UNIVERSITY OF NATAL

INTEGRATING SUSTAINABLE LIVELIHOODS APPROACH IN RURAL HOUSING

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By

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ABSTRACT

This study was conducted in the rural community of Makhabeleni in Kranskop. This community is under the traditional leadership of Inkosi M Dlomo. One of the development projects undertaken is the rural housing subsidy scheme, implemented through the Provincial Department of Housing in KwaZulu-Natal. A random sample of 30 respondents was drawn from a population of local residents who are already occupying the constructed houses.

The study aims at highlighting the implications of lack of integration of sustainable livelihoods approach in rural housing projects. It argues that the packaging of rural housing projects should incorporate both sustainable livelihoods and community participation approaches. These approaches in housing development should not only focus on the top structure or the shelter, but on other factors, such as infrastructure, electrification, agriculture water and sanitation services. Such an integrated and holistic approach requires proper co-ordination on the part of all stakeholders so as to create sustainable livelihoods and contribute in the elimination of poverty. The findings in this study are that local sustainable livelihoods are the way of life of people, therefore should be considered in the housing delivery process.

The conclusion and recommendations drawn from the findings are that integrated rural housing development should be coordinated to promote sustainable livelihoods and local economic development initiatives. Such integration would have a ripple effect in attracting local people, who work in urban areas, to return to their rural communities and invest in housing and also improve the housing conditions in their communities.

PREFACE

This dissertation is my own work, and has not been submitted in part or in whole, to any other academic institution. The study was carried out under the supervision of Ms Pauline Stanford from BESG at the University of Natal.

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TABLE OF CONTENTS

CHAPTER 2: LITERATURE REVIEW

LIST OF ABBREVIATIONS AND ACRONYMS

IDP -   Integrated Development Plan

SL   -   Sustainable Livelihoods

IRD -   Integrated Rural Development

IRDP -   Integrated Rural Development Plan

CED -   Community Economic Development

PCA -   People Centred Approach

NGO -   Non Governmental Organisation

RDP -   Rural Development Programme

KZN -   KwaZulu-Natal

ILO -   International Labour Organisation

DFA -   Development Facilitation Act

LLPP -   Local Level Participatory Planning

LIST OF TABLES AND FIGURES

List of Tables

List of Figures

ANNEXURES

Annexure A: Interview Schedules

Annexure B: Map of Makhabeleni

CHAPTER 1

PROBLEM FORMULATION AND RESEARCH METHODOLOGY

1.1   Background to the Study

Rural housing is one of the topical issues that is on top of the agenda for the national, provincial and local spheres of government in South Africa.   For many years, development in rural areas has been were neglected.   Before 1994, housing programs focused mainly in the urban areas. The rural people were left out in the formulation process of the state policies for them to take care of their development needs without any formal assistance from the state. This has been the case for rural housing programmes as well and this anomaly has led to a significant gap and backlog in the rural housing delivery process. As a result, the present South African government recently introduced rural housing programs to open access to housing opportunities as a way of redressing the anomalies of the past. The government, in all spheres of governance, has introduced the process of packaging rural housing projects to assist rural people, women in particular, to participate in the rural housing subsidy schemes available for them.

The process of packaging housing projects is complex and is conducted by certain professionals, who are expected to have knowledge on housing issues. For the packaging process to be successful, it should be measured against the specific key-performance indicators that include social economic and political factors. Such factors play a critical role in ensuring that there is

economic stimulation, activity and growth in the rural areas. Prior to making any housing development intervention, it is imperative for such professionals to understand the way people live, their social activities that affect their housing needs and how people participate in the development of their communities. The elements currently ignored in the packaging processes relate to sustainable livelihoods in housing.

The packaging process of rural housing projects is carried out using the urban approaches. This raises a concern for the researcher, as housing is not viewed in totality or holistically by the current policies. The responsible professionals are only concerned about the top structure as an end product and ignore housing as a key element in rural economic development growth. At the end of it all, communities as targeted beneficiaries as well as other major role-players should view housing as contributing extensively to their economic development opportunities and sustainability of their projects. These factors are pivotal in the planning and implementation phases in housing and the success of the housing projects hinges around them.

This proposal will seek to address some of the questions indicated above. The intention of the investigator is to identify factors relating to rural housing that could be explored or identified so that the rural housing process could be delivered effectively and efficiently, especially in the rural areas. The study will be conducted in Makhabeleni community near Kranskop, where the residents have benefited from the rural housing scheme and currently occupying the houses. The researcher intends using the sustainable

2

livelihoods approach in determining how the housing projects relate to the local activities and what further aspects could be explored for the benefit of the communities.

It is however, important to state that there is no substantial body of literature pertaining to rural housing and sustainable livelihoods. The researcher will rely mainly on primary sources of information as well as secondary data where available.

1.2 Definition of the problem

The shortage of housing in the rural areas is a major concern for both the public and the private sector. The initiatives by the government of enabling rural people to access rural housing subsidies are over-shadowed by the fact that not all targeted people benefit from such initiatives. The housing developers fail to package housing projects on the basis of the Integrated Development Plans (IDPs) prepared by the district municipalities. As a result, the proposed housing projects are often not in line with the identified economic development nodes by the government. The pandemic of dreadful diseases such as HIV/Aids, tuberculosis, malaria and cholera have affected the housing delivery process in this country. There are many households that are child-headed due to this disease and the housing policy does not cater for these problems at this stage. The sustainable livelihoods, as an approach, would address this issue to provide a clear understanding of those systems that

could be put in place to assist those affected. This also refers to those who share the same housing needs as any other person.

It would be beneficial to the rural people if sustainable livelihoods could be considered from the housing project inception stage. Social scientists are critical in assisting the developers to understand the social dynamics associated with sustainability factors in rural housing. In this study, the researcher will argue that the housing projects should be linked to the sustainable livelihoods prevalent in those communities, which in turn should relate to the economic development nodes and initiatives.

1.3   Definition of Concepts

1.3.1 Housing

The diversity of approaches to the study of housing is partly a manifestation of the complex nature of the topic. There is no one definition of housing that can be universally accepted worldwide. Each definition focuses on certain perspectives that need specific attention at that given time. However, Low and Chambers (1989:xiii) conceptualise housing as a system of settings within which certain systems of activities take place. The systems can comprise different settings arranged in different ways with different linkages and separations. On the other hand, Moser (1987:1) regards housing as a term that is often used to refer to the physical fabric of the house, and the land on which it is built. She further argues that there is a distinction between housing and human settlements. The latter includes not only housing but also the

4

wider area in which it is located. Consequently, housing refers to infrastructure and other neighbourhood and community level facilities.

For the purpose of this study, the term housing will be used interchangeably with the term rural housing meaning an integrated system of housing activities that take place within the social, political and cultural context in the community. This definition concentrates on the integrated and the sustainable livelihoods approach in housing ,where housing is not defined only on shelter or dwelling terms but the holistic approach is brought into consideration for the maximum benefit of the household that will be using that housing.

1.3.2 Rural

Flora *et al* (1993:6) have realised that definitions of rural have always been residual. Rural areas, they contend, embrace what is left once urban areas are described. Such definitions ignore differences among what is left which leads to a diffuse image of just what it is we mean by rural areas. Rural communities are characterized by their population size as well distance from urban centres. The most obvious and undeniable difference between rural and urban areas is population size. Isolation is another image, which has changed dramatically due to changes in communications technology and improved road systems, which in turn, have changed the occupations and spending patterns of rural people. The term "rural" depicts areas where communities lack the basic resources, economic activities and infrastructure.

1.3.3 Community

The term community is defined by sociologists, to refer to a place or a location in which groups of people interact with one another. A second use of the term looks at the social system itself, the organizations through which groups of people meet their needs. Finally, sociologists use community to describe a shared sense of identity held by a group of people (Flora et al 1992: 15). For some people, a sense of community comes from those who share similar things or share common values, not from those living in the same town.

1.3.4 Community Participation

Davies (1992:119) defines community participation as the ways in which a community is able to take part in the formulation and implementation of policies. On the other hand, Slochum et.al. (1998:5), regards participation as a process of empowerment through which individuals as well as local groups and communities, identify and shape their lives and the kind of society in which they live. Participation can help to amplify traditionally unacknowledged voices and it can strengthen the confidence of all members of a community. They further argue that it involves conscious raising and knitting together a shared understanding of problems and a vision for the future that leads to commitment and ownership by the community. Community participation can be defined as the involvement of the affected community in the project both directly and also indirectly through its representatives (Zungu, 1999).

Participation is more than a policy statement. It is a process whereby the community is committed to actively engage itself on decisions that will

6

contribute to the sustainability of their housing project and the improvement of the quality of their lives. As stated by Burkey (1993:57), participation is essentially a learning-by-doing exercise – plans are made, action taken, lessons learned and new plans and action take place. To participate is to give meaning to one's own action and to the social movement.

1.3.5 Development

Development in this context is used as an integrated approach that is more than the provision of social services and the introduction of new technologies. It involves changes in the awareness, motivation and behaviour of individuals and in the relations between individuals as well as between groups in the society.

According to Mullen (1999:80), development is a set of conscious efforts directed towards economic, social and political change that takes place in a community or a society as it evolves from a traditional state. The transformation to modern status includes social and political consciousness, division of labour, literacy, urbanization, industrialization and a broad general participation in the overall development activities at national, regional, local and village level.

These changes must come from within the individuals and groups and cannot be imposed from the outside (Burkey 1993:48). Communities need to get assistance to develop holistically, taking into account the physical, human, social, political and economic development of the whole community.

1.3.6 Integrated Rural Development (IRD)

Integrated Rural Development may be defined as a process of combining multiple development services into a coherent delivery system with the aim of improving the well being of rural populations. It also emphasizes 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 more efficient distribution and marketing channels, to improve in basic social infrastructure, such as health care and education.

1.3.7 Community Economic Development (CED)

The Women and Rural Economic Development Organisation (WRED) defines community economic development as the process of creating new employment activities, higher household incomes, additional community wealth and improvements in local quality of life. Improvements in quality of life recognise the importance of balancing housing needs with economic, social and environmental concerns. CED incorporates as many of the following principles as possible:

> ➢ Use of Local Goods and Services

> ➢ Production of Goods and Services for Local Use

> ➢ Long-Term Employment of Local Residents

> ➢ Local Skills Development

> ➢ Local Decision-Making

8

> ➤ Concern for Public Health

> ➤ Concern for Physical Environment

> ➤ Neighbourhood Stability Promotion

> ➤ Increase in Human Dignity

> ➤ Solidarity among Self-Reliant Communities

In its most effective form, CED embodies the following features:

> ➤ A multi-functional, comprehensive strategy or development system, in contrast to any individual economic development or business development project or other isolated attempt at community betterment;

> ➤ The merging of economic and social goals in order to make a more powerful impact for community empowerment and revitalisation;

> ➤ A set of activities that empowers the broad range of community residents for the governance of their development organisation and their community as a whole; and

> ➤ A businesslike financial management approach that builds ownership of assets and a wide range of financial partners and supporters.

1.3.8 Process of Packaging

The word "package" has something to do with putting together and making something attractive. For the purpose of the study, the term means putting together all the information regarding a housing project such as the number of

9

people that are eligible, their identity document numbers, their income if employed, how much they qualify for, the area where they live, the boundaries as approved by the Provincial Office, and also giving recommendations about the suitable developers to ensure that the Housing Department accepts and funds that particular project. The process should further include the identification of housing needs, issues and economic development nodes in those areas. From experience, the incorporation of such livelihoods has, however, been neglected by most of the developers.

1.3.9 Sustainable Livelihoods

Sustainable livelihoods are a systemic and adaptive approach that links issues of poverty reduction, sustainability and empowerment processes. It is a way of thinking about the objectives, scope and priorities for development. The core principles of this approach include maintaining a focus on people and their strengths (rather than more on the technical project outputs), taking a wide view of the options for assistance and making links between local issues and wider concerns about policies, institutions and processes. The attractiveness of sustainable livelihoods lies in its applicability to different contexts, situations of uncertainty and in its capacity as a consultative and participatory process for the cross fertilization of ideas and strategies between various stakeholders. The sustainable livelihoods approach recognizes the ability of communities to improvise their livelihood strategies in order to cope with poverty and housing needs.

1.4   Objectives of the study

1.4.1 Broad Objectives

1.4.1.1 To explore the sustainable livelihoods as an important approach to attain sustainable rural housing;

1.4.1.2 To ascertain the necessity of active participation of communities in rural housing projects and its relationship with sustainable housing development in the rural areas;

1.4.1.3 To establish whether rural housing projects could be linked with the economic development initiatives in those areas where necessary, such nodes could be developed with the assistance of the rural economic development planners; and

1.4.1.4 To formulate recommendations for policy makers on the necessary information to be included during the packaging process in housing.

1.5   Specific Objectives

1.5.1 To conduct interviews with the major role players in housing in the Makhabeleni area on the relevant data when packaging for housing projects;

1.5.2 To establish the relevance of the sustainable livelihoods as an approach to be used in rural housing;

1.5.3 To ascertain the relationship between sustainable livelihoods and integrated housing development in rural communities;

11

1.5.4 To ascertain how communities participate to ensure that their housing projects are sustainable and contribute to the socio-economic and political development of the communities; and

1.5.5 To review the housing policy and its implications in relation to sustainable livelihoods and rural housing delivery process.

1.6   Reasons for choosing the topic

The residents of Makhabeleni were among the first people to benefit from the rural housing subsidy scheme provided by the government.   This has motivated the researcher to establish whether the sustainable livelihoods were incorporated in the packaging process and how this has affected people who are already occupying those houses.

1.6.1 The researcher has also discovered that there is a dearth of information sustainable livelihoods, rural housing and how it is packaged. It is believed that this study will contribute to the body of knowledge in this field and will also inform the policies on rural housing for the benefit of the communities; and

1.6.2 Because the professionals responsible for packaging of projects in the rural communities do not have an adequate theoretical framework on information related to sustainable livelihood, this will contribute tremendously to the existing information.

1.7   Research Question

Do the approaches used during the process of packaging housing projects address important sustainable livelihoods development factors that are critical to the housing needs of the deserving and the targeted people in the rural areas?

1.7.1 Sub-Questions

➢ What housing policies exist in relation to the sustainable livelihoods in packaging of housing projects in the rural areas?

➢ Is there a link between sustainable livelihoods and integrated rural housing development?

➢ What factors are taken into consideration during the packaging process?

➢ Is community participation important during the process of packaging?

➢ How do rural people, especially women, access the information on housing?

➢ What approaches could be utilised to ensure that housing projects contribute to the local community economic development initiatives and integrated development plans in the targeted for the rural communities?

1.8   Hypothesis

Rural housing as a form of human settlements should involve local people in the packaging process in order to contribute meaningfully to the sustainable rural local community economic development initiatives.

13

If rural communities have sustainable housing projects that contribute to the local economic development nodes, targeted rural people would participate in a meaningful way to promote self-reliance and to improve their conditions.

Sustainable livelihoods as an approach form an integral part of rural housing development.

1.9 Research Methodology

1.9.1 Data / Information sources

Validity and reliability are the critical concepts for any study undertaken in the social sciences. These elements depend to a large extent on the source of information. The source of information used for the purposes of this study was mainly primary sources whereby the respondents were interviewed and the collected data analysed. This involved human behaviour or verbal behaviour (Mouton 1991:77) where verbal or written responses to questions were solicited from the respondents. In this case, the respondents were expected to be objective and state whether livelihoods should be considered in rural housing and should be linked with economic development nodal points in the rural areas. The local people together with the existing traditional leadership in those areas were interviewed.

The researcher also used archival sources of information or secondary data. The Provincial Department of Housing in KwaZulu Natal has documentary sources, collection of records and mass media material that have been collected in the field of rural housing over the past years. This material enabled the researcher to understand in context, how the packaging process in housing is currently being

14

carried out and what impact it has on the lives of the people and their development. Other documentary sources included books and reading materials from the library.

Another source of information that was of great importance in this field of inquiry included experienced and knowledgeable experts in the field of housing. The researcher interviewed the Deputy Director in the Provincial Housing Department, developers, councillors, *inkosi* and *induna* of the area, and other knowledgeable members in the community. Combining the information gathered in this process plus that of documentary sources or research literature not only provided the researcher with useful information, but also provided her with varying levels of understanding on the subject of housing packaging that contributed to the flavour and quality of the research report.

1.9.2 Sampling Procedure

A sample was drawn from the population of Makhabeleni residents who have benefited from the rural housing subsidy scheme from the government. Five professionals were interviewed. These were mainly the officials who were involved in the implementation of the project to assist people with their housing needs. The researcher used systematic random sampling. The site office where the developer keeps all his documents about the project was visited. The list of all those who applied from the housing subsidy was used to select the units of the study. From the list of 150 beneficiaries who already occupy the houses, every 5th unit in the population was selected. The aim was to get thirty units for interviews. The rationale for using the systematic random sampling procedure was to enable the researcher to ensure representativeness and equal chances of the respondents to be included in

the study. The population in this case included all the beneficiaries of the rural housing subsidy in Makhabeleni who were already occupying those houses.

The main aim was to select the sample / units of study that represent the range of experience on the topic under study. The researcher will depend, to a large extent, on the knowledge of the context and settings existing in Makhabeleni.

1.9.3 Sample Size

As indicated above, the systematic random sampling procedure was used in this study. The total number of units was 30. Two governmental officials who were involved in the implementation of that housing scheme were also interviewed. The researcher also interviewed the developer. The information gathered during these interviews enabled the researcher to collect information, which also included the perspectives of the policy makers at provincial level.

1.9.4 Research Tools

The researcher developed two sets of interview schedules as tools for collecting data from the respondents. Structured interview schedules were employed for this study. The interview schedules consisted of the major categories of information, based on the research questions formulated in the preliminary stages of the research. Such interviews were conducted with experienced and knowledgeable experts in the housing field. The main aim was to include questions that elicited honest and informative answers to the study. The advantage of in depth interviews is that the researcher is present and able to make evaluation of the responses elicited by the respondents.

During this process, the researcher also relied on observation and field notes were recorded for the benefit of the study.

1.9.5 Research Procedure

Both research methods, the qualitative and quantitative research methods were appropriate for the study. The philosophical underpinnings of a qualitative research approach direct the researcher to several key features that characterize this kind of research. The qualitative method enabled the researcher to discover what can be learned about some phenomenon of interest, particularly social phenomenon where people are participants. Qualitative researchers are interested in investigating and responding to exploratory and descriptive questions. The quantitative research part enabled the researcher to quantify data in terms of statistics, tables and percentages.

The first step in the research procedure was to collect preliminary data from the archives; books and available documents form the library. This helped the researcher to gain a clear background on the packaging process for rural housing and to begin to explore the nature of questions to be included in the interview schedule. This step was followed by the selection of the sample from the population. The selection of the sample size will be easily conducted using the available population.

Thirty units of the study were selected randomly. A focus group was interviewed first to test the research tool. This enabled the researcher to identify some flaws in the tool and corrective measures were applied. Interviews were held in person with the *inkosi, induna*, the development committee chairperson and the respondents. This

provides an opportunity to take notes on some of the observations made during this process.

The last phase involved the data analysis, where the collected data were analysed accordingly. Therefore, conclusions and recommendations were therefore drawn on the basis of the collected data. The study was completed in three months.

1.9.6 Data Analysis

The collected data was analysed using the interpretive-descriptive research approach commonly used in qualitative research as well as the tables, pie charts and graphs. During this process, the collected data was prepared for analysis. The challenging task was to make sense out of a quickly accumulated pile of field notes, documents and interviews and transfer that information into a clearly readable form for data analysis. The first step was to code data pages and their sources.

1.10   The Theoretical Approach In Rural Housing

1.10.1 The People Centred Approach in Housing

Theories are explanations that enable people to understand why certain processes happen in a particular manner. There are many theories that explain the process of rural housing but for the purposes of this study, the people-centred-approach (PCA) will form the basis on which most of the work discussed in the study is premised. The proponents of the PCA are of the opinion that national policies and international economic and political conditions over which they have little or no control affect rural people. Therefore, it is critical that development should involve people of varying socio-economic status

18

and varying occupations and skills levels, varying levels of education, varying levels of ambition, awareness and enlightenment. The rural people need to be encouraged to participate actively in the decision making process and by so doing they are able to make informed decisions that affect their lives and improve their economic situation.

According to Burkey (Ibid:57), it is becoming more and more apparent that the first step in achieving genuine participation is a process in which the rural people themselves become more aware of their situation, the socio-economic reality around them, of their own problems, the causes of the problems and measures they themselves can take to begin changing their situation. This process of awakening, raising of levels of consciousness, or conscientization constitutes a process of self-transformation through which people grow and mature as human beings. In this sense, participation is a basic human need.

Studies of the International Labour Organization have identified five basic issues, which make participatory development difficult:

➢ Participation will develop in different ways in specific situations dependent upon the problems faced by specific groups of the poor and the specific factors inhibiting them.

➢ The poor need to be approached as a specific group of and their economic situation must be improved if participation is to be successful.

➢ There is a complex relationship between self-reliance and the need for external assistance. Participation requires self-reliance and is surrendered by dependence.

> ➢ Participation requires organization. Yet organizations easily become centers of formal power controlled by the few.

> ➢ Participatory processes seldom begin spontaneously.

> ➢ A leadership whose vision is external to the perceptions and aspirations of the people concerned generally initiates such processes.

The above factors indicate the importance of community participation for any development project. If participation is hindered by certain factors in the rural communities or if it is not geared towards economic empowerment of the participant, the end results might address a small portion of development needs. People should be seen to be taking part in activities that do not enrich a certain group of individuals but those that would benefit the communities at large and assist them to grow and develop holistically. Housing projects have a major contribution to make in this regard, as appropriate housing leads to productive individuals at home and in the work place.

1.11   Basic Principles of the People Centered Approach

1.11.1 Development from Below – People First

For any housing development to be a success in the rural communities, it should be based on the principle of people first. The tendency of many professionals during the rural housing packaging process is to enter the community with a pre-structured notion on what will be done for the people. The proponents of this approach emphasize that development should be viewed as a holistic term. Human development is a process by which an individual develops self-respect and becomes self-confident, self-reliant, cooperative and tolerant of others

through becoming aware of his or her shortcomings as well as his or her potential for positive change.

Secondly, economic development is critical for a developing rural community. Developers should not view rural housing, as an end to the development process but rather, it should b packaged in a way that would enable the communities to be economically independent and to contribute meaningfully to the global economy. It is obvious that in the rural areas many people still believe that regional planning should be conducted in a way that would not move them form their land irrespective of the sparsity of households or houses. With proper planning, sites could be identified and earmarked for economic activities in those communities.

Thirdly, political development is of equal importance in rural housing. Burkey (1993:37) states that all people live within some form of political structure whether formal or informal. If development, in its widest sense, is to truly benefit the people, then the political structure must be responsive to their needs and aspirations as well as to protect their rights and property.

Lastly, social development refers to those investments and services carried out or provided by a community for the mutual benefit of the people of those communities whether as a village, district or nation. Likewise, rural housing projects need to take into cognisance all the above development factors even before the housing scheme is put in place. Consultation with various groups, members of the community and other role players should be done on ongoing

21

basis as a preplanning phase so as to allow the processes to take place that would enable the developer to understand the community in totality.

1.11.2 Participation

Community participation is now used as a catchword without people understanding in context what it means and what type of participation is ideal. Participation in project design and decision-making is all too often limited to a few meetings where the project is explained and the people are asked to give their comments. Participation, if it is to really release the people's own creative energies for development, must be much more than mere mobilization of labour forces or the coming together to hear about predetermined plans. It must be more than a policy statement; there must be a genuine commitment to encourage participation in all aspects and at all levels of development work (Burkey 1997:57).

According to O'Donovan (2000:235), multiple communities can constructively engage in the myriad of struggles and contested power relations that occur within local authorities, the state more generally and also between and within civic society where community allegiances are formed. The capacity to act and accomplish goals becomes central rather than who is dominant or subordinate. The government should therefore, encourage the developers to initiate community engagement measures where community members could be afforded an opportunity to raise their concerns and to participate actively.

1.11.3 Respect for human dignity

This principle emphasises that every individual should be given an opportunity to voice his or her feelings. There should be a conscious effort to respect and enhance the capacity of community members to be informed decision makers through problem solving thus acquiring true management and control of projects. Control of the development process by rural communities will determine whether there has been a transfer of power or not.

Goodchild (2001:92) indicates that people use the response that is most convenient and effective in the circumstances. While exit means the ability to get out, voice means the ability to challenge decisions. Persuasion means the right to make representations and the right to participation ...Persuasion also includes the use of informal and alternative methods of conflict resolution. Coercion occurs when persuasion does not work. The implications for the housing developer are to consider interaction between the various types of response and to identify the effectiveness, limitations and uses of each.

The people centred approach to participation seeks to include people in the planning and implementation of the housing projects, which are usually initiated by the government. It focuses on the issues of power and control. It is concerned about housing projects where the community engages in the economic development of programs and projects rather than the technical and managerial aspects of organizations and participation in them. Central to this approach is the belief that ordinary people are capable of critical reflection and that their knowledge is relevant and necessary.

23

1.12   The Importance of the Research

The researcher has acquired interest in rural housing because it has been observed that a number of projects in the rural communities are package by the developers who sometimes conduct these processes haphazardly as long as they gain economically. At the end of the exercise, the communities are not empowered fully and some projects are imposed to the communities. Chambers (1983:10) refers to this process as the rural development tourism, which should be discouraged at all costs from the developers.

The developers have the responsibility to enable the communities to acquire as much skills as possible so that when they leave those communities, the members can be in a position to do things on their own with little or no help from the outsiders. Active participation on the part of the communities is also important. The development workers need to understand the dynamics in each community and assist members to understand them too. Where appropriate, the developer should move at the community's pace.

This study is very important in the development field in general. Many governmental departments such as the Department of Public Works, Department of Planning and Local Government, the Rural Economic Development Ministry, private companies and Non Governmental Organizations (NGOs) in South Africa, are currently involved in rural development programmes that contribute dynamically to the economic growth and opportunities in the rural areas. The obvious question would be how sustainable are these programmes and what changes do they have in the lives of the people?

The governmental strategy on rural development demands that any development project should be linked to the economic development nodal points. This study will therefore contribute extensively to that body of knowledge and would assist all those involved in rural development.

The shortage of literature in this area also makes it difficult to refer to other investigations conducted in the same field. The focus of many authors has been on urban housing rather than on rural housing. This study will contribute to the dearth of information in the subject of rural housing.

1.13   Limitations of the study

The study was carried out within the following observed limitations:

Time did not allow the researcher to exhaust all areas on this exciting topic. The researcher planned the study in such a way that it would allow her to pursue the topic for the Doctoral thesis where a model would be developed on how housing could be planned in a way that would contribute to the economic development of the area.

The shortage of relevant literature is another limitation. The researcher utilized the available resources but also relied a lot on the practical experiences in this field of housing. Rural housing is a topical issue within the public sector where rural people are assisted with housing subsidies to build houses. This then, being a new governmental initiative, means that there is not much prior research conducted in this field.

1.14   Chapter Outline

Chapter 1 – Introduction

This chapter gave background information on the study in question.

The concepts to be used were defined using working definitions. A synopsis of how the study was conducted was also reflected in this chapter.

Chapter 2 – Literature Review

Literature review is the backbone of the study. This chapter focused on reviewing what exists on the secondary sources of information regarding sustainable livelihoods, integrated development and community participation.

Chapter 3 – The relationship between sustainable livelihoods and community participation in rural housing

This is an outline of what sustainable livelihoods is all about and how it is linked to community participation in rural housing.

Chapter 4 – Research Results

This chapter focused on the data analysis of the information collected during the interviews.

Chapter 5 - Conclusions

The last chapter consists of the conclusions drawn out of the study.

References

This consists of a list of all sources of information used for the study.

1.15   Interview Schedule

The interview schedule covers the following broad categories:

Section1:   Identifying particulars

Section2:   Rural Housing packaging policies and approaches

Section3:   Sustainable livelihoods in rural housing

Section4:   Economic development factors in housing

Section5:   Development issues

Section6:   Community participation

Section7:   General information on housing

CHAPTER 2

LITERATURE REVIEW

2.1   Introduction

Housing forms an integral part of the major pillars of sustainable living in communities. In any society, housing should be viewed in a holistic manner where factors such as infrastructure, access to economic activity centers and environment are taken into consideration. It is argued that the importance of housing as a system in a person's life revolves around the satisfaction of one's physical, psychological, socio-cultural, economic and political needs. In satisfying physical needs, housing provides shelter or accommodation for all members of the family. Psychological needs are satisfied through the provision of safety and security and a sense of belongingness. From the socio-cultural point of view, a house forms part of a greater environment and thus affords its members the opportunity to perform their functions as members of the greater community. It also allows members the opportunity to make individual contributions and perform their roles and responsibilities without any feelings of intimidation. From the economic point of view, housing is regarded as an investment for future generations. Nowadays, it also provides a sense of financial security. In rural areas, during the implementation process, housing can also provide temporary job opportunities and stimulate a great deal of subsidiary industries such as block making, brick laying, painting and carpentry. One can argue that there should be no difference in satisfying the above needs whether

28

one dwells in the rural or urban areas. When packaging rural housing projects, it is critical for developers to cater for all the above needs without compromising the standards on the basis of the "rural location".

For many years, the common mistake that has been made by the housing departments has been to neglect all these other factors and focus on housing as a top structure that provides only shelter to the families. This simplistic view has contributed to the failure of many of the rural housing programmes in South Africa in the past. Turner, as quoted by Mitchell and Bevan (1992:10), acknowledges that housing is not just a product in that it is a roof over our heads, four walls and a door. It is also a process that is fundamental to the cultural well being of the society within, which and by whom it is constructed. Turner further argues that housing is not only a noun, but also more importantly, a verb. Thus, the process by which a society builds its dwellings (the way they are designed and also the involvement of the society in their construction) is at least as significant as the efficiency of the house as a product providing protection from the elements.

The shortage of housing in South Africa is a concern for the government as well as the citizens. The biggest challenges or problems are associated with the policy changes in methods of housing provision brought about as a result of an increase in the sheer scale of housing needs, expectations, increase in population sizes both in urban and rural areas and planning controls. In 1994 the

South African government announced that 1 million houses will be built in the Rural Development Programme (RDP) to address the backlog, especially in the rural areas. In the Development Update Journal, Vol 3 of 2001, it was reported that while the government had promised to build those houses, it was evident that this target was unattainable, not only due to the size of the housing shortage in the country but also, more significantly, because of the rate of delivery. The government has therefore, recently introduced and developed policies at national level that would enable the rural areas in particular to access housing in their own environments, attempting to take into account all those factors that play a major role in the sustainable living of the communities. Traditional leaders in the rural communities, local government structures and rural people have mostly welcomed this policy. The major challenge now lies on the effective implementation of such policies and how the process of implementation is managed on the ground.

This study will explore the concept of housing and its relationship to the sustainable livelihoods in the rural communities. It also intends establishing the link to economic development initiatives that take place in the rural communities. The obvious question is whether the packaging process encompasses the above-mentioned factors or not. If not, is there a common link between the unsustainability of the rural housing projects and the failure to consider the livelihoods of the community? The researcher will also explore the planning processes that take place in the development of housing projects. The critical

issue is whether this it is conducted in isolation not considering the integrated

and sustainable development principles and thus leading to a lack of investment

in housing in the rural areas and a contributing factor in the migration of people in

large numbers to the urban areas.

In this chapter, focus will be on the review of literature on the issue pertaining to

rural housing and how it could be linked with economic development initiatives in

those rural communities.

2.2   The Housing Development Cycle

Housing in general is a backbone of any society whether that society belongs to

the first world or a third world countries. My observations in the implementation

of housing projects have been that the normal development cycles followed in

other community-based projects are not adhered to for housing. It is even worse

when it comes to rural housing. In the past, this has led to the failure in housing

projects to meet the needs of the residents in many respects and the failure of

some schemes. For example, there is a housing project in KwaMakhutha area

where the developer was requested to package housing for the squatter people

who occupied the private land illegally. The owner of the land was prepared to

assist those people to move to another area and also assisted with the

application of subsidies.   The developer decided on the designs and

implementation without engaging the community concerned. When the scheme

was complete, the residents were ready to move into the houses and they

31

discovered that they had to share with other families in the same structure. Also, the site where the houses were built was too small. Those residents with cars could not park their cars on the yard. Even though people moved into those houses, they were generally not happy. It was evident that the plans for that project failed to consider the sustainable livelihoods of the people and the steps in a development cycle were not followed.

Ashworth (1996:5) has identified five steps that need to be followed in the development of housing projects.

2.2.1 Inception

The development process is initiated principally by either a project looking for a suitable site or available construction site looking for a project. According to Ashworth (1996: 5), the initiative may come from the developer, the site owner or a client seeking a site for a development. The planning authority too, may make recommendations or designate revised land use patterns in an area. In the case of rural housing, almost all applicants for a housing subsidy scheme have a piece of land allocated by the local *inkosi (the chief) or induna (the herd-man)*. The challenge is usually around the issues of accessibility to that land and the fact that culturally, rural people do not appreciate being moved from their land to centralized areas where planning is effective. One of the major objectives of the Land Act No 126 of 1993 is to ensure that rural communities have

access to land which could be utilized for subsistence and commercial farming, residential purposes, economic development opportunities and other major tasks in the community. The developer should understand the cultural dynamics of such communities and get the buy-in from those communities before any housing development takes place. If this stage is undertaken thoroughly, it is bound to yield good results at the end. The next stages would therefore be implemented with ease.

A briefing session with the major stakeholders and role-players is also critical at this stage. The developer or the client needs to inform all the role-players about the housing project and indicate the possible challenges that would have to be resolved before the project starts. If finances and land transfers were needed, these would be done during this phase. The feasibility and the viability studies also need to be conducted so as to establish clearly the goals and the objectives of the housing scheme. The better-informed community members who understand the development process usually have more realistic expectations of what can and cannot be achieved. The feasibility phase seeks to determine whether the project is capable of execution in terms of its physical complexities, planning requirements and economics. The selection of the project steering committee at this stage is important. This committee forms a liaison between the community, the developer and the funding organization, whether it is government or the private sector.

33

2.2.2 Design and Costing

Designing is a continuous process with the scheme becoming progressively more detailed as the development proposals increases in certainty. Of importance is the fact that the designs should be relevant to the needs of the people and, if possible, should accommodate the culture of that community. In rural communities, for example, families enjoy sleeping in one room, telling stories to one another of what happened during the course of the day, whilst achieving that sense of belongingness.

The designs should take such factors into cognizance by allowing bigger room space and court yards if possible where family members gather during the day over a calabash of traditional Zulu beer, reviewing what took place during the day. The correct design, selection of materials, proper and appropriate methods of construction and the correct use of components will help to reduce maintenance problems and their associated costs. The involvement of prospective occupants and other stakeholders is equally important.

2.2.3 Contract documentation and procurement

Contracts are very critical especially in a building project. It binds the developer to construct the houses in a way that is acceptable to all parties, that is the developer, the community and the governmental structures. In that contract, the developer needs to indicate the procurement procedures

he or she would follow in terms of labour and materials. Such procurement procedures should be in line with the resources the community has if sustainable livelihoods are to be incorporated in the packaging of that particular housing project. The utilization of local resources ensures that sense of ownership and belongingness that should be inculcated to local people all the time. The sense of ownership and belongingness are the essential pillars for sustainability of projects, the more local people feel they own the project, the more they are prepared to look after it and to contribute in whatever way needed to maintain and manage the project. The communities should be encouraged to study the contents of the contract carefully and to refer back to it during the implementation process in order to double check whether the developer follows what he or she promised in the contract documents or the business plan. The common trend is that the documentation that is required for the tendering purposes will be prepared with all the technical jargon that becomes too complicated for communities to understand. In this case, a social facilitator in this case could be an asset to assist the community to understand what is contained in the contract and how to monitor that process.

2.2.4 Construction

This is the implementation stage where the contractor commences the work on site. It is also referred to as the post contract period since it commences once the contract for the construction of the project has been

signed and work has started on site. During this phase, the project committee should visit the sites where construction is taking place regularly to ensure that the specifications are followed accurately according to the discussions held previously about the housing project. The committee needs to ensure that labour is procured to the benefit of the local people, materials are delivered timeously on site and any problems that might arise during this period should be addressed and resolved immediately. Once the construction is complete and the site is cleared, then the hand over process would take place.

2.2.5 In-use

This is the longest phase in the project's life cycle. During this stage routine maintenance will be necessary. A sound understanding, based upon feedback from project appraisals in practice will reduce possible future defects, which are often costly and inconvenient. An objective body or organization should conduct the project appraisal or monitoring and evaluation in order to ascertain whether the intended objectives of the project were reached or not. If the way of life of people was incorporated during the implementation process, the possibility will be that the project will be accepted and utilized to the fullest by the local people.

The development cycle is a general guideline on the important steps to be taken during the implementation process. Some steps might overlap in

some cases and it is critical for the developer to explain these processes to the communities. The critical path would be for all stakeholders to participate actively in this process and inform the community of any changes that might take place during the process.

2.3   Rural Housing

2.3.1 The socio-economic factors associated with rural housing

In rural areas, there are many social and economic dynamics that come to play when projects are packaged for development. Such dynamics cannot be ignored because they form the basis of what people value within their communities and how they expect projects to be undertaken according to what they know and have. Cernea (1991:516) has identified four interlocked defects that stand out in the process of generating, analyzing and using social information in rural development in the normal development project and professional practice. First, things have (always) come before people. Social scientists tend to be called in later, if at all to deal with "the people problem" to persuade people to move to make way for the dam, lake, to overcome the constraint of non-participation, to adopt the program to local cultural norms, or to transfer the technology generated on the research station. People have come last.

Second, poorer people have been easily neglected. They are the least accessible to the outsider, the least articulate, the least organized, the

least likely to be able to complain or resist, and politically, the least important to persuade. Isolated, powerless and silent, their priorities and needs have been low on the agenda. If people have come last, the poorer people have come last of all.

The third defect is that conventional methods of social investigation have often not been cost effective. Decision makers need information that is relevant, timely, true and usable. In rural development, a great deal of the information generated has been, in various combinations, irrelevant, late, wrong or unusable.

Lastly, information has been acquired, owned and analyzed mainly or only by outsiders. These defects affect the process of delivery, which should be informed by the involvement of local people who have local knowledge of the conditions.

The IDS (www.livelihoods.org) is of the opinion that if we put people at the center of development, we need to be more holistic, to be dynamic, to build on their inherent potential, to consider macro-micro links, to mainstream sustainability environmentally, socially, economically and institutionally and we need to incorporate people's own definition of desirable outcomes.

2.3.2 Culture

Culture plays a significant role in the lives of the people especially in the rural areas. The way communities do things, behave, live and take decisions depend on the culture prevalent in that particular community. According to Schech and Haggis (2000:21), culture can be defined as the meanings, values and ways of life of a particular group. Obviously, the intention is not to pull culture out of the shadows in rural housing and argue that it is central to the understanding of development processes and their impact on societies. However, the packaging process in housing is expected to rope in all the cultural dynamics especially if they are to have a significant bearing on the housing projects and the sustainable livelihoods. This would enable the designs to incorporate the traditions of the people so that housing could be viewed as an integral part of their lives and not one of the development projects imposed on them. For example, it is a generally known fact that rural people still live with extended families in rural areas and when one plans for a housing project, it would be necessary to consider the possibility of combining the subsidy for all entitled members in that family to construct a bigger house that would accommodate all members in one locality. Again, recreational facilities should be part and parcel of the packaging process in order for the youth to have facilities for passing time. At present, many rural housing projects do not cater for recreation and as a result the youth are unoccupied after school and unemployed people spend time drinking

39

alcohol. This could in turn have other ramifications on social life. Without these facilities in place, housing would be failing to address the community needs in totality. Housing should be viewed in totality, if it is to achieve maximum socio economic impact in the rural areas. During the packaging process, the developer or the project manager needs to cater for the cultural aspects in housing and ensure that the potential users of such housing would get maximum benefit.

The concept of rural housing differs from that of urban housing in many respects. In rural areas a series of integrated activities take place within the housing unit whilst in the urban areas the activities of home and work are separated. Mitchell and Bevan (1992:10) state that in addition to officially enforced regulations, which have an impact on housing standards, we need to consider the straightforward socially determined aspirations of people for better housing. These aspirations would include those arising from education or new perceptions of the need for improved health and sanitation (for example, smoother and therefore easier to clean, surfaces for walls and floors and chimneys to take away smoke. Roofing materials which discourage infestation and which permit rainwater catchments to provide more and better water and so forth.

On the other hand, Rapapport (1969) as cited by Mitchell and Bevan (1992:26), regards socio-cultural factors as more important than climate or

techniques and materials in their effect on house form. House form is used to extend and prolong the life of the ideals, values, attitudes and images, not of the individual but of the specific traditional society as a whole. Basic needs such as breathing, eating, sleeping, cooking, playing and working, how the family is organized and the need for privacy and social relations and the economy of that particular community can have a profound effect on house form. A house is, therefore, not only a physical object with functional attributes – it also reflects a traditional societies worldview, ethics and codes of behaviour. Rapports further argues that socio-cultural influences can be divided into several categories, which include basic needs, family, the position of women, the need for privacy and social intercourse. Culture forms an integral part of any community and should be considered at all times.

2.3.3 Migration

Human beings as social individuals are always looking for better areas to in which to live, full of challenges with better job opportunities. This has forced many people to leave their homes in pursuit of economic gains to improve their quality of life. An appreciation of the role of rural housing in slowing down rural-urban migration, thereby reducing rural depopulation and urban squatting, requires a clear understanding of the reasons why people migrate from rural to urban areas. The Unicef Report (1978) has singled out three objectives of rural-urban migration. The first one relates

to the pursuit of economic opportunities. Secondly, is the availability of socio cultural facilities for living including housing and lastly, is connected with the attraction of the modern urban environment, which symbolizes dynamism and is revolutionary in many ways compared to the rural. The argument here is that if rural areas could provide for all the above objectives and economic opportunities, the rural urban migration process would decrease and the social fabric would be revived. The most important step is to organize economic activities that will create job opportunities commensurate with the educational achievements of rural youth.

Most government housing policies are identified with public housing projects and therefore, with a top-down directive approach. At this level of intervention the *per capita costs* are high and returns are low or even negative! Good money is only too often thrown after badly invested money in vain attempts to solve the consequent problems (Guirero1997: 171). Certainly, the South African government is interested in decentralization of services back to the areas where they are mostly needed. In so doing, it would be necessary to ensure that communities identify the need to provide housing opportunities that contribute to the well being of those members who are expected to benefit from such services.

2.3.4 Sustainability

The issue of sustainability has now been viewed as a buzz word without looking into what strategies are necessary to achieve sustainability, how should housing be developed in a way that leads to sustainability, who is responsible and accountable for the sustainability of housing projects and what policies should be put in place to ensure that housing projects are sustainable. The concept of self management in rural communities need to be inculcated and communities should be assisted with capacity building programmes to ensure that they manage their housing programmes effectively with little or no help from the external agencies or people. By so doing they will be in a position to achieve sustainability in what they are doing linking it up with the existing resources. A tendency has been for the outsiders to dictate what they think should constitute good sustainability plans ignoring the existing commitments and resources that already are utilized by the rural communities. The housing policies still emphasize the top down approach where the developers lead the process at the end of it all and communities follow from behind. Self-interest takes precedence over community interest. Sustainability in housing is the ability of the project to improve the quality of life of the people and be utilized by the local people generation after generation. It has to do with local people taking ownership of the project and providing the necessary support for maintenance and management.

2.3.5 Land

There are many factors that play an important role in assessing sustainability, but access to suitable land and ownership is the most important one. Benello *et al* (1986:33) state that ownership is the power to determine ultimately how the land used is vested, through the trust (if any) in the community as whole. This has an important economic implication, because it enables the community to capture much of the unearned increase in land value for the common good while the value of the improvements made on the land such as buildings remain to benefit the individuals who built or have bought them. The land tenure, use and access are challenges that still need to be attended to in some parts of the rural areas. The land rights are considered to belong to certain members of the household like the head of the family (the man) or the eldest son if the father is deceased. Women are allowed to access land and own it if they are heading their families. The land is accessed by payment of a certain amount to the *inkosi* of the area, this is referred to, as *ukukhonza* and a plot would be identified by the *inkosi* where the household would have full rights to build, farm and do other activities in that site.

The argument here also lies in the issue of affordability. Many people in the rural areas are unemployed and cannot afford to pay for land and at the same time have enough money to build houses that would contribute to the aesthetics of the community. Some people could afford the initial

44

payment for *ukukhonza* and later it becomes impossible for them to buy materials for a mortar and brick or block type of structure. With the rural housing subsidy schemes they are now able to own solid structures and some of them can never be in a position to increase that structure or improve it. What matters to them is the ownership to land and the ability keep the house clean.

As it is generally known, rural communities are characterized by their primary economic activity, such as mining, fishing or farming. Packaging of housing projects needs to consider the primary economic activities in order to develop housing projects that would never undermine such activities. For instance, in a farming community, the housing developer should ensure that there is enough land available for the community to continue with its farming activity after the housing project is complete. It would be of no use to have a housing scheme developed in a piece of land earmarked for farming. The change over from supply to support policies demands that we recover the traditional order of development to modern conditions wherever it is practical and demanded: the authorization of land uses by local government, the self-organization of future residents who are able and willing to take responsibility for the works and their implementation. A feasibility study would have to be conducted before the packaging process is started in order to ascertain those community activities.

2.3.6 The Provision of Basic Amenities in Rural Housing

According to the report on the significance of rural housing in integrated development by United Nations (1978:10), there exists many different concepts and ideas on rural housing development ranging from economical modes of producing dwellings such as core, self-help and cooperative housing to village development homesteading roof loan schemes and technological fixes in the form of low cost building materials and modular housing projects. Most of these projects were successes as pilot projects but they have not contributed to the improvement of the housing conditions in the rural areas, mainly because of operational difficulties associated with the implementation process. Rural housing dwellings should take into consideration the proximity to the agricultural plots, infrastructure that provides proper access, communications and sanitary services to avoid excessive commuting distances, which might result in loss of valuable working time.

According to the lessons of comprehensive regional planning, the provisions of the services and amenities that people require to live a dignified community life demands at least some kind of concentration of rural population in order to provide a socio-economic base for the operation of services within the limits of economy (Unicef Report 1978:36). The provision of such amenities is a challenge in isolated and scattered houses in the rural areas. A comprehensive planning approach with

46

special focus on such communities would provide a holistic view and all-inclusive solution. In India, for example, the government recommended growth centers as a useful tool in the provision of services and facilities in the rural settlements. (Unicef Report 1978: 37). Of course, in South Africa, not all communities could favour the concept of growth centers, as this can be practical in other areas and not in others. Provision should be made for the basic amenities such as sanitation, access roads and water.

2.3.7   Health Related Issues

There are many diseases in South Africa, which mushroomed all at once especially in KwaZulu-Natal. Many of such diseases are curable such as tuberculosis, malaria and cholera if detected early. It has been reported in the *Mail and Guardian* (February 15 to 21 2002:28 that the death of 260 people and the infection of about 150 000 others in South Africa makes the current cholera epidemic the worst in the history of the country. The Department of Health has introduced programmes to combat cholera in the areas where it is rife, but the disease is also exacerbating in other parts of the province. There has to be a fundamental change in water and sanitation policy that scraps the cost recovery principle.

Malaria on the other hand is rife in the Northern parts of Zululand. Some cases of malaria were reported in Makhabeleni when the study was conducted, even though it was mentioned that it was not a serious

problem. Tuberculosis is also one of the diseases that could be linked to lack of proper nutritious food.

The HIV/Aids pandemic in South Africa has accelerated in the past few years and no curative measures have been invented. The current debate is on the provision of antiretroviral drugs to pregnant women. The Premier of KwaZulu-Natal (KZN) has recently announced on national television that this drug will be provided to pregnant women with HIV/Aids in KZN to prevent mother-to-child transmission of the virus. On the other hand, the national government has steadfastly refused to provide the drug arguing that their efficacy still had to be proved (Sunday Times February 17 2002:17). The former President of the country, Dr Nelson Mandela, has called for an end to the debate on HIV/Aids, saying the government and South Africans should focus on fighting the "war" against the disease. The spread of the HIV/Aids has also affected the housing projects in place to date. Many households are nowadays child-headed families due to this epidemic and the government has not yet taken a policy decision on what should be done in this case. This calls for strong support systems in the rural areas where extended families should play an important role in providing the necessary support to the orphaned children. However, it is a serious concern that lack of information on HIV/Aids in the rural areas contributes to family members ostracizing the affected individuals and thus attaching a stigma to the victims of HIV/Aids. This is a challenge to all

parties involved in rural housing to make a contribution in the formulation of policies pertaining to housing and HIV/Aids.

During the interviews, the researcher came across a child headed family in KwaNgwanase where the mother died of HIV/Aids and the father's where-about was unknown to the children. The ages of the children were ranging from 14 years to 8 years. The house was made out of mud, dilapidated with no proper habitable structure. The 14 year old indicated that she no longer attended school because she had to take care of the children. They were dependent entirely on neighbors for food and clothing. In a case such as this one would have expected an intervention from the government to ensure that the children are properly housed and they are afforded an opportunity to go to school. A cycle of poverty with that family will be ongoing and nobody would be able to break it, if appropriate support is not provided. Those children are exposed to the social ills of society, such as child abuse, rape, prostitution and many others.

2.3.8 Improved Quality of Life

One of the major social indicators of sustainable livelihoods is the improved quality of life of people targeted as beneficiaries. Many rural houses in Makhabeleni community are mud houses with no proper infrastructure, no water, sanitation and electricity. The status has been

49

like this for all their lives. Many respiratory diseases, water borne diseases such as cholera and poverty in general have been reported by residents to be rife. Housing in its totality is capable of addressing these problems, if well packaged with the communities. The President of the country, Mr. Thabo Mbeki, has spearheaded the New Partnership for Africa's Development (Nepad) plan, which is aimed at halving by the year 2015 the 340 million or so Africans now living in absolute poverty – on less than $1 (R11, 50) a day. It is founded on an implicit contract between the countries of Africa and the developed world. The Nepad proposes to bridge the gap in continental infrastructure, with heavy emphasis on boosting human resources, but also focusing on information and communication, energy, transport, water and sanitation (*Saturday Star*, February 16 2002:13). If the plan can be successful, rural communities would be afforded an opportunity to contribute to the global economic development. However, it is critical that all spheres of government, all stakeholders and professionals join hands in ensuring that the Nepad does not fail, like other plans that did not succeed in the past.

The improvement in the quality of life has a strong relationship with economic independence of the local people. Coupled with this is the issue of improved housing which enables the resident to have a sense of belongingness and willingness to remain within that community if most of his needs are fulfilled.

2.4   The Basic Needs Approach

Rural communities are often neglected when policies are formulated at the national level. In cases where they are receiving attention through policy formulation, the monitoring of the implementation of such policies becomes lax thus depriving rural communities of the development opportunities that are earmarked for them. In housing, packaging of rural housing projects has been a primary focus since 1994 in South Africa. The process of housing packaging has mainly been to facilitate the provision of housing in rural communities and ensure that housing caters for the needs of the targeted beneficiaries.

The housing schemes need to target those pockets of poverty as identified within the Integrated Development Plans (IDPs) of each and every district municipality. The International Labour Organization (ILO) adopted a Basic Needs Approach during the 1970's. This concept was formally placed on the international development agenda at a 1976 ILO World Employment Conference in which the participants adopted a "Declaration of Principles and Program of Action for a Basic Needs Strategy of Development. As the ILO elaborated it, the needs concept puts equal emphasis on growth and redistribution. Basic needs were defined to include the following elements: minimum requirements of private consumption (e.g. food, shelter, clothing); essential services of collective consumption (e.g. electricity, water, sanitation, health care, education, public transport);

participation of people in decisions affecting their lives; satisfaction of basic needs within a broader framework of basic human rights; and employment as both a means and an end.

As the basic needs concept developed, two schools of thought evolved which distinguished between a universal and objective interpretation of needs on the one hand and a more subjective and historically contingent interpretation based on the context of particular social systems, on the other. The first approach concentrated on needs, which in all societies are necessary for physical reproduction. The second approach to basic needs tended to concentrate on the more subjective concerns of what makes life worth living in different cultures and societies and was much more normative and qualitative than the first approach. Priority was given not only to the minimum physical requirements for human substance, but also to a range of other less tangible needs such as protection, affection, understanding, participation, leisure, creation, identity and freedom. These needs are infinite, qualitative and subject to change across cultures and societies. From this perspective, basic needs are transformed into political claims for entitlements. Van der Hoeven (1988:11) argues that an essential aspect of the basic needs approach is target setting. This involves various questions: first, the question as to which needs have to be considered as basic needs and second, the question of who decides which needs are includes in the basic needs bundle. Needs have to be

translated into norms and what kinds of norms have to be chosen. All this is largely country and culture specific. Rural housing forms part of the community processes where the needs of the rural communities need to be addressed in totality, taking into consideration the elements of sustainability of communities, form and order, aesthetics, shelter and other factors.

A need has generally been understood by Seabrook (1993:199) to be the absence of something vital for the maintenance of life and well-being. There is something incomplete in this formulation, according to Seabrook. Basic needs are simple but dual. There is a need for food, shelter, clothing and warmth, but that is not necessarily the same thing as being fed, housed, clothed and warmed, for needs are also a potential: a need to do, to create, to have a function. These active needs are met most satisfactorily when they are linked to the others: when we provision ourselves, furnish one another with those things that lie within our competence to make and to give. Needs in all societies, remain few, simply and relatively easy to define, although there may be some disputes over the precise words of those that are less tangible than the obvious needs for food, shelter and health. But these others are located in the area around the need for livelihood, security and affection, a need for play and a need for meaning (Seabrook 1993:202). The only things that

change through time, and from society to society are the means whereby these needs are met.

The poor are no longer regarded simply as victims or passive recipients of outside aid, but as people who, despite enormous constraints, are actively engaged in the struggle to define their own lives and means of livelihood. For housing poverty programs to be effective, the poor must take an active role in the provisioning of their own needs rather than simply relying on the state or outside organizations to solve their problems. However, in order for them to participate in this process, they should be provided with initial assistance to kick-start the process and have means to help themselves.

2.5   Integrated Development Planning in Rural Development (IRDP)

Integrated rural development (IRD) is a comprehensive method for creating economic opportunities for rural people. Brohman (1996:228) states that a principal objective of the IRDP is (was) to curb continued metropolitan growth in favour of a more balanced spatial structure. The development of small intermediate urban centers was emphasized particularly as a crucial component of efforts to stimulate growth in peripheral, rural regions. It is argued that market towns, rural service centers and intermediate cities could potentially play a key role in accelerating third world rural development. However, in most countries, the settlement system is too poorly articulated and insufficiently integrated

to generate growth impulses that might alleviate widespread stagnation of poverty in outlying, rural areas. The establishment of small/medium cities and market towns might stimulate more balanced and equitable growth, especially by offering improved rural-urban and inter-urban linkages. Among the major linkages noted by Rondivelli (1998:143) are:

- Physical linkages

- Economic linkages

- Population movement linkages

- Technological linkages

- Social interaction linkages

- Service delivery linkages

- Political administration and organizational linkages

According to IRDP theorists, the promotion of these types of linkages through a well-integrated and regionally articulated system of urban centers would serve a number of important development functions. First, it would relieve pressure on the largest cities in housing, transport, pollution, and job creation and service provision. Second, it would reduce regional inequalities by spreading the benefits of urbanization down the urban hierarchy to outlying areas. Third, it would provide a more locally responsive and efficient politico-administrative system through regional decentralization measures. Fourth, it would help to alleviate poverty, especially in peripheral regions where problems of impoverishment and marginality are often most acute. Fifth, it would stimulate rural economies

by providing marketing, storage and processing facilities for agricultural products, by supplying credit, production inputs, health care, education and other goods and services to rural producers and by generating off-farm job opportunities to absorb the surplus labour that might be created by rising agricultural productivity (Brohman 1996:229)

The major questions associated with IRD relate to whether given the amount of investment in rural housing and community facilities, as part of integrated rural development and allocated through a government programme, have any measurable or discernible effect upon the productivity of rural workers and upon the pattern of distribution of rural income. Does housing investment as a component of IRD make any difference in the working capacity and earning capacity of people in the rural areas? It is universally agreed that the answer to each of these questions is "yes". With a planned rural housing system, however, the entrepreneurial and managerial capacity of a rural population may be positively affected. The municipality structures in the rural areas play an important role in assisting the rural communities to access housing opportunities and prioritizing their needs. This is done through the Integrated Development Plans (IDPs), which are developed by each and every municipality aligning their physical planning, sectorial planning and resource planning while cooperating and coordinating the involvement of other government spheres in its locality.

The municipalities need to use the tool of integrated development planning to ensure that they make the best use of available resources to address poverty and to promote sustainable economic and social development. Such plans are not a once off planning exercise, but they need to be continually evaluated so that they could address the community needs on ongoing basis. The municipality structures also need to conduct gap analysis exercises that would provide them an opportunity to assess the nature of gaps existing within the housing delivery process and they must then address those gaps as and when necessary. The municipalities need to comply with a number of legal, policy and development framework aimed at facilitating development in the rural areas.

The Development Facilitation Act (DFA) focuses on land development, controls on land occupation and the recognition of informal land development practices. All laws, policies and administrative practices affecting land development should

- Facilitate the development of both formal and informal, existing and new settlements-there is therefore no bias in favour of any one sort of development and no individual community or group in an area can claim preferential treatment without a good reason

- Discourage land invasions without ignoring the reality and history of informal land development processes;

- Promote efficient and integrated land development that amongst other things;

- Integrate rural and urban areas, integrate poor and rich black and white areas in towns and cities and integrate different land uses rather than keeping them strictly separate;

- Discourage urban sprawl and contribute to more compact towns and cities;

- Make maximum use of all available resources and avoid duplicating existing infrastructure and services;

- Promote development of housing and work opportunities near to each other and encourage environmentally sustainable processes and practices;

- Be clear and easily understood – they should also provide guidance and information to people involved in or affected by the land development process, rather than simply trying to control the process and the people; and

- Promote sustainable development that
  - Is within the fiscal, institutional and administrative means of the country,
  - Establishes viable communities,
  - Protects the environment,

o Meets the basic needs of all citizens in an affordable way, and

o Ensures the safe use of land.

On the other hand, the Constitution of South Africa states clearly that the local government structures should for the purposes of democratic and accountable government for local communities, ensure the provision of services to communities in a sustainable manner, promote social and economic development and encourage the involvement of communities in the matters of local government.

According to Brohman (1996:201), the process of economic growth is characteristically thought to follow a series of "stages" which would ultimately spread benefits to all, thereby alleviating poverty and inequality. The diffusion of technology and other attributes of modernization would allow the benefits of development to trickle down to the neediest sectors of society. In many countries, growth had been accompanied by declining standards of living and decreased access to productive resources for large numbers of people, including landless farm workers, peasant cultivators and many informal sector workers. The most severe cases of absolute poverty remain largely a rural phenomenon. Access to basic public goods and services is usually most inadequate in outlying rural areas, thereby compounding problems commonly associated with poverty such as high morbidity and child mortality and low life expectancy.

2.6   Conclusion

The above information has revealed the importance of including all the necessary aspects of life when packaging housing projects in the rural communities. There is no doubt that rural communities still lack resources in many respects and they are deprived of relevant information that could assist them in accessing needed resources. This anomaly still needs to be addressed when packaging housing projects. The developers need to know their point of entry and to understand the dynamics of the communities with which they are working. Van der Hoeven (1988:81) emphasizes that whatever the aspect of community problems under discussion, from the grouping of village into clusters to the detailed provision of one service in an individual settlement, the main theme must be that flexibility in seeking solutions – flexibility, first, in meeting unforeseen situations. Flexibility is necessary because different communities will throw up different problems, with the result that transplanting stereotyped solutions from other parts of the country may not be the best way of meeting the needs of local people. There is a general feeling that there is too much change in rural areas and the planner should take care not to compound the situation by proposing policies that ignore existing patterns of rural life. Of great importance is the need to link up all development initiatives with the IDPs in the communities in order to provide services in an integrated and a holistic manner. This would contribute to the sustainable development in the rural communities and housing could make a major contribution in this regard.

CHAPTER 3

THE RELATIONSHIP BETWEEN SUSTAINABLE LIVELIHOODS AND COMMUNITY PARTICIPATION IN RURAL HOUSING

3.1 Introduction

Community participation is regarded as the most critical process that measures the extent to which the communities have been involved in ensuring that the project is implemented according to the expectations of that particular community. In the rural areas, there are many factors that contribute to the effective or poor participation of members. Culture is one of the factors, where in some areas; the voices of women are still not heard in the meetings. Furthermore, the issue of rights to the ownership of land and other important assets is still regarded as the "men" territory. Women are still viewed as dependents and minors within the household, even if the South African law is treating all citizens of this country equally. These issues have remained unsolved in the rural areas where the concept of community participation still meets challenges that cannot be resolved in a short period of time.

There is a dire need for ongoing education and the general change in mindset of the people if community participation is to be meaningful with all community members participating fully. Of course, this has a bearing on the sustainable livelihoods and in rural housing in general. The way communities behave, the

way they live and the way they control and manage their lives have a great impact on the success of development projects, housing projects in this case.

According to the IDS website for sustainable livelihoods (www.livelihoods.org), the prime object of man-centered development is to meet the needs and satisfy the aspirations of the people, especially those of the less fortunate people who have often been overlooked in the past. Development should neither lead to alienation nor, above all, destroy or impair the cultural personality of the people. This means that it should start from what people are, what they do, what they want and what they think and believe. On the other hand, sustainable livelihoods refer to the capability of people to make a living and improve their quality of life without jeopardizing the options of others both now and in the future. For rural housing schemes to be sustainable, community participation and consideration of livelihoods play an important role. Rural housing should be seen to be contributing directly or indirectly in the alleviation of poverty in the rural communities.

The participation of people is clearly a basic condition of the action forming part of the operational aspects of development. As regards both aim and content, the idea of development also shows the importance of participation at all levels, from the crucial stage of identification of needs to the final stage of evaluation and adjustment of the plan. It also refers to the intermediate stages-taking decisions

about the setting of targets, the application of resources and the management of operations.

3.2 Sustainable Livelihoods and Rural Housing

As indicated above, sustainable livelihoods refer to the capability of people to make a living and improve their quality of life utilizing the existing resources in their communities. The census 1996 results indicate that 54% of the South African population lives in urban areas, while 46% live in rural areas. However, the risk of becoming and remaining poor remains significantly higher in the rural areas. Poverty in rural areas is a worldwide phenomenon and is usually a result of the depletion of assets upon which people rely to sustain their communities.

Housing projects have been packaged predominantly by the outsiders who always rush in and out of the rural areas without focusing on the critical issues that might affect the project in the long run. An intervention to improve the quality of life of rural people and improve the sustainability of their livelihoods has to be approached in a holistic, multi disciplinary, people and problem-centered way. Community participation is central to this. Partnerships will also ensure the sustainability of housing and will develop the capacity, which in turn will ensure the sustainability of the assets. Access to the economic development centers also has a bearing on the sustainability. If the housing scheme is constructed in isolation away from the economic centers, chances of relevant people, who can

63

afford to pay for the necessary services, occupying those houses, will always be slim.

3.3 The Principles of the Sustainable Livelihoods (SL) Approach

3.3.1 People Centered Principle

People in general, are viewed as the major contributors in any development housing project. They must be the key actors in identifying and addressing livelihood priorities.

3.3.2 Multi Level Principle

Poverty alleviation is an enormous challenge that can be overcome only by working at multiple levels ensuring that micro-level activity informs the development of policy and the development of an effective enabling environment and that macro level structures and processes support people to build upon their own strengths.

3.3.3 Conducted in Partnerships

The sustainable livelihood approach should be conducted in partnership with the public private sectors for it to be effective. The integrated approach to rural housing should involve other investors such as the South African Breweries, South African Sugar Association, Eskom and other companies that are interested in rural development. In Makhabeleni for example, housing projects were built but the residents are complaining

that there is no water, electricity and access roads. If the Provincial Department of Housing had involved private companies to invest, basic services would have been introduced at the beginning for those who could afford it. It is necessary for the investors to inject funds in rural areas to make those areas attractive to the occupants of the houses and other stakeholders.

3.3.4 Sustainability

The concept of sustainability has been a buzzword for community-based developers without them taking serious note of what brings about sustainability in a project. The SL approach has as its core principle the issue of sustainability. Sustainability plans should be in place before the start of the project where issues of maintenance, operations and management should be addressed. Sustainability should include economic, institutional, social and environmental sustainability. For example, in India the Azadpura Rural Housing Programme has created shelter for women who earn less than 11000 Rupees per annum. Its distinct features include the use of non-conventional materials for building, the houses are in the names of women who participated in the programme and they were built in a dispersed manner through the village without relocating the villagers (www.livelihoods.org.za). The approach used incorporated women to participate fully in the decisions made on where the houses are to be constructed and who to benefit. This is a classic

example of roping in the livelihoods of people and ensuring that sustainability is to be realized.

3.3.5 Dynamic

The SL approach is dynamic in nature. It emphasizes the importance of recognition of people's ways of life, including during the implementation process of the project. The dynamic nature of livelihood strategies responds flexibly to the changes in people's situations and develops longer-term commitments.

3.4 Livelihood Outcomes

The success of a livelihood approach to development can be measured against the following outcomes:

- More sustainable use of natural resource base;
- More income for the targeted beneficiaries;
- Increased well being of the people;
- Reduced vulnerability; and
- Improved quality of life.

The SL approaches build upon the positive aspects of Integrated Development whereby the interlocking nature of needs and the complementarity between various types of development activity are recognized. It is people centered and

participatory, allowing people to address their own needs and build on their inherent potential.

3.5 Community Participation and Rural Housing

Participation in development has been widespread and sometimes used in ambiguous contexts. What is critical is that local voices should be heard within the policy process. Unfortunately, in most cases the priorities of the policy makers may bear no resemblance to those of beneficiaries, the indicators of the success of policy intervention may be very different from those emphasized by local beneficiaries (Holland et al 1998:1). The argument here is that there should be a way of reaching a compromise between the policy makers and the communities in order to accommodate and cater for both parties.

Mullen (1999: 2) argues that there are four overriding points in participatory development.   First, the rhetoric concerning peoples' participation still far outweighs the practice. Academically, there is much talk about participation at community level. The reality is that at project level during the implementation phase, it is difficult to ensure that all or most members participate. Second, participation defies any single attempt at definition or interpretation and means different things to different people. Some people believe that using project steering committee members to decide on behalf of the community is equivalent to community participation.   Some professionals might be of the opinion that culturally, since the traditional leaders can take decisions for the community and

since community members respect the *amakhosi,* it would not be easy to decide against, that this could consist participation. In short, participation varies from one community to another, but the critical issue is that it has to involve a large number of people in that community.

Third, there is no one module or single way of implementing peoples' participation, but there are now a number of experiences that could help practitioners confronting similar situations. One of the biggest mistakes that are committed by project implementers or manager is that they do learn from the previous experience. Many projects, housing projects included, have been conducted in many parts of the country and in some cases documented. It would help if before any project is implemented, an evaluation of what had happened in other areas is properly undertaken and conclusions and recommendations analyzed. This would prevent the same mistakes from being committed one community to the other. Fourth, to be undertaken thoroughly and well, peoples' participation requires policy commitment and professional understanding: it is not a safe option for solving the problems of government and aid agencies.

According to Mullen (1999:5) the Local Level Participatory Planning (LLPP) is one of the approaches used in assessing whether communities are taking part in their activities or not. The primary objective of the LLPP is to involve people in the entire development process from project identification to completion and thus

focus project activities on their priorities. A major challenge of the LLPP approach is to balance short-term and longer-run benefits as the assumption is that the project basically functions as an employment-based safety net at the same time creating developmental assets that will help people or local communities become more self reliant in the longer term. This approach could be linked with the SL approach in the sense that both approaches put the participation of people in the center. Both approaches regard local people as the most important elements in development. If sustainability is to be realized, the local people should be involved at all levels of development, taking into cognizance their livelihoods.

3.6 Step By Step Approach of LLPP

The first step in the implementation of LLPP approach involves holding meetings with local communities to explain the concept of participatory planning; emphasizing that community members themselves will decide which activities to undertake. Simple land use and land classification maps are drawn up by the technicians with the help of community members.

The next step in problem identification exercise in which the community draws up and ranks a list of problems it faces, for example, water shortage and erosion, access to markets etc. Other steps that follow include identifying particular target groups in the community to receive assistance and analyzing the local socio-economic constraints to development, including those specific to women.

The steps are carried out with full participation of members of the community. The end result is an agreed upon community development plan specifying the activities to be carried out, inputs needed, work plans and priorities. The plan and a development map serve as the basis not only for undertaking the work, but also for tracking progress (Mullen 1999:8).

3.7 Challenges with LLPP

3.7.1 Cost of the LLPP approach

It is intensive in terms of staff resources and time required, at least during the initial stages. Organizing meetings and talking to people to gain their trust, takes a lot of time but it pays at the end knowing that community members had taken part in deciding about their lives.

3.7.2 Conflict of Objectives

Different actors have different objectives and expectations. This reflects the basic discord inherent in beneficiary participation:

- Participation ensures that project designers and managers have more complete information available to them to undertake their work.

- Participation means people can take control of their own lives and do not need professional designers or managers, i.e. that it "de-professionalises" development and empowers local communities.

Elements of the LLPP which encourage empowerment include: the establishment of a planning committee that is elected by the community, initiation of a review process of problems and issues traced by the community, the joint assessment of the problems, deciding on project activities to be undertaken, having a local planning committee taking responsibility for implementation and monitoring and improving the capacity of the community to analyze their own situation and to act collectively on it. Cernea (1995:515) states that in putting people first, social information plays a key part for learning about and understanding people, their needs and priorities and discovering the wider implications of social and cultural conditions, the approaches and methods of eliciting information are critical, but often neglected or badly applied.

3.7.3 Private versus Public Benefits

The LLPP maximizes involvement of all categories of people in the planning of activities and by building on existing traditional strategies to help the poorest members of the community.

71

3.7.4 Raised Expectations

In some cases the project can act as a catalyst inviting investors to invest in that community. In other cases, the community might have to rely on other people to inform them about the relevant resources where assistance could be offered. This could raise their expectations hoping that the source of referral would yield results, yet the chances of them not getting help might be less than those of receiving the necessary help. An experienced development worker would know how to deal with this situation long in advance before it becomes uncontrollable.

3.7.5 Local Knowledge versus Technical Expertise

Local knowledge and preferences may differ from the advice of professional experts, largely because of socio-cultural differences, considerations of efficiency or different time horizons. Technical issues should be explained to communities so as to avoid misunderstandings.

It is important to redefine the aims of development toward fostering fairer distributions of income and resources, encouraging local participation, and promoting small-scale projects employing socially and environmentally appropriate technologies. By targeting the poor and adapting programs to suit local conditions and needs, growth and development would proceed in a dispersed manner from below rather than following the conventional top-down, concentrated pattern.

Instead of simply relying on trickle down mechanisms to eventually spread the benefits of growth, redistribution and growth would be treated as complimentary rather than contradictory elements of development; sustainable growth would require redistributive policies and targeted programs for the poor during the initial stages of development. Priority should then be given to employment creation and basic needs provisions for the poor and the severely under-serviced areas rather than economic growth *per se*.

Brohman (1996:204) states that through encouraging self-help and participatory decision-making, the latent energies and creativity of the poor could be directed toward rapid and more appropriate forms of development. He further argues that typically, international and national experts have conceived and designed development projects from the outside. The people, to whom these projects are supposedly directed, exist mainly in the abstract as socio-economic indicators. Popular participation is normally restricted to some hastily organized meetings in which outside experts "brief" local people about the objectives and activities of the projects.

3.7.6 The Relationship between Sustainable Livelihoods, Community Participation and Rural Housing.

There is a relationship between the sustainable livelihoods and community participation approaches in rural housing. Both approaches focus on

73

people and their livelihoods. The assumptions held within the two approaches are that human beings are important and they have a major role to play in development. Again, both approaches regard the way of life of people as of paramount importance. The emphasis on local people by both approaches indicates the relevance of both approaches in development. Housing is not an exception in this case. The tendency has been to ignore the housing as an integrated concept in development. The SL and the LLPP approaches recognize that housing development cannot be implemented in isolation. An integrated development plan is necessary if sustainability is to be achieved and this involves people.

3.8 Conclusion

This Chapter has attempted to highlight the critical aspects of both the SL and the community participation approaches in housing. It is evident that people play an important role in the delivery process of rural housing. People should be afforded an opportunity to voice their opinions and to take informed decisions. This could be achieved if the livelihoods of the community are considered.

CHAPTER 4

DATA PRESENTATION AND ANALYSIS

4.1 Introduction

This chapter provides a presentation, findings and analysis of the data collected during the study. As indicated in Chapter 1, the interviews were conducted in a community called Makhabeleni with an aim of establishing the importance of incorporating the sustainable livelihoods approach in housing development projects. The study involved finding out the opinions of those residents who have benefited from the rural housing subsidies and currently occupying the houses.

The analysis of this study comprises of three parts. The first part focuses on the general findings relating to the demographic information of the respondents. The second part focuses on the overall impression and observations of the issues of sustainable livelihoods and community participation in rural housing, while the last portion discusses general information on housing policy.

4.2 The Research Process

The research was undertaken over a three months period. It started with the survey of the opinions of people involved in housing, which was undertaken during November 2001 period, followed by the actual visits to the area where the information was collected in December 2001-January 2002 period. There are 13 wards in Makhabeleni under the leadership of *inkosi* Dlomo. The study was

carried out at in three wards, namely, Magobhe, Tongwe and Sibuyane, which have an estimated number of 1500 households.

An interview schedule was the tool used to collect the data in the community. It was first tested in a focus group that was organised in the community in December 2001. This enabled the researcher to identify some flaws in the interview schedule and then corrected the research tool. The officials from the Provincial Department of Housing were also interviewed using the questionnaire with open ended questions since they were involved in the implementation process of the Makhabeleni housing project. The first weeks in November were used to get to know the important leaders in the community such as *inkosi M Dlomo* of the area, the Chairperson Mr K D Dlomo of the Makhabeleni Development Committee and other stakeholders and major role players.

The sample for this study of 30 units was drawn from the population of 150. The units for the study were randomly selected using the list of the beneficiaries provided to the researcher by the developer. There are 500 houses targeted to be built in this area but at present, 229 houses are complete. Out of the 229 houses, only 150 houses are officially occupied by the residents. From the list of 150 houses, a random sampling procedure was followed by selecting the 5th member in the list in order to get the targeted 30 units of the study. The researcher visited each household and interviewed them personally in their homesteads. This enabled the researcher to clarify some questions that were not understood. The interview schedule was modified during the data collection

process. Two local fieldworkers were provided with a day's training and used to collect data using the same interview schedule.

4.3 General Findings

The interview schedule was sub-divided into three sections and the responses were analysed in accordance with the categories, this allowed for both the general and specific conclusions to be drawn.

4.3.1 Background information

The background information entails a brief profile of the respondents that participated in the interviews.

4.3.1.1   Age

Age	No. Of Respondents	%
- 20	0	0
21-30	11	37
31-40	10	33
41-59	4	13
60 and above	5	17
Total	30	100

Table 1: Age Group of the Respondents

Table 1 above indicates that the majority of the respondents were from the age of 31 years old and above. The respondents were relatively old. This could be attributed to the fact that according to the current housing policy, any person from the age of twenty-one (21) qualifies for a housing subsidy.

4.3.1.2 Gender

	No. Of Respondents	%
Female	21	70
Male	9	30
Total	30	100

Table 2:   Respondent's Gender

The above table is divided into two categories, namely male and female. The majority of the respondents were married women. Ten percent (10%) of the respondents had deceased spouses. Female respondents indicated that a large number of male folks in the area were not at home. Due to the lack of employment opportunities, some of them had gone to work in the urban areas, either in Durban or Johannesburg, and were only coming home during major public holidays. The area of Makhabeleni has a high rate of migratory labour. As a result, women are heading their households in the absence of their husbands. The movement of men to urban areas has a direct influence on the livelihoods of the community. Culturally, women's voices in community meetings are not at all times heard. Women are supposed to respect men and they sometimes are

78

unable to disagree with what is said by their male counterparts to show respect for a man's opinion. One of the respondents commented that when she attends meetings, she "sits and listens" to what others say. This is a challenge for people working with rural communities to address the problem of how to engage rural women meaningfully when decisions affecting their livelihoods are taken.

4.3.1.2 Ownership of land and houses

Responses	No. Of Respondents	%
Yes	28	93
No	2	7
Total	30	100

Table 3: **Owners of Subsidised Houses**

Table 3 indicates that the majority of the respondents own land and the subsidised houses. Thirteen percent of the respondents interviewed were requested by the owners of the houses to respond on their behalf. This included one respondent whose mother was sick and could not be interviewed. In another instance, the house owner was in Kranskop for a day and her daughter was interviewed. The respondents emphasised the role played by the traditional leaders in the area in as far as the allocation of land is concerned. The *inkosi* is a custodian of the land and he holds the rights to land but the residents pay a certain amount of money (R50) as a once-off payment to have access to the land allocated to them by the *inkosi*. Many respondents have been in the area since

birth and the land was given to them from generation to generation. It was also interesting to discover that 70% of the respondents who owned houses were women. The current policy does not discriminate according to gender, all citizens of this country qualify for the housing subsidies as long as they have an Identification Document of South Africa and are over the age of twenty-one.

4.3.1.3 Education Qualifications

Responses	No. Of Respondents	%
Never been to school	13	43
Primary School	12	40
High School	5	17
Tertiary education	0	0
Total	**30**	**100**

Table 4: Education

From the above table, it has been found that 43% of the respondents have never been to school. Not even a single respondent has had tertiary education. Based on the education levels tabled above, there was a clear indication that there is a high level of illiteracy in that community. The respondents were of the opinion that the remoteness of the area and the problems of accessibility were the major contributing factors on their levels of education. However, it was noted that the new generation had access to educational opportunities even though they lacked job opportunities after completing Grade 12.

4.3.1.4   Levels of income

	No. Of Respondents	%
Less than R600	23	77
R601 to R1000	7	23
R1 100 to R 1500	0	0
R1 500 and above	0	0
Total	**30**	**100**

Table 5: Income of the Respondents Per Month

As can be noted from Table 5, 77% of the respondents were earning less than R600 a month. This figure also includes those respondents who are unemployed. This income was mainly of pensioners who are receiving pension of about R521 per month. Other than that, a number of respondents were relying on temporary jobs in the area, which provided them with an income of less than R500 a month. The income is a major factor in the sustainability of housing in Makhabeleni. The respondents were concerned that the starter houses provided by the government will not be improved by some of the residents in view of the fact that they are not employed in a formal sector. This was an essential question for the study since sustainable livelihoods depends to a large extent on the ability of the local people to provide for themselves in order to reduce poverty and improve the quality of life. The source of income was mainly from pension, local irregular and informal employment, (i.e. some women employed as

81

and improve the quality of life. The source of income was mainly from pension, local irregular and informal employment, (i.e. some women employed as housekeepers with the average payment of R200 per month) and remittances paid to the respondents by family members who work in the urban areas.

4.3.1.5   Employment levels

It was critical for the researcher to ascertain whether the respondents were employed or not in order to find out how livelihoods in a community are sustained.
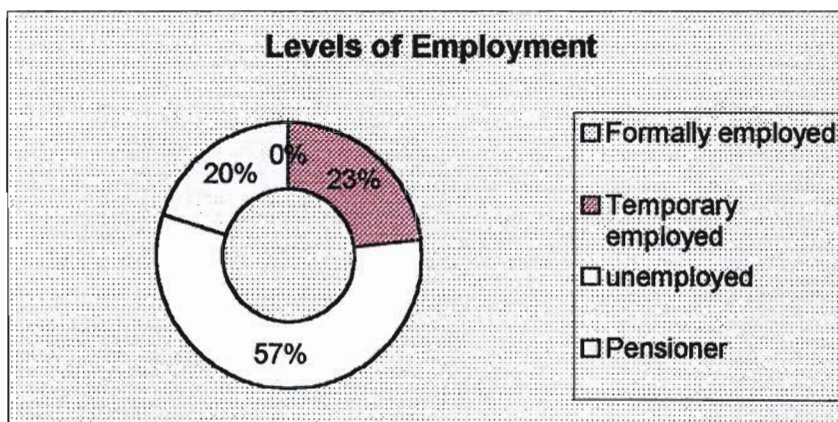
Figure 1: Employment

Figure 1 illustrates that the majority of the respondents (57%) are not employed; yet they are breadwinners in their respective families. The respondents indicated that their source of income was mainly from the remittances they received from their family members who worked in the urban areas. Twenty percent of the respondents received government pension of R521 per month. None of the respondents were formally employed. Only 23% of the respondents indicated

that they depended on temporary jobs available in the area from time to time. Fifty seven percent (4) of these respondents indicated that they were offered job opportunities when the housing project was being implemented but this has stopped since the construction is taking place in another part of the community, far from where they are. This was also confirmed by *inkosi* Dlomo that many of his people managed to deal with bread and butter issues during the implementation phase of the project. There is a cry from all respondents that economic opportunities are not available for them. From Figure 1, one can deduce that the level of unemployment in this community is high. Job opportunities are scarce and the income earned locally through informal and temporary employment is little. This has an impact on the livelihoods in the community in terms of the respondents' ability to take care of their housing needs, to improve their housing conditions and to effectively increase the top structure of the starter houses later.

4.3.1.6   Breadwinner of the household

	No. Of Respondents	%
Yes	18	60
No	12	40
Total	30	100

Table 6: Breadwinner of the Family

From the survey, 60% of the respondents were the breadwinners of their families. It was however, noted that they were not formally employed and their income was far below the acceptable income standards. Doorstep gardens were noticed in each household, which provided the household with food for subsistence. The houses were clean and well kept given the scarcity of resources prevalent in that community. Abject poverty in Makhabeleni can be observed as one enters the community. Lack of infrastructure, poor resources, low-income levels and high rate of unemployment all contribute to the high rate of poverty. Pieterse in the *Development Update, Vol. 13 No 4 of 2001* argues that the reproduction of poverty is structurally embedded in economic, social, cultural and political relations, which makes it complex and long term process and which militates against short term and simplistic cause and effect interventions. Mechanisms to combat poverty should focus on issues of education, employment and housing to mention but a few. The following is a diagrammatic representation of poverty cycle at household level as propounded by the World Bank.

The poverty Cycle
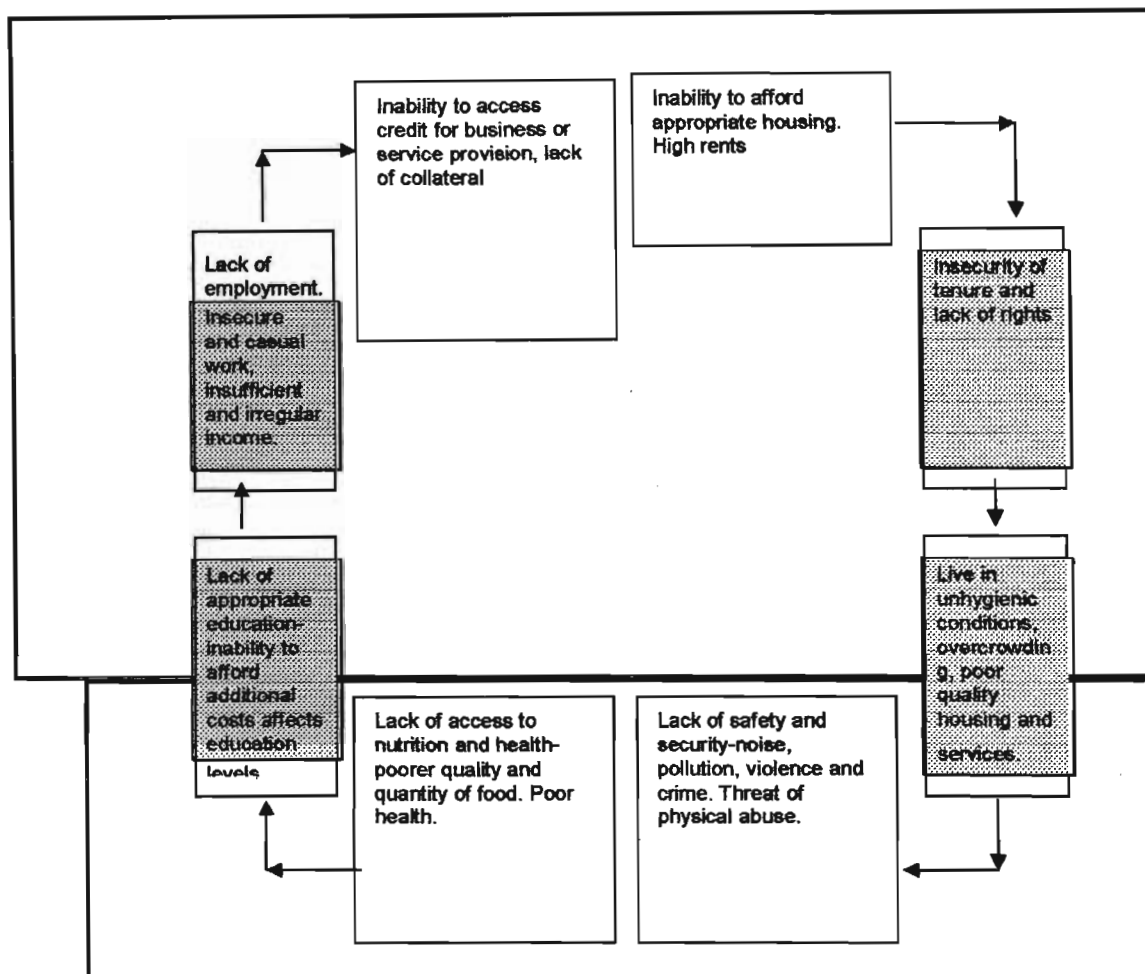
Figure 2:   Showing the poverty cycle at household level

Source: Janelle & Plummer (1999) – *Development Update Vol. 13 No. 3 of 2001*

Figure 2 above illustrates that poverty at household level is multidimensional. It is associated with inability of individuals to afford basic needs and services such as housing, rent, good quality health services and lack of employment opportunities. For poverty to be reduced in the rural areas, an integrated development approach is necessary.

4.3.1.7 Length of stay

The researcher was interested in finding out the period the respondents have lived in Makhabeleni area. This was important for the researcher to have a clear understanding of the commitment of people to live in the area given the rate of poverty and the hardships they encounter.

Length of Stay of Respondents

3% 7%

☐ 2 to 4 years
▨ 5 years and above
☐ Since birth

90%
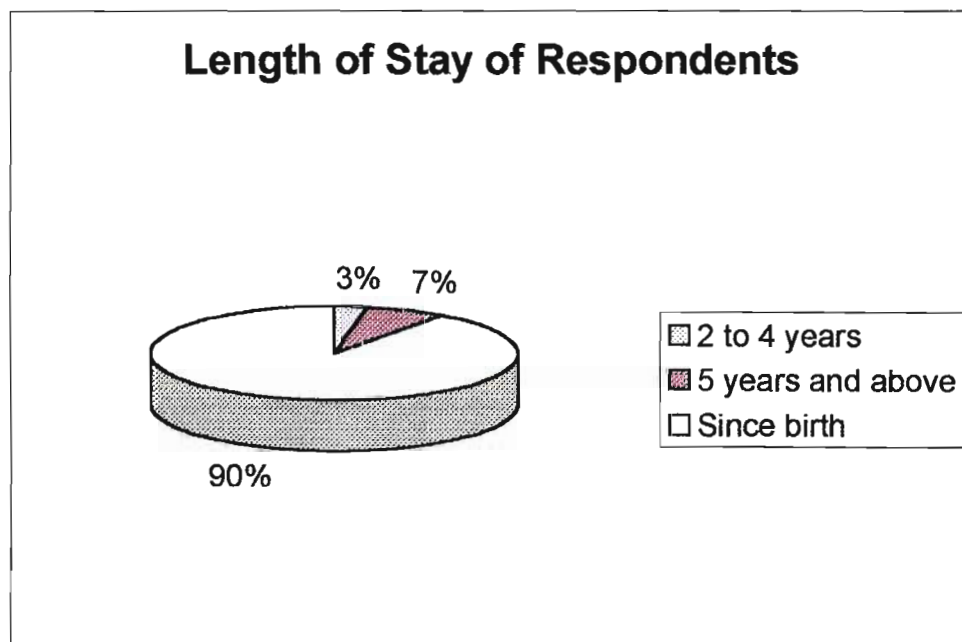
Figure 3: Length of stay in the community

The study revealed that the majority of the respondents have lived in that community for all their lives. Ten percent (10%) of the respondents came to live in the area because of marital relationships with the people of Makhabeleni. Most of them lived with an average of 7 family members per household. They have their own way of life generally accepted by all members, which depict the

86

sustainable livelihoods of the Makhabeleni people. The length of stay is an indication that the members have no intention of leaving that area no matter how difficult conditions of life may be. In a community like this, it would be incumbent upon the investor to plan for economic development opportunities that would benefit the local people. The respondents indicated that they had no intention of leaving the area, they have lived there for all their lives and cannot leave their land where their fore fathers and parents were buried. Those who work in the urban areas still maintain ties with their families. The respondents maintained that it is necessary for them to get employment opportunities in order to augment what they get from their spouses and family. They are also involved in small sale farming mainly for subsistence.

4.3.2 Community Participation

Community participation is important in any development initiative for many reasons. For instance, it enables the members of the community to voice their opinions about proposed projects, and eventually embrace, own, manage and maintain them. All these aspects are critical for the sustainability of any project. Again the community is able to indicate to the service provider their way of life and how they would like to be engaged in the implementation process.

All the respondents felt it was important for communities to participate in housing projects throughout the various stages of project development. As stated by Burkey (1993:57), participation is essentially a learning-by-doing exercise—plans are made, action taken lessons learned and new plans implemented. The

87

respondents indicated that they were involved in all stages of development. Emphasis was also laid on the cultural aspects of community's *vis-à-vis* the role of traditional leadership in the development projects in rural areas. They further noted that the process of community involvement should not cease when the project is complete, but after completion, the community should take responsibility for maintaining and upgrading the created assets.

The Community Participation Process
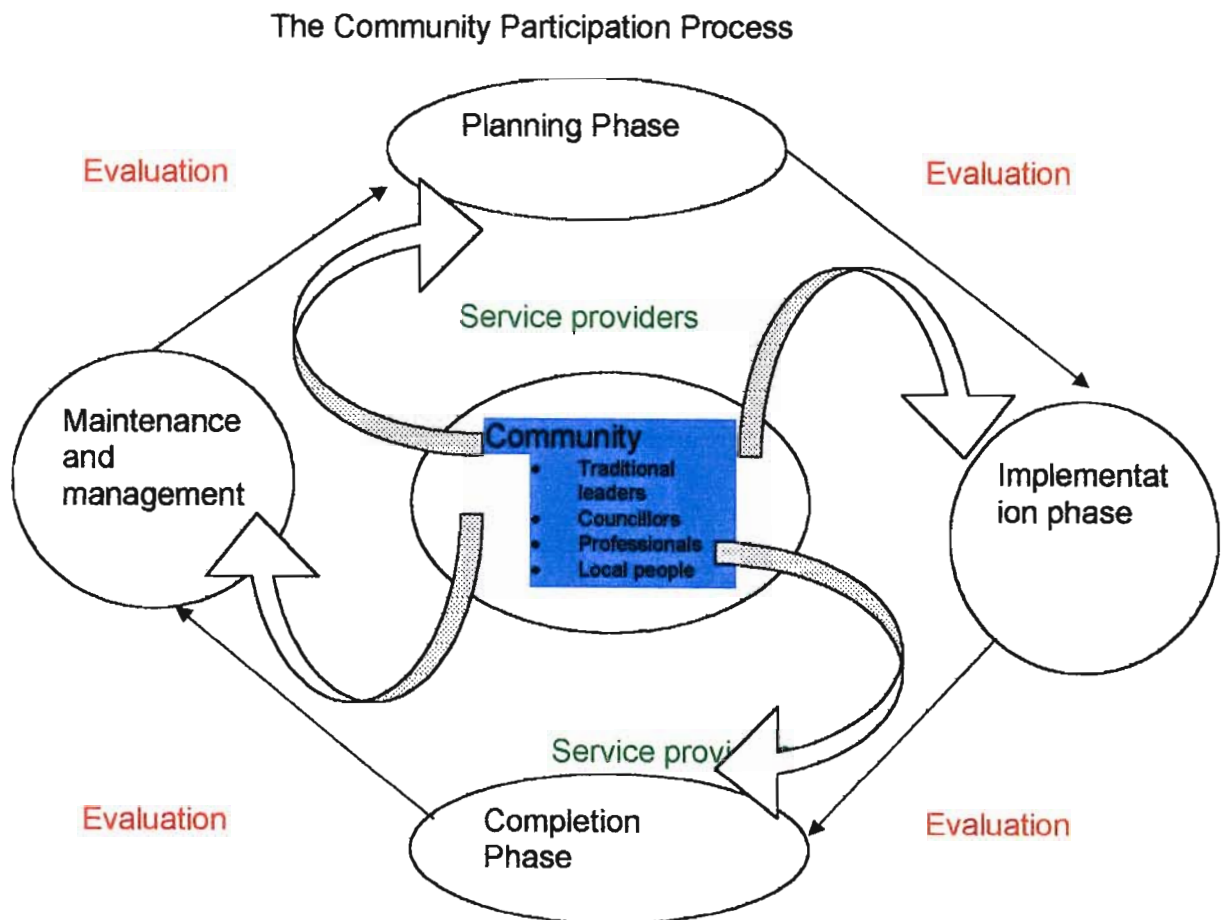
Figure 4: Community Participation Cycle

The above cycle reflects the researcher's conception of how communities participate in development. It illustrates that the communities should be engaged

88

actively on matters that affect their lives. How actively they participate is a question that has never been answered satisfactorily. However, all stages of development should somehow ensure that there is a buy-in of the community members, the traditional leadership and other major stakeholders in the rural areas. Evaluation is ongoing and it takes place in all stages of development.

4.3.1.8   Satisfaction of Housing Needs

	No of Respondents	%
Yes	2	7
No	28	93
Total	30	100

Table 7: Housing Needs Satisfaction in Percentages

The question on the satisfaction of the housing needs was asked in order to ascertain whether there was a general satisfaction of the houses the residents accessed through the rural housing subsidy or not. Table 7 above indicates that the majority of the respondents felt that not all their housing needs were met. They were of the opinion that services such as water and sanitation should have been provided for when the project started. They were however, happy that the government has provided them with the top structure. They even indicated that the houses were not large enough to accommodate all the members of the household.

4.3.3 Availability of Job Opportunities

All respondents concurred that the lack of economic opportunities in their community was a draw back in as far as development is concerned. The youth are not engaged in any constructive activities after school and the unemployed adults drink alcohol as a pass-time activity. Even though the rate of crime is still low, research has revealed that there is strong chance of engaging in criminal offences, if there are no employment opportunities.

4.3.4 Health Related Issues

All respondents indicated that there is a high rate of water borne diseases, such as cholera and also HIV/Aids cases have been reported even though local people are still afraid to come out. These diseases will have a major impact on housing, if not prevented as early as possible. It is estimated that in KwaZulu-Natal alone, the province hardest hit by the scourge of HIV/Aids, the number of Aids orphans is estimated at 100 000 *(The Daily News, Tuesday February 19 2002)*. One of the respondents also commented that the respiratory diseases were reported in the nearby clinic due to poor building material they used previously and lack of proper ventilation. Kenrick and Luker (1995:150) have discovered that bronchitis is a commonly experienced health problem aggravated by poor housing conditions and problems with adequate heating. The respondents normally used the same hut for cooking and sleeping and is one of the reasons why they were experiencing respiratory diseases. The nursing sister also commented that they have had many cases of pulmonary tuberculosis,

which is closely associated with poverty, malnutrition, sub-standard housing and inadequate health care (Brunner and Suddarth 1996:495). They were of the opinion that the health conditions and the quality of life would improve since the introduction of the brick and mortar houses.

The respondents also indicated that there are incidents of cholera, malaria and HIV/Aids reported in the community. Everett and Zulu (*Development Update Vol. 13 No 4 of 2001*) have articulated their views on HIV/Aids posing a direct threat to sustainability. They argue that HIV/Aids epidemic is already structuring the demography of rural areas yet the fact remains that few (if any) departments have considered the impact the epidemic will have on virtually every aspect of development programmes. As stated in Chapter 2, the estimated number of HIV/Aids orphaned children is at 100 000 in KwaZulu Natal alone (Daily News). The figures are escalating day by day. The need for the government to develop policies that would address this problem in housing cannot be over emphasised.

4.4 Resource Allocation in Makhabeleni Community

4.4.1 Housing

During the visits to Makhabeleni, the researcher observed that the majority of houses are rondavels made out of mud with thatched roofs. This is a traditional form of housing in most rural areas of KwaZulu-Natal. It was observed that a few professionals in the area, such as nurses, teachers and policemen owned houses made out of building blocks and cement. During the interview, respondents noted that rondavels are the cheapest form of building. However,

they would prefer to build in building blocks and cement as that provides for stable and long lasting structures that required less maintenance when compared to mud houses. The mud houses render them, respondents' noted, vulnerable to colds, flues and other respiratory diseases due to improper ventilation, moisture that gets trapped in building material.

4.4.2 Number of Family Members Living in a Household

	No of respondents	%
1 - 3 members	2	7
4 – 6 members	13	43
7 - 9 members	15	50
Total	30	100

Table 8:   **Distribution of Respondents According to Number of Respondents Living in One Household**

Table 8 indicates that fifty percent of the respondents have between 7 to 9 family members living in the same roof, 43% have between 4 to 7 family members and only 7% of the respondents had 1 to 3 family members living with them. The respondents further noted the issue of overcrowding because they could not afford to accommodate all their family members prior to them receiving subsidy houses. As a result, they have not demolished the existing mud huts. The newly built subsidised houses act as a sitting room and a bedroom at night. Cooking is now done in the old rondavels. The average number of people living in the

household was seven (7). The provision of housing has improved the living conditions in the area and also contributed to its aesthetics.

4.4.3 Roads and Transport

The Makhabeleni community lies about 35 km North of Kranskop, which is a small one-road town in Northern KwaZulu-Natal. Access to this community is a challenge given the nature of the narrow windy and gravel road that goes through valley and hills before reaching the community near the big, perennial UThukela River. The common form of transport used are mini buses, bakkies (used as taxis) and a daily bus that comes in the morning to collect those who work in Kranskop and people who go there for shopping. They pay R15 for a single trip to Kranskop. During rainy seasons, the road becomes slippery, which makes it impossible for vehicles to reach the community. As a result, the respondents indicated that they sometimes fail to exit the community during those days. This has created problems, related to absenteeism in the workplace. This has also forced some residents to migrate to the city centres for employment opportunities.

4.4.4 Water

Clean, potable and drinking water is a serious problem for the people of Makhabeleni. Their only source of water is the Uthukela River. This water is unpurified and not reticulated to the households. Residents travel for about 5km on foot down to the river to fetch 25 litres of water. This burden falls on women. This proves to be a problem in various ways. For example, a lot of time is

93

wasted during the process of getting water. Furthermore, the nurses at Sibuyane Clinic in the area have reported many waterborne diseases such as diarrhoea, bilharzia and cholera.

4.4.5 Electricity

All respondents indicated the need for electricity in the area as a last priority as there are other urgent needs such as water and sanitation. They recognise that electricity would improve their quality of life drastically, but this would be meaningful had the housing package included water, sanitation and electricity from the onset. The issue of cost recovery for electricity and affordability in areas with high levels of unemployment remain a challenge in the rural areas.

4.4.6 Sanitation

Presently all subsidy houses do not have toilets. The residents still use other forms of sanitation such as using the bush and the river, which are not acceptable in terms of primary health practices. Fifty percent (50%) of the respondents were using self-built pit latrines. This has exacerbated the high rate of cholera reported by the respondents. The residents have been promised that at the end of the construction period, proper sanitation will be provided. The developer indicated during the interview that it was explained in the community meeting that toilets would be provided for, once all the houses have been built. The delay has been due to the fact that local people will be used to build the toilets and the community is still finalising the process of how this will be undertaken. The housing subsidy for each person was R18 500 inclusive of the

94

toilet structure in form of pitlatrines with a life span of twenty years. Currently, 229 out of 500 have completed and the developer mentioned that he would ensure that toilets are built as soon as possible. Water and sanitation are the critical elements for community livelihoods. Without these amenities, local people are prone to various diseases that could affect their lives. It is important for the Provincial Housing Department to ensure that there is integration of services at provincial level. The developers alone cannot do this, but the policy makers and officials have the responsibility to co-ordinate such services for sustainable livelihoods at policy level.

4.4.7 Health Facilities

There are two clinics servicing about 1500 households in the three wards where the study was undertaken, namely, Sibuyane and Gcothoyi Health Centres. The Sibuyane Clinic is in the Sibuyane ward. During the interview with the health nurse, the general complaint was that the health services could not be provided adequately due to the number of people using the Clinic, limited resources and the prevalence of various diseases. However, she acknowledged that since the construction of the subsidised housing, they are expecting a decline in a number of diseases due to improved housing conditions.

4.4.8 Recreational Facilities

There are no formal recreational facilities at Makhabeleni, save for the kick-about soccer pitches in the schools. Therefore, all respondents noted that after school the youth, in particular are left unoccupied. Furthermore, the adults find

themselves abusing alcohol, as many are unemployed and have no other form of constructive recreation. All respondents were of the opinion that the recreational facilities should have been included in the housing package.

4.4.9 Educational Facilities/Skills Development Facilities

There are about 15 formal schools in the area including primary and high schools. However, there are neither pre-school facilities nor tertiary education facilities. During discussions with respondents, it was evident that lack of such facilities is a concern to them. Of equal importance is the lack of skills development centres. The majority of respondents noted that in their households, there are young people who matriculated with average and above average marks, yet they remain idle in the community because of lack of skills and job opportunities.

4.4.10 Agriculture

During the study, the researcher observed that there are no community or commercial gardens, yet Makhabeleni lies on the bank of the great perennial UThukela River. There is a great agricultural potential in that area. As the President noted in his "State of the Nation" address to Parliament in February 2002, rural areas should be assisted to alleviate poverty, particularly, through agricultural development. He further stated the need for rural development integration through community-based projects that would enable rural communities to create jobs and to contribute to the sustainability of such projects.

The Government alone cannot do this, but there is a need for all major stakeholders to harness their resources and skills to alleviate poverty.

4.5 Conclusion

The study has revealed that there is general acceptance of the rural housing project in Makhabeleni community. There are acknowledged constraints that make it difficult for the community members to improve their quality of life and sustain their families effectively. However, all respondents have also acknowledged the fact that lack of job opportunities is a major barrier in the development of the area. It is therefore, critical that the sustainable livelihoods are identified and incorporated in the packaging of housing projects so as to allow people to utilise the resources available in their community. Another important aspect is that communities need to be assisted with viable and practical economic development programme that would boost the economy of their areas.

CHAPTER 5

CONCLUSION AND RECOMMENDATIONS

The study was based on literature reviews, observations and interviewing. The importance of using the observation technique was to identify the non-verbal communication displayed by the respondents, as well as to recognize the relationship between the articulated and the unarticulated responses. The literature review provided the theoretical foundation from which the inferences can be drawn. The interviews offered real-life stories of respondents. Together these techniques have reduced the margin of error and have contributed to increased validity and reliability of the study.

5.1   Overall Conclusions

From the study, general and specific conclusions can be drawn. The general conclusions are as follows:

5.1.1 Integrated Development in Housing

Most development projects lack proper development planning and co-ordination at the highest decision making levels. As a result, projects are not integrated, and therefore, lack the necessary ingredient for sustainability.

5.1.2 Incorporation of Sustainable Livelihoods Approaches in Housing Delivery Process.

One of the broad objectives of the study, as outlined in Chapter1, was to explore the sustainable livelihood approach as an important aspect of sustaining housing projects. The sustainable livelihood approaches have been associated with the reduction of poverty in the rural areas. However, this approach has not been applied to rural housing development projects, and yet it the fundamental approach that would contribute to the sustainability of rural housing projects.

5.1.3 Dearth of Literature on Rural Housing

There is indeed a dearth of literature on rural housing in the country, yet the majority of South African live in poverty in those rural areas. Furthermore, issue of reconstruction and development goes beyond the urban communities and include in large part the rural communities. The lack of the necessary theoretical background on this issue retards the progress that could be achieved had there existed research and literature on the subject.

5.1.4 Poverty in the Rural Areas

Poverty is still rife in the rural areas in spite of the poverty relief programmes introduced by the present government since 1994. Part of the problem is lack of an integrated approach to development.

5.1.5 Housing Policies

The Government has formulated policies with an aim of addressing the backlog of housing in South Africa. To have such policies recorded shows the interest of the Government in meeting the housing needs of the people, yet the test of the effectiveness of any policy is its success in implementation. So far, the existing housing policies have numerous flaws, which need to be addressed according to the real needs of the beneficiaries. Housing policies should no longer be centered on the provision of shelter, but should be centered on the holistic provision of sustainable housing, which takes into account the provision of services, infrastructure and other important economic development initiatives.

5.1.6 Economic Development Programmes

The study was also aimed at establishing whether rural housing projects could be linked to economic development initiatives to ensure that residents are attracted to remain in their areas of birth and thus contribute to the improvement of the economic, social and general quality of life. The concept of local economic development in rural communities has still not yet been developed to the level where it is effective. Thousands of people still flock to the urban areas in pursuit of job opportunities, thus leaving their families and loved ones behind. There are a number of cases where the concept of local economic development has enabled the local people to deal with bread-and-butter issues, therefore, opting to remain and improve the quality of life in the

rural areas. There should be strong and implementable policies affected by Government and supported by the local people that promote this concept at macro and micro levels. In the final analysis, the rural areas should be seen as having a positive contribution to the global economy.

5.2 Specific Conclusions

Further to the above general conclusions, the following specific conclusions were reached:

5.2.1 Under Utilised Natural Resources

As mentioned in the previous chapter, the Makhabeleni community has at its disposal the biggest river in KwaZulu-Natal that has running water throughout the year and furthermore, it has limitless river sand. These resources are not properly utilised to economic benefit. For example, a number of respondents noted that given necessary industrial equipment, they would mass-produce good quality blocks that could be utilised beyond the borders of that community, thus providing employment for local people.

5.2.2 Unemployment

The high rate of unemployment in the Makhabeleni community is attributed to inferior education, the lack of skills development opportunities and scarcity of job opportunities. As long as the high rate of unemployment remains uncurtailed, sustainable livelihoods will remain unrealized.

5.2.3 Housing Subsidies

Many people who qualify for housing subsidies have no consistent source of income except for pensions and money sent by their immediate family members who work in the urban areas. Therefore, this is an indication that the incremental housing concept of the Government cannot fully accomplished because of reasons associated with affordability. This further highlights the importance of practical implementation of the integrated development plans rather than paying lip service to them. The municipal authorities at district and local level should play an active role in ensuring that rural housing subsidies are accessible to the deserving members of the community.

5.2.4 Health Related Issues

Improved housing conditions contribute to a healthy community. This specific conclusion does not apply only to Makhabeleni community, but should be considered in the implementation of rural projects in other areas. A challenge to the housing policy-makers would be to develop specific policy guidelines on how the orphans and victims of HIV/Aids should be provided with institutional, emotional, physical and economic support.

5.2.5 Community Participation

It can be concluded that in Makhabeleni, all constituencies were consulted and involved in the decision-making process. However, due to financial constraints some priorities could not be met. For example, water and sanitation were expressed as basic needs during the planning of the Makhabeleni housing project. However, a decision to first provide the top structure and later add sanitation facilities was made. Indeed, the community members understand and can articulate their specific priority needs.

5.3 General Recommendations

5.3.1 Integrated Development

Integration has become an academic word in development policy-making spheres, and yet practically it has not been effectively implemented. One must never underestimate the impact of collective effort and pooling together of resources to achieve a level of success. Therefore, it is recommended that all Departments at the National and Provincial levels should co-ordinate their service delivery programmes before being rolled out to the communities. This requires the political support at the highest levels of Government to ensure that resources are made available and the planning around such resources is integrated. This can avoid the duplication and wastage of resources that happens when the Departments provide funding separately without proper consultation and co-ordination with other Departments. For example, a housing project would rope-in departments such as the Department of

103

Transport (for roads), the Department of Welfare (for crèches), the Department of Water Affairs and Forestry (for water and sanitation) and the Department of Public Works (for infrastructure development).

Furthermore, during the packaging process facilities such as recreational facilities, educational and skills development facilities have to be provided for as the play an integral part in the sustainable livelihoods of communities.

5.3.2 Review of Housing Policies

Having highlighted the need for integrated development planning in housing, it is critical that the current housing policies should be reviewed in totality to address the flaws that have been identified. It is a notable challenge that those involved in rural development housing, do not take lessons from past experiences. A number of projects of this nature have been implemented throughout South Africa, with mistakes reported and corrective measures suggested, yet those suggestions have not been used.

5.3.3 Economic Development Programmes

The economy in any country forms the backbone of that society. Historically, rural communities were not regarded as major contributors to the gross domestic product (GDP) of South Africa. This has therefore resulted in a huge neglect of those communities, which have now become the burden of the new Government. In an effort to address this anomaly, rural communities

need to be provided with enabling an environment to initiate sustainable economic development programmes. There are Government Departments that can provide financial support to kick-start such programmes, for example, the Department of Trade and Industry, as well as the Department of Economic Affairs and Tourism. At Provincial levels the relevant departments include, the Department of Economic Affairs and Development and the Department of Education to mention but a few. Undoubtedly, rural people will be attracted to return to their homes in rural areas if they are assured of job security and become an active part of the mainstream economic activities.

5.4 Specific Recommendations

5.4.1 Training Programmes for Communities in Housing

Training programmes on technical skills should be conducted to empower communities on rural housing development programmes. This could assist communities in the construction, management and maintenance of their houses with minimal assistance of outsiders such as developers.

5.4.2 Consolidation of Housing Programmes at Community Level

In the case of Makhabeleni, the community could have benefited a lot if other important programmes relevant to housing were incorporated before the housing project was initiated. Obviously, focus was solely on the top structure rather than on housing in totality.

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www.interfund.org.za

www.undp.org

www.worldbank.org

Appendices

Appendix No. 1

Questionnaire schedules

SECTION 1: Identifying Particulars

1. Age

- 20	
21 to 30	
31 to 40	
41 to 50	
51 to 60	
Pensioner	

2. Gender

Male	
Female	

3. Marital status

Single	
Married	
Divorced	
Spouse deceased	

4. Education

Graduate		High school		Primary school		Never been to school	

5. Employment

Formally employed		Temporary employed		Self-employed		Unemployed	

6. Income

Less than R500		R501 to R1 000		R1 1000 to R1 500		R 1500 and above	

7.   Are you the breadwinner of this family?

Yes	
No	

If not, how do you maintain your family?

....

....

8.   Do you have a housing subsidy from the government?

Yes	
No	

9.   In whose name is the house?

....

10.   For how long have you lived in this community?

Less than a year	
2 years	
3 years	
4 years	
5 years and above	

11.   How far are the shops and the business center?

....

SECTION 2:   COMMUNITY PARTICIPATION

12.   Do you think it is important for communities to participate in housing projects?

Yes	
No	

13.   At what stage of project development in housing should the community be involved?

Planning Stage		Implementation stage		Completion stage		Should not be involved	

14. Which members of the community should participate in rural housing projects?

Traditional leaders	
Councilors	
Professional people	
Ordinary people	
All of the above	
Other (specify)	

15. Does community participation end when the project is complete?

Yes	
No	

16. What can be done to ensure that communities participate in the decisions pertaining to the rural housing projects?

....

....

SECTION 3: SUSTAINABLE LIVELIHOODS AND RURAL HOUSING

17. When you moved into your house, did you have all the basic services?

Yes	
No	

18. What were those services?

....

....

19. Are you paying for such services?

Yes	
No	

If the answer is YES, how much? R.......................

20. Do you own the site where your house is built?

Yes	
No	

21. If not, who owns the land?

Yes	
No	

22. How much did you pay for the site?

....

23. Do you feel that your housing needs have been addressed?

Yes	
No	

If NO, what are the unaddressed needs?

24. How many people live in your house?

....

25. Is your house large enough to accommodate all the household members?

Yes	
No	

26. What role does culture play in the rural housing development initiatives?

....

27. Does your housing enable you to access the economic development opportunities?

Yes	
No	

28. Are there any job opportunities in your community?

Yes	
No	

29. How has this changed since the start of the project?

....

30. Do you think housing should focus on the top structure only?

....
....

31. What is the relationship between housing health?

....
....

32. In your community, what health problems are you experiencing?

Malaria	
HIV/Aids	
TB	
Cholera	
Diarrheal Diseases	
Other (specify)	

33. In your view, what can be done to improve the housing conditions where you live?

....
....

SECTION 4:   GENERAL

34. Where does the youth spend most of their time after school?

....
....

35. How can rural housing projects improve your quality of life?

....
....

36. What problems have you encountered so far in relation to housing?

....
....

37. Do you think such problems could have been avoided?

....
....

38. If so, how?

....
....

39. What are your general recommendations about rural housing and sustainable livelihoods?

....
....
....

Thank you for your support.

QUESTIONNARE FOR THE HOUSING DEVELOPERS AND GOVERNMENT OFFICIALS

SECTION 1: Identifying particulars

1. Age

- 20	
21 to 30	
31 to 40	
41 to 50	
+50	

2. Gender

Male	
Female	

3. Qualifications

High School	
Tertiary Education	
Post graduate	
Other: specify	

4. Employment

Employed	
Self employed	
Unemployed	

5. Position held

………………………………………………………………..

6. What is your involvement in the delivery process of rural housing?

………………………………………………………………………………………………………
………………………………………………………………………………………………………
………………………………………………………………………………………………………
………………………………………………………………………………………………………

7. How many rural housing projects have you been involved with in the last two years?

…………………….

8.   Where did you implement those projects?

....

SECTION 2:   COMMUNITY PARTICIPATION

9.   In your view, what is community participation?

....
....
....

10.   Do you think it is important for communities to participate in housing projects?

....
....
....
....

11.   How do you think community participation should be undertaken in the rural communities?

....
....
....
....

12.   (a)   At what stage of project development in housing should the community be involved?

....
....
....
....

      (b)   Why?

....
....
....
....

13.   What can be done to improve the level of participation in the rural areas?

....
....
....
....

14. Which members of the community should participate in rural projects?

Traditional leaders	
Councilors	
Professional people	
Ordinary people	
All of the above	
Other (specify)	

15. Does community participation end when the project is complete?

Yes	
No	

16. Does the present packaging process allow members of the rural communities to be involved actively?

Yes	
No	

17. What would you recommend to ensure that communities participate in the decisions pertaining to the rural housing projects?

....
....
....
....

SECTION 3:   SUSTAINABLE LIVELIHOODS AND RURAL HOUSING

18. In your view what are the essential elements of sustainable livelihoods in rural housing?

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....
....

19. How can sustainable livelihoods be incorporated when packaging rural housing?

....
....
....
....

20. Are you of the opinion that cultural dynamics play an important role in the rural housing development initiatives?

Yes	
No	

21. What can make rural housing projects address the livelihoods of the communities?

....
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....
....

22. What sphere of government do you think should be responsible for the rural housing projects?

Local authorities	
District Municipalities	
Provincial Departments	
National Departments	
Other (specify)	

23. What changes can you recommend in rural housing packaging and sustainable livelihoods?

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....

24. What socio economic impact can the incorporation of sustainable livelihoods have on rural housing?

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....

SECTION 4: GENERAL

25. In your opinion, what is the relationship between rural housing and HIV/Aids?

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....

26. What policy issues should be put in place to ensure that the victims of HIV/Aids get assistance from the government in as far as rural housing is concerned?

....
....
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....

27. Do you think that the rural housing projects should be done in an integrated manner?

Yes	
No	

28. If the answer to the above question is yes, which aspects should be included during the packaging process?

29. How can rural housing be linked with the economic development processes?

....
....
....
....

30. What are your general recommendations about housing and sustainable livelihoods?

....
....
....
....

Thank you for your support.

Appendix No. 2

Area Map of Makhabeleni

KRANSKOP
SCALE 1:25000

RESERVE No 19 7630

DROMORE

Ngubeni

JAMESON'S DRIFT ROAD 3.8km

② ① ⑪ ⑫ ⑬ ⑭ ⑮ ⑰

⑯ EKUTHLE STORE ROAD 4.4km

TUGELA LOCATION 1674

MIST No 17638

| CURRENT ROAD WORKS |
| FUTURE ROAD WORKS |

SIGNATURE   DATE

FULL NAMES

AS BUILT

DATE :   SIGN :

REDUCED PLAN USE SCALE BELOW

0   10 20 30 40 50 60 70

70 mm ON ORIGONAL PLAN
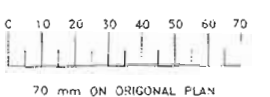
LEGEND OF EXISTING UNDERGROUND SERVICES

SEWERS AND M.H.'S	
STORM WATER DRAIN AND M.H'S	
WATER MAINS AND VALVES	
ELECTRICITY CABLES	
TELKOM CABLES	

UNDERGROUND SERVICES

NOTE : Only underground services effected by new construction work are shown.

NOTE :

NORTH POINT

Date   Engineer

PROVINCE OF KWAZULU NATAL

DEPARTMENT OF HOUSING

HELPING PEOPLE HOUSE THEMSELVES

PRIVATE BAG X54367
DURBAN
4000
TEL : (031) 336 5300

Client
AMAKHABALENI DEVELOPMENTS (Pty)Ltd

Contract No.

Project Title

CONSTRUCTION OF INTERNAL
SERVICES TO HOUSING PROJECT

Project No   1187

Drawing Title

WORKS AT
AMAKHABALENI

Reference Dwgs			
Scale	AS SHOWN		
Surveyed		Date	
Drawn	C S	Date	17 05 2001
Designed	AMS	Date	17.05.2001

Checked

Manager : (Design Systems)

Approved :

| Drawing No. | 401 | Sheet | 1 of 1 | Rev. | A |