindlela Development Agency have implemented various rural housing projects. Acknowledging the obstacles that came across during the project implementation phases, the product was delivered yet the question of levels of poverty unemployment, under and uneven development and infrastructural backlogs regardless of eminence of comprehensive policies developed to tackle these areas exists.

1.4. AIMS

The study aims to analyse the impacts of the rural housing policy on the socio-economic status of households in rural communities using a case study of Vulindlela rural housing projects.

1.5. RESEARCH OBJECTIVES

The study's objectives are as follows:-

1. To assess what constitutes the rural housing policy in South Africa.
2. To analyse the apartheid policy's impacts on the socio-economic status of rural households.
3. To establish prevailing socio-economic conditions in rural areas.
4. To assess the impacts of rural housing policies on socio –economic conditions of households in rural areas.
5. To give recommendations on how the rural housing policy can improve the socio-economic status of households.

1.6. RESEARCH QUESTIONS

The main research question is in the context of integration being a key role player of sustainable development; it questions the impact of rural housing policy on the socio-economic status of households?

1.6.1. SUBSIDIARY RESEARCH QUESTIONS

1. What comprises the rural housing policy of South Africa?
2. How did the apartheid policy impact the socio-economic status of rural households?
3. What are the prevailing socio-economic conditions in rural areas?
4. What are the impacts of rural housing policy on socio–economic conditions of households in rural areas?
5. What recommendations can be put in place to improve the socio-economic status of households in rural areas?

1.7. CHAPTER OUTLINE

This research comprises of six chapters summarised as follows:

Chapter 1: Introduction - This chapter provides an introductory outline of the research by describing the background of socio-economic impacts of the South African rural housing policy and introduces the Vulindlela case study. The chapter further explains the research problem, the aim and objectives of the research, research questions, and lastly highlights the chapter outline and the summary.

Chapter 2: Review of the Literature - This chapter introduces the reader to the literature in rural housing policy. It also analyses the socio-economic conditions of people residing in rural communities. It continues to discuss the national housing policy framework and the impacts of rural housing policy in South Africa. The conceptual frameworks and theoretical constructs involved in rural housing projects and socio-economy are explained and aligned with precedent studies. The main concepts discussed in this chapter are namely: policy; rural areas; socio-economics; integration; sustainability and housing. Key theories that inform the study are the neo-liberalism theory; the sustainable livelihood theory and the integrated development theory. A case study of Vulindlela will further be utilised to support the

arguments developed in this research. In addition to the literature relevant housing policies, frameworks and strategies will be discussed in chapter 3.

Chapter 3: Rural housing in South Africa. This chapter overviews the historical constructs of rural housing in South Africa, it contrasts this with the post-apartheid spectrum by discussing the different legislation, policy framework and programmes. These include but are not limit to the constitution and what it says about rural housing, the National Housing Policy, the Housing Act, the White Paper on Reconstruction and Development Programme (RDP), The Growth, Employment and Redistribution (GEAR) strategy, the Urban and Rural Development Framework, and other relevant frameworks. The next chapter discusses the research methodology.

Chapter 4: Methodology – This chapter provides the methodological background as well as the research approach and design of the study. The chapter will outline the research methodology in relation to the relevance of the research questions and the research design and processes to gather information. It also presents the procedures used to collect data as well as the validity and reliability of the data, further explaining the limitations and the significance of the study.

Chapter 5: Research Findings – This chapter provides research findings of the socio-economic impacts of the rural housing policy of Vulindlela. Data collected was analysed thematically according to research questions. The Vulindlela rural housing project was assessed in terms of how the Rural Housing Policy is implemented or portrayed in rural housing projects. It also gathered information from community members who have benefited from rural housing projects delivered in the Vulindlela area over the past 6 years and found out what this meant for the sustainability of the households within the community. The data analysis of the study and challenges involved in this process were discussed in detail. The raw data collected during the research is analysed to support the findings of the research. The data that is obtained from surveys and interviews, observations, mapping, documents and academic literature is analysed to verify and reflect on the findings of the research.

Chapter 6: Conclusion and recommendations. This chapter will conclude the main findings of the research. The researcher will draw recommendations from the data collected from the Vulindlela rural housing projects and discuss them in relation to the body of the literature. Recommendations on improving the socio-economic impacts on rural housing projects were presented in relation to the creation of sustainable human settlements. The

conclusion will further outline those areas that may require further research, making some recommendations to close the gaps that emerge from the research finding.

1.8. SUMMARY OF CHAPTER

This chapter introduced the socio-economic inequalities surrounding rural communities to date; it further described the background of socio-economic impacts of the South African rural housing policy. It acknowledged that although rural housing mitigation measures have been put in place to promote rural development, various challenges still emanate as a result social deprivation and underdevelopment coined by the apartheid government. Thus, makes it difficult for communities to improve their quality of life, examined within the practical case study of Vulindlela, which is introduced in this chapter. The chapter further explained the research problem, the aim, and objectives of the research, research questions formulated to meet the aim of this research by analysing the impacts of the rural housing policy in South Africa on the socio-economic status of households in rural communities using a case study of Vulindlela rural housing projects. Lastly highlighted is the chapter outline of this dissertation. Chapter 2 will bring understanding to the topic by bringing in a review of the different layers of literature.

CHAPTER TWO - LITERATURE REVIEW

2.1. INTRODUCTION

Socio-economic issues are leading challenges in the rural contemporary world, more so in developing nations than that of the developed parts of the world. Internationally, greater attention is being focused in the rural socio-economic status by policy makers; hence the improvement of rural communities over the next decade is anticipated (United Nations, 2013). On a broader perspective, guided by the Sustainable Development Goals of 2016, this is seen through the various programmes and policies that have been implemented to improve the socio-economic status of populations in rural areas globally (Kanagawa and Nakata, 2008). This chapter introduces the reader to the literature through the conceptual framework, which helps to understand the key terms within the study. The theoretical constructs form a lens of which the study will be viewed. This chapter therefore analyses the dynamics of the socio-economic conditions of people residing in rural communities, how housing policy guides rural housing projects and the socio-economy in various contexts, as the precedent studies aid to align and draw lessons learnt.

2.2. CONCEPTUAL FRAMEWORK

Discussed below are the key terms and concepts that mainly inform this study:

2.2.1. POLICY

Policy can be described at various degrees of specificity. The Australian concise oxford dictionary defines policy as a "deliberate system of principles to guide decisions and achieve rational outcomes". It further alludes policy as a statement expressing intention, which can be executed through set procedures. The term policy can also be viewed as "a general term used to describe a formal decision or plan of action adopted by an actor to achieve a goal" (Richards and Smith, 2002). Bismarck's (1889) social policy laws sees policy as a collection of specific measures, which form a part of a body of laws, which are informed by a higher jurisdiction.

To assist in eliminating ambiguity about what constitutes a policy and in terms of the lens which this research is based, it is worth considering the definition of 'policy' as defined by Hogwood and Gunn (1984). This definition describes several of activities as policy, namely ranging from: pre-set proposals, statements of intent, be it authorised by government or Parliament, resource supported proposals for example a funding policy programme. The

definition also encompasses outcomes of decisions where there are possibilities of the outcomes varying from the original stated intentions. This definition will therefore give a non-limiting definition. In the South African housing perspective, Housing Policy is defined as by Clapham (2010) as government action aimed to achieve housing objectives. All the governments documented standards, restrictions and legislature, the policy includes programmes implemented because of these guidelines.

2.2.2. RURAL AREAS

Sparsely populated areas in which locals resort to farming methods and depend greatly on natural resources, including the villages and small towns that are dispersed through these areas are termed as rural areas. They consist of a majority of the former homelands settlements, fashioned by the apartheid removals, officially formally known as Bantustans. These settlements would purely depend on migratory labour and remittances for their survival (Rural Development Framework, 1997).

Flora et al. (1993) introduces the realisation that definitions of rural areas have always been residual. In a sense where rural areas consist and include what is left over once urban areas have been demarcated. Evidently, such a definition ignores the differences among what is left, which leads to a diffused image of just what it is meant by rural areas. Rural communities are characterised by their population size as well distance from urban centres. Adell (1999) also defines rural areas as a homogeneous area which is populated by lower income sectors with inefficient informal activities and poor infrastructure thus; it is viewed as an area which is characterised by a non-urban way of living (Paul et al., 1985). Rurality is also associated with poverty-stricken settlements, which are also prone to a lack of access to educational, economical, and health institutions, fragmented families, crime and violence. Communities herein largely depend on urban areas for social and economic opportunities (McClinton, 2006).

The most common characteristic between rural and the urban area's is the variation in economic and population concentration. The gap between economic and population concentration in rural and urban areas is decreasing, as isolation in rural areas is changing dramatically due to changes in communications technology and improved road systems. This in turn, has changed the occupations and spending patterns of rural communities. Independently the term "rural" portrays a general view of a community which lacks in basic resources, economic activities and infrastructure. The urban versus rural discussion document

by Statistics South Africa (2003) states that "The Constitution and the Municipal Structures Act of 1998 are silent on the concept of urban and rural when describing local Municipality (Category B municipalities). However, the White Paper of Local Government (1998) correctly states that in certain instances, the demarcation of rural areas from urban areas imposes simulated political and administrative boundaries between areas that are otherwise functionally integrated". Inequity further emanates when residents of rural communities contribute to the towns' economy but are overlooked in terms of development and access to resources. The inclusion of rural areas within urban areas within the demarcation of category B Municipalities is merely regarded appropriate purely for developmental perspectives (STATSSA, 2003).

McClinton (2006) adds that a typical rural community herein would largely depend on urban centers for socio-economic opportunities. Rural areas are characterised by close-knit social networks, local power-base and direct contact with product of labour (Paul et al., 1985). If it were not for the apartheid injustices, land uses in rural areas would be extensively agriculture and forestry. Currently it is framed with open spaces of undeveloped land, small to low-order settlements that demonstrate a connection and availability of resources (Adell, 1999). However the lack of natural resources and employment still sees the rural population migrating into cities in search for social and employment opportunities.

The Rural Housing Policy will be viewed as all legislation, policy, and government programmes put in place to deal with housing delivery and development in rural areas (A new housing policy and strategy for South Africa contents, 2013). Rural communities as introduced in chapter one, are the most deprived in terms of socio-economic developments. Evidently, this global agenda focuses on rural urban imbalances, where mitigations are influenced by international agendas of sustainable development. To date, the 11th Sustainable Development Goals (2016) focuses on the socio-economic changes, with key attention on changes within the demographics that promote social and cultural divergence within rural regions and simultaneously focuses on the effect of local values and standard of living (namely poverty, health, governance, gender and the environment) (Theodoropoulou and Panagiotis, 2008).

2.2.3. SOCIO-ECONOMIC

Oakes and Rossi (2003) maintain the socio-economic status as a construct that reflects one's access to collectively desired resources, be they material goods, money, power, healthcare, educational and employment opportunities. The American Psychological Association, (n.d.) defines socio-economic status as the social standing of an individual or group. It is visible through observing the interaction of access to services and facilities, education, and occupation. A socio-economic status can also be viewed inequities in access to resources, and issues related to privilege, power and control. Social scientists find interest in socio-economics as the term that measures of one's position in the social hierarchy, the structure of the hierarchy and an individuals' consequent life chances. It further designates the ability to collectively access desired resources, namely; material goods, money, networks, healthcare, or educational facilities. In addition, Backer (2014) highlights that it is access to the mentioned resources enables individuals to prosper beyond social dimensions.

Berman (2001) asserts that rural poverty is beyond income levels but includes dimensions such as a lack of access to clean drinking water, heat (for cooking, warmth and lighting), adequate health and transport, infrastructure and employment. The presence of these factors contributes to the socio-economic status of a community and lack thereof results in poverty. Gopaul (2009) reports that 28% access of rural areas have access to electricity, in comparison to 85% access in urban areas in South Africa. Generally, 40% of urban household's expenditure sits roughly below R1000 a month in urban households and 86 % in rural households respectively. Of which 26% of the rural household's income is sourced from government's social grants (child, old-age pensions and disability grants). These figures indicated are extreme generally in rural communities and this evokes the socio-economic basis of this research paper. Like many contemporary scholar's, interest in the socio-economic status served as a guide to determine indicators of development through focusing on the health of rural social systems or society (Bowles, Gintis and Wright, 1998).

Acknowledging that, with government intervention, regardless of a household's status (be it by birth right or by inherited endowments), individuals have the capacity to increase their socio-economic status. This is possible through direct efforts of ensuring development of the resources or capacity within the communities' possession, which in the case of the rural community refers to natural resources such as land (Gopaul, 2009).

2.2.4. INTEGRATION

The Family Health International (FHI360), (2016) defines integration as the act of combining or adding parts to make a unified whole, the act of amalgamating with an existing community (Family Health International 360 (FHI360), 2016). The dictionary by Mirriam-Webster further defines integration and highlights the process of integrating a process where equals are incorporated into society, an organisation or individuals. It also views integration as the harmony created between concepts, processes and outcomes in a certain environment.

Thabrew et al. (2009) insinuate integration to be the key principle of sustainable development as it includes the process of integrating economic, environmental, social, and political concerns into various facets of decision making for development. It is worth noting that integrated decision making is the core of various principles of Sustainable Development (Dernbach, 2003). Integration therefore poses the ability achieve sustainability, which sets it apart forms conventional policy. South Africa local municipalities utilise "integrated development planning" as a means of mapping future development. As highlighted in the previous chapter, the apartheid planning left us with racially divided cities and towns. Where those marginalised from urban areas received poorly planned resources and facilities accompanied by extensive travelling proximities to work, business and basic services. This saw rural communities a least prioritised. The inequality in service delivery levels between rural and urban areas, left rural areas less favourable and lead to rural-urban migration which resulted in the sprawling of informal settlements as this made up for lack of access to services and opportunities in rural areas. This formed additional service delivery pressures in the urban environment while simultaneously draining the rural communities of one of its most productive population.

Recognizing that rural areas were left underdeveloped by the apartheid government; the democratic governments therefore had to craft new developmental approaches that aimed to overcome and undo the poor planning of its subsequent. This had to be executed through implementing integration amongst the respective spheres of government through comprehensible plans to improve the general well-being of rural individuals and societies. Stoddert (2011) emphasises that a communities existing conditions, challenges and available resources are a crucial consideration for integration and integrated development. Integration that is well planned reflects economic, social, infrastructure and service development but is also inclusive of environmental conservation and thus results in integrated development.

The Integrated Rural Development (here forth referred to IRD) is a perfect example of integration; it aims at improving the wellbeing of rural communities through combatting o multiple development and service needs into a comprehensible delivery system. It also emphasises the qualitative dimension of rural development, involving quality of life considerations, local capacity building and improving access of the rural poor to basic goods and services. IRD asserts that rural poverty stems from a host of interrelated problems requiring a package of coordinated responses from increased agricultural extension services and rural credit, to distribution that is more efficient and marketing channels, to improve in basic social infrastructure (Nemes, 2005).

2.2.5 SUSTAINABILITY

Sustainability is defined as "development which meets the needs of the present without compromising the ability of future generations to meet their own needs." (Brundtland Report, 1987). The word was usually associated with the concepts that economic growth or development is independent of environmental and social damage. This view of the term sustainability was first adopted in a mandate of the International Union for Conservation of Nature, dated 1969 (Adams, 2006). It formed a significant part of the United Nations Conference on the Human Environment in 1972 and which resulted in sustainability becoming a central guiding principle in worldwide politics. Various definitions of sustainable development and sustainability have emanated to date, the most widely quoted is extracted from the 1987 UN publication "Our Common Future" (The Brundtland Report) referenced above. This definition expanded first into the "three pillars" of environmental, social and economic sustainability. The understanding brought by the three pillars was that development is deemed sustainable the three pillars are sufficiently satisfied without compromising the other. It later evolved to a four-pillared approach of sustainability. The four pillars were inclusive of Environmental Responsibility, Social Equity, Economic Health, and Cultural Vitality. This inclusive definition is seen relevant to date stating that evolution of the definition into the four pillar concept also calls for integration for sustainability to become a vehicle for development, emphasise the need for innovation and eliminate duplication of efforts. Today, sustainability is incorporated across the broad spectrums of life.

Drexhage and Murphy, (2010) state that global perspectives of sustainable development require that the four pillars of sustainability to be interlinked. They further allude that sustainable development is a impracticable development paradigm; that despite the past years governments, businesses, and civil society have acceptance of sustainable development as a

guiding principle, the concept still remains abstract and implementation has proven challenging. This is visible through the visibility of unsustainable trends estimated 20 years later.

The success of the Millennium Development Goals (MDGs) is the core of sustainable development to date. In September 2000, 189 leaders of various countries gathered at the United Nations headquarters to partake in a historic Millennium Declaration. They signed that the represented nations would commit to achieving eight measurable goals that would ensure global development by the target date of 2015. Applying sustainable development in the rural context therefore became crucial to both local and national perspectives of economic, social and environmental development. These MDGs aroused radical trends while providing a common language to reach the global agreement made that day (Hulme, 2009). The MDGs further advanced into Sustainable Development Goals (SDGs) overtime. The Economic and Social Council (2009) states sustainable development therefore becomes essential as a poverty eradication mechanism, considering that a large portion of poverty is overwhelmingly rural. Considering that the MDGs' emphasis was merely on development as a right, with fixed attention on the conventionally marginalised groups such as ethnic minorities, indigenous groups, and women, the Sustainable Development Goals were then founded in 2016, giving mandate that the SDGs should be coherently integrated. Since the poverty index stems beyond the urban-rural divide, it is therefore vital, and clear that the coordination of rural development initiatives that contribute to sustainable livelihoods through efforts by at the global, regional, national and local levels find relevance and value, as strategies of providing rural areas with housing and development should consider the pros and cons of rural areas and therefore establish suitable development approaches (Economic and Social Council, 2009).

This brings us to the concept of sustainable livelihoods, which are adaptive and systemic approaches towards issues of sustainability, empowerment and poverty alleviation processes. It is the perspective adopted by objectives, scope and priorities of a certain development plan. The core principle of this approach includes people centred methods that utilize community's strengths and available resources. It further takes a broader perspective when providing assistance and building connections when combatting local issues and policies, institutions and processes concerns that may arise (Dougill et al., 2006). This research will focus on sustainable development as a driver of sustainable livelihoods. The ability to find relevance in various contexts and capacity favours inclusive processes that influence of ideas and

strategies across various stakeholders. The research will further assess the extent of sustainable livelihoods approach in the South African rural housing policy. The study will also attempt to establish if South Africa recognises or enables the potential of communities to improvise and improve their livelihood strategies for the management of poverty related challenges through the delivery of housing.

The Sustainable Development Goals (SDGs) (2016) includes 17 goals with 169 targets which aim at improving economic, social and environmental dimensions of livelihoods and ensure future generations' sustainable development issues are dealt with in a global context. These goals see to eradicate poverty and hunger, improve health and education, whilst combating climate change. The mandate creation of the goals stipulated among other requirements that the goals aim to achieve an appropriate balance between the here factors (economic, social and environmental dimensions of sustainable development.) The integration of the following SDGs more so in the rural environment sees to achieve poverty reduction, empowerment and prioritises development within the global community. Acknowledging that most of the goals are interlinked, focus for this study was drawn on the following 5, due to context and relevance:

- Goal 1-End poverty in all its forms everywhere.
- Goal 6-Ensure access to water and sanitation for all.
- Goal 8-Promote inclusive and sustainable economic growth, employment and decent work.
- Goal 10-Reduce inequality within and among countries.
- Goal 11- Making human settlements inclusive, safe, resilient and sustainable.

(United Nations Development Programme (UNDP), 2015)

These goals call for a paramount shift in rural development approaches. Ideally this shift is seen on the ground as rural development approaches become more multi-sectoral, leverage rural-urban linkages, involve all levels of governments, and include key stakeholders (private sector, international donors, and nongovernmental organisations) including the rural community itself (UNDP, 2015). This approach is crucial in maintaining a fair pace with the ongoing challenges; hence, it is no doubt that rural development strategies need not be conventional as possible as they can be.

2.2.6. HOUSING

Section 26 of the Constitution of the Republic of South Africa (1996) rules that "everyone has the right to have access to adequate housing", of which the state is mandated to take legislative measures, utilising the available resources to ensure the progressive realisation of the right to adequate housing. The Parliament of South Africa defines housing as a basic human need of adequate shelter. Clapham (2005) presents the argument of housing being both a product and a process (an end and a means); where housing is a product of human effort and innovativeness meant to bring improvements to the livelihoods of those obtaining/acquiring the housing. With this said, this research paper will refer to housing as an essential characteristic of integrated development, where housing is a key sector of the nation's economy and a crucial part any nations of socio-economic well-being. Therefore, housing is as more than just the four walls, but incorporates the surrounding services, facilities infrastructure and opportunities that accompany the development.

Olayiwola, (2005) explains this through viewing housing as more than just a basic need but as an underwriter to the achievement of the health of a nation which stimulates the social stability, work efficiency and the development of the individuals. Olayiwola, (2005) further states that housing in this respect is also one of the ideal indicators of the standard of living of people and of their place in the society. According to Clapham (2005), this is where the aspect of housing as a means comes in, as the scholar evaluates the housing connotation: through a pathways approach. The pathways approach recognises that individuals experience various forms of households and housing options over time. Clapham, (2005) further argues that housing is transitioning away from just being end towards being a means. Where the end is defined as the personal gratification when the final product is delivered, and a means highlights the value given to each step to ensure personal gratification is sustained. Specifically, Clapham (2005)'s work examines and further explores the importance of the need to create an intrinsic relation between employment and housing; it takes into consideration lifestyle choices, people relations, the physical and location of the structure of housing; It also probes into the consequences of the pathways approach in housing policy.

The housing as an asset concept has two variations as espoused by Rust (2003), who states that housing can be an individual asset and a public asset, these both contribute to the sustainability of a community. As individuals within the community utilise the supplied housing infrastructure for the betterment of their own, this directly affects the socio-economic wellbeing of a community. Rust (2013) depicts this in a form of two inverse triangles where

assets further separated into three more aspects namely social, financial and economic, as shown in Figure 1: The Housing Asset overleaf and elaborated in the page overleaf.

Figure 1: **The Housing Asset**

Economic Growth

Housing construction contributes dramatically to economic growth due to the forward an backward linkages involved. In addition, formal residential properties are a fundamental component of a municipality's rates base.

Job Creation

Housing construction is a labour-intensive exercise. An increase in delivery can lead to substantial job creation. The potential for SMME development in home improvements industries is also significant, especially given the nature of RDP stock in south Africa.

FINANCIAL

A HOUSE

SOCIAL

ECONOMIC

- The value of the financial asset is dependent on the functioning of the property market. It becomes realisable when the property is sold or when it used as security for a mortgage (bond) loan.

- The house is the base from which families grow. It provides protection from the elements and access to social and community facilities in the neighbourhood. It offers residents a sense of community citizenship.

- The house can function as an economic asset by supporting home-based enterprises and other income earning activities.

Sustainable Human Settlements

Housing (and sustainable human settlements) become especially important as a mechanism for social inclusion contributes importantly social and political stability.

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Source: Rust, 2008: 6

Under individual asset level, Rust (2008) refers to housing as a financial asset (economic growth and job creation). Housing as an economic asset ensures sustainable livelihoods through enabling individuals within households to start up home based enterprises, which become substantial drivers of local economies. The "home" becomes a significant asset for entrepreneurs and the community can therefore embark on home-based enterprises (HBEs). This means a house on its own gives the community potential for incremental economic growth. The public asset level incorporates the social and economic assets within communities. The social assets have the ability to enable households to provide themselves with a safety net and a sense of security. A sense of citizenship and belonging in the city is restored with access to adequate and dignity as individuals would now have an address, which would enable them to get access to employment amongst access to other social and facility services. Other ways a house or the provision of adequate housing can be used for income generation or as a productive asset is through rentals, where home owners become landlords to some extent as they offer affordable rental housing for low income individuals within the community.

Conceptually, policy in South Africa generally tends to lack sensitivity to rural areas, the conditions and dynamics within these rural communities. Where the need of development cannot be a one size fit all approach (urban versus rural debate), as these, most likely, do not meet the varied needs of these different target populations. Distinctively South Africa has recognised this and rural specific policy is becoming mechanism that moves towards the consciousness of socio-economics and integrated approaches with some long-term prospects of achieving sustainability in the overall housing and development spectrum. It is no doubt that the centre of any development is man. Therefore, theories that acknowledge the existing livelihoods of communities and empower communities based on the strengths of its social capital are vital. This is seen as part of the development process and is articulated in the sustainable livelihoods theory that ensures that an individuals' quality of life is improved within the existing surroundings with a little help from the public, private and NGO's as aiding stakeholders, dubbed in the Neo-liberalism theory. The key theories that tie these major concepts together will be elaborated in the theoretic framework below.

2.3. THEORETIC FRAMEWORK

The following are the theories that were used in this study and have been the main influence on this research.

2.3.1. NEO-LIBERALISM THEORY

Neo-Liberalism Theory is commonly is grounded in the laissez-faire economic liberalism theory. It begun in the 1970s and 1980s where it gained recognition through its association with the economic policies introduced by Margret Thatcher in the United Kingdom and Ronald Reagan of the United States. Boas et al, (2009) state that the common use of neo-liberalism to purely denote economic reform policies. Scholars such as Wilson (1994) and Aminzade (2003) typically characterize neo-liberal policies into three sets. These sets consist of policy that eliminates price controls through the liberalisation of the economy, the deregulation of capital markets, and the lowering of trade barriers. Other characteristics of the Neo- liberal policy consists of regulations that decrease the role of the state within an economy, particularly when referring to the privatisation of state-owned enterprises, and various stakeholders of fiscal austerity and macroeconomic stabilisation, including constricted money supply control, eliminating budget deficits, and any restriction of government subsidies.

The phenomenon of neoliberalism is however not significantly affected by the intense reputation conferred by some about the clarity of its definition. Mac Donald (2011) argues that neoliberalism literature has become vaguely exhorted, as the outcomes of the theory deemed are undesirable. Mac Donald (2011) further states that if adequately defined, the theory gains usefulness as an analytical device that brings clarity to economic and political trends, and can validate whether we are surely living in a neoliberal age or society or not. Rural communities tend not to attract market value due to location and therefore the only assistance, in terms of development, they get is from non-governmental organisations (NGOs) and the state (government) intervention.

This theory fundamentally informs this research as it is seen influential in the South African housing policy, programmes and the direction the South African government housing delivery has taken to date. The South African government shows evidence of transitioning away from the provider paradigm towards an enabling paradigm espoused over the years. This former paradigm ensured the mere delivery of complete housing units to beneficiaries whereas the latter employed an enabler approach which promoted beneficiary participation in

the housing delivery process which ensures capacity development and allows for the involvement of private sectors through the market (Petersen, 2009). Practically the neo-liberal approach is highlighted in the self-help principles through the training and empowerment process that enables and upskills the community to be agents of their own development. This ensures that the community gains a sense of ownership in any initiative, as they active participate with the support of government and other relevant stake holders. Housing delivery requirements are therefore supplied on market related rates and the less advantaged are catered for through the use of government subsidies. The Neoliberal principles mentioned above further assert that in rural housing, the expression stating that the poor will be housed through government's resources needs to go beyond just delivering housing. This is one way of ensuring the question of sustainability is addressed.

2.3.2. SUSTAINABLE LIVELIHOOD APPROACH

The sustainable livelihoods (SL) concept was first introduced by the Brundtland Commission on Environment and Development. The 1992 United Nations Conference on Environment and Development further expanded the concept, supporting sustainable livelihoods as a comprehensive objective for poverty eradication (Krants, 2011). Chambers and Conway (1992) merged the sustainable rural livelihood definition, to find relevance at a household level, since livelihoods comprise of the competencies, access to assets (resources) and activities required by individuals to sustain their existence. Hence, a livelihood is only deemed sustainable once it has proven to withstand and recover from pressures and shocks, whilst ensuring and enhancing its capabilities and assets. This is seen when sustainable livelihood opportunities creates favourable prospects for future generations (Krants, 2011).

The SL framework therefore creates a platform for the enhancement livelihoods, both well off and poor. In application it is a relevant livelihood analysis tool which allows the researcher to look at individual, households and community livelihoods (Scoones, 1998). This framework rationalises the concept of a household centred analysis and probes into each households economic, ecological and social factors that further impact their ability to achieve sustainable livelihood strategies. Rakodi (1999), states that this form of analysis looks beyond economic factors, but unveils underlying survival techniques and the various dimensions of poverty. Hence, it is relevant as a lens for this socio-economic study at household level. Scoones (1998) further asserts that when visible physical improvements in the economic and social standing of households are visible and maintain without jeopardizing the natural

environment only then is a household deemed sustainable. Since communities are very complex, highly diverse and sometimes sensitive in nature (Bond et al., 2007).The possibility to consider the various dimension of people's livelihoods in one study would be overwhelming. Meaning in applying this framework, the researcher will have to prioritise the information most relevant and impacting to this study (Adato and Meinzen-Dick, 2002).

Practically this approach highlights the core influences and processes of livelihoods and how various factors affect rural livelihoods. The people centred ideology of this framework diverts from trying to present a pre-set and ideal model of reality (DFID, 2007). It enabled the researcher by providing various perspectives of engagement (namely; key factors affecting rural communities, their relative importance and points of interaction) when attempting to build a coherent discussion in this study. Making the identification of appropriate indicators more informed and analysis of whether they are able to support the sustainability livelihoods more direct.

The ability of individuals to continuously pull resources and make ends meet in order to survive a single day, despite the livelihood pressures faced daily without compromising the next day's resources is the first stage of a sustainable livelihood. In a rural context the recognition of poverty as a complex web of social, cultural and political relations is crucial and makes day to day living of households more daunting. Thus the need for this study to focus on activities in which household members engage in on a daily view arises as it provides a tool for analysing and understanding how people allocate energies in the fight for improved quality of life for themselves and their family members (Von Kotze, 2010). The sustainable component of this approach will help create an understanding that the sustainability and well-being of any human settlement lies first in the individual's capacity and motive, then in the integration of the four pillars of sustainability, which include environmental responsibility, social equity, economic health, and cultural vitality. Used in a rural development perspective these pillars clearly represent the various departments of government as key role players in sustainable development. Evidently the SL approach is an integrated approach which assists in analysing the holistic approach to people's day to day activities. If set as a goal integration of these departments pillars would emphasise prospects of innovation and eliminate repetitive efforts of tackling socio-economic challenges, which require this holistic approach.

2.3.3. INTEGRATED DEVELOPMENT: A THEORY OF CHANGE

Integrated Development: A theory of change is defined as the change that tackles complex, interrelated development challenges at their root causes, and deployed when appropriate (FHI360, 2015). This approach is intentional and informed by evidence of underdevelopment and lack of development in human settlements (society). This theory of change has the potential of making more deep and enduring differences to the status quo of communities (FHI360, 2015). It brings realisation to this research that socio-economic challenges do not happen in isolation, everything is interrelated and therefore one cannot respond to them in isolation. It highlights that too many development initiatives have limited impact due to a lack of integration.

Rogers (2014) states in her UNICEF's dedicated research titled Theory of Change, that a "theory of change" is adaptable in various development interventions. These can range from an event, a project, a programme, a policy, a strategy or even an organisation. The theory finds momentum once the goals and activities have been identified and compactly planned before implementation and as a means of combatting emerging issues and decisions as they arise from stakeholders. A 'theory of change' explains how activities of a project need to speak to the objectives, thus the overall outcome of the "project" would provide direct and intended deliverables. Wigley and Petruney, (2015) are founders of the FHI 360's Integrated Development Initiative which is devoted to the improvement of lives in a sustainable manner by promoting integrated, locally driven resolutions. They allude that integrated development is inclusive of experts in health, education, nutrition, environment, economic, development, civil society, gender, youth, research, technology, communication and social marketing. Wigley and Petruney (2015) state that *"Integrated development creates a unique mix of capabilities to address today's interrelated development challenges"*. The family health international360 (2015) therefore defines integrated development as a deliberate approach that collaborates the design, delivery, and the monitoring and evaluation of projects on an interdisciplinary basis with the aim of amplifying, lasting impacts on individual's and community's lives.

The goal and long-term outcome the researcher seeks to achieve, is the to look at South Africa's rural housing policy through the lens of integrated development, referring to a theory of change as in the way policy is implemented on the ground. Where the goal is to achieve "Development efforts that are more impactful," and sustainable, this goes above and beyond what is commonly referred to as an 'accountability ceiling,' which brings development by

separating the outcomes that the state will deliver from the higher-order outcomes that are beyond the organisation's power to achieve, that is, those outcomes influenced by multiple external factors. Whereas these are all interlinked and should be dealt with in an integrated manner. Beck (2015) states that focusing on a long-term outcome, serves as the goal within our accountability ceiling, that is, what we can influence), where "Integrated development approaches are considered when tackling complex, interrelated development challenges and their root causes, and deployed when appropriate." Significantly, integrated development is viewed as potential means to an end, thus cannot be defined as an objective or essentially as an approach.

To realise the long-term outcome, three broad pre-conditions must be present. These are: 1) development efforts being sufficiently responsive to the multi-faceted nature of people's lives, 2) an improved evidence base determining the impact of integrated development approaches and is being applied to decision making, and 3) a paradigm shift in the global development architecture supporting the funding, design, delivery, and evaluation of integration where it is most effective. By articulating these pre-conditions, the changes required to create them, and the activities that will realistically produce the desired outcomes (Beck, 2015).

Integrated development is seen as a local pathway to sustainable neighbourhood and is used to foster adequate infrastructure service delivery in closer proximity (Allebiosu, 2005). This promotes neighbourhoods to ensure service delivery that is convenient to municipal resources to affect a sustainable and functional environment (eThekwini Municipality Integrated Development Plan, 2011/2012). McClinton et al. (2006) argue that integrated development also promotes a sense of belonging to local communities. An integrated development approach encourages local governments and municipalities to prepare and implement development plans that integrate transportation systems, housing sector plans and basic infrastructure service delivery (eThekwini Municipality, 2010). This is being used in areas where people fail to afford municipal-services. The characteristics of integrated development involve an environment with water services, electricity, road infrastructure, formal housing, schools, clinics, shopping centres and recreational facilities (eThekwini Municipality, 2007/2008).

Ofuso-Kwakye, (2009) also alludes integrated development to have a relationship with improving socio economic characteristics of communities as he states that integrated

development also means a change towards celebrating the city's cultural diversity by creating an environment under which opportunities can be realised for personal growth, community solidarity and economic opportunities.

 In South Africa, integrated development is dealt with on a municipal level, where integrated development is often associated with strategic plans which aim to develop and sustain spatial, natural built environments and fostering a socially equitable environment (eThekwini Municipality Integrated Development Plan, 2011/2012). Because of apartheid planning legacy in South Africa, integrated development has focused on urban areas compared to rural areas. Most urban areas have access to recreational facilities and shopping malls; formal houses and their transportation system promote efficient movement of traffic and pedestrians (Ewing et al, 2003), and this is not the case within all South African rural communities, which as mentioned above are still in need of more multilateral approaches to development. This concept has helped improve the socio-economic status of urban environments in contrast to rural communities who have received the underhand of this. This further creates the need for integrated development in rural communities, the implication of which would refer to equally distributing basic and social services in communities as a means of achieving sustainable development.

2.4. LITERATURE REVIEW

2.4.1. INTRODUCTION

On a global context, rural communities face a string of social and economic dynamics that ideally should drive development projects in communities to help improve their quality of life. These dynamics can be viewed as challenges or opportunities that are embedded in the community and cannot be ignored because they form the foundation of who the rural community is, what they value and how they expect development to occur based on what they know and have (Buthelezi, 2005). At first, the extent at which housing policy is targeting these rural communities exists and emanates on the ground, however, this differs in developed countries as to developing countries as elaborated and compared below. Dynamics around policy, land, agriculture and infrastructure (housing) are common concerns that contribute to the socio-economics of rural communities worldwide. These will be broken down for intelligibility:

2.4.2. RURAL HOUSING AND SOCIO ECONOMICS IN DEVELOPING VERSUS DEVELOPED COUNTRIES.

Rural poverty is interpreted numerically to constitute 63 percent of the worldwide poverty levels. Developing countries are correlated with a hindered quality of life when taking into consideration individual's consumption patterns, access to health care, education, adequate housing, sanitation and potable water, transport, and modes of communications (Montgomery, 2009). These are issues that can easily be tied to a holistic approach to housing delivery. Rural poverty refers to "poverty found in rural areas, including factors of rural society, rural economy, and rural political systems that give rise to the poverty found there" (Montgomery, 2009). Despite being a global phenomenon, in a developing nation, one cannot discuss rural poverty without mentioning spatial inequality, which refers to the level of inequality that exists between urban and rural areas (Ravi and Anthony, 2005).

Chronic Poverty Research Centre (CPRC) (2004) refers to chronic poverty as poverty that is concentrated spatially rather than spread evenly. A majority of national household surveys show noteworthy regional factors that incidence the prevalence of poverty. However greater patterns show an increased proportion of poor households the more the isolated and the greater the proximity to an urban environment the area. A Two-third of the estimated 1.8 billion people living in the rural areas of developing countries live in less favoured areas prone to chronic poverty (CPRC, 2004), and evidence from the South African Human Rights Commission and UNICEF (2014) report advocates that this two third greater risk of being unable to escape this poverty. Bird and Shepard (2003) testify that spatial poverty traps are where 'geographic capital' (the natural, physical, political, social and human capital of an area) is low and where poverty is high. Research has found that household characteristics such as size, incomes, education are directly linked to a community's socio-economic status (Jalan and Ravallion, 1997). Whereas a combination of location-specific factors underpins spatial poverty traps, as do the relationships the area has with other areas through flows of people, labour, finance, goods and services and resources (Bird et al., 2002).

Location-specified factors are elaborated below. They all tend to be interlinked and are multifaceted. These consist of policy, land, agriculture and infrastructure:-

Where policy and political affiliated restrictions prevail, this creates barriers to development and political isolation, especially in areas not associated with political respective political parties and networks in power at the time. These are merely the prevalence government

institutions and relations of local, regional and national government and policy. Land directed issues, such as access to land ownership and tenure amongst other agricultural related challenges, such as poor agro-ecology (soil quality, slope, rainfall quality and distribution, temperature, vulnerability to natural hazards), further fuel cases of poverty. Where the lack of Infrastructure thereof makes any form of poverty alleviation intervention almost impossible with poor road, water and electricity connections, leading to high project costs and immediate alters the feasibility of any possible aids or proposed projects. This in turn improves the socio-economic status of rural community's needs to start with effective policies that deal with the infrastructural, social and economic development of rural areas (CPRC, 2004).

2.4.3. POLICY

Rural housing policy in developing countries is minimal as much of the developing nation's communities are still rural in nature and this affirms low levels of urbanisation in contrast to developed nations and usually results in rural development issues. A holistic approach to policy for rural areas needs is overlooked resulting in the aggravation of socio-economic issues and lack of sustainability in existing development measures. Motala (2013) mentions major socio- economic issues facing rural communities to range from the lack of permanent employment or economic activity due to the spatial inequalities and results in skewed rural urban linkages, the lack of adequate housing (the holistic definition of housing which includes access to basic services) to social issues, poverty and alcohol abuse. It can be argued that colonialism hindered development in rural areas and that a majority if not all. Bernstein, (n.d.) asserts this by stating that colonialism greatly influenced cultural, political, religious, economic and social aspects in the colony. Kidane (2011) further stipulated that the fragmentation of ethnic identities into several states and the uneven socio-economic development among several ethnic groups become an obstacle to manage diversity.

However the rural communities in developed nations are and have been structured around industrial sectors as from the 18th century (Gallent et al., 2003). A majority of these nations played the role of the colonisers if not that they gained their independence at an earlier stage in contrast to the developing nations. In contrast to developing nation, Collins (2016) states that majority of the population resides in urban areas and experience relative levels of commuters from the rural areas. Rural areas in developed nations are highly agricultural and commercial agricultural practice is highly influenced by technology and forms a large part of the economy. Hence, although rural communities in developed nations face levels of rural-urban migration daily, less pressure is felt in the urban areas due to the extraordinary

infrastructure development in urban and rural communities. High urbanisation is therefore mitigated for by sufficient development and housing policies. Developed nations' socio-economic trends particularly in relation to housing as highlighted, the rural population increased more significantly than the urban population. In contrast to developing countries, a higher proportion of rural families have large adult households (Collins, 2016).

To date in developing nations, Richard and Elaine (2009) state that urban poverty is a result of the rural people's efforts to flee rural poverty by moving into city centers in search of a better life. These patterns are a result of distorted government policies that penalise the agricultural sector and neglected rural (social and physical) infrastructure needs, thus birthing a never ending rural and urban poverty cycle.

2.4.4. LAND

Land provides the basis of human life, appropriately called "Mother earth"; it feeds and carries all those who live on it. Borras (2004) rejects the ideology that considers land as merely merchandise. Borras (2004) asserts that land is non-renewable resource and a most prized possession, hence why intrinsic value is placed on it, based on what land can do for you. In both developed and developing countries land is (together with capital and labour) the classical element of production.

Africa's land question has received growing research and policy attention mainly due to the concern of food insecurity and rural poverty. Land politics therefore have a direct correlation with economic productivity. True economic development means the creation of opportunities utilising the people's ability through their own effort to change their current socio-economic standing and move up the socio-economically. Thus, access and ownership of land can be argued to be a critical element in providing a better socio-economic standing (Doebelle, 2004).

The land question in developing countries emphasizes the neglect of social justice and equity issues during the era of neoliberal economic reforms; this was witnessed by increasing trends of unequal control of land and natural resource. Prior to the colonisation era, the livelihoods of rural communities in one way or another was dependent on land as a natural resource. This offered rural communities with agricultural opportunities which provided them more than just food, but it also contributed to economic growth, to better and sustain their livelihoods (Department for International Development (DFID), 2002). The colonisation era came with diverse disruptions to the livelihoods of the native communities affected globally, with major

effects felt deeply on the issue of land (Legassick, 1974). This short but impactful period would mean natives would be robbed of the benefits and the most prized possession, being land.

To date land and natural resources battles have been a source of tension between different groups in developing nations. Throughout all income groups, access to land is an essential aspect of economic development since it permits its users to make maximum contribution to development. Evidently, a secure parcel of land be a basis of small enterprises that can in the end, restructure a household's ability to actively participate in economic productivity and on a broader outlook positively contribute to the country's GDP (Pityana, 2013).

The unanswered land question constitutes the core of social and economic relations that countries face post-colonisation. The current generation in these nations swells of unemployment and poverty and they remain peripheral players of the economy. More so, within the developing rural communities due to their location, hence the ability to use land as the asset it is in rural communities comes with rigour restriction linked to access to infrastructure and services and security of tenure (Pityana, 2013). Land will therefore remain a central issue for both rural and urban communities as it is not just a means of livelihood and basic survival, but also has profound cultural and socio- political dimensions.

2.4.5. AGRICULTURE

Agriculture historically and to date then becomes the epitome of the quality of life and the fabric of rural society and being the main drive of economic activity in many developing countries all over the world (Peters, 2004). The context of agricultural reform, ruled by the World Trade Organisation (WTO) (2006) states that the above land incidences and effects on agricultural reform should sufficiently contain flexibility in order to enable nations to promote rural development, particularly in relation to preserving the social and political stability of rural communities. This is noted in any sudden and profound changes in development that enables and empowers the community to improve their social and political stability in economically developing countries (Gayi, 2006). Like the effects mentioned above, natural climate changes lead to settlements rejecting the agriculture route of production thus moving towards high dependence on urban areas as the cost of farming or agriculture increases, causing the best of the land in terms of soil quality, terrain and proximity to services to deplete (Boserup, 2005). However, to-date farming accounts for a relatively small part of the rural lifestyle in a majority of economically developing countries.

Significantly the agriculture proportion of the developed national wealth and employment status follows a declining trend. This does not lessen the potential role of farming in rural development in those countries, but considers the contribution of alternative economic progress (Evans and Ngau, 1991).

The portions of developed nations' agricultural methods are more industrialised ensuring high yields of produce. High yield means developed rural households can feed their families and still have enough to supply local markets. Acknowledging that agriculture also plays a key role in rural development, especially due to land use, in countries where the sector is of less economic importance (Latham, 1997). The European Commission, (2000) states that the main potential contributions and concerns of agriculture in rural development in developing nations should be supporting employment, businesses, and environmental services. In peripheral regions, farming may be necessary to support the economic and social infrastructure. Rural development policies should exploit the contribution of land and farming, both in terms of improving rural agricultural activities and supporting public services, to secure sustainable development for rural areas.

2.4.6. INFRASTRUCTURE

Rural poverty is also often a product of poor infrastructure that hinders development and mobility. Rural areas in developing nations tend to lack sufficient bulk infrastructure and services that increase accessibility to agricultural and economic inputs and markets, as well as education and employment opportunities. Infrastructure is said to be one of the crucial components of the housing environment, seen as physical element that are required to make economies and settlements more functional (Cotton, 1995). Infrastructure can therefore be separated in to physical, social and economic infrastructure (the latter being inclusive of housing).

Infrastructure tends to be associated with physical infrastructure, which interprets practically into services like roads, water supply, sanitation facilities, solid waste management facilities, drainage facilities and power supply facilities. Secondary infrastructure therefore comes in later in the housing delivery process, once all physical infrastructures (Primary Infrastructure) have been delivered. These consist of social services which help improve the quality of life and capacity of individuals through participating within the local economy. This also includes medical, educational, recreational and social welfare facilities. Evidently, infrastructure is conceived as a crucial element in sustaining the quality of life in human settlements. Since

infrastructure is regarded as the backbone of a local economy (Magidimisha and Chipungu, 2011), these infrastructural services equally command the same importance at a household level and at neighbourhood (community) level as further elaborated below.

- **Physical Infrastructure**

Physical infrastructure consists of roads, water, electricity and sewerage system, solid waste management, drainage facilities and power supply facilitate. These can also be termed bulk infrastructure and enable a community to improve their own standards of living. Magidimisha and Chipungu (2011) define physical infrastructure as that which consists of roads utilised by the community as access modes by residents, traffic, emergency services and for other forms of development. It also consists of water supply facilities that provide potable water to meet basic requirements, where sanitation facilities ensure safe disposal of human excreta and solid waste management facilities that enable collection and disposal of refuse and lastly drainage facilities that prevent stagnation of water in residential areas. Ezekiel (n.d.) acknowledges that the absences of roads, cut off the rural poor from technological development and emerging markets found in urban areas. This is seen as poor infrastructure hampers modes of communication, thus resulting in social isolation of the rural poor. Isolation further becomes a barrier to the integration process which is needed to achieve enhanced development and economic security (Ezekiel, n.d).

Researchers at the Overseas Development Institute (ODI) (2012) presented a literature review that assessed the interaction between physical infrastructure deliveries particularly roads and the impact of road security and the effects of road building on access to social and economic facilities. An example used in this study was the delivery of health and education services predominantly rural developing countries. Findings presented a lack of evidence supporting the security impact of road infrastructure. Furthermore this study discussed theoretical linkages of infrastructure development and found that transport infrastructure may affect security and peace building through numerous direct and indirect channels. The researchers agreed that infrastructure programmes have the potential to impact rural or poverty stricken communities in these three ways: as an "engine of economic recovery and improved service provision, as part of a process of strengthening institutions, and in stabilisation and peace building" (ODI, 2012). They assert that evidence concerning the above mentioned contributing links is poor to some extent and validates that infrastructure development does not necessarily have positive effects on rural areas in developing countries.

- **Social Infrastructure**

As much as the importance of physical infrastructure was elaborated above, social infrastructure is as critical to the development of sustainable communities. Services such as health care, education, welfare, transport and security form part of the social infrastructure, and are significant in ensuring the prolonged gratification of households and communities. In combination with the physical infrastructure, these types create the framework within which households can establish a locality-based community with opportunities for social and economic well-being. This in turn creates the foundation for a sustainable community (Department of Environmental Affairs and Tourism (DEAT), 2004). Social Infrastructure has a direct and an indirect impact on the quality of life (DBSA, 2006). Literature presented by the ODI (2012) indicates social infrastructure to be inclusive of physical infrastructure, being the services and facilities that both directly and indirectly benefits the individual and the community at large. Such evidence was collected based on a road development project, resulting in employment during the actual project for the most vulnerable groups. The case study presented road development programmes and their ability to produce short-term employment opportunities in vulnerable and rural communities. This particularly applied to programmes implementing rural road development in a people centred development approach, placing emphasis on participatory methods of development. However notably, benefits to the communities were limited to hours of employment generated and the individuals employed gained the bare minimum of the overall project impact.

Further evidence revealed how rural road construction reduced isolation for the local community but provided opportunities that enabled them to participate in economic activity. However, whether this would reduce long-term poverty would remain debatable. Hence the integration of physical, social and economic infrastructure projects ensured the improvement of the socio-economic status of the households. Poverty and isolation literature defined that as access to inputs and output markets, access to education and health services, and access to labour opportunities as a means through which road access can contribute to reduced poverty in the long-term. Qualitative indications advised that rural road construction directly and positively impacts the broader public service delivery which constitutes of social infrastructure. This occurs as efforts spent on accessing social infrastructure are redirected to other survival needs as commuting time, as well as transport costs are decreased (Gannon and Liu, 1997).

- **Economic Infrastructure**

Economic infrastructure is defined as "that part of an economy's capital stock that produces services to facilitate economic production for example, electricity, roads and ports or serves as inputs to production or is consumed by households (water, sanitation and electricity)" (DBSA, 2006). In a rural context, economic infrastructure is the amalgamation of the physical and the social infrastructure as governments approach, which sees to improve the current socio-economic status as mentioned above. The interaction between inequality, poverty and growth is the focus of various government policies in the developing world.

The distributional effects of economic growth in developing countries are then placed under increasing scrutiny, because economic growth is seen as a tool for poverty reduction, also considering that not all growth has positive impacts on poverty, whilst bearing in mind that equal rates of growth can have varying impacts based on the contexts and status quo of a community (Laborde Debucquet and Martin, 2016). This recognition motivated why attention must be directed towards pro-poor and inclusive growth suitable to each context in order to achieve distributive effects of growth, balancing out the urban rural dependence brought by a holistic approach to development seeing all infrastructure as economic and as the key tool for the empowerment of the rural community (Saxena et al., 2005).

Ravallion (2004) debates that the higher the initial level of inequality in a country, the less the poor benefits from economic growth. High levels of inequality have tendencies of fuelling poverty, unresponsive growth, and growth that side-lines the poor. Berg and Ostry (2011) found that "equality in the income distribution is associated with longer growth spells" whereas inequality severely impacts the sustainability of growth, which in turn determines its cumulative effects on communities' socio-economic status. Bridging the inequality of income distribution of rural communities may not be a lucid idea but empowering the community can mean that they may have fair chance at competing economically in order to achieve a significant change (Nayak, 2016). However, since government can only do so much, more people centred approaches of development that ensure empowerment of the community and encourage self-employment through local, home based enterprises to ensure the economic wellbeing of the community is well sustained long after the service delivery projects are complete (housing Incl.).

Housing lists as a useful method in promoting economic development, as it can promote economic development through various linkages, as mentioned bulleted and elaborated

above. A house is viewed as a process, a product and as a package of services of economic infrastructure. This can be seen in the direct, indirect, and induced effects of housing construction. Wardrip et al. (2011) elaborate that a house becomes economic infrastructure during the construction process or as a package of service due to the new approach of sustainability and integration, where housing has transitioned into human settlements and is inclusive of various infrastructure and services departments. Economically, direct impacts to the local economy surface from funds spent on construction materials, labour, and equipment among others. The indirect impact is found in the example where the builder purchases windows frames for a large project from a local supplier, the supplier therefore may have to spend additional funds to ensure the demand is met (Sub-contract) in order to complete the order. This is becomes an indirect effect as more individuals benefit from the initial purchase. The Induced impact therefore refers to how the construction workers are likely to spend a portion of their wages/salaries at the local grocery stores or shopping malls, which illustrates induced effects to the local economy.

The indirect and induced impacts of housing on the local economy are referred to as the "multiplier" effect. This effect is enhanced in areas where construction related suppliers and other business establishments are prevalent. Whereas in communities with restricted economic prevalence, the multiplier effect occurs at slower and more dispersed rates.

Housing as a process prioritizes the active involvement of beneficiaries in the decision making and the construction process, thus increasing levels of satisfaction with the final product. Housing as a process ensures that the locals gain skills and incomes in the long run bettering their overall quality of life (seen through Enhanced People's Housing Process (EPHP)). The individuals are further encouraged to consolidate resulting in progressive housing and the too often isolated impact of housing on the wider economic context. Taking note that government is indeed presently improving the use of housing as an enabler of economic growth, nevertheless Wardrip et al. (2011) notes that housing policy will need to gravitate towards more responsive approaches that are sensitive and respond to conditions of local economies.

2.5. PRECEDENT STUDIES

2.5.1. INTRODUCTION

There is a limited amount of literature about the socio-economics of rural communities and mitigations through rural housing programmes, despite the world-wide range of literature on

housing policy. Where as in countries where rural housing programmes have been implemented, based on approaches and methods used within towns and cities, the resulted are quite negative as failure to take account of the special socio-economic circumstances and needs of rural areas preside. In this section three case studies relating to the implementation of the rural housing programmes existing and not exiting are presented, first introduced and further reported back under key theme access to land, infrastructure and socio economics.

The first case is of the Asian rural housing programme, which illustrates the way Kampong Lorong Buangkok in Singapore executed rural housing delivery to contribute as a means of poverty reduction utilising the provision of employment through the building materials production and construction process. The second case is of the South American Chilean Housing Project, which focuses on how the Tres Maria Village, it developed rural growth points and service centres to meet the shelter needs of non-agricultural rural inhabitants, including school teachers, medical personnel, rural industry employees and those employed in service provision rural enterprises. The third case is of the Mozambique rural housing Experience which portrays the lack of policy thereof. These case studies will be used to assess the socio-economic status of households in rural communities, in search of good practice and lessons to be learnt.

2.5.1.1. *Kampong Lorong Buangkok, Singapore, Asia*

Located in Singapore, Kampong Lorong Buangkok is a village located in the town of Hougang. Built in 1956, it is the last surviving kampong (Malay for village) in Singapore. Situated on the mainland in the Hougang area, it currently houses about 28 families. Amongst the urban landscape of Singapore, this kampong stands out uniquely for the cluster housing and architecture but also more importantly, for the people who still reside in it and their enduring kampong spirit and memories (Sim, 2007). Sim (2007) further stated that Singapore faces constraints for space in the name of development; thus Kampung being faced with the imminent threat of demolition over the past years, but the struggle is finally becoming a thing of the past. Present day residents consist of artistes, general semi-skilled workers and mostly elderly residents. They pay about $13 (Equivalent to R156) in rent for the land and continue to enjoy the slower pace of life that the Kampung setting offers (Sim, 2007).

This rural community will draw lessons from Singapore as it is a level ahead of South Africa in terms of development status (it is developed). Regarding the minimal spatial prevalence of rural environment, the State is seen giving further solid attention to the rural community,

rural shelter provision to eradicate rural poverty through job creation in the building material production and construction sector in this village. The Singapore rural housing policy therefore focuses on preserving the current landscape, architecture and sustain the way of life of the rural community for future generation to be able to witness how Kampung's life used to be like before urbanisation. Thus, the rural housing policy combatively focuses on how the conservation can provide a more sensory experience to the future generation to understand the Kampung life.

Map 2: Map of Kampung Lorong Buangkok, Singapore, Asia

Source: Google Maps, 2018

2.5.1.2. Chile, South America

Located on the lower western coast of South America and bordered by the Pacific ocean, Chile is a developing country that gained independence in February 1818. Most of the Chilean population live on rural land, which is marketable, unlike other developing countries (Challies, 2010). The Chilean government therefore provides direct capital subsidies; this was established by the Chilean government in 1977 and has presented improved standards to the

housing approach. This approach was invented post-Chilean military revolution of 1973 and was supported by the new government (Richards, 1995). Gilbert (2004) states that the Chilean system was in pursuit of the performance improvement of the housing sector, this was part of restructuring of the nation's economic and financial structure. This meant that the supply of the housing product would be through social housing mitigations and would be a mandate of the private sector. The Chilean government is particularly popular in championing the idea of providing subsidies to urban and rural families in poverty stricken areas (Serra, 2000), although government intervention in this instance has therefore proved to be limited. The social housing is delivered by private contractors who become part of a highly competitive environment as they form the majority of housing providers. The perception is that, the private sector will produce more cheaply independently than under the public contracting system (Gilbert, 2004) thus achieving affordable low-cost housing for both rural and urban areas.

Gilbert (2004) sees Chile as pioneers of the subsidy approach through their capital subsidy scheme for housing. Hence, this Chilean model has in turn influenced the South Africa's housing subsidy scheme of 1994. However, challenges arise with the capital subsidy model within the developing countries experience, where a considerable amount of evidence indicates it to be more successful than the public provision of housing of the apartheid government. Gilbert (2004) further states that Chile's capital subsidy model persists to represent current best practice. The greatest flaw of capital subsidies however, is the reasoning behind capital subsidies (subsidies that merely provide financial assistance). The capital subsidy's open-ended nature generally assists in minimising government expenditure but cases where the allocated resources are generally inadequate still exist, meaning even with the subsidy in place, quality housing remains a challenge (Smit, 2006).

Map 3: Map of Chile, South America, America

(NOT TO SCALE)

Source: Google Maps, 2018

It is said that there is a possibility to reduce housing backlogs only cases where housing has been made a priority and has been adequately resourced. The Chilean subsidy approach is being adopted in many developing countries with similar socio-economic characteristics, such cases of illegal land occupation, demands for housing solutions for the lower income groups, and the provision of basic services (Ducci, 2000). The Chilean housing policy has over the years directed its attention towards the sustainable allocation of resources; through this it has achieved visible reduction in its housing backlog. Smit (2006) elaborated that Gonzales Arroeita (1999) also noted credit Chilean housing subsidy success should be given to the sustainability of the budgetary resources allocated for the provision of subsidies.

Chile's has managed to meet basic infrastructure needs for the bulk of its population; portions of rural areas inclusive. Challenges however emanate in deeply remote and isolated rural communities in Chile. Various alternative strategies to deliver basic infrastructure in the nations most isolated and "unserviced" population, is the current of agenda of the government in partnership with the World Banks "Infrastructure for Territorial Development" project. Chile's traditional centralised, single-sector focus for infrastructure investment would benefit rural households from a greater local level participation and cross-sectoral infrastructure service bundling. This is done through rural growth points and service centres that aim at

meeting the shelter needs of non-agricultural rural inhabitants, including school teachers, medical personnel, rural industry employees and those employed in service provision rural enterprises.

2.5.1.3. Mozambique, Southern Africa

Located in Southeast Africa and bordered by the Indian Ocean to the east, Tanzania to the north, Swaziland and South Africa to the south, Mozambique is still deemed underdeveloped, although being endowed with rich and widespread natural resources. Mozambique's economy always and still is largely based on agricultural practice. However recent trends indicate a sluggish incline in the industrial sector over the past two decades in this country. Generally, both rural and urban areas in Mozambique reflect the poor standard of living of the population, the problem of access to housing and the high costs of construction (Jenkins, 2001). Rural area population's desire better houses with better living conditions, however they do not have the resources to allow them to make these investments. Whereas urban areas are manifested with the lack of housing, high rents are a widespread problem, and the young people are the largest population group that suffers most from this problem (Oliveira, 2013).

Map 4: Map of Mozambique, Southern Arica, Africa
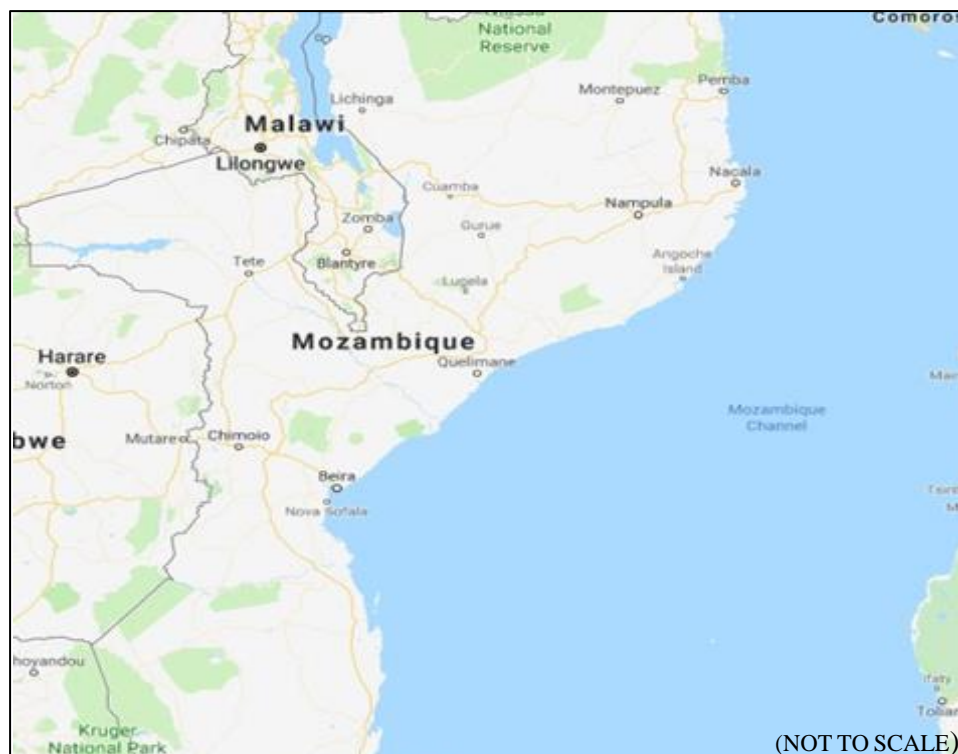
Source: Google Maps, 2018

Mozambique's NGOs, private companies and the public sector, have sought solutions to respond to these socio-economic problems and offer each family a worthy house. However, it is not an easy topic since this depends on many external factors, such as market prices of construction materials, technical innovation, and the financial capacity of the population. Oliveira (2013) asserts that Mozambique needs new ideas to deal with housing delivery, more so in the rural areas, the scholar states that these ideas need not be utopian but short and long term, and need be ideas that fit local needs, to provide constructive solutions that allow access to housing and all infrastructures for most of the population. This study takes into consideration that low living standards and housing conditions emanate despite Mozambique's current housing finance policy, land regulations or the lack of policy thereof.

The current Mozambican rural housing development policy is made up of a Rural Land Law Regulations of 1998 and Regulations for the acquisition and transfer of use rights of land. Mozambique's housing policy model proves unsustainable due to the property rental prices. Institutionally Mozambique is short of an approved housing policy focusing on rural communities and their socio-economic needs but promotes self-building efforts (Chitsungo, 2009); hence, most of both rural and urban household opt to build their own houses, building incrementally, and dependant on the availability of building resources thus this process can take several years to complete. Rural household build, on land which they hold customary rights, generally using local materials sourced naturally at no cost. Thus, housing finance Mozambique is a largely an urban issue at present, even though future prospects will have to look at providing housing finance for the rural population in the quest achieving adequate housing conditions.

2.6. LESSONS FROM PRECEDENT STUDIES

This rural community will draw lessons from Singapore with reference to spatial prevalence of rural environment. The State of Singapore gives solid attention to the rural community specifically rural housing provision to eradicate rural poverty through job creation by providing building materials and construction. Lessons can be drawn from the Singapore rural housing policy which further focuses on preserving the current landscape ensuring the environment is sustained and not exposed to issues of pollution and land degradation. Thus, the rural housing policy focuses on how this conservation can heighten the sensory experience to the future generation to understand rural communities of a different environment or landscape and dynamics than that of urban areas. The Chilean government brings lessons from a new housing approach, which through housing delivery involves the

improvement of housing performance as part of a total reform of the whole economic and financial structure. Here we learn just how social housing is built by the private sector with the government stipulating the context and extent of what should be produced thus ensuring effective delivery. However, it had minimal socio-economic impacts compared to projects where the community (beneficiaries) had been given an allowance to take charge and fast track development with the aid of government as an enabler and a regulator. Mozambique focuses on a self-build approach to rural housing development, acknowledging that not much progress has been attained but positive changes in the physical and socio-economic constructs of development are seen through households organising themselves into co-ops and building incrementally, where resources are made available. Hence, construction becomes swift, generally using materials obtained locally at practically minimal cost.

2.7. SUMMARY OF CHAPTER

The literature reviewed the important concepts of the study titled the socio-economic impacts of the rural housing policy on households. It also provided an overview on the guiding theories namely the Neo Liberal, the Sustainable Livelihood and the Integrated Development Theory. A Literature review of the of the key factors which contributed to the socioeconomic status of rural communities and finally, outlined the precedent study of three countries approaches of rural development and the socio-economic impacts along the development scale. The following chapter will present the institutional framework guiding the South African rural housing policy and all the constructs that form it.

CHAPTER THREE- RURAL HOUSING IN SOUTH AFRICA

3.1. INTRODUCTION

The pre-1994 South African rural housing context challenges birthed the current socio-economic changes (Ntsebeza, 2005). The apartheid regime (pre-1994, a system of legal and racial segregation enforced by the South African government between 1948 and 1994) meant blacks were not permitted to live in "white" areas but had to live in townships or in impoverished rural areas know as Bantustans. During this time, very little housing was built for Africans and close to no attention was given to rural communities as housing provision gave utmost focus on delivering urban townships as introduced in chapter one (Nyandu, 2013). This meant that the years of apartheid planning and development of housing in South Africa became characterised by spatial segregation of residential areas through class and population groups, hence urban sprawl and a lack of access to basic services in many instances was accompanied by the concentration of the poor on the urban periphery (Nyandu, 2013). In December 2014, the department of human settlements reported that almost 2.8 million housing units were delivered since the taking over of the ANC government (1994/1995). This progress was measured just shortly after the first democratic elections of 1994. Despite this progress, human settlements in rural areas were and still are inequitable, highly inefficient and unsustainable. The following chapter puts the reader into perspective with the current South African institutional framework that drives this research paper. This chapter further presents a clear scenery of rural housing in South Africa to date, it discusses the historical overview and further explores the various institutional framework and the different policies that has shaped the rural housing development to date.

3.2. A HISTORICAL OVERVIEW OF RURAL HOUSING IN SA.

Tracing the historical legacy of housing delivery in South Africa becomes vital in bringing understanding of the current housing scenario in the country. Rural South Africa became victim as significant growth in urban migration emanated since the end of apartheid in the 1990s, with urban areas experiencing an upsurge in housing demand. This was caused by the apartheid governments planned marginalisation; exclusion and eviction of people by the 1913 Natives Land Act, the Natives Administration Act of 1927, the Natives Trust and Land Act of 1936 and the 1950. Among that is also1966 Group Areas Acts, which was referred to as the sole reason and cause of widespread poverty and inequality South Africa is currently

witnessing. The Conference report on 'Land Reform' in Southern Africa (2001) states that these legislations resulted in close to 3.5 million people losing their land rights due to forced removals since 1913.

The apartheid government drafted legislation determined where people could live according to their race. Africans, Indians and Coloureds were allocated locations separate from 'white' residential areas. This system forced black families to live in rural homelands or 'satellite' townships, while creating a system of economic migrants whereby adults were sent to work in the cities (Berrisford, 2008). According to Hendler (1988) rural communities suffered the most as the shortage of adequate housing was only one aspect of the housing crisis that birthed the complexity of inequality in South Africa as it predicted the overall socio-economics of the country as this was the birth of informal settlements. The persistence and enormity of the housing backlog facing low-income and rural households further portrays the intensity of the housing crisis in South Africa even to date.

Acknowledging that rural communities prior to this time were highly dependent on subsistence agricultural practice to meet their needs and it sustained them, all this was prior to the colonisation. Rural communities were sustained and fed by the efforts of their hands, production of food, their homes and their livestock would barter them whatever they could not access within their means. It was in June 1913 when the Land Act was passed. The Act disposed most of the population of their land and livelihoods. The Act created a system of land tenure that deprived the majority (Blacks) of South Africans of the right to own land in 'White South Africa'. This meant most of the land taken away and rural communities being drained of its most productive age group. The lack of rural housing policy in South Africa during the apartheid regime therefore agitated the socio-economic issues and lack of sustainability of rural communities (Motala, 2013). This was evident from a building material perspective, where housing in rural apartheid South Africa was characterised with dispersed multiple wattle and dough structures, these homesteads were built by each households' efforts. The lack of access to services such as roads, electricity or running water, the proximity to adequate health and social facilities together with employment opportunities deemed these settlements highly prone and exposed to poverty, rural-urban migration, a skewed rural urban linkage, and a drain of the working force in rural communities. These challenges existed due to the apartheid regime policy and legislation, and later ushered and overlapped into the new post-1994 democracy.

3.3. RURAL HOUSING IN POST-APARTHEID SA

The change from apartheid to a democratic order in South Africa brought high expectations on the part of those previously marginalised. Improving living conditions of the poor therefore became a key indicator of social change and the achievement of equitable communities in the post-apartheid period (Nel et al., 2001). Housing policy would play a key role in the achievement of this objective. New forms of housing were at demand, housing that would help achieve a well needed dramatic transition from the current socio-economics brought to light by the apartheid government. These included urbanisation, neo-liberal policy environments, the politicisation of housing, imbalances and inequality among social classes and the distinct margination or the rural South Africa (Downs, 2008). These problems posed as serious challenges when looking at the possible elimination of the absolute housing need although it has become the overriding objective of the new government. This means rural South Africa could not be approached with the same approach as the urban area assist was highly marginalised (Downs, 2008).

As a means of addressing the housing need as rooted in the pre-1994 era, the first democratic government in 1994 made a commitment to reduce the housing shortage in South Africa (Mafukidze and Hoosen, 2009). To date, supply-driven government programmes, allocation of residential land, environmental and development regulation and housing markets among others do not fully support the realisation of low-income earners and rural aspirations to become homeowners, as millions of black South Africans still live in the peri-urban areas, rural areas and others are literally homeless (Rossouw and Wiseman, 2004). The first of rural development policies that came to place focused purely on agricultural enhancement and then later shifted towards an integrated holistic approach to rural development (Mafukidze and Hoosen, 2009). After almost two decades of housing delivery, the rural poor still face a lack of the provision of bulk infrastructure, which remains one of the major challenges in delivering houses in rural areas. However, current policy and legislature ensure that transition occurs, moving away from the apartheid era where rural communities were excluded from receiving houses. Rossouw and Wiseman (2004) further assert the importance of government departments to pull together all resources to make sure that sustainable human settlements also become a permanent feature of the country's rural landscape, ensuring that human settlements not only focus on the provision of houses, but also on economic opportunities, access to schools, clinics and recreational facilities among others.

The new South Africa has managed to achieve a clear approach of housing delivery strategies focused on meeting the needs of these citizens and made more successful through the access to traditional land. Policy and legislation plays through in support of rural housing as follows:

3.3.1. THE LEGISLATIVE FRAMEWORK FOR HOUSING

3.3.1.1 The Constitution (1996)

In 1996, the current Constitution of South Africa was adopted. The Constitution engaged with the principles of meeting people's basic needs. It extends towards the recognition of the right to basic needs and includes the right to housing. South Africa is one of just more than 30 countries that have included the right to housing in its Constitution. Section 26 of the Constitution of the Republic of South Africa, 1996, states that everyone has the right to have "access to adequate housing". It is the government's duty to take reasonable legislative and other measures, within its available resources, to achieve the progressive realisation of this right (RSA, 1997).

The constitution allows that the right to adequate housing cannot be achieved immediately but must be achieved over time. Nevertheless, government must show that it has worked effectively as possible to achieve this right. The South African Constitution also provides protection against eviction without due process of law. This right to adequate housing as articulated in the constitution has already had legislative impact in South Africa. In October 2000, the Constitutional Court in South Africa delivered a decision protecting the housing rights of people that were living in deplorable conditions while waiting to be allocated housing opportunities. This judgement has significantly advanced the right to adequate housing within South Africa and internationally (Tissington, 2011).

This meant all South Africa's housing policy and programmes would have to be aligned with this definition of adequate housing. The right to adequate housing is a major socio-economic right as opposed to a civil and political right. Social, economic and cultural rights are usually unclear and require positive action from government to ensure that they are implemented. Firstly, acknowledging that this meant that rural inhabitants are protected from illegal eviction from the land they currently reside in. They hold customary tenure administered by the local iNduna/Chief of each settlement or valley that is governed by the iNgyonyama Trust. Rural communities are characterised with ample land which works as a comparative advantage from a developmental perspective. This grants rural inhabitants confidence and a sense of belonging (Tissington, 2011).

Secondly the government's Constitution takes on this socialist approach when it affirms "the housing right" which corresponds with the International Covenant on Economic, Social and Cultural Rights (1966). In that context, the building material and socio-economic standing of rural communities as mentioned in the section above misses the "adequate housing" definition as it is measured by certain core factors of legal security of tenure, the availability of services; building materials, facilities and infrastructure, habitability, accessibility, location and cultural adequacy. (The UN Committee on Economic, Cultural and Social Rights, General Comment No.4 - Sixth Session 1991, UN Doc E/1992/23).

- **The Housing Act (1997)**

The Housing Act (1997) was enacted by the new government (RSA, 1997), it aimed to provide for the facilitation of a sustainable development process; for this purpose, to lay down general development in all spheres of government. In terms of legislative provisions, the Housing Act (1997) echoes the calls of paragraph 61 of the Habitat Agenda of 2000 that states that housing policy and programmes should ensure: non-discriminatory access, security of tenure and equal access to all. It also states that housing is made accessible through a series of interventions to improve the supply of affordable housing; and monitoring and evaluation of homelessness and inadequate housing. Taking into regard the inadequate and previously deprived rural scope, the South African housing policy therefore gained strength in its commitment to achieve a holistic concept of adequate housing by supporting citizens to achieve this vision incrementally (The South African Country Report for the Review of the Implementation of the Habitat Agenda, 2000). The supply of a basic structure for both urban and rural communities means a step towards dealing the existing socio-economic challenges brought by previous policy shortfalls. The South African Housing Rights Commission, states that although the South African housing policy provides for an effective right to housing for all its citizens, the issue of prioritisation is important given the context of extreme housing needs and shortages. The Housing Act further prioritises is accorded the poor, a majority of which resides in rural areas and addressing special needs (Tissington, 2011).

3.3.1.2. The National Policy framework for housing

The national housing policy framework is informed by various policies which supports the state towards the development of rural housing in South Africa. The national housing policy framework relevant to this study therefore constitutes of; the National White Paper on Housing of 1994; the Breaking New Ground of 2004; The Reconstruction and Development

Programme (RDP) of 1994; the Growth Employment and Redistribution (GEAR) of 1996, the New Growth Path (NGP) of 2010, the National Development Plan (NDP) of 2012 and lastly the National Housing Programme: the National Housing Code of 2000, revised in *2009*.

3.3.1.3. White Paper on Housing (1994)

Housing was given priority in the ANC's national Reconstruction and Development Programme (RDP) when the party came into power in 1994. A Housing Summit was held in 1994, and a White Paper on Housing was finalised that same year. Analysts point out that the White Paper contained a combination of market-based, welfare-based, and self-help approaches to housing. The market was involved through engagement of the private sector as contractors in public-private partnerships and, as was hoped, in offering loans and credit to the poor. Welfare approaches were reflected in the focus on providing housing specifically for the poor by means of a government housing subsidy to qualifying low-income households. It was also hoped that these new homeowners would be able to turn their homes into financial assets and thus climb out of poverty. Finally, self-help approaches appeared in the encouragement of community participation in housing processes (Huchzermeyer, 2001; Jenkins, 1999).

Despite the successes of significant delivery, together with the targeting of the poor and women, many problems with the housing process had already become clear in the 1990s. These problems included residential development on the periphery of urban centres; poor quality products and settlements; the lack of community participation; the limited secondary low-income housing market; corruption and maladministration; a slowdown in delivery; under spent budgets; limited or decreasing public sector participation; the increasing housing backlog; and the continued growth of informal settlements (Tissington, 2011). Dissatisfaction with these factors has led many to sell or rent out their RDP houses and move back to informal settlements closer to their places of employment or other economic activities, with the cost of transport from the new townships to jobs and income generation activities being the single biggest financial factor encouraging this type of action (Huchzermeyer, 2001). Making matters worse has been evictions and demolitions carried out by the state.

3.3.1.4. The Reconstruction and Development Programme (RDP) (1994).

In 1994, the democratic government established the Reconstruction and Development Programme (RDP). It was viewed as an integrated, comprehensible socio-economic policy framework (Republic of South Africa, 1998; Department of Welfare, 1998). The key aim was the restructuring South Africa, undoing inequalities and injustices in terms of standard of living, access to housing and services, employment, health care and education (ANC, 1994).

The RDP further focused on providing adequate and sustainable housing for the poor (rural areas inclusive) through developmental policies through reconstruction and development, economic growth, employment and wealth redistribution in South Africa. However, the approach seemed suited for urban areas, as reach towards rural communities would not work out as development is not a one size fit all mechanism. This meant developmental approaches in rural areas would have a bigger whole to fill compared to if development was being delivered to urban townships. The shortfalls of this programme therefore set a new policy agenda for the country, based on the principles of meeting people's basic needs on a sustainable basis (Tissington, 1994).

3.3.1.5. Growth, Employment and Redistribution (GEAR), (1996)

In addition, the government also introduced the Growth, Employment and Redistribution (GEAR). Its aim was to strengthen economic growth and to increase and redistribute employment opportunities in South Africa. Although, underlying contradictions exist between the RDP and this strategy, the GEAR strategy (1996) mainly saw to improve economic growth as a priority for the South Africa. It employed a participatory method of development to strengthen and broadened economic and employment opportunities in favour of the poor (Growth, Employment and Redistribution, 1996)

3.3.1.6 New Growth Path (NGP) (2010)

The New Growth Path (NGP) was introduced in 2010, as the national economic policy for South Africa. It aimed at identifying strategies to enable the nation in a more equitable and inclusive manner, thus creating employment, sustainable livelihoods and eradicating poverty. Its key scaffold was to promote investments in infrastructure therefor spearheading employment nationally. It focused its investments on communications, transport, water, energy and housing (Meyer, n.d.). Even though the NGP was accompanied by a lot accusations of it being no different from the GEAR of 1996, the national government ensured

it enabled local government to implement the NGP. The NGP thus substantiates the study's prioritisation of socio-economics in rural areas which still faces challenges employment, poverty and a lack of infrastructure.

3.3.1.7 National Development Plan (NDP) (2012)

The National development plan is a poverty and equality eradication detailed blueprint for - South Africa launched in 2012. It aims at enhancing inclusive solutions in establishing an inclusive economy and building capabilities with focus on poor communities by 2030. It acknowledges the progress South Africa has taken since it became a democratic nation and recognizes poor education as a reason why South Africa faces socio-economic challenges and is still lacks capacity especially within the youth age groups (National Planning Commission, 2012). It contrast to the NGP, the NDP therefore focused on the youth as most deserving of better educational and economic opportunities whilst promoting gender equality. The order of coming into being of NDP has taken precedence over the NGP, despite the existence of the NGP having the ability to make the NDP redundant, making the alignment of the two a necessary measure to eliminate confusion. The NDP therefore informed the study through the focus of empowering and encouraging the youth and women whilst making them agents of change through self-help initiatives.

3.3.1.8. Breaking New Ground (2004)

In 2004, the Breaking new ground was released as the government's way of responding to challenges of its housing policy (The Housing White paper) and these also included reviews from analysts, popular protests and court challenges. This created significant changes to housing policy 10 years after the apartheid regime ended. The new housing policy, Breaking New Ground (BNG), was released in September 2004 and demonstrated a willingness to utilise low-cost housing approaches beyond new peripheral developments built by contractors, which had been the main approach adopted before. A decade later, the BNG set out seven new objectives for the Department of Housing:

The first objective identifies the need to accelerate the delivery of housing as a key strategy for poverty alleviation. The utilisation of the provision of housing as a major job creation strategy to become essential into moving towards sustainable human settlements, thus thirdly ensuring property can be accessed by all as an asset for wealth creation and empowerment.

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Leveraging growth in the economy and combating crime, promoting social cohesion and improving quality of life for the poor are the fourth and fifth objectives. The support of the functioning of the entire single residential property market to reduce duality within the sector by breaking the barriers between the first economy residential property boom and the second economy slump and lastly the utilisation of housing as an instrument for the development of sustainable human settlements, in support of spatial restructuring. (Department of Housing, 2004)

The objectives make it clear that the BNG intended to shift away from a focus on attempting to supply housing through delivery on quantity of houses to a focus on demand driven quality of housing product and addressing the multidimensional needs of sustainable human settlements. It aimed to increase the rate of delivery of well-located housing of acceptable quality with increased emphasis on the process of housing delivery (Tissington, 2011). Amongst other policy shifts, BNG encouraged new approaches to development and birthed the in-situ upgrading programme, which opposed evictions and demolitions of informal settlements (Department of Housing, 2004). The BNG also contained an enhanced commitment to the People's Housing Process (PHP). Huchzermeyer (2001) mentions that on paper, support for local people's housing initiatives existed since the first democratic housing policy in 1994 however, very little was done on the ground, as the government concentrated efforts on the large-scale rollout of new, state-subsidised, contractor-built housing developments. However, some analysts saw BNG shifting away from market-led approaches and back towards more welfare-based approaches, as the state responded to the realities of market failure in the low-cost housing sector.

There has been renewed state commitment to larger subsidies, bigger budgets and new grants, extension of government programs to middle-income households, new minimum standards for housing in the Housing Code, and consideration of location in terms of access to social amenities, services and economic opportunities (Tomlinson, 2006; Narsoo, 2011). Although the thrust of BNG has been to build "sustainable human settlements", Minister of Human Settlements est. 2009, Tokyo Sexwale renamed the department as such; the reality is that the agenda of the Department of Human Settlements remains housing. There has been limited horizontal alignment to integrate educational, health and other facilities into new township development (Brisbane, 2011).

3.3.1.9. National Housing Code (2000, revised in 2009).

The National Housing Code sets the underlying policy principles, guidelines, norms and standards that apply to the South African government's various housing assistance programmes introduced since 1994 and updated. Moreover, this legislation contains the various housing subsidy instruments such as the financial, incremental, rural, social and rental interventions that are available to assist low income households to access adequate housing. This Code also amends the National Housing Code of 2000.

The Housing Act, 1997, Section 4 enacted that the Minister of Housing publish a Code. This Code would contain stipulations of the national housing policy; the Code could include the procedural guidelines for the effective implementation of the policy. A copy of this Code would be provided to each provincial government and each municipality; and publish a revised Code when amendments are affected (RSA, 1997). The government therefore would utilise this developed housing policy and implemented several programmes and subsidy mechanisms to provide access to housing in South Africa, hereby fulfilling its obligation to promote and ensure the right to adequate housing for all. One of the significant housing subsidy schemes being implemented by government and most suited to rural housing development backlogs in its depth is the Peoples Housing Process (PHP) and later the Enhanced Peoples Housing Process (EPHP). These are major focuses of this study as our case study implements the EPHP to best deal with the pressures faced by rural communities in South Africa (to be further elaborated below) (RSA, 1997).

3.3.1.10. The National Housing Programme

In May 1998, the South African government approved a policy that would revolutionise the future of public housing deliveries and overwrite past injustices. The rural housing policy as a vehicle to tap into the rural housing backlog, other initiatives suited for the rural status quo would be people centred initiatives with the National Housing Policy such as the People's Housing Process and a decade later the Enhanced Peoples Housing Process. This policy and programmes would encourage and support individuals and communities in their efforts to fulfil their own housing needs while imparting empowerment to the communities with the aim of achieving sustainable human settlements.

- **Rural Housing Subsidy**

The Rural Housing Subsidy is a special housing programme that was established to cater for the special demands of rural areas in respect of minimum survey requirements and the extensive use of long-term lease agreements as opposed to freehold title. According to the provincial departments of housing in the provinces of Mpumalanga, Northern Cape, Limpopo and the North West, this relaxation in terms of tenure and survey requirements, allows, for the first time, access to housing subsidies by beneficiaries in rural areas Kzndhs.gov.za, 2012). To qualify for this subsidy the total income of the households should be less than R3 500 per month. The KwaZulu-Natal Department of Housing (KZNDH) also submitted that as most of the rural land in that province is tribal land, which vests in the iNgonyama Trust or the Department of Land Affairs, it is often impossible to transfer evenly to the beneficiaries. Since security of tenure is a fundamental principle upon which the provision of subsidies is based, it has developed its own Rural Housing Guideline. In this instance, the granting of long-term leases is considered sufficient security of tenure to satisfy the requirements of the housing subsidy for rural households (KZNDHS, 2012).

The Rural Housing Subsidy prioritised matters of land tenure and land preparation needs, which also contributes to improve socio economics in terms of better quality of housing. Lack of sustainable benefits matters of ensuring the community is left better off years after the houses have been delivered are overlooked in all its holistic human settlement approach and these approaches would ensure that the wealth remains or circulates with the community. Below is a policy that translates into programmes suitable for rural development that advocates for people at the centre of development as a means of achieving what the Rural Housing Subsidy solely overlooks:

- **People's Housing Process (1998)**

The Peoples Housing Process (PHP) is a policy that strengthened the role of the state in low-cost housing delivery, it was adopted by the Minister of Housing in 1998 to assist communities to supervise and drive the housing delivery process by building their homes themselves. Parallel to this process key aims involved increasing beneficiary participation in the process by getting them involved in savings and construction. The main idea here was that of community participation as alluded by the White Paper on Housing of 1994, reflected in the requirement for a social compact between developers and communities. Despite this provision, the meaning of community participation had not been clearly defined and its interpretation varied widely across projects (Charlton and Kihato, 2006).

The PHP was established to support the lobbying by grassroots organisations formed by the community and alleviating pressure from international organisations which prioritize beneficiary participation in the delivery of low-cost housing delivery (Charlton and Kihato, 2006). The PHP's key focus was housing delivery based NGOs as means of assist communities in planning and implementing the construction of their own housing settlements through "sweat equity" that is, using beneficiaries' labour to build houses offset against the NHSS savings requirement. This meant that poor households could overcome the affordability barrier and gain access to a house without the long wait to access housing finance. The process was supported by several South African development NGOs (who later formed part of a PHP Reference Group to lobby for changes to the PHP) on the basis that it would achieve more response and effective delivery. Some critics have argued, however, that the PHP shifts part of the cost of housing onto the poor and that there is a fundamental dissonance between the collective nature of community-based processes and the individualised and often random, and therefore individualising nature of plot allocations by the state (Huchzermeyer, 2004).

A query raised by critics was that participation in the PHP was limited to the construction of the housing unit. Huchzermeyer (2004) supported another argument that stated that the PHP continued to see minimal community participation, where issues such as the location and layout of housing projects sought to be more integral. Another criticism raises was that the state seemed to be cancelling its responsibility and shifting the burden of delivery to the poor through the PHP. However, instances of effective partnership in housing delivery emanate in the city of Durban and see to some early success of the policy, where over a thousand houses are being built. A new the Enhanced People's Housing Process (EPHP) was adopted in July 2008, the purpose of the EPHP was said to overwrite the old PHP programme (Charlton and Kihato, 2006).

- **Enhanced People's Housing Process (EPHP) (2009)**

The EPHP strengthens the key principle of people being at the centre of development: "The strategy recognised that a number of different approaches to development needed to be accommodated with community involvement in the development processes, community empowerment and the leveraging of additional resources being the determining factors for making it a successful project." (Department of Human Settlements, 2009). The EPHP adopts a definition wider than that of the PHP "self-build" housing involving contributions of "sweat equity" as opposed to the use of contractor's connotation. It espouses as a people-centred

development approach that focuses beyond the delivered housing product, but places emphasis on the outcomes of the housing process.

According to the Department of Human Settlements, (2009), the EPHP delivers a process that enables beneficiaries to participate in the housing process. This housing product therefore empowers beneficiaries, create partnerships, mobilise and retain "social capital", build "housing citizenship" and encourage beneficiaries who are aware of their rights and responsibilities. Moreover, it promotes local economic development, fosters stable communities, and builds houses that are better suited to the needs of individual households, involve women and youth more directly, and finally, creates sustainable and inclusive human settlements which are more responsive to the needs of the community (Department of Human Settlements, 2009). The EPHP is a process where beneficiaries are actively involved in the decision making over the housing process, product and contribute towards the building of their own homes.

It is worth acknowledging that the EPHP is an essential tool that promotes active citizenship (Brisbane, 2011). It is worth noting that community-driven processes such as this should not be expected to deliver housing units rapidly as the community integrally gains value in the process of delivery. The housing delivery process is focused on "building communities" rather than merely delivering housing units. The EPHP is meant to incorporate community initiatives, promote community participation and enhance ownership while the transfer of skills assists in achieving community empowerment and community partnerships. The community therefore benefits through becoming beneficiaries individually and collectively, where skills are further transferred to encourage active participation in the delivery of housing units. "The creation of partnerships between government and communities help build active social capital and citizenship while fostering stable communities" (Department of Human Settlements, 2009). Socio-economic development is enhanced within the communities as it responds to the needs of the most needing, while simultaneously encouraging housing consolidation, which is the process of building of improved homes. Over and above everything, the EPHP fosters prospects for beneficiaries to actively participate in the decision making process and the actual construction of their homes resulting in housing gaining value as an asset beyond simply the monetary value attached to property (Department of Human Settlements, 2009).

The EPHP programme is most suitable for in situ-upgrading, informal settlements upgrading and rural development programmes. The Municipality and the province merely play a role of being a supporter (enabler) to the beneficiaries who are the initiators and drivers of the EPHP process in partnership with a specific Housing Support Organisation (Department of Human Settlements, 2009). As established above, the EPHP is essentially a community-driven and takes place over a set period. It involves the communities organising themselves into community groupings or co-ops needed within the housing delivery process. The term "community" is location defined or by cases of common interest and voluntary association, community trust, co-operative or section 21 company community groupings (Department of Human Settlements, 2009). Furthermore, a Community Resource Organisation (CRO) for example, the provincial government approves and appoints an NGO to provide administrative and technical support to the community. Both groups assume specific roles and responsibilities. It is vital to be aware of the two scenarios the EPHP can be applicable to, these are namely demand-led and supply- led. The demand-led approach assumes the willingness to participate of an organised community towards the housing process approaches within the municipality whereas the supply-led approach is mandated and prioritised by municipality to allocate land for an EPHP programme as specified in its IDP and given the community is mobilised to actively participate in the housing process (Department of Human Settlements, 2009).

It requires the community to invest their time; this becomes possible when the community participates, takes leadership and ownership of projects. This is seen as the community actively participates in community meetings and the setting up process of a project steering committee. The Department of Human Settlement (DOHS) states that the EPHP is able to establish skills, expertise, employment opportunities and access to building materials through the obligatory involvement of the CRO and other factors such as land, savings contributions, top-up funding through various partnerships engineered by the community in partnership with other stakeholders, for example, through setting up of brick-making yards, recycled material or through a donation from a supplier. Other factors are special community initiatives related and connected to the housing such as food gardens, community care and bringing in community volunteers or employers for instance, student internships; employer volunteers (Department of Human Settlements, 2009).

The EPHP supports various funding mechanism, namely; community contribution, capital funding, capacity-building funding, equity funding and bridging finance. The term capital

funding describes a standard housing subsidy mechanism that simply provides for the top structure (Department of Human Settlements, 2009). Bridging finance comes to play when municipalities take responsibility of obtaining grants for land packaging, town planning and community facilities. The extent of provincial, national and municipal support for Bridging finance is dependent on the project, CRO and community dynamic. While capacity-building funding is purely for the consumer education, capacity-building through skills transfer and facilitation aspects of the EPHP project. Furthermore, housing support centres and funding to unblock projects is available through the EPHP provided community contributions and equity are incorporated into an EPHP project (Losier, 2009).

3.4. IMPLICATIONS OF THESE ON RURAL HOUSING

Like pieces of a puzzle the above-mentioned legislations all come together intrinsically and inform the role of the state towards the development of rural housing in South Africa. The Constitution of South Africa firmly implicates the protection of residents against illegal evictions from the land they currently and previously reside in. It further addresses the right to adequate housing. The term adequate does not only refer to building materials but is inclusive of facilities, services, infrastructure and economic opportunities alike. This alludes to the state being compelled to ensuring residents in both rural and urban equally has a chance to improve their socio-economic standing (Department of Housing, 2004).

The RDP, (1994) planned to reconstruct and past injustices. Once the government accepted that the RDP was not a one size fit all mechanism, it began to move towards accommodating rural communities and their characteristics. This meant rural development approaches would acknowledge that unlike urban townships, rural communities have a bigger whole to fill. Socio-economic dimensions in rural areas have different triggers than those in urban areas. This policy therefore implicated the principle of meeting people's basic needs in their different environment on a sustainable basis. The RDP was supported by the (GEAR) strategy in 1996, which introduced the participatory approach. It saw to improve economic growth as a priority for the South Africa. This strategy had positive implications on rural development as it strengthened rural economic development, broadened opportunities employment, and redistributed socio-economic opportunities in favour of the rural communities (Growth, Employment and Redistribution, 1996). The National Growth Path (NGP) of 2010 ensured equitable and inclusive development approaches which would result in employment creation, sustainable livelihoods and eradicating poverty whereas the National

Development Plan (NDP) of 2012 elaborates the involvement of the youth ad female groups as most deserving of better educational and economic opportunities whilst promoting gender equality in the development process.

The BNG, (2009) asserts the usage of housing delivery in general as an important strategy for poverty alleviation. Considering the rural community poverty and unemployment levels across the nation, the utilisation of housing provision therefor becomes a major job creation strategy and a key aspect of moving towards sustainable human settlements. Housing delivery therefore becomes tied to empowerment and income generation, thus, enabling the economic growth and combating socio-economic shortfalls of the previous government (Department of Housing, 2004). The Rural Housing Subsidy sought after a personalised housing programme established purely to accommodate the specialised needs of rural communities. It ensured that land tenure and land preparation needs were met (Department of Housing, 2004). Hand in hand with other programmes such as the EPHP meant positive contributions could be made toward improving socio-economics in terms of better quality of housing and matters of ensuring the community is left better off years after the houses have been delivered. These approaches would ensure that the wealth remains or circulates with these rural communities (Department of Housing, 2004).

3.5. SUMMARY OF CHAPTER

In confronting the challenges mentioned, this chapter states that the housing policies and programmes implemented by the government have the ability to strengthen and further contribute towards achieving the Habitat Agenda goals of sustainable human settlements and adequate housing. The need to adopt housing delivery methods that bring transformation to the community holistically, not just by delivering a finished product but by looking at housing as a process and allowing the community to benefit from it in a way that improves their lives in the long run and sustainably. Chapter 3 reviewed the institutional framework. It thoroughly explored the formal laws, regulations, procedures, and policy towards rural housing delivery and socio-economics. The following chapter will present the research methodology, tools and design together with additional information on the study area.

CHAPTER FOUR -RESEARCH METHODOLOGY

4.1. INTRODUCTION

This chapter will overview the methodological construct of this study. It will do so by outlining the research method and the data sources, data collection tools and participant selection processes. The researcher also overviews the sampling process, the limitations and ethical considerations the study employed.

4.2. METHOD OF RESEARCH

Research methods employed when formulating the literature review amongst other chapters made use of a mixed methodological research collection method utilizing both secondary and primary data sources elaborated below:-

4.2.1. SECONDARY DATA

The study made use of secondary data which was sourced from desktop research, books, archives, journals, recordings, reports and newspapers articles. This form of data aided in exploring, supporting or disproving the results obtained from primary data sources but also forms a bulk of this study when assessing housing policy. It further covered different sources and provided an essential preparation for the collection of primary data. Secondary data helped to cross-check official information, learn about major events, technical details, historical decisions and main organisational players and roles.   Secondary data thus enriched the research study by providing variations of literature from the same school of thought.

4.2.2. PRIMARY DATA

The researcher further employed primary data sourced from first-hand sources through both qualitative and quantitative methods. Therefore deeming this research study a mixed methodological study expanded as follows:

A mixed methodology research is therefore the use of Qualitative and Quantitative methods within a single study. These methods were used systematically to ensure better exploitation of the research problem. A mixed methodology offers a comprehensive approach in data collection. It helped the researcher gain breadth and depth when sourcing the study's rationale, while simultaneously balancing shortfalls of each method. It captures both numerical and emotive expressions and opinions which are suitable to the nature of the research, which focuses strongly on a self-help housing approach. The issue of housing alone is qualitative whereas the issue self-help is more quantitative, hence the need for a mixed method.

This not only ensures that the various perspectives are captured but allows for triangulation. Triangulation is use of examining for similar phenomenon's from several collection methods within a study. It provided the researcher with different vantage points offered by different techniques of data collection. Triangulations cross referencing nature further allowed for careful analysis of the type of information provided by each method, including its strengths and weaknesses.

The two primary data research collection methods and tools are elaborated below:

4.2.2.1. QUALITATIVE RESEARCH METHODS

Qualitative Research is an exploratory research method that uncovers trends in thought, the details of underlying reasons, opinions, and motives (Denscombe, 2008). It exploits unstructured or semi-structured data collection techniques and allows the researcher to gain insights on the problem and develop a hypothesis for potential quantitative research. The qualitative data collection methods enabling this research were semi-structured interviews, focus group discussions (FGD) and a naturalistic observation further discussed:

a) **A Semi-structured interview** is a data collection tool in which the interviewer uses open-ended questions that allow for a discussion with the interviewee rather than a closed ended question and answer format (Frels and Onwuegbuzie, 2013). The researcher prepared a list of interview questions and topics which she used to guide conversation. The semi-structured interviews were conducted with key informants, such as traditional (Induna) and community (Councillors) leaders and representatives of the Vulindlela Development Association and uMsunduzi municipality. A direct selection process was utilised for the semi-structured interviews, the participants were identified based expertise in terms of the research topic and participation in housing, policy and socio-economic related issues as they emanate in Vulindlela. The researcher's aim was to source quality information from key informants and therefor relied on the willingness to participate and availability key informants.

The interviews were scheduled for duration of an hour in the quest for detailed answers and time to address build-up of follow-up questions. A maximum of ten participants were interviewed to gain in depth understanding of the various perspectives and roles played within the institutional, community and traditional leadership sphere in the previous and current time.

b) **A Focus group discussion (FGD)** is a method of data collection that allows for interaction between participants. It is a controlled discussion that provides insight into how a group of people think about an issue, reveals the range of opinions, ideas, and variations that exists within a particular community in terms of beliefs, experiences and their practices in relation to the housing project and rural socio-economics (Frels and Onwuegbuzie, 2013). The main idea was to promote interaction, discussion and debate while gathering the community's perspective on the socio-economics of their community and inform, by 'planting the seeds of thought' of how individuals can help improve the socio-economy on the ground and find ways to get the most out of such self-help projects while trying achieve sustainability of what they already have.

The participants of the focus group discussion were approached randomly during the survey process. An invite was extended verbally with every survey respondent and those that were interested provided the researcher with contact details for further communication. Off the willing participants, the researcher grouped these individuals into 3 different heterogeneous groups, namely; men, women, and the youth. This resulted in 2 groups of 8 individuals for both men and women and 1 group of 10 individuals for the youth group. These groups consisted of both employed and the unemployed, individuals from different income brackets and education levels with participants ranging from the age 18 to 75. The discussion was open to both beneficiaries and non-beneficiaries of the Vulindlela rural people's housing project. Each FGD session lasted for the duration of an hour and a half with an allowance of 30 minutes to address critical but informative information or questions from the community. All sessions were audio recorded and documented by a scribe.

These focus groups discussions (FGD's) helped give rise above biasedness' of respondents. All three sessions occurred at the Gezubuso (Ward 4) community hall and were guided by the researcher, with the help of a neutral assistant, who helped the group to participate in a lively and natural discussion. These discussion were used merely deepen findings from the interviews or survey processed. Furthermore, insight into whether beneficiaries have truly experienced socio-economic impacts from rural housing projects in Vulindlela was gained

4.2.2.2 QUANTITATIVE METHOD

Quantitative Research is a research method that quantifies the problem by way of generating numerical data; this data can then be transformed into usable statistics. It is therefore used to quantify attitudes, opinions, behaviours, and other defined variables. It thus allows for presentation of generalized results to be applied to a larger sample population. The key to Quantitative Research is that it uses measurable data to formulate facts and uncover patterns in research (Denscombe, 2008). Quantitative data collection methods are much more structured than Qualitative data collection methods. Quantitative data collection methods that informed this study included surveys face-to-face interviews.

a) **A Door to door- Survey** is a form of a qualitative research that allows for data to be conducted on face to face basis at the door step of the respondent (Frels and Onwuegbuzie, 2013). The researcher employed the interview survey approach, which contained more closed ended questions. This means the researcher interviewed the respondents and based on their feedback, filled in the survey sheet. It enabled the researcher solicit statistical and comprehensive details about the communities household socio-economic environment. This is how this study provided real/live data from a daily life of the community members. This process also allowed the researcher to conduct observations.

Survey respondents were randomly selected and a total of 90 surveys were conducted, broken down to 10 surveys per ward. The researcher ensured that both she and the assistant had a thorough understanding of the survey questions. They worked in pairs to maintain accountability in case anything went wrong. Upon arrival the purpose of the study was and time requested to complete the survey was explained. This summed up the surveys process and a socio-economic status view of households in Vulindlela and point of views of individuals within that household about the community they live was obtained.
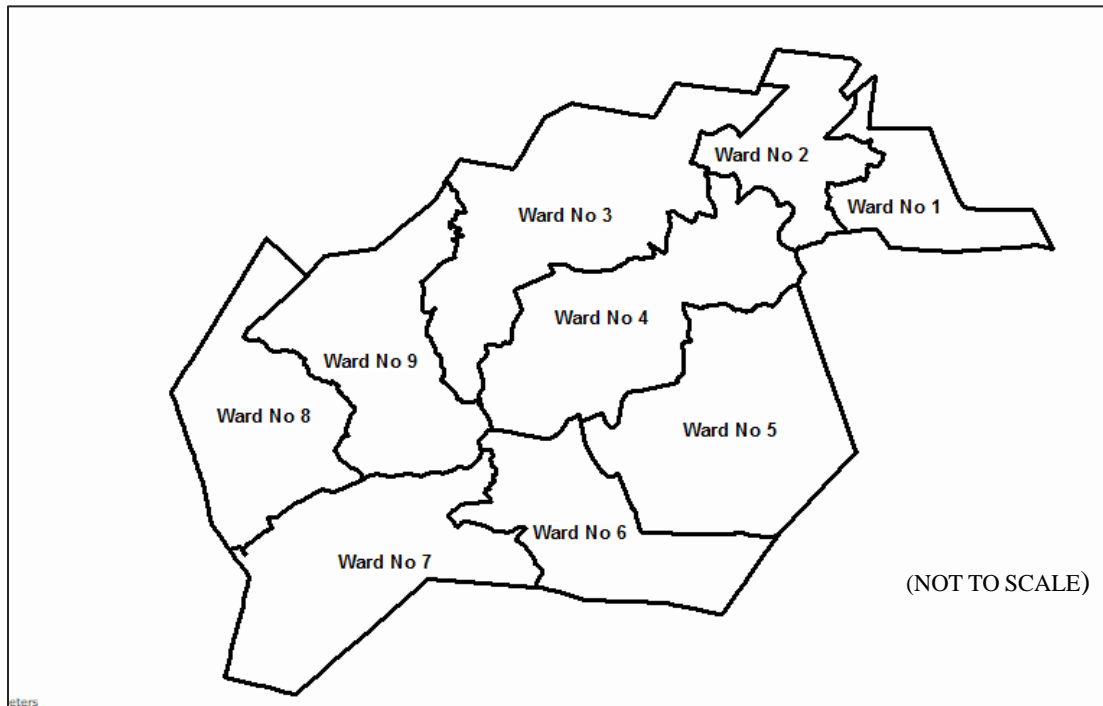
b) **Mapping** is a useful method of classifying data through visualization, it is used distinguish certain features or statistics in a spatial view. Mapping was used as a visual tool that assisted the researcher depicts the socio-economic findings from the study. The observation process further informed this mapping process, as the researcher used notes made from the observation together with the Vulindlela ArcGIS

data obtained to map out services and facilities that contribute to socio-economics available throughout the study area. The product of this mapping process resulted in a display of quantitative data and qualitative data which communicated a message of magnitude. The variations were shown with symbols, colour hue and raster (e.g., red, green, blue) and shape (e.g., circles, squares, triangles). The map ensured a thorough representation of the location and proximity of Social facilities such as Clinics, Educational facilities, police stations as well as the economic aspects within all nine wards.

4.2.3. SAMPLING

The sampling was a Purposeful Random Sampling, which helped identify the population of interest and developed a systematic way of selecting respondents which are oblivious to the knowledge of how the outcomes would appear. This sample ensured an increased credibility in the findings and achieved good representativeness. Respondents for this study were selected given the size of the project, any form or quota would have still proven too large in reference to the total number of households in Vulindlela community, beneficiaries from the Vulindlela housing projects who have occupied units for over the past decade. Thus, the researcher took into regards the nine wards (Map 5: Location Vulindlela Ward Demarcation) within the Vulindlela area and sampled ten households from each ward. Utilising a database of beneficiaries sourced from the VDA site office the researcher contacted and solicited ten applicants/beneficiaries per ward demarcation. The sampling process was thereafter based on their willingness to participate. This resulted in a sample size of ninety which ensured thorough data collection across the community. Other stakeholders of this research therefore included key informants, such as traditional Leaders (Induna), Ward Councillor's representatives of the Vulindlela Development Association, the National Human settlements and uMsunduzi municipality involved in project co-ordination or packaging and development.

Map 5: Location Vulindlela Ward Demarcation (Study Area), KZN, S.A.

Ward No 2

Ward No 1

Ward No 3

Ward No 4

Ward No 9

Ward No 8

Ward No 5

Ward No 6

Ward No 7

(NOT TO SCALE)

eters

Source: VDAGIS, 2017

4.3. DATA ANALYSIS

This section reviews the data collected using the above identified data collection methods. Data gathered was analysed utilising MS Excel, which helped formulate graphs and diagrams to effectively analyse and present findings, it further allowed for the analysis of qualitative data to inform richer insights and true research discovery that can help review rural housing and development sector. Data was analysed in a thematic manor to aid conduct, emphasise, pinpoint, examine and record patterns of socio-economic issues and the rural housing policy within data collected. These themes are the categories of analysis and are derived from research questions found in chapter 1. A secondary analysis of the quantitative research through data obtained through existing South Africa statistics database was conducted to help perform a comparative, descriptive or statistical analysis of the socio-economic status quo of Vulindlela.

4.4. LIMITATIONS

This study was limited to the case studies available and obtained secondary and primary information or documents. Limitations that came about in this study were:

- Regarding the exploratory nature of this study the first restriction was on the availability of information on the subject matter. This acknowledges that the term "socio-economic" lacks an official definition in literature. The implementation of rural housing development and sustainable rural housing development is also limited in South Africa, as KwaZulu-Natal, more specifically, has just started embarking on the implementation of sustainable rural housing programmes. Buthelezi (2005) alluded to the fact that "the shortage of relevant literature or information will make the researcher to utilise the available resources and rely a lot on the practical experiences on the subject matter in a housing field. This possibility of being confronted with a shortage of literature, moving forward, was dealt with using practical experiences and non-academic material in a manner that acknowledges that findings and lessons learned generated from this study will be used to inform recommendations addressing quality of life issues within rural communities at large.

- Time limitations or constraints arose as the possibility of not finding respondents with the capacity to participate in the study surfaced. Time constraints were also a concern considering that the research period was disturbed by many local service delivery protests, which prolonged the ability for the researcher to process information, analyse it and conclude the research investigation within that space of time. Acknowledging that time constraints are inevitable; the researcher had to work efficiently and effectively within the time available, making sure that progress and quality data is collected each day of the data collection period.

- Another limitation was the unwillingness of participants to partake in the study. Considering the unrest, which resulted in protests and noting that certain issues in the study might have been sensitive to the community, the researcher therefore assessed the Vulindlela community for areas that were already participating in service delivery protests. These were marked as hotspots to be avoided for her own safety. The researcher then moved on to respondents willing to participate without defragmenting the study but monitored those hotspots in case the unrest would die and cautiously attempted to enter those areas for data collection as some information was critical to make a fair analysis within the study.

4.5. ETHICS AND CONFIDENTIALITY

The quality and integrity of this research was ensured through the use of an informed consent form which was handed to every participant. The researcher clearly stated the purpose of the study and reassured confidentiality while seeking informed consent. The consent form assisted the researcher to avoid making participants feel as if they are being exploited. The informed consent form ensured that the research topic and the aim of the study was thoroughly explained at conception. That all participants had a clear understanding that their participation in this study is completely voluntary. A preference in terms of the use of audio recording equipment and the option to opt out of the study at any time of the interview process was also communicated. The confidentiality factor was also applied to the data collected. Every participant's responses were stored in a password protected laptop in a secure file during the research process. A request was put through by the community members that copy of the findings are to be submitted to the VDA to present back to the community at their monthly meetings

4.6. SUMMARY OF CHAPTER

Chapter four reviewed the importance of the research method and design of the study. It also provided an overview study area, a brief background and key socio-economic impacts of the EPHP project on the ground. It places key emphasise on the relevance of the research methodology and tools of data collection, to achieve reliability ,validity and source whether the collected data has relevance of the research questions , the research design and processes of data collection. The following chapter will present the actual findings as analysed into themes as stated in this chapter.

CHAPTER FIVE -DATA PRESENTATION AND ANALYSIS

5.1. INTRODUCTION

This chapter discusses the main findings of the research. The researcher drew findings and conclusions from the data collected from the Vulindlela rural housing project using maps, graphs and tables to present data. The Vulindlela rural housing project was assessed in terms of how the Rural Housing Policy is implemented and portrayed in rural housing projects. It also gathered information from community members who have benefited from rural housing projects delivered in the Vulindlela area over the past 6 years and basically find out what this means for the socio-economic character and sustainability of the households within the villages. This chapter is divided into two major sections, the first being data presentation and the latter being the data analysis of the study. The process of data presentation was compiled with the utilisation of graphs, tables and maps for emphasis. This data presentation section was then followed by the data analysis section which presented detailed outcomes, challenges and successes of the study. The findings were discussed in relation to the body of literature presented in the preceding chapters. The data presented in this chapter was extracted from data obtained from surveys and interviews, observation, mapping, academic literature and documents were analysed as a means of reflecting and verifying the findings presented in this research.

5.2. GEOGRAPHICAL LOCATION OF VULINDLELA

Vulindlela is a rural community situated, within the upper Edendale region, roughly 25 km from Pietermaritzburg Central, which is the provincial capital of KwaZulu-Natal (Map 1and map 6). It lies in the Msunduzi local Municipality within uMgungundlovu District Municipality (UMDM) (SANBI, 2014). It is situated in the immediate south-west district of Pietermaritzburg and the M70. The M70 road provides Vulindlela with a main linear structuring element, which cuts Vulindlela in the east west direction and links the community with the Edendale area. The M7 stretches into the regional access route and the R617, in the west. This route links Msunduzi with Impendle and onwards to Bulwer and Underberg (Isikhungusethu Environmental Services (Pty) Ltd., 2017). The Vulindlela area covers approximately two hundred and sixty square kilometres (260m^2). Located in the growing capital of Kwa-Zulu Natal, Pietermaritzburg forms part of a vibrant economic centre of the uMgungundlovu district. Its location has a great influence on regional channels of movement,

investment and restructuring of the provincial spatial framework for growth and development. Despite this, pockets of it still face major pressures of development, more so, its rural communities, that is, Vulindlela, as many other rural communities in South Africa (Isikhungusethu Environmental Services (Pty) Ltd., 2017).

Map 6: Map of the Location of Vulindlela (Study Area)
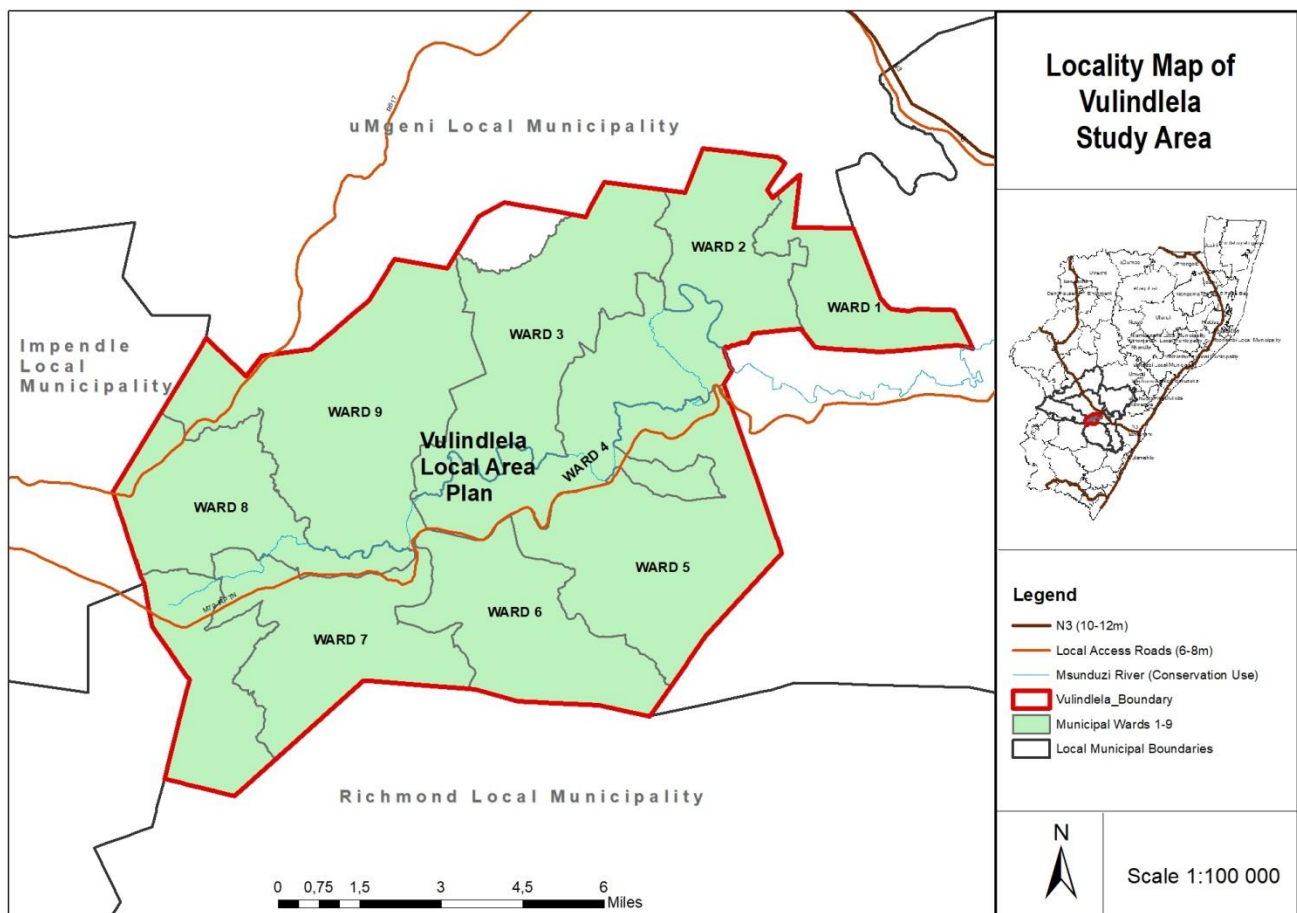
The location of Vulindlela in relation to urban Pietermaritzburg conveniently places it in proximity to potential development. This community well represents socio-economics trends occurring throughout the South African rural communities. Over the past 10 years, the Department of Human Settlements and The Vulindlela Development Agency have implemented various rural housing projects. Acknowledging the obstacles that came across during the project implementation phases, the product was delivered yet the question of levels of poverty, unemployment, under and uneven development and infrastructural backlogs regardless of eminence of comprehensive policies developed to tackle these areas exist.

5.3. HISTORICAL BACKGROUND

Historically Vulindlela was known as Zwartkop, which was one of the first native locations formed in in Kwa-Zulu Natal (then called Natal). In the pre-apartheid era, this land was set aside for black citizens of South Africa by British Colonialists (The Msunduzi Municipality, 2005). This led Vulindlela to be one of the largest rural settlements in the Pietermaritzburg region (Msunduzi municipality, 2005). Historically (although information is limited about the nature of employment within the Vulindlela area) evidence presented by the Msunduzi Municipality (2005) states that a larger number of residents in Vulindlela worked outside the Vulindlela precinct but within the Msunduzi boundaries. The Msunduzi Municipality (2005) stated that Vulindlela residents were seriously affected by low incomes which led to cases of poverty. This affected their ability to afford themselves a better-quality of life, adequate housing and basic services such as access to water and electricity. Residents were previously non-motorised, the only modes of transport were busses and at a later stage minibuses (Taxis) for commuting to urban Pietermaritzburg, other modes of transport consisted of walking, bicycles ,animal-driven carts were used to move within the Vulindlela area (Naidoo, 2010).

The landscape of Vulindlela was rich of natural resources, which enabled residents to rely on natural resource for survival, in essence this included for firewood and construction, mud for bricks, thatching grass for roofs, water from springs, wild plants for food and medicinal use and pastures for grazing. Residents in the Vulindlela area were faced with the problems of poverty, inadequate housing and infrastructure (Msunduzi Municipality, 2005). A majority of the employment opportunities emanated through forestry, farming or domestic and retail opportunities in nearby towns. The average working adult population resorted to commuting to urban areas and returned to their families in their rural homesteads in the evenings or on weekends (Chirowodza, 2009). Most of its residents lived below the poverty line and additionally a majority of the youth was unemployed. The democracy presented most residents with the opportunity to rely on welfare or pension pay-outs (Msunduzi IDP, 2000). Naidoo (2010) further asserts that that Vulindlela still faces development pressures as they did historically. Another scholar further states that before the first national democratic government of 1994, Vulindlela was under the administration of the Kwa Zulu Natal government which means that it was run on a tribal basis and resulted in the lack of a cohesive administration body that would have been responsible for the provision and administration of adequate infrastructure (Dlungwana, 2004).

Most of residential dwelling types were rondavel with thatch roofs and or one to two room wattle and dough structures with corrugated iron roofs. The number of residents living in each household would vary from two to eight people (Statistics SA, 1996). Statistics SA, (1996) further reported that the average age working class age in Vulindlela was 20 years of age, with most possessing a secondary level of education. The overall Level of unemployment in Vulindlela was high (STATSSA, 1996). This may have been due to the limited opportunities of employment offered within the community (Burgess, 1998).

Over the past 24 years of the democratic government Vulindlela has developed dramatically. It was viewed as a traditional rural environment, however much of the area is moving towards the traditional suburb classification (with densities of 2 du/ha, much like other suburban areas within the Msunduzi context). To date we can view Vulindlela as a semi-rural area because of successful integration into overall municipal planning over the past two decades. This was comprehensive of educational, health, utility, basic recreational and police services. Other developmental approaches implemented in Vulindlela are the promotion of greater connectivity and integration and people centred approaches as a means of bridging the socio-economic gap between people of Vulindlela and the surrounding Edendale area, through the availing of infrastructure, services and social infrastructure as well as employment opportunities.

To date the greater Vulindlela is home to approximately 400,000 residents. The population remains predominantly African isiZulu-speaking and provides just over a quarter of the population of the Msunduzi municipality (Statistics SA, 1996). The residents of Vulindlela have benefited from various service delivery projects. Most of which have adopted the participatory development approach in areas such as infrastructure development programme such as the African Renaissance Roads Upgrading Programme (ARRUP), the Zibambele programme and this Rural EPHP Project. Economically Vulindlela is booming with block yard plants and hardware stores doing the most. It is no doubt that the presence of such projects within the community is opening a whole new different market for the local economy. Due to the availability of building materials the community housing typology is beginning to change, moving away from the Rondavel dispersed typology toward a formal brick yet still maintains the homestead setup. The community thrives of the basic infrastructure (electricity, water reticulation and roads), however the Ventilated Improved Pit' (VIP) toilet systems are still in use in majority of the homesteads and the lack of a waste management plan is strikingly obvious.

5.4. DATA PRESENTATION

The data presented below is drawn from the research methods (interviews, focus groups, the survey process, observations and primary data) and is collectively presented under the suiting themes. Introducing the Vulindlela rural people's housing project which expands over 9 wards (Wards 1 to 9) involving 24,455 ha of land. It caters for ± 136,615 residents which make up 25,000 households. The project was initiated in 2012 and it has been 6 years since the initiation. To date the project has achieved 18 775 complete units by January 2018.

5.4.1. DEMOGRAPHICS OF VULINDLELA

The male to female ratio of these respondents in Vulindlela was 60 % females as to 40 % males. The graph below depicts statistics from those that are beneficiaries of the Vulindlela Rural housing project, of which 40% are male and 60 % are female.

**Figure 2: Gender Ratio- Vulindlela**
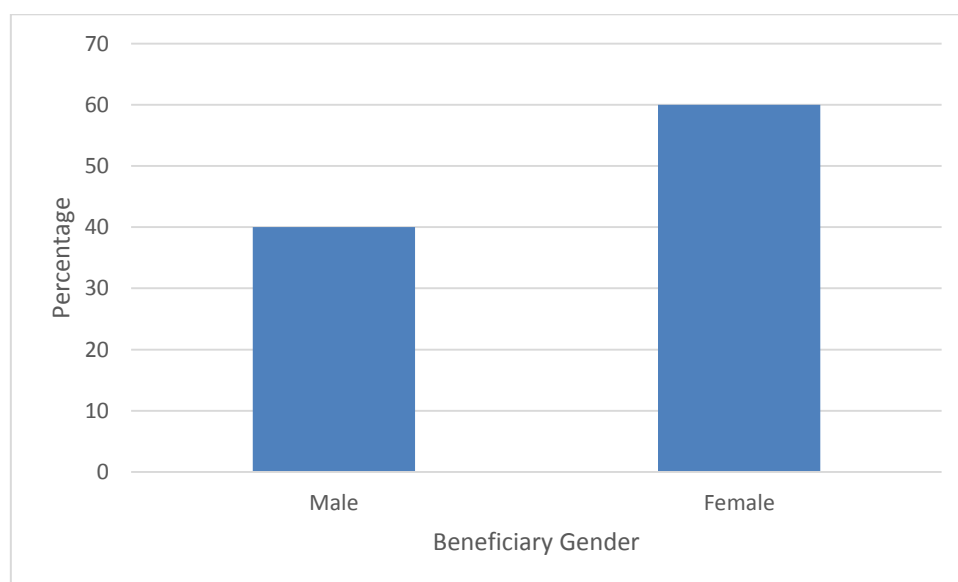
Source: Researcher, (2017)

The study covers a total of 100 participants within the study area, of which 90 were survey and focus group respondents and made up of the project beneficiaries. The 10 respondents were from the interviews and compromised of Departments of Human Settlements officials, Msunduzi municipality officials, community leadership and VDA officials.

Figure 3 indicates that a majority of the Vulindlela population ranges within the youth age group 20- 39 years of age; this group makes up 41% of the population, 40% compromises of the 40-59-year olds and 19 % to the elderly aged between 60-79.
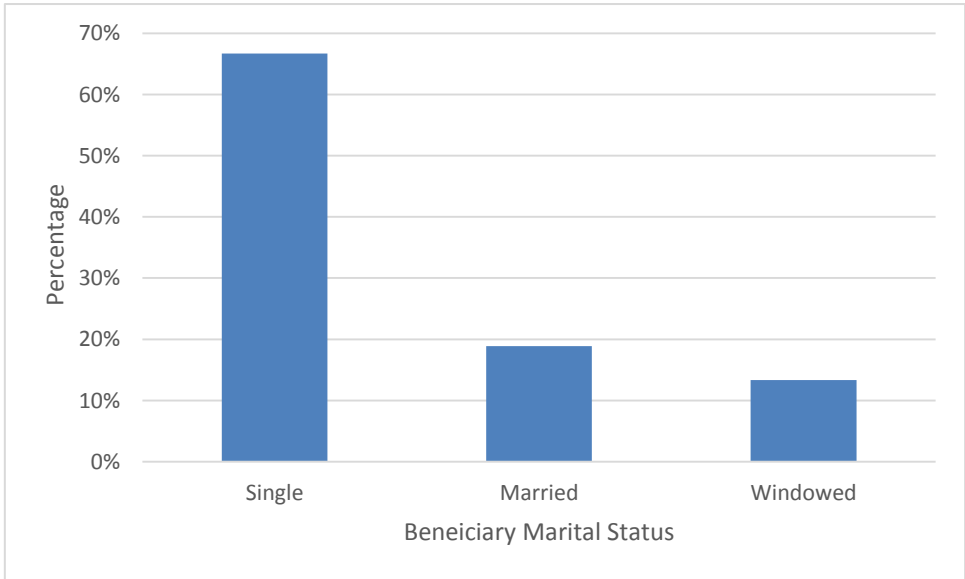
Figure 3 Population Age group- Vulindlela
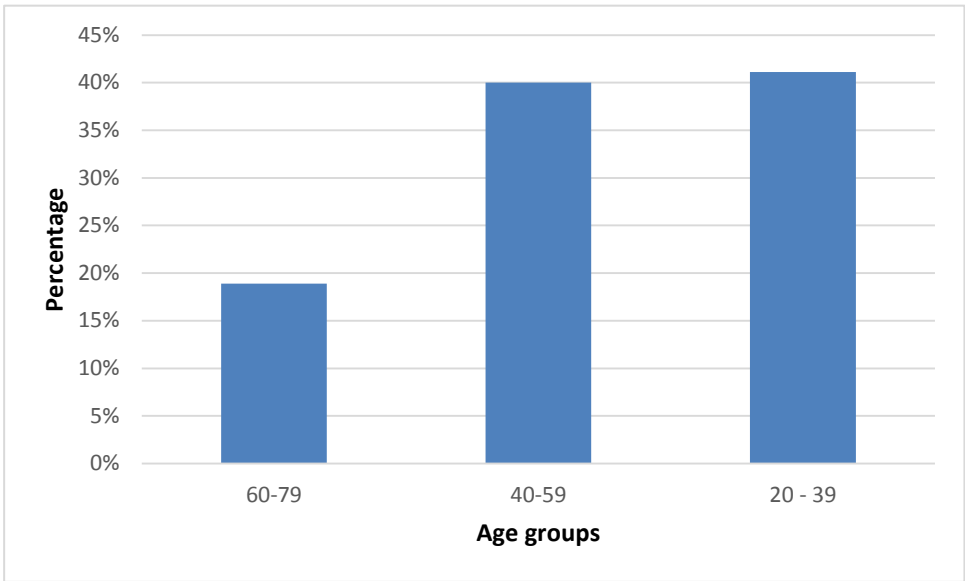
Of the population depicted in Figure 4, Figure 5 depict that 67 % are single, 19 % is married and a minimal 13% being widowed as depicted in the graph below.
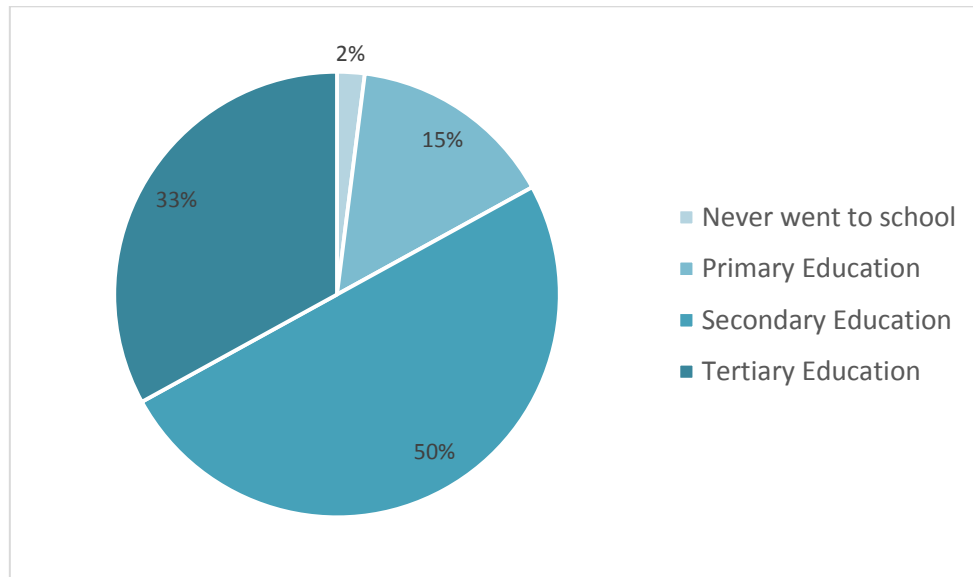
Figure 4: Marital status- Vulindlela

5.4.2. EDUCATION IN VULINDLELA

A majority of the Vulindlela community have some level of education. Figure 5 depicts the percentages of the highest-levels of education obtained by residents of Vulindlela.

**Figure 5: Highest Level of Education- Vulindlela**

Source: Researcher, (2017)

The Vulindlela rural community's average highest levels of education were the Secondary education level with 50% of the community reaching or graduating from high school. Primary education sat at 15% and 2% stated that they have never set foot in a school in their lives. The highlight of this analysis was the 30% having some form of tertiary training, which is above average or a rural community.

5.4.3. EMPLOYMENT IN VULINDLELA

Figure 6: Skill level – Vulindlela
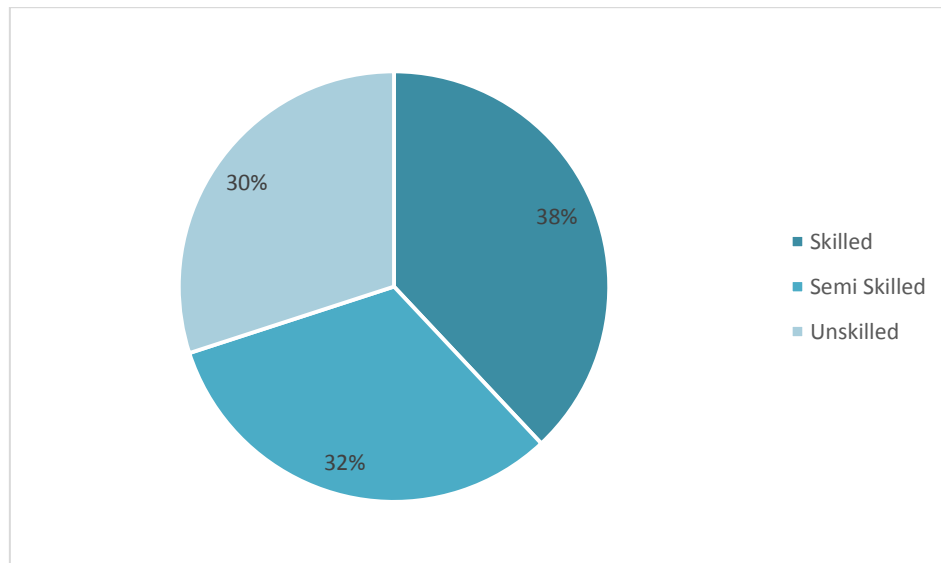
Source: Researcher, (2017)

The education levels depicted above impact the skills and employment status of this community. Figure 7 below indicates that the community is generally skilled in one way or another with 38%o the population falling under this category. Vulindlela's semi-skilled levels sits at 32% and only 30% of Vulindlela community remains unskilled all together.

The employment status is therefore translated from the level of skills within the community. Of the Vulindlela population only 16% is self-employed 39% of the population is employed and only 45 % is unemployed.

Figure 7: Employment status – Vulindlela
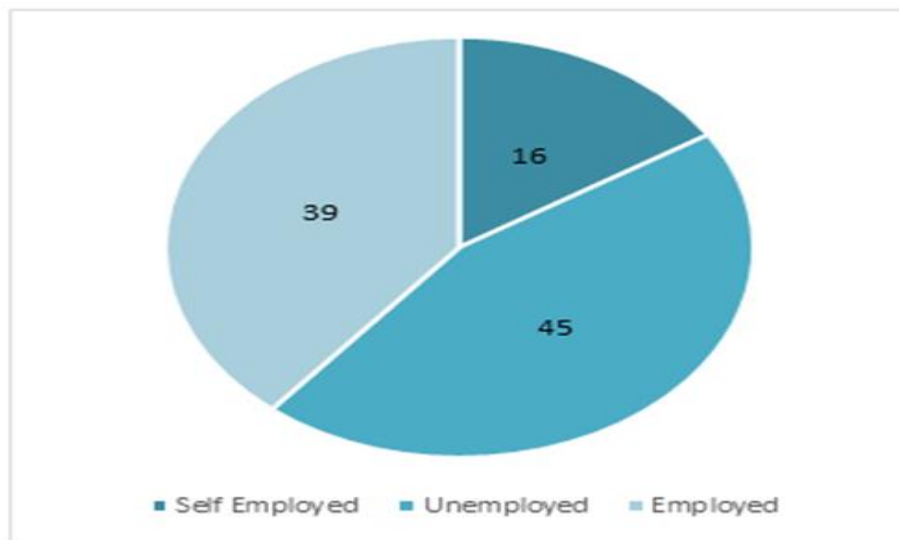
Table 1: Types of. Employment – Vulindlela

TYPES OF EMPLOYMENT		
Employed	*Self-employed*	*Unemployed*
Government	Builders	Social grants
Private	Retail/Hardware	Handouts
Retail	Welders	
Agriculture	Farmers livestock	
Domestic	Tuckshops (Spaza's)	
Construction		

5.4.4. ACCESS TO SOCIAL AND ECONOMIC INFRASTRUCTURE

Portions of Vulindlela still remain under-developed due to the location of Vulindlela within the municipality, also regarding the fact that it is one of the largest ex-homeland settlements in Kwa-Zulu Natal. Therefore, development initiatives within this community are seen translating into income generating opportunities within this community. The access to basic levels of utility services in the form of potable water; VIP systems, electricity and roads with limited access to a broad band network have resulted in improvements within the status quo

of Vulindlela. The vastness of this community resulted in costs associated with the provision of extended, bulk services becoming exaggeratedly high, thus raising questions of sustainability in the services provision system in the end. The curveball is that the provision of free basic services to the residents of this area by Msunduzi Municipality has resulted in indefinite socio-economic impacts, visible at first glance of the community.

Social services, in the form of schools and clinics, are scattered throughout Vulindlela thereby improving accessibility for rural households. However, the community does not have direct access to tertiary educational facilities, hospitals, adequate sporting facilities or major commercial centres. They must travel to Edendale or Pietermaritzburg for these services which are in a range of 15 to 45 minutes proximity from the Vulindlela area. It is worth noting that in contrast to other prevailing socio-economic conditions in rural areas, Vulindlela has been serviced and equipped to overcome the harsh realities of rural communities.

The map below was generated by the researcher for indicating the purpose of depicting the prevalence of social and economic infrastructure and services Vulindlela. The features in the map indicate a fair and rare amount of social and economic facilities and infrastructure found in Vulindlela wards one to nine. The prevalence of this socio-economic infrastructure is not the typical representation of a normal rural community in South Africa. Clear trends of development of such infrastructure, with various new projects from other departments are currently underway. It is safe to say that because of these development trends in the Vulindlela community, it is possible that the map below would have altered drastically even two years from now.

Map 7: Social and Economic Infrastructure and Services in Vulindlela (Study Area)
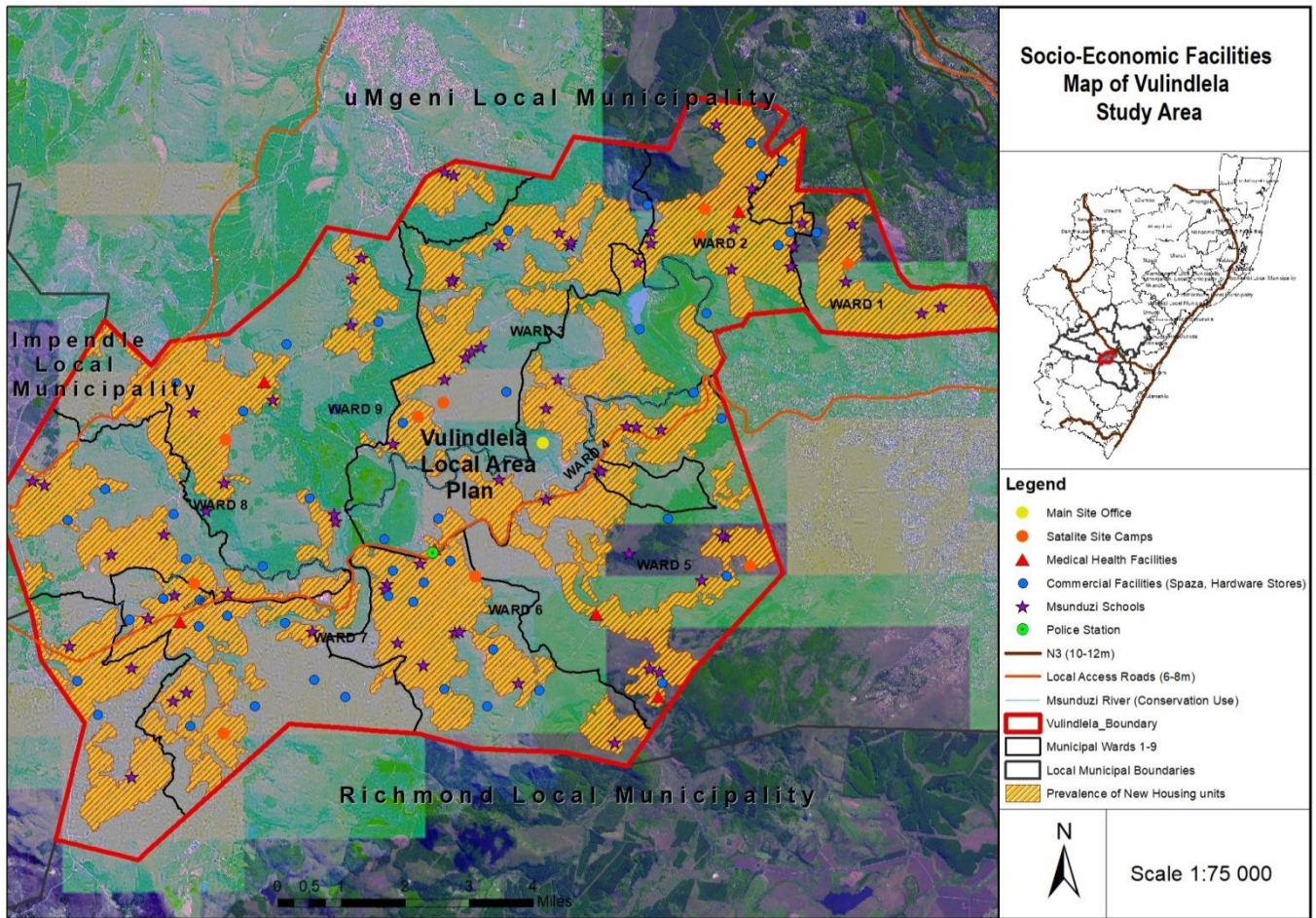
The table 2 overleaf supports map 7 above and indicates the average time spent commuting to the socio-economic infrastructure and whether the services are effective or efficient or not as reported by the average resident.

Table 2: Infrastructure Proximity, travel time and effectiveness – Vulindlela

INFRASTRUCTURE/SERVICE	AVG TRAVEL TIME	MODE OF TRANSPORT	EFFECIENT/EFFECTIVE Yes/No/maybe
Health (Clinic, 24 Hour Clinic)	10 - 25 min	Walking	Yes
Tertiary Education (Colleges and Universities)	20 min	Vehicle	Yes
Education (Creche' primary and secondary)	5 - 15 min	Walking	Yes
Community Hall (Social Services: SASSA grant pay-out points.)	15 - 30 min	Walking	yes
Recreation (Park or Sports field)	10 - 15 min	Walking	yes
Major Commercial (Malls and Shopping centres)	20 -45 min	Vehicle	yes
Minor Commercial (Petrol station, tuckshops and car washes etc.)	5- 10 min	Walking	yes
Bulk Infrastructure (Roads, Water, Electricity, sanitation and waste Management)	• Water and Electricity accessed by each site. (Rainwater harvesting is used). • VIP and water system sanitation systems accessible on site. • Absence of a Waste management system. • Bust stops available at major roads.		• Yes • Yes • No • Yes

Source: Researcher, (2017)

5.4.4.1. The Vulindlela rural enhanced people's housing project.

The KZN Department of Human Settlements approved the Vulindlela Rural Enhanced People's Housing Process project and concluded the contract with Vulindlela Development Association (VDA) on the 29th March 2011. It is spread over all nine wards which cover 24 455 ha of land. It had aimed at delivering twenty five thousand (25 000) housing units at a budget of approximately R2.5 billion. The aMakhosi appointed the Technical and Financial Community Resource Organisation (CRO's) to provide aid and support to the development process. The development was to be undertaken over a period of 7 years with an estimation of approximately 4,000 houses to be constructed annually. The project was meant to be completed in 2015 but due to financial constraints and technical complexities, the project

completion has been projected to 2020. To date, eighteen thousand, seven hundred and seventy five (18 775) units have been delivered (by 19th January 2018) (Research, 2017). This housing initiative is just one of the many service delivery mechanism implemented with the hopes of bringing socio-economic adjustments to the rural community.

During the focus group discussions, the community expressed how they felt that access to service delivery played an active role in developing the community and equipping or enabling them to do away with poverty more easily. The graph below depicts the way in which the above introduced project assisted them in tackling socio-economic adversities such as poverty and unemployment.

Figure 8: Aspects where the communities lives have improved – Vulindlela
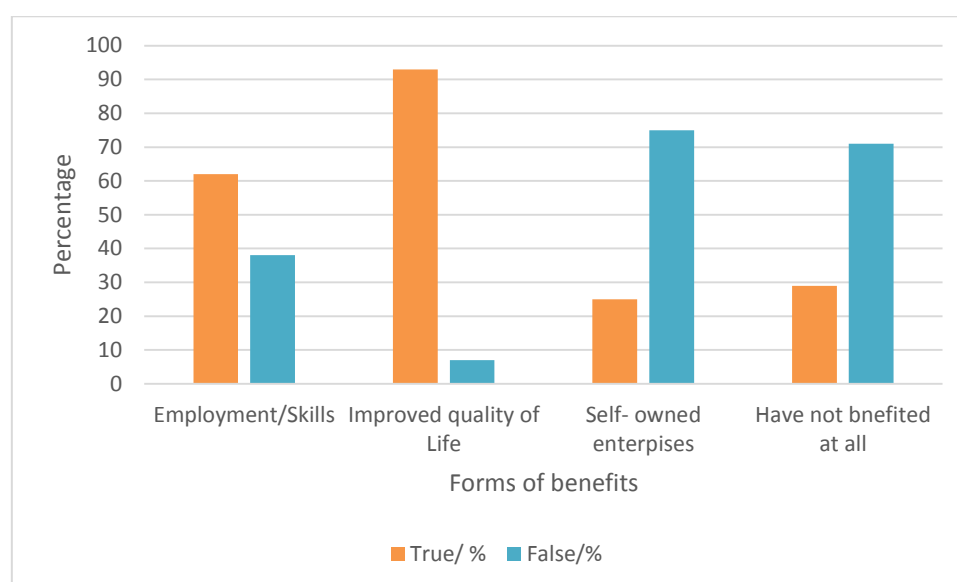
According to the findings; 62 % said they have in one way or another gained employment from the project. This is seen on the ground through implementing people centred approach where the community becomes a key driver of the project offering. The youth and the general community are exposed to employment and skills development opportunities. A mere 38% of the community said they had not benefited in any way. Of the total beneficiaries, 93% reported to have had experienced an improved quality of life and 7% denied this. Whereas only 25 % of the overall community was able to start -up self- owned enterprises, and lastly only 29% claimed not to have not benefited at all.

- **Implementation of the enhanced people's housing process -** The Vulindlela Rural Enhanced People's Housing Process (EPHP) is the largest housing scheme in South Africa to date and remains the largest presidential lead project approved in the history of the National Housing Subsidy Scheme since 2011. The National housing subsidy system and the establishment of facilitation grants primarily fund it. It boasts of a project structure that is unique and enables the expertise and profits of constructing the actual housing units to remain within the community, hence, moving towards the radical economic development and an improved socio-economic status of the image of rural South Africa. It is featured in the Msunduzi Municipality IDP of 2016/2017; and is implemented by the community formed Section 21 Company known as Vulindlela Development Association. The VDA was formed by 5 local aMakhosi in the Vulindlela area.

It is worth acknowledging that this development system is unlike the traditional low-cost housing projects, where tenders are awarded to experienced construction enterprises that export all profits, thus, leaving the community with close to no socio-economic benefits beyond the project life. This Enhanced People's Housing Process allows the community to actively participate and contribute to the housing development process, ensuring that community members gain a sense of responsibility of the construction process and activities as implemented under the community-based cooperatives structure. These cooperatives stemmed from the partnership formed between the VDA (a Community Based Organisation (CBO)), the community and aMakhosi (Chiefs). This meant that the process of achieving access to adequate housing delivery, an improved quality of life, jobs are being created, skills are being transferred as the promotion of local entrepreneurship is underway resulting in the community being empowered in the long run.

5.4.4.2. VDA Business Model

The VDA implements a cooperative business model, where all construction activities are undertaken by the community-based cooperatives and further depicted in the figure 9: VDA Organogram below. A board and a management team therefore manage VDA as a business. The Board comprises of the community leaders namely the 5 aMakhosi, 1 Senior Induna and an Advocate. They are joined by a project manager, a Chief Operations Officer (CEO) and a

Chief Financial Officer (CFO). The technical and commercial aspects include planning, construction activities, professional services, administration and procurements are monitored by DEZZO Development Holdings (Project Managers). The Disbursement of the Department of Human Settlement (DOHS) funds and construction performance reporting to DOHS was previously undertaken by the National Urban Reconstruction and Housing Agency (NURCHA) but is currently undergoing transfers to iThala Bank. The key motive of the VDA therefore remains to purely achieve maximum economic benefit for the greater Vulindlela community through the creation of a self-sustainable community. This would be done by ensuring local entrepreneurial and employment opportunities are created through the housing development value chain. This will further have contributed positively to the unemployed and the youth in the community. While preferably meeting targets of improving the semi – skilled employment levels through implementing and managing the project through community organisations and structures.

Figure 9: VDA Organogram – Vulindlela
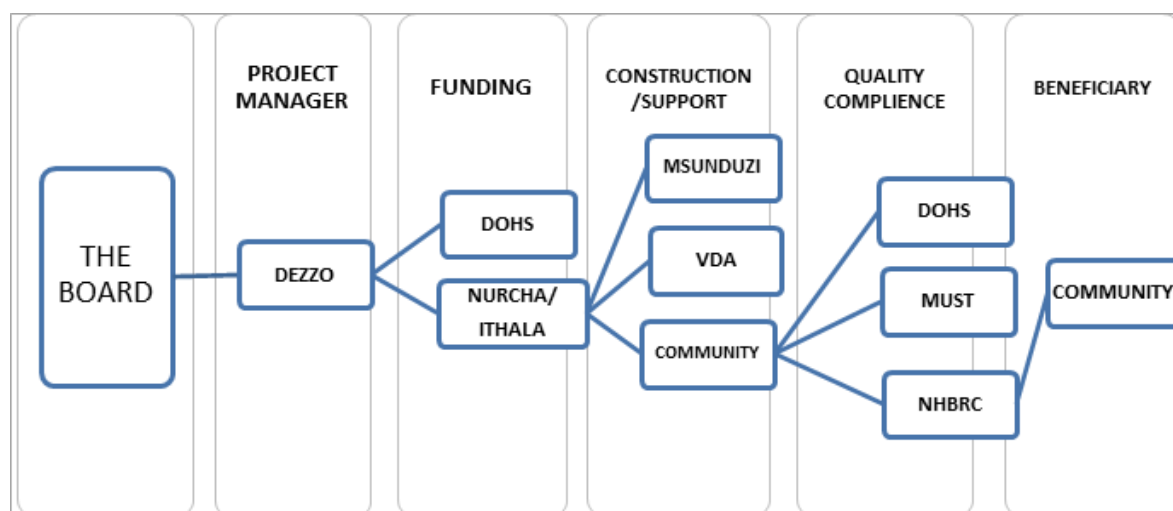
Source: Researcher, (2017)

5.4.4.3. Key objectives of the Vulindlela EPHP project.

The motives of the VDA are to achieve maximum economic benefit for the greater Vulindlela community through the creation of a self-sustainable community. It calls for sustainable development approaches that ensure that the community's present needs are met without compromising or jeopardizing future community resources. Applied through a service delivery lens, it is the transition from merely delivering housing to developing human settlements. These are simplified into 4 simple objectives namely the promotion of

interaction with other departments, better livelihoods, skills development and economic development as explained below:

a) **Interaction with other Departments** achieved **linking social capital**; as VDA, the Msunduzi municipality and the National Department of Human Settlements collectively ensured that through their involvement a partnership was created between government and communities. A representative of the Department of Human settlements further stated that it encourages holistic, active and inclusive participation in housing delivery. From observation, the VDA project was able to achieve integration of the Department of Human Settlements, Department of Economic Development, Department of Education, Department of Agriculture and Department of Transport. The delivery of houses through the VDA created employment and resulted in transfer of skills thus assisting in building self-reliant communities. It further ensured that the availability of land was utilised in promoting agriculture to mitigate issues of poverty (Research, 2017).

b) **Better Livelihoods -** Better livelihoods are achieved when beneficiaries are part and parcel of the development process. This assists in building social capital and active citizenship. By making this an objective the community employs both bonding and linking social capital. It further promotes stability of low income communities and responds to the distinctive needs of vulnerable groups. The interviews conducted repeatedly mentioned how such approaches encouraged self-reliance. The VDA ensures to encourage active participation in housing delivery to ensure empowerment to beneficiaries individually and collectively (Research, 2017).

c) **Skills Development –** The third project objective was ensuring the transferring of skills to an ordinary community. This also activated the linking social capital through the skills development process which implemented onsite training, tertiary education Bursaries, in-service opportunities and SMME business mentorship to ensure that community thrives long after the project life. Skills transfer is a livelihood intervention evidently resulted in job creation and the improvement of the community's socio-economics. The overall impact was community empowerment, social security and cohesion. The VDA achieved this through skills transfer programmes therefore building an economically competitive rural community and contributing positively towards the GDP and South Africa's employment statistics (Research, 2017).

d) Economic Development - When households leverage and actively participate in the local economy, this improves their wellbeing and quality of life. This is a form of linking social capital; the Vulindlela project ensured that the delivery of housing transitions from simply being an end, to becoming a process to an end. This is seen as beneficiaries contribute actively during the construction process. The VDA respondent stated in an interview that the final product is when the house is valued as an asset and valued far beyond its monetary value. The official elaborated that this is how the cooperative approach directly enhances socio-economic development within rural communities.

These project objectives offer the community various forms of social capital, which is defined as the nature of institutions, relationships and norms among people who live or work in a society, thus enabling the society to function effectively. The objectives above indicate the presence of both Bonding social capital and linking social capital. Bonding social Capital refers ties between like-minded people; it is the reinforcement of homogeneity (Schuller, Baron and Field, 2000). Whereas linking social capital builds ties between unlike people in unrelated situations, such as external organisation or individuals who will help the community leverage far more resources than those available within the community (Woolcock, 2001). The nature of which the project was initiated was a result of bonding capital. These project objectives helped build ties between the community members by accepting external assistance and in turn this will ensure that the project remains thriving and empowered beyond the project life.

The VDA cooperative approach evidently delivered improved human settlement outcomes with the pure basis of community input, partnerships and the leveraging of extra resources through partnerships. The Municipal official supported this point by stating that an assessment of the empowerment programme is crucial when trying to solicit how exactly the cooperative development strategy in the housing delivery system impact the socio-economics of the rural community (Research, 2017). After studying this development approach, the researcher found that employment through job creation and skills and skills development is achieved by the project through the following steps:

The Cooperative Development Strategy becomes a vehicle used to deliberately drive empowerment within this community. The cooperatives are formed by Vulindlela Community Members through a credible process. Cooperatives consist of ordinary community members who are trained and may have existing informal block yards, brick

layering and driving experience. The VDA project constitutes of a total of 13 cooperatives constituting of 9 Construction Cooperatives (as indicated in Figure 10 VDA Co –op structure below). These co-ops consist of 9 construction co-ops who focus on slabs, wall plate and completions construction stages (with 4 sub teams under each construction stage). Then there are 2 transport cooperatives with key focus on transporting concrete and materials to construction sites, and 2 block manufacturing cooperatives (Block yards) as indicated below.

Figure 10: VDA Co –op Structure – Vulindlela
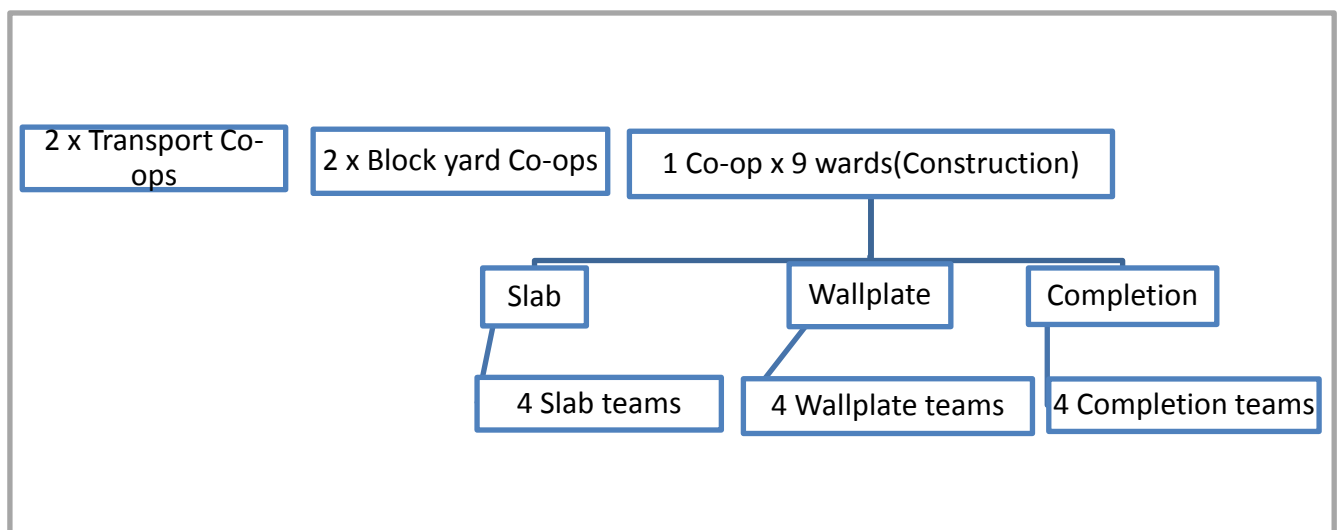
The 13 co-ops depicted in figure 10. Advocate that the projects' co-op development strategy ensures that local entrepreneurial and employment opportunities are created through the housing development value chain. Figure 11 below indicates the Linkages/Value chain between services provided by all co-ops within the housing development chain (Research, 2017).

The linkages emanate as the co-ops interact in the quest of delivering the housing product, having been fully capacitated (supplied with material and sufficient staffed). The transport coops fetch and deliver the raw materials to site camps (1 site camp/co-op) or block yards and thereafter the raw materials are transformed into building materials, and the final product is delivered onto the respective sites within the wards. The construction co-ops would have then prepared the sites and would wait for the materials and construction would commence. The construction process is over seen by student technicians, foreman, ward supervisors and construction managers in the respect, employed through the VDA. Other external parties

include the NHBRC, MUST engineers and the Department of Human Settlements (DOHS) and quality assurance or compliance officers.

Figure 11: Linkages/Value chain of Co-op development strategy

Supply of raw materials
- The supply of raw materials from external suppliers
- Delivered to main site camps or satellite camps.

Delivery of Final Product
- Processing of blocks, concrete, mortar, doors, steel etc. is done on the camps
- The final product is therefore delivered to actual sites.

Construction of the house
- Co-ops have teams ready to distribute to the various sites per ward.
- Construction of the house therefore commences (stage by stage) until completion.
- Once each stage is complete, inspected and passed for quality, Co-ops can therefore claim for it.

Source: Researcher, (2017)

- **Employment and Training**

The overall project offers 1832 full time employment opportunities created for previously unemployed community members. The table below breaks down and indicates the distinction of VDA's co-operative employment capacity which makes a total of 1277 employees, of which 13 are purely community created and owned registered co-operatives. The other 34 are Community Based Co-Operative Members in total (Owners) of which 18 are youth members and therefore resulting in roughly 10 Local Enterprise SMME's formed due to this project, the balance of which constitute of the office staff within the VDA offices as clerks, stores management and construction managers among others.

A VDA official confirmed that the onsite skills transfer occurs during the construction process, where the training is undertaken and Small, Medium and Micro-sized Enterprises (SMMEs) are formed through the job creation, skills transfer and development. The formation of cooperative forms the outmost basis of the Vulindlela Development Association. The 9 registered construction cooperatives comprise of a total of 106 individual members who undertake all stages of construction (Research, 2017).

Table 3: Co-operatives engaged

Ward Name	Slabs Construction		Wall Plate Construction		Completions Construction	
	No. of Teams	General Workers	No. of Teams	General Workers	No. of Teams	General Workers
1	4	84	4	49	4	64
2	4	84	4	49	4	64
3	4	84	4	49	4	64
4	4	84	4	49	4	64
5	4	84	4	21	4	48
6	4	84	4	49	4	64
7	4	84	4	49	4	64
8	4	84	4	49	4	64
9	4	84	4	49	4	48
Total	36	756	36	413	36	544

(NUMBER OF CO-OPERATIVES ENGAGED (1 Co-Op per ward))

Source: Researcher, (2017)

Figure 12 below depicts the employee growth statistics of VDA, which overviews how the above mentioned varies from month to month, where variation exists due to cases of protests and short -times based on availability of finances indicated by the decline in graph below in the April to June period (Research, 2017).

The training aspect of the VDA covers technical skills training, which trains 37 on-site civil engineering student technicians from Durban University of Technology and FET colleges through an in-service training. These trainees are drawn from Pietermaritzburg's surroundings and are trained in practical skills and further guided by VDA professionals in periods of six months or a year. In addition, 200 trainees drawn from the community are trained in basic construction, block making and woodwork skills and provide a pool of semi-skilled labour to the association throughout the project life. This "on the job training" provides for labour and co-operative members on an on-going basis. This aspect also results in social and economic improvements within the community and alone impacts both the local and national community. This is how the employment and training intake of VDA becomes a key contributor to Statistics South Africa (Stats SA) (Research, 2017).

Figure 12: VDA Employment Statistics - Vulindlela
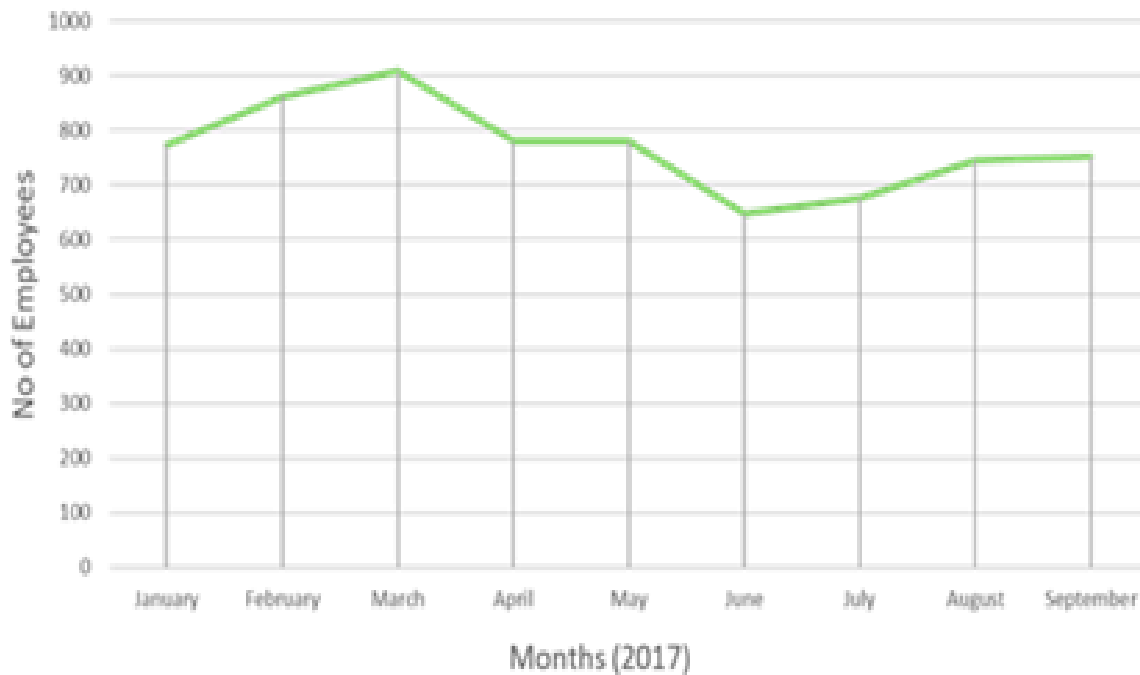
Another VDA official confirmed that when the Enhance People Housing Process (EPHP) programme became intense, challenges arose, more so during the training stages where the training of regular individuals towards a business mind-set, meant taking regular members of the community and transforming them into entrepreneur/business/enterprises that will be ready to compete within the project and externally. The fact that initially, the project did not cater for thorough training and the development of the minds meant that these coops would in one way or another lack in experience and business instinct. A VDA official reported that an EPHP project demands the regular community member to be business minded. In oreder for co-ops to thrive, they need to be backed by successful business people with a business mind-set before imparting skills, this was overlooked within this project, yet it is crucial as a means of building social capital. A municipal official stated that people centred implementing agents needs to plan or forecast beyond the project life, and question the depth and sustainability of the aftermath, asking questions like "What happens after VDA?" as early as possible within the project (Research, 2017).

5.5. DATA ANALYSIS: VULINDLELA RURAL HOUSING PROJECT'S SOCIO-ECONOMIC IMPACTS.

5.5.1. THE IMPACTS OF THE APARTHEID POLICY.

Objective number two of this research was to analyse the apartheid policy's impacts on the socio-economic status of rural communities. The extent of the impact was mentioned in detail in the chapters above. Nevertheless, key indicators of inequality, lack of infrastructure and services linked directly with the poverty found in rural areas and Vulindlela was no exception. Respondents of the survey stated that they felt that the apartheid policy's impacts on the socio-economic status of their community were irreversible. When exploring the magnitude of the apartheid policies impact in the literature review, the researcher found that indeed the magnitude of the apartheid polices impacts diversify. The researcher further acknowledged that the Democratic government of South African has managed to make a significant shift from pre-1994 conditions but lacks in approaches that are efficient, effective and self-sustainable.

The survey respondents who experienced the apartheid era or know of it indicated that indeed the brutality of the underdevelopment and the existence of high poverty levels were a major concern when the democratic government took over. Apartheid policy allowed for such conditions to sprawl, despite rural areas being rich in human capital and natural resources. The common belief that all the apartheid policy intended to do and accomplished was to drain rural areas of their most valued resources and leave them totally dependent on urban areas exists amongst the Vulindlela community. The EPHP project as implemented by the VDA is an initiative to undo past injustices and is supposed to allow for efficient, effective and self-sustainable development. Participants of the focus discussion groups stated that a clear contrast of socio economic infrastructure in Vulindlela prior to the existence of VDA and Vulindlela 6 years into the project can be seen. They further mentioned that improvements were visible in both the economic and social aspects. However, an underlying issue mentioned was the major challenge facing rural South Africa as a whole. The limit brought by the lack of tittle deeds, which forms a key legacy of the apartheid government is evident even in Vulindlela to date.

5.5.2. IMPACTS OF RURAL HOUSING POLICIES ON SOCIO–ECONOMICS OF HOUSEHOLDS IN A RURAL AREA.

The section below explores how various aspects brought to light by the rural housing policy of South Africa's impact the socio–economics of households in a rural area. The housing policy gained character over the years, the nation's dynamics and transitions from one economic state to another are further elaborated. The result of different approaches to development to best suit the socio-economic needs are discussed. Emphasis is put on how the option of service delivery through "self-help projects" socially driven becomes ideal over capitalist projects in communities that need socio-economic uplifting and integration for a more sustainable development approach.

5.5.2.1. The rural housing policy in South Africa.

The South African rural housing policy is an amalgamation of various policies and is comprehensive of different policy and legislation namely housing, land affairs, agricultural, health, education and transport sectors. A majority of the Municipal and Department of Human Settlements (DOHS) respondents asserted that the involvement of other departments in eradicating socio-economic issues has led to more effective and holistic approaches towards development, more so in rural areas where it is most essential. They also raised that on the receiving end, this form of collaboration may not be smooth and simultaneous. One of the key stakeholders mentioned how the project would not have done this well without the contribution from other departments of service delivery. Therefore, the EPHP found under the Housing code became ground enough for the integration of these various sectors to intervene and formed solid cases of the non-existence of a single rural housing policy in S.A. The impact of this is visible through the following conditions found in rural communities and improved locals on a household level. These were sourced merely by observation where the researcher noticed the following:

- On an overall development perspective- Development invites development, the prevalence of one project alerts and encourages other departments and private developers to have a stake, motivated by the notion of sustainable development.

- Economically – By nature rural communities are not of a construct, hence the need for development approaches to be people centred where the key focus becomes reviving economic activity within the rural community.

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- On a training and education perspective – the transferring of skills in one way or another means that an individual is empowered and sustained beyond the existence of any project.

5.5.2.2. S. A. Housing Policy, the Dynamics and Transitions

The following section covers the transitions and dynamics of S.A. Housing policy:

The apartheid era brought the influx control and homeland development policies which were purely restrictions on housing opportunities and rural communities. The effects of which led to the non-existence of South African housing policy in the apartheid era, as government initially had no interests in developing rural areas.

The 1996 Constitution of South African informed the current housing policy by acknowledging that housing is a basic need and a mandate of the state to form reasonable legislative measures while utilising available resources to achieve a progressive realisation of this right. The concept of 'progressive realisation' of housing, as defined in the Housing White Paper (1994), did not sit comfortably with the original pledge to deliver a defined product and resulted in a large housing backlog. In tackling the backlog, the National Housing Policy of 1994 further took the direction of promoting partnership between sectors and spheres of government. The White Paper called for the mobilising and harnessing the combined resources, efforts and initiatives of communities and the private, commercial sector as mechanisms of meeting the housing challenge. Various projects have since then seen this concept of a partnership have been cemented.

The White paper further focused on mobilisation of funds and financial resources, being leveraged through government subsidies, herein making it possible for the lower income market to access formal financial sector. The subsidy mechanism was one way that government assumed the enabler approach to housing delivery. The Breaking New Ground (BNG), (2004) therefore raised concerns of quality and sustainability of the housing product over the previous decade of democracy and advocated for Sustainable Human Settlements.

The National Housing Code of 2009 simplified the implementation of housing projects by providing clear guidelines of the subsidy programmes thus ensuring that the realisation of the above vision. The National growth path (NGP) of 2010 ensured equitable and inclusive development approaches which would result in employment creation, sustainable livelihoods and eradicating poverty

whereas the National Development plan (NDP) of 2012 are youth and female groups focused as most deserving of better educational and economic opportunities whilst promoting gender equality in the development process. The PHP and the EPHP found under the Housing code became ground enough for the integration of these various sectors to intervene and ensure inequality irradiation and sustainability is achieved in rural communities at a house hold level.

5.5.2.3. Socially Driven Projects versus Capitalist Housing Project in Rural Areas.

Socially driven projects can be defined as community facilitated and led projects that encompass the value of people centred or people first approaches, thus, deeming socially driven projects a holistic approach in development of both communities and individuals within rural communities. These self-help approaches build the capacity of and result in better livelihoods. Such projects result in better livelihoods, although better livelihoods are not evident in tangible outcomes within communities, one can grow to notice an improvement in livelihoods through spending time within these communities, interacting and hearing testimonies of the beneficiaries. The difference brought by these two approaches of development implements a direct impact on the sustainability of the project. Any service delivery project can either be socially driven or purely capitalist, this translates in service delivery implemented in the conventional tender-bid system. The benefits of the two vary; a socialist project deems the community not only as a beneficiary but as an active participant of development as opposed to capitalist housing projects which see a majority of the community as merely beneficiaries.

It is no doubt that certain and clear variances exist between the two, the first being that with socially driven projects a little change does not go unnoticed, it may not be physical change, but the community tends to have something good to say about how their involvement in such projects benefits them. The capitalist projects tend to overlook or limit the aspect of involving the community in the delivery process and results in various community protests which may delay progress of the project and the development of "white elephants". The Capitalist housing projects are merely project and profit driven and construction companies tend to take the profits away, whereas socialist driven project ensure that the profits of the project are invested within the community for their own well-being, ensuring that the overall status quo of the community is improved.

A VDA official stated that the key drive of the project was to transform a community by enhancing integrated local economic and social development. Thus, eradicating housing delivery generally follows the capitalist approach and leaves the community at a disadvantage. The promotion of the notion of inclusion and the participation of the community in the housing delivery process ensured that the Vulindlela community enjoyed conditions that would otherwise be far-fetched with the capitalist driven project.

Another key stakeholder further asserted that although both social and capitalist driven housing projects have one common goal to provide housing and assist in the building of stable communities, housing (service) delivery in low income communities demand or otherwise need more participatory (people centred) housing (service delivery) mechanisms. With the Vulindlela rural housing project doing just this, we saw evidence as the VDA (an implementing agent) fostered the growth of the average resident and cascading to down through the community at large. VDA aimed at assisting communities grow towards a phase where sufficient leadership, skills, co-ops were developed and enabled the community to access services and be active participants within the wider structures of society.

5.5.2.4. Integration for Sustainable Development
The initial intention of the VDA's EPHP was to involve other structures of government in housing production through integration and integrated development as mentioned in Chapter 2, subsection 2.2.4 and 2.3.3. The VDA basically became a catalyst to revive and initiate other projects within the community to ensure community members benefited in a holistic manner. The Vulindlela Development Association (VDA) and the Department of Agriculture initiated the one house one garden initiative, where the soakaways constructed with every unit would be used as an irrigation system for household gardens. The other Department of Agriculture project was the mushroom farm project, which is an existing project within the Vulindlela community; it was revived by VDA as a custodian as it aligned with their better livelihoods and economic development value. This project saw the Department of Economic Development integrating its efforts with the Department of Agriculture in ensuring economic empowerment within the community.

 Another initiative worth mentioning is the Department of Education Early Childhood Programme which was implemented in partnership with a origination named CINDI (Children in Distress Network), which is a global association working together to improve the lives of vulnerable children worldwide. It ensured and tried to bridge the gap between quality

of education in crèche's and pre-schools in Vulindlela (a rural community) and the quality of education in urban areas. In the quest of a holistic development approach and investing in the young ones as motivated by the Zulu saying "umuthi ugotshwa usemanzi" (which directly translates a tree is only shaped when still tender). The saying affirms the belief that children must be introduced to the values, vision, and educated to the best quality at a very early age, and this would have a direct impact on their future. By doing this, the VDA ensured that the product of those crèche's and pre-school would be generational and give the little ones a strong educational foundation. Through that, the quality of early childhood education improved, and educators have benefited through skills developed and transferred. These projects ensured all age groups benefited and improved in one way or the other.

5.6. CHAPTER SUMMARY

Chapter 5 has presented the historical background of Vulindlela and detailed the objectives of the Vulindlela rural housing project. It also presented the findings and analysis of the data collected from Vulindlela. The data was informed by the researcher's observations, the one hundred (100) survey respondents, focus group discussions and key stakeholder interviews. It further highlighted the demographics of Vulindlela according to the recent census which was evidence enough that indeed rural housing policy must be people centred and holistic to achieve sustainable development and thus, improving the socio-economic conditions brought to light by previous segregating policy. The chapter showed that Vulindlela has evolved into a well-integrated community with a thriving residential construction market supported sufficiently by economic and social infrastructure. Acknowledging that it is impossible for everyone to benefit equally from a single project, the prevalence of various people cantered projects withstanding the enhanced peoples housing project have pioneered lifestyle altering development approaches that promote and initiate self-reliance beyond the project life.

CHAPTER SIX –RECOMMENDSIONS AND CONCLUSION

6.1. INTRODUCTION

Chapter 6 summarises findings made in this thesis which were necessary to evaluate the impact of rural housing policy on the socio-economic status of rural households, with the key intention of probing if rural communities are transforming into sustainable human settlements. Recommendations were also drawn from the findings and lastly informed a conclusion of the entire study on how rural housing projects can ensure improved socio-economics. Recommendations were further made with regards to improving socio-economic impacts in rural housing projects with respects of achieving sustainable human settlements. Additionally, the conclusion outlined areas which possibly could require further research; it also made recommendations to close the gaps that may have emerged from this research study.

6.2. SUMMARY OF FINDINGS

The findings of this thesis support the supposition that a thorough and effectively implemented rural housing policy can impact the socio-economics of rural households as a transition towards self-reliant and sustainable human settlements. The aim of the study gave birth to objectives and research questions which guided a literature review which meticulously directed the study. The dynamics which informed Rural Housing in South Africa were thoroughly discussed. The study therefore engaged quantitative and qualitative methods of data collection and espoused a case study of the Vulindlela Rural housing project as implemented by the Vulindlela Development agency (VDA) a subject of analysis. The findings were based on the results of in-depth and semi-structured interviews, focus group discussions, observation, a survey and a mapping process.

The information collected was presented through the case study and the socio economics of the study area. It was further analysed in two main themes emerging from the objectives and four sub-themes sourced from the data obtained. The two main themes were the impacts of the Apartheid policy and the Impacts of rural housing policies on socio–economics of households in a rural area. Then later sub-themed by the rural housing policy in South Africa, the South Africa housing policy, the dynamics and transitions, socially driven projects as

opposed to the Capitalist housing project in rural and lastly Integration for Sustainable Development.

The second theme espoused from the objective of this research, which was to analyse the apartheid policy's impacts on the socio-economic status of rural communities. The study found that Apartheid policy's impact on the socio-economic status of South Africa may be irreversible and that the magnitude tends to diversify and sometimes intensify over time if development efforts are not people centred. Efforts of the Democratic South African government have therefore assumed responsibility to manage the transition and ensure that rural communities are not as dependent on urban areas as before. Other challenges and limits brought by the apartheid government that are still far from being resolved is the lack of title deeds in rural areas.

This thesis' purpose was to seek the experiences of the residents on the impacts of rural housing policies on socio–economics of households in a rural area. The study evaluated the aspect of the rural housing policy in South Africa. The study found that South African rural housing policy is not a single policy but constitutes of an amalgamation of various policies, it is inclusive of different policies and legislation namely human settlements, agricultural, health, education and transport. A majority of the Municipal and DoHS and various and respondents asserted that the involvement of other departments in combatting socio-economic issues has led to more effective and holistic approach towards development, more so in rural areas where it is most essential.

The aspects of evaluating the South African housing policy, the dynamics and transitions, the study noted that the South African housing policy initially had no interests in developing rural areas. It later realised that rural communities were prone to poverty, lack of services, infrastructure and employment and later took up the enabler approach to policy and development through housing policy and programmes that were people centred. The researcher noted that the South African housing policy on an overall development perspective resulted in development invites development effect. After noting that generally rural communities lacked economically, government saw the need for development approaches to be people centred as this focus would revive economic activity within the rural community. One approach of doing this would be thorough training and education to transfer skills, thus, ensuring that local individuals are empowered beyond any project life.

Under the theme socially driven projects versus to capitalist housing projects in rural areas, the study found socially driven projects encompass the value of people centred or people first approaches thus, deeming socially driven projects enhance a holistic approach in development of the rural community and its individuals. The study found that these approaches build capacity result in better livelihoods. One of the other important points made is that as opposed to capitalist driven projects; socially driven projects tend to assist communities the grow towards a stage where sufficient leadership, skills, and cooperatives were developed and enabled the community to access services and participate fully within the structures of wider society, instead of the beneficiaries just being recipients.

The final theme that emerged from the findings was the concept of integration as a vehicle for sustainable development. The initial intention of the Vulindlela Development Association (VDA) EPHP project was to involve other structures of government in housing production through integration and integrated development. The VDA achieved this by committing themselves to other socially driven projects that ensure the community although not directly linked to the construction and housing sector benefited. The direct impact of this was that it ensured that all age groups and heterogeneous social and economic group, inclusive of the various aspects of an individual's life benefited and improved.

To sum up the findings, the study found that the perception of a rural housing policy alone as a means of tackling rural development can be limiting, that holistic efforts from other spheres of government that support people first approaches assist in ensuring rural socio-economics are improved at both community and a household level.

6.3. RECOMMENDATIONS

The Constitution of South Africa Section 26 (1) states that, "everyone has the right to access adequate housing". Ideally this ensures that the state takes reasonability of legislative procedures, utilising available resources in the quest of achieving a progressive realisation of the right to adequate housing (RSA, 1996). This housing delivery approach has previously been criticised and framed as unsustainable financially, however the study recommends that the state can continue doing so, utilising people centred approaches to enable and empower communities beyond the project cycle therefore, transforming towards some sustainable effects socio-economically.

Buthelezi (2005) asserts that applying a one-size-fits-all approach to delivering human settlement overlooks the differences and alters the landscape of rural communities. Rural dynamics vary from one area to the next, hence, the need for a comprehensive rural housing policy on a local level where provinces or municipalities stipulate guidelines or outlines on their approach to tackle socio-economic challenges tied to the lack of adequate housing, services and infrastructure.

The subsidy rationale for an EPHP Project requires a formation of trust to be already under going, this trust should be an independent structure initiated by ordinary community members. Other communities can take away lessons from the VDA and use its experiences to implement similar projects within their communities, that is, the VDA was founded by amaKhosi and they leveraged resources and applied, or a subsidy having been motivated by the lack of service delivery and poverty within their community.

 The researcher states that the selection process of beneficiaries for government projects still needs to be reviewed with regards to finding truly worthy and deserving beneficiaries to improve socio-economic status through housing projects with the purpose of creating of sustainable human settlements.

Acknowledging that livelihoods are not tangible, government should try decreasing the nation's dependency on it. The defining of adequate housing as inclusive of the proximity of education, health care facilities, transport infrastructure, security, recreation and employment opportunities indicates the need for the socio-economic status to be incorporated in government policy as a devise for better livelihoods, hence, policy and government would ensure the use of people centred approaches.

The next few recommendations are inspired by the experiences from the VDA:

The Vulindlela rural housing project is the first of its kind and magnitude in the nation, hence the presidential status tied to it. The need for a monitoring and evaluation phase within this project would help record lessons learnt and deliver a blue print for future similar development.

It is worth acknowledging that the co-op development strategy takes time, bearing in mind that transferring business skills to average community members should be done as early as possible and thoroughly within the project life bearing in mind that these co-ops are actual carriers of the project.

When implementing people centred projects, the community liaison process should be very clear, well-structured and sufficiently resourced. If it is neglected at the beginning of the life of the project, the success of it evidently becomes compromised. There is an obligation to continuously revamped and rework the community liaison process right through to the closure of the project.

Acknowledging that people centred projects are prone to experience protest marketing strategy is required to ensure the community or beneficiaries are updated with the process of the development and the various phases of the project. This will ensure a reduction of risk of protests that might interfere with the daily running of the project and include the community at a partnership and beneficiary level.

6.4. CONCLUSION

Even though the South African Constitution declares that every citizen has the right to access adequate housing and this is assumed by all government housing policy, the notion of its sustainability was questioned. The study placed emphasis on the socio-economic inequalities, with the impacts of the Apartheid policy which proved most brutal on the socio-economic status of rural communities and is visible even to this day. The need for the Democratic South African government to initiate and roll out regulatory measures became a pressing issue. The study evaluated the impact of rural housing policy on the socio-economics of households as indeed socio economics in rural areas was a challenge visible by the high dependency of rural households on the urban areas. The mode of achieving self-reliant and sustainable human settlements in rural areas would purely be a myth unless a holistic approach to match up the diverse challenges towards development was undertaken. Furthermore, the study also explored the South African housing policy, the dynamics and transitions and found that the transition from the South African government purely implementing the provider paradigm to the enabler paradigm is breaking ground in terms of socio-economic challenges. However, the challenge of creating sustainable human settlements still lies in the implementation and execution of socially driven projects as opposed to the capitalist housing projects. This study concludes by stating that integration is a vehicle of sustainable development. Findings reveal that the perception of a rural housing policy alone as a means of tackling rural development can be limiting, and holistic efforts from other spheres of government, that support people first approaches, assist in ensuring rural socio-economics are improved at community and at a household level.

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