

FINDINGS

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- i. Households per stand (Refer to Chart 3)
- ii. Size of households per stand (Refer to Chart 14)
- iii. Household income (Refer to Chart 6)
- iv. Gender Household characteristics per stand (Refer to Chart 13)
- v. Age characteristics per household/stand (Refer to Chart 5)
- vi. Education characteristics per stand (Refer to Chart 12)
- vii. Others
 - Dependents per age groups (Refer to Chart 2)
 - Households preferences per stand for housing (Refer to Chart 1)
 - Occupation status (Refer to Chart 4)
 - Dwelling type per household (Refer to Chart 8)
 - Nationalities per household (Refer to Chart 7)

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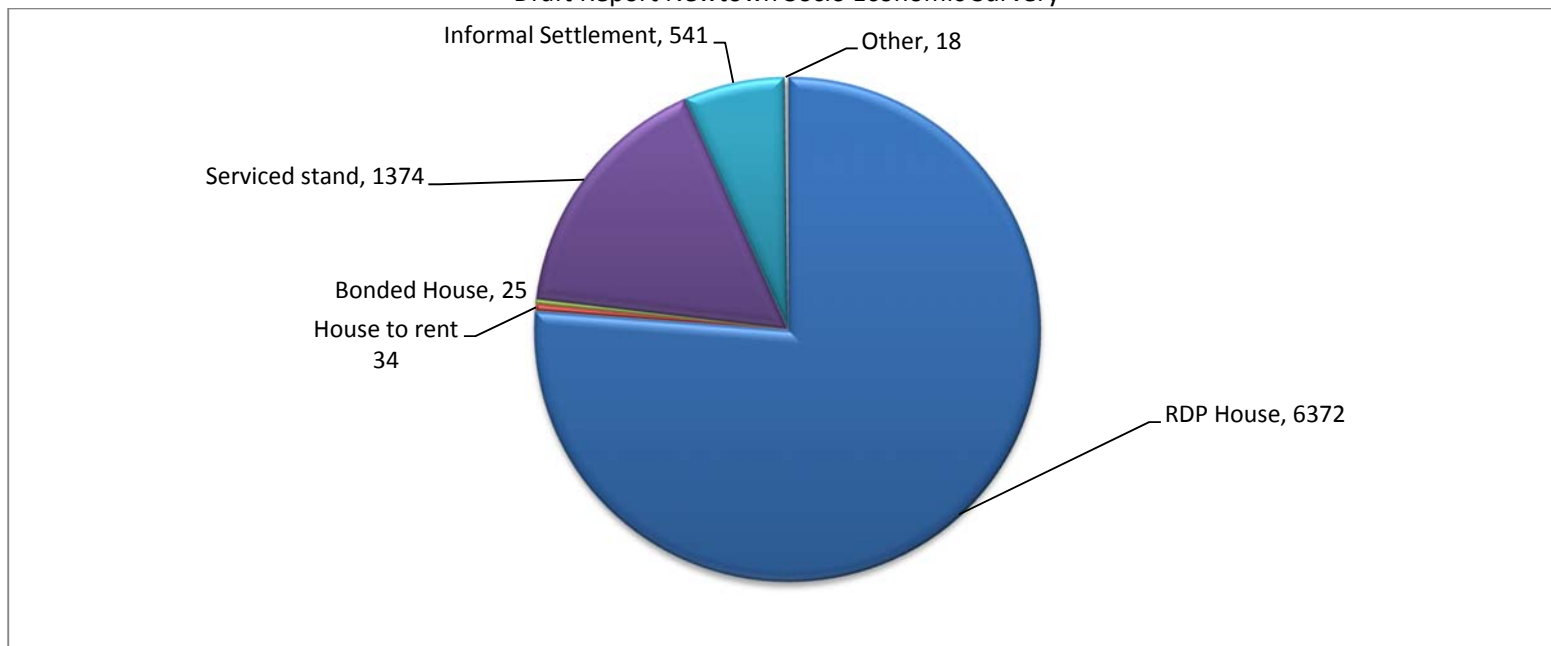


Chart: 1 Represent Section G of the Questionnaire

Total Number of Households Interviewed = 8364

The survey indicates the following households housing preferences;

Analysis:

1. **76%** - Respondents preferred RDP houses.
2. **17%** - Respondents preferred serviced stands to build their own homes.
3. **6%** - Respondents preferred informal settlements.
4. **1%** - Respondents preferred other housing options (Bonded house, house to rent)

Interpretation

1. Majority of households prefer RDP housing.
2. The 2nd highest option is stand made available for residents to build themselves.
3. The 3rd highest indicates the choice to remain in an informal settlements.

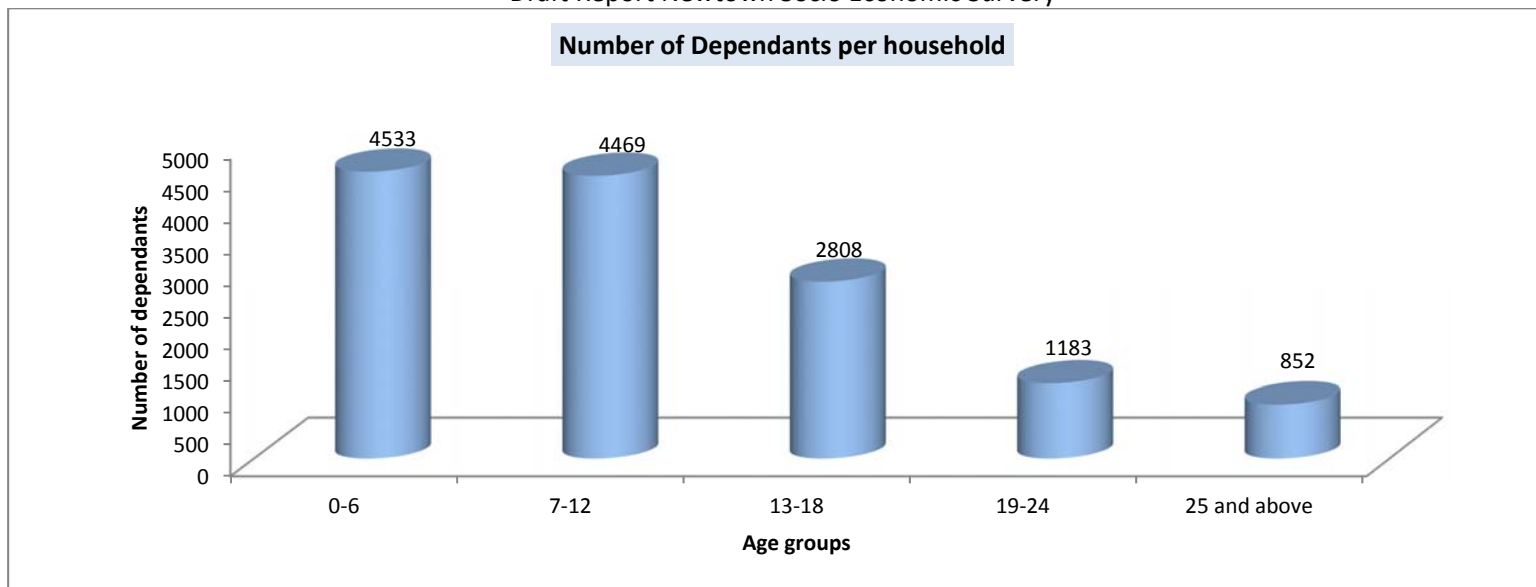


Chart: 2 Represent Section B of the Questionnaire

Total Number of Dependants = 13 845

The survey indicates the following in terms of households' dependant ages;

Analysis:

1. **33 %** are dependents between the age of 0 -6
2. **32%** are dependents between the age of 7 -12
3. **21 %** are children between the age of 13 – 18
4. **14%** are children between the age of 19 and above.

Interpretation:

1. The highest dependency levels are within the ages 0-12 years. (65%)
2. The fact that the % for 0 – 18 years is so high (81%) indicates that Newtown has a very young population.
3. This indicates the need for child care facilities and educational opportunities, led alone the clinics.
4. The group is regarded as reproductive ages.

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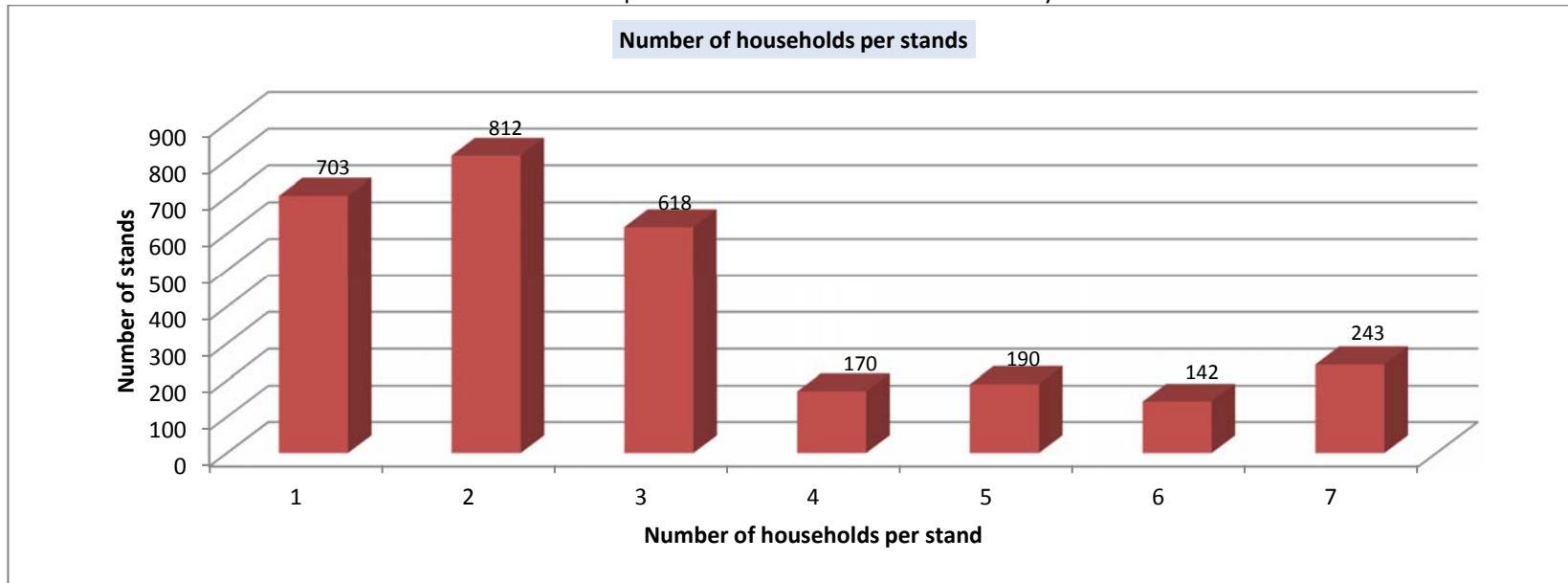


Chart: 3 Represent Section B of the Questionnaire

Total Number of Respondents Interviewed = 8364

The survey indicates the following in terms of number of average households per stand.

There are 2550 zoned stands in Newtown, 279 sites are unoccupied due to people moved into RDP houses in other areas and other stands are water logged or rocky. However the survey indicates that there are 2878 occupied stands this is due to an estimated 607 illegal stands created on the outskirts of the area, which were linked to legally subdivided stands. See below layout plan

1. 703 stands are occupied by one household. ----- **X1 shack per stand** ----- **703 x 1 = 703 households**
2. 812 stands are occupied by two households. ----- **X2 shacks per stand** ----- **812 x 2 = 1624 households**
3. 618 stands are occupied by three households. ----- **X 3 shacks per stand** ----- **618 x 3 = 1854 households**
4. 170 stands are occupied by four households. ----- **X4 shacks per stand** ----- **170 x 4 = 680 households**
5. 190 stands are occupied by five households. ----- **X5 shacks per stand** ----- **190 x 5 = 950 households**
6. 142 stands are occupied by six households. ----- **X6 shacks per stand** ----- **142 x 6 = 852 households**
7. 243 stands are occupied by seven households. ----- **X 7 shacks per stand** ----- **243 x 7 = 1701 households**

} **8364 Households**
2878 Occupied Stands

Interpretation: Refer to chart 3

NUMBER OF HOUSEHOLDS PER STAND

1. The fact that the second (2nd) highest number of households per stand is one person/ household per indicated that the lease holder is staying alone. Generally, these people would have property elsewhere.
2. The first (1st) highest number is for two (2) people in the household. It could mean that a leaseholder is occupying the stand with a spouse. They could be in Middelburg for jobs.
3. The 607 vacant stands emanated from the relocation to RDP housing and evictions for illegal occupation and erection of stands.
4. Instead of the targeted 2550 stands allocations according to the lay-out plan, the data collection revealed a total of 2878 stands occupied, exceeding the target. This lead to the delay in the collection of data.
5. Instead of 2550 households according to the lease agreements and the layout plan, the study reveals that the current situation 8364 households for 2878 occupied stands.
6. The example 1, outskirts shacks in Newtown also reveals the extend of the problems. Some shacks/stands reveal the tendency of the residents having the illegal sub-division of stands as A, B, C, etc added to the existing stands.
7. The impact of these tendencies as explained above, result in the existing infrastructure not able to carry the load from the demand.
8. Having 8364 households to plan for poses a risk on Newtown Phase I development not being able to absorb the demand, meaning that for the next 5 years, the demand would still not be met.

Example 1: Outskirts Shacks at Newtown



Source: STLM Geographic Information System – GIS, Part of Newtown to indicate extra shacks outside legal boundaries of stands:
The image for only use to indicate the surrounding situation in Newtown.

Status of Stands Occupation

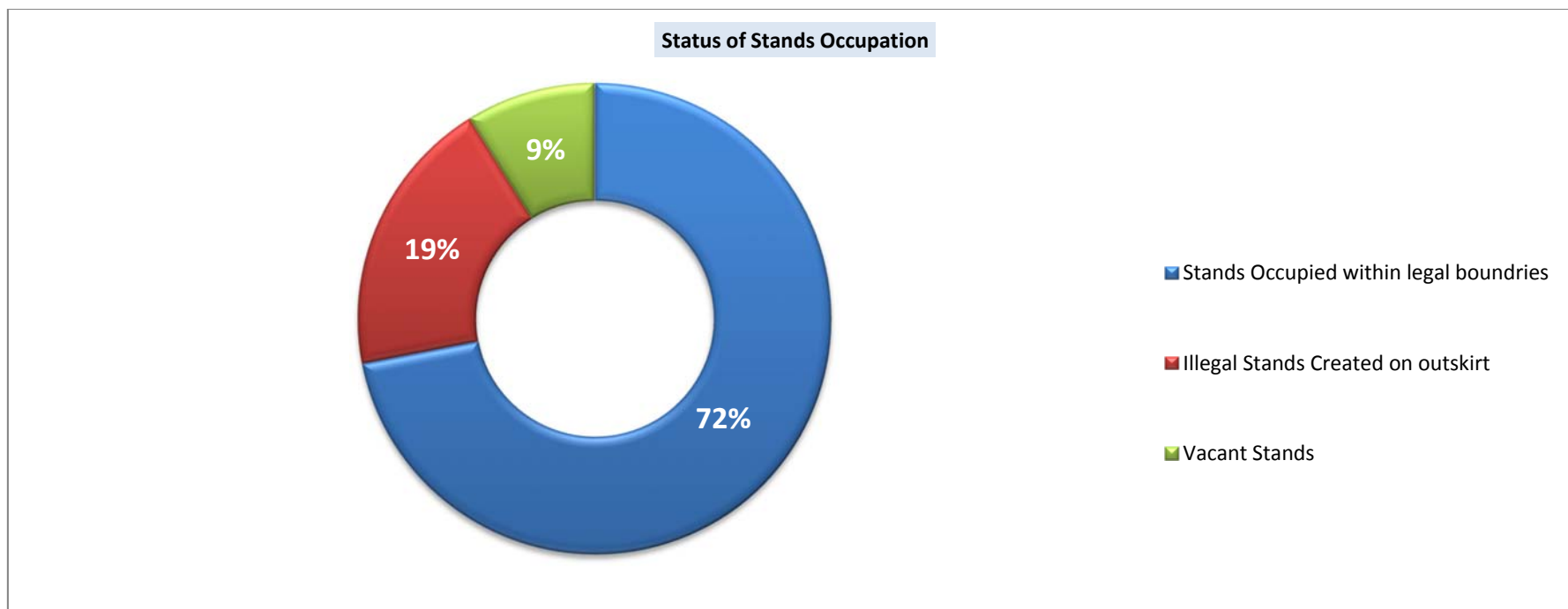


Chart: 4 Represent Section A of the Questionnaire

Total Number of Stands Occupied = 2878

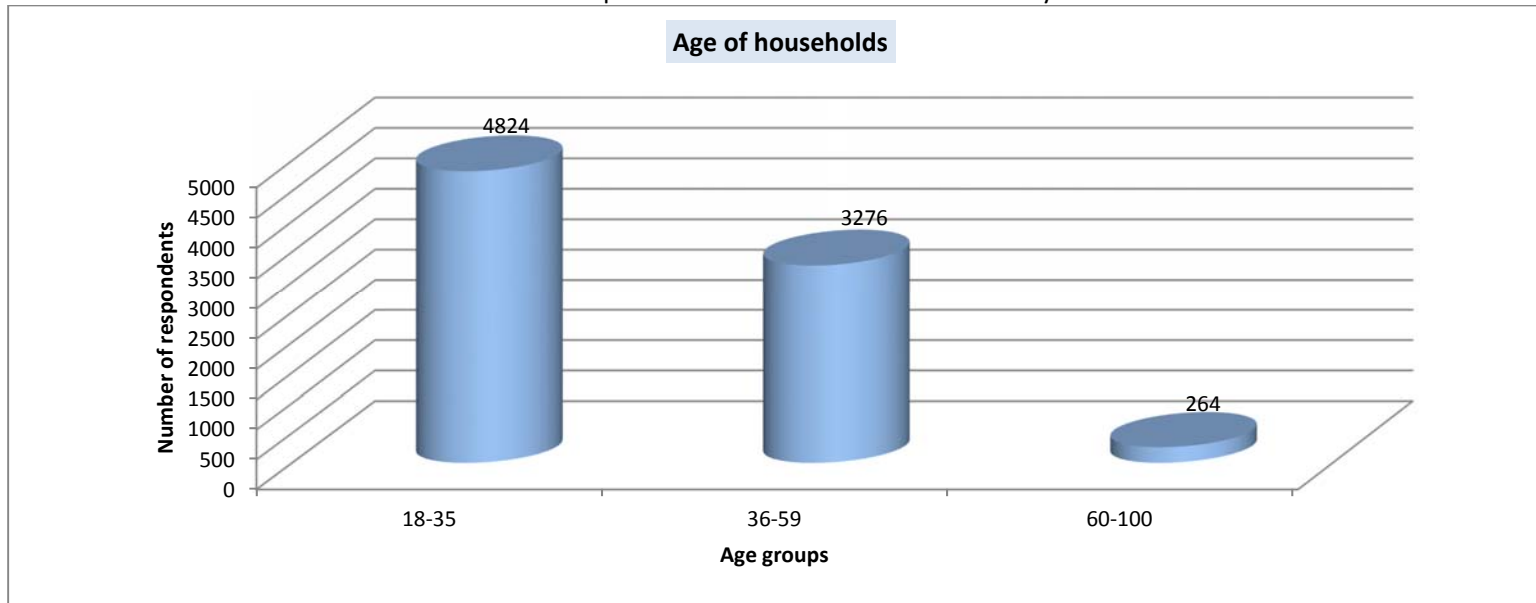
Analysis:

1. 72 % of stands are occupied within the legal boundaries
2. 19 % of stands are illegally created outside legal boundaries and are linked with legally subdivided stands.
3. 9 % of stands are vacant due to people allocated RDP houses and includes the water logged or rocky stands.

Interpretation

1. The majority of the stands occupied meet the criteria of being declared as legal occupation.
2. Having the 2nd highest occupation means that there is still work to be done on lease agreements and occupation of stands outside from the occupation criteria.
3. The availability of a legitimate lease agreement place an important role.
4. It is important that the 9% which refers to empty stands will either increase or remain constant.

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Total Number of households Interviewed = 8364

Chart: 5 Represent Section B of the Questionnaire

The survey indicates the following in terms of household's age:

1. **57%** of households are between the age of 18 – 35
2. **39%** of households are between the age of 36 - 59
3. **4%** of households are between the age of 60 – 100

Interpretation

1. The majority (57%) of households, excluding the 0-18 years, are still very young within the age producing more children.
2. If 96% (18-59) is the second largest number, the opportunities for education and jobs become critical.
3. The community's vulnerability community unrest is exacerbated by the young ages in the community and high unemployment.
4. Job creation is the biggest challenge in this community, send to the need for proper housing.

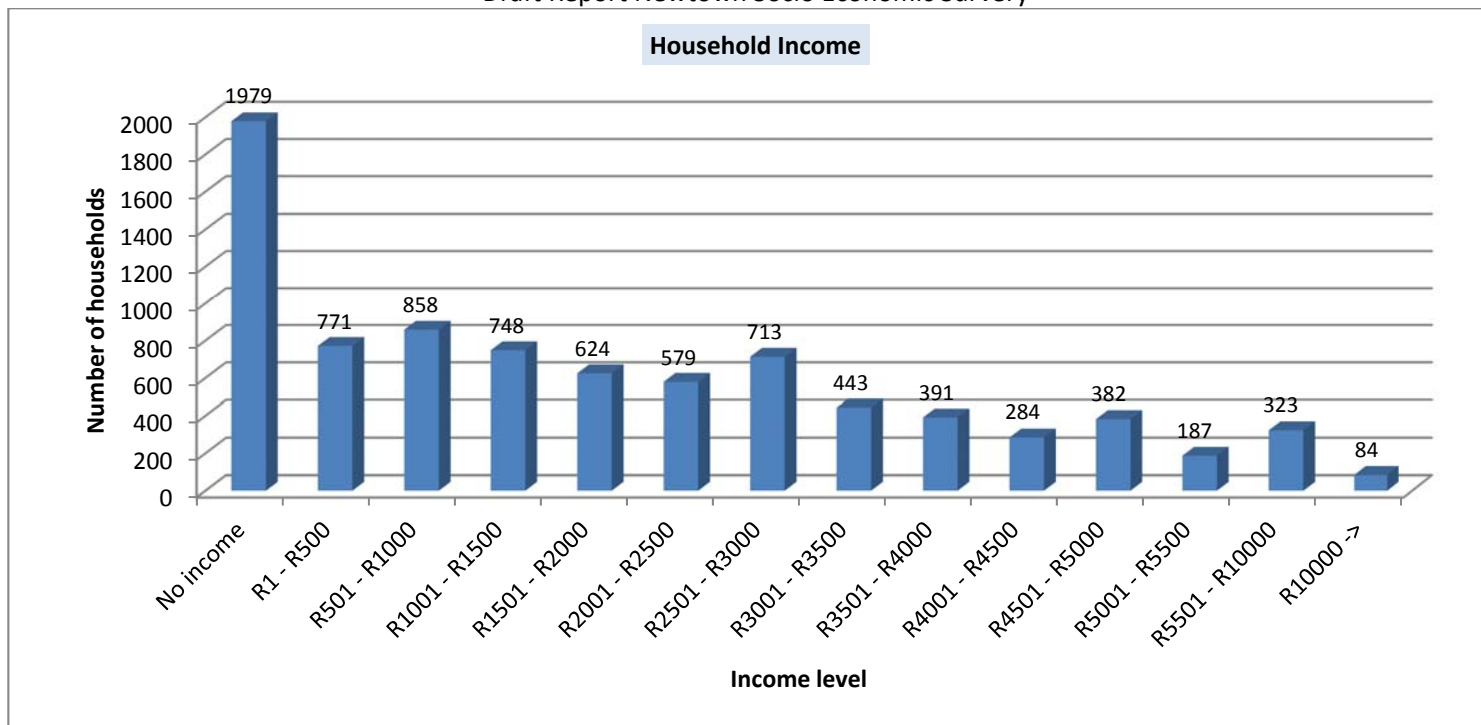


Chart: 6 Represent Section C of the Questionnaire

Total Number of Respondents Interviewed = 8364

Analysis

The survey indicates the following in terms of Household income

1. **80 %** of households earns between R 0 – 3 500 per month
2. **20%** of households earns between R 3 501 – 10 000 and above per month.

Interpretation

1. The highest number of families having R0 - R3500 means that 80% of households will qualify for RDP Housing.
2. About 20% (R3500 – R10 000) will qualify for GAP market FLIPS, credit linked, Rental “Social’ Housing programmes.

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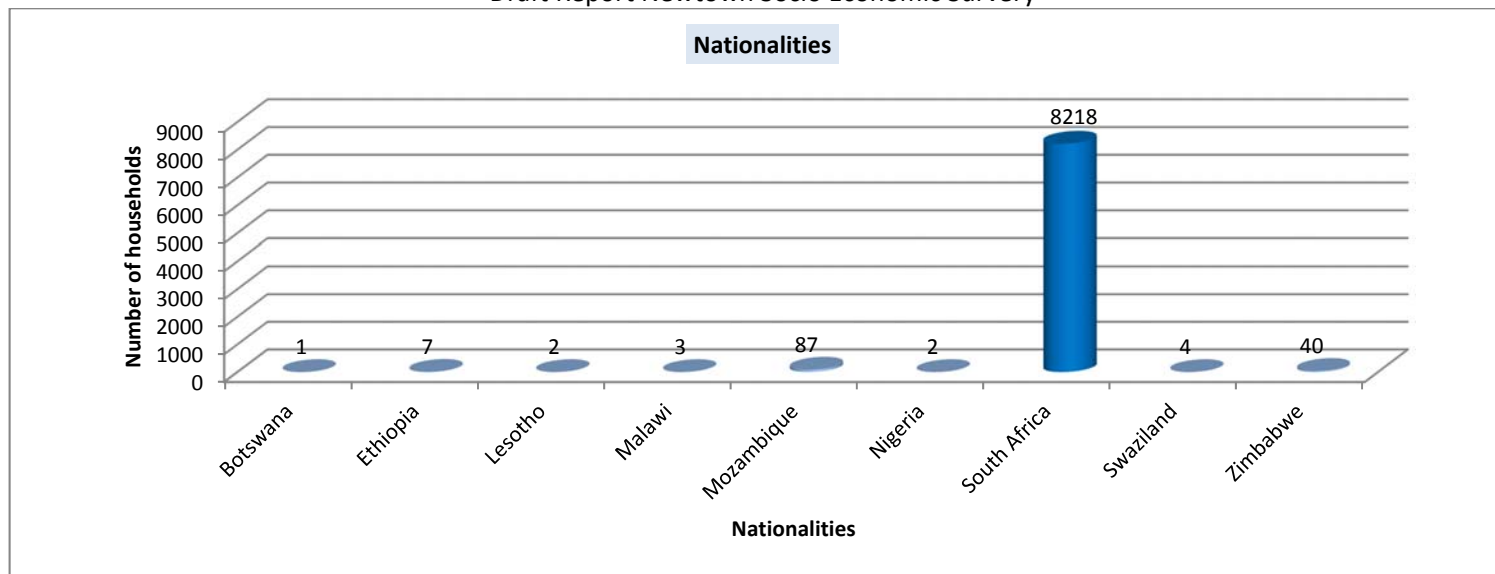


Chart: 7 Represent Section D of the Questionnaire

Total Number of Respondents Interviewed = 8364

The survey indicates the following in terms of Nationality

- 1. **98%** are South African citizens
- 2. **2%** are Non South Africans

Interpretation

- 1. Majority of the S.A. Citizens (98 %) in Newtown indicates that there is no threat of foreigner's allocated stands.
- 2. Zimbabwe, being the 2nd highest migrants after Mozambique, shows that the migration patterns in the area are not as serious as was initially thought to be.

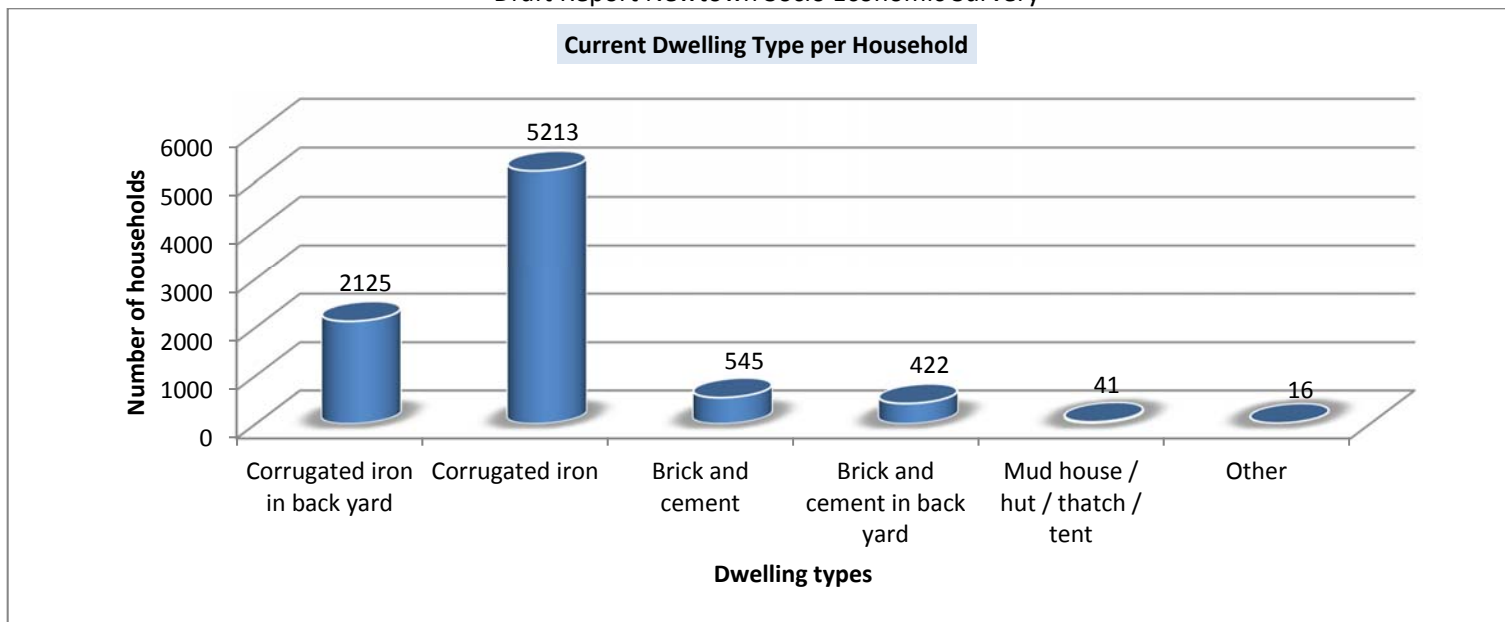


Chart: 8 Represent Section F of the Questionnaire

Total Number of Respondents Interviewed = 8364

Analysis:

The survey indicates the following in terms of current dwelling type per household

1. **62 %** of households currently have dwellings in the form of corrugated iron
2. **25%** of households currently have dwellings in the form of corrugated iron in the backyard.
3. **7%** of households currently have dwellings in the form of bricks cement.
4. **5%** of households currently have dwellings in the form bricks and cement in backyard.
5. **1%** of households currently with other form of dwellings (mud house, tents and thatch).

Interpretation

1. Majority of households have the main dwelling being built from corrugated iron (62%).
2. The backyard dwelling with corrugated iron form 25% of the dwelling types.
3. The corrugated iron dwelling explains the reason for serious losses when the fire breaks in any of the dwellings. Most of the time, when the fire breaks in any of the dwelling, the households lose everything (property and life).
4. The planned development of Newtown will have to address the problems identified: house structure, infrastructure (bulk and reticular).
5. As the stand sizes are attended to attention on the addition of infrastructure for services.

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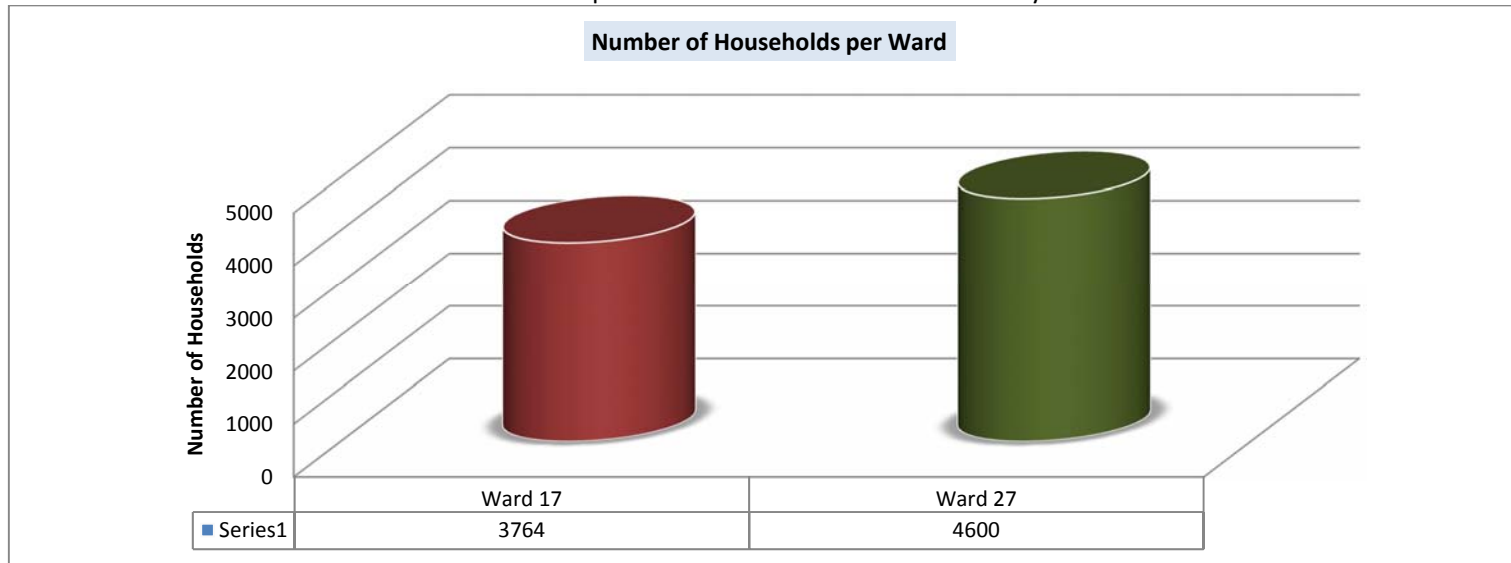


Chart: 9 Represent Section B of the Questionnaire

Total Number of Households Interviewed = 8364

The survey indicates the following in terms of interviewed respondents per ward

1. Ward 27 constituted **45%** of the respondents
2. Ward 17 constituted **54%** of the respondents

Interpretation

1. Clearly the highest numbers of households are with Ward 17, meaning that more people will have to be planned for relocation than Ward 27.
2. When planning for the development of Newtown, Ward 17 should be prioritized for the project.

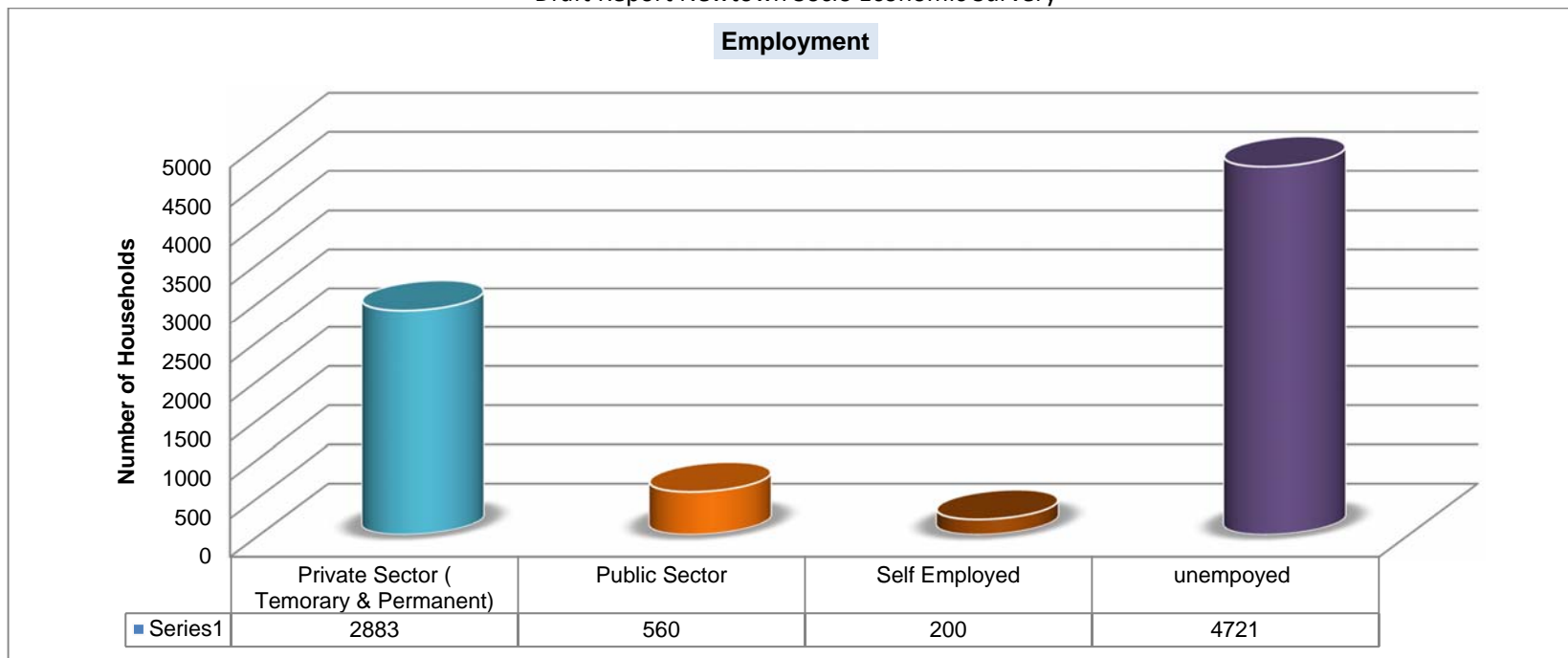


Chart: 10 Represent Section C of the Questionnaire

Total Number of Households Interviewed = 8364

The survey indicates the following in terms of employment per sector

1. **56 %** of households are unemployed.
2. **34%** of households are employed in the private sector
3. **6%** of households are employed in the public sector.
4. **2%** of households who are self employed.

Interpretation

1. The highest number is the unemployed. It means that half the area number is supposed to be assisted to get jobs.
2. A reasonable number are employed by the private sector, 34% of the households.
3. Employment in the public and private sector accounts for 40% of the households.
4. Projects on LED will need to be attracted to the area.

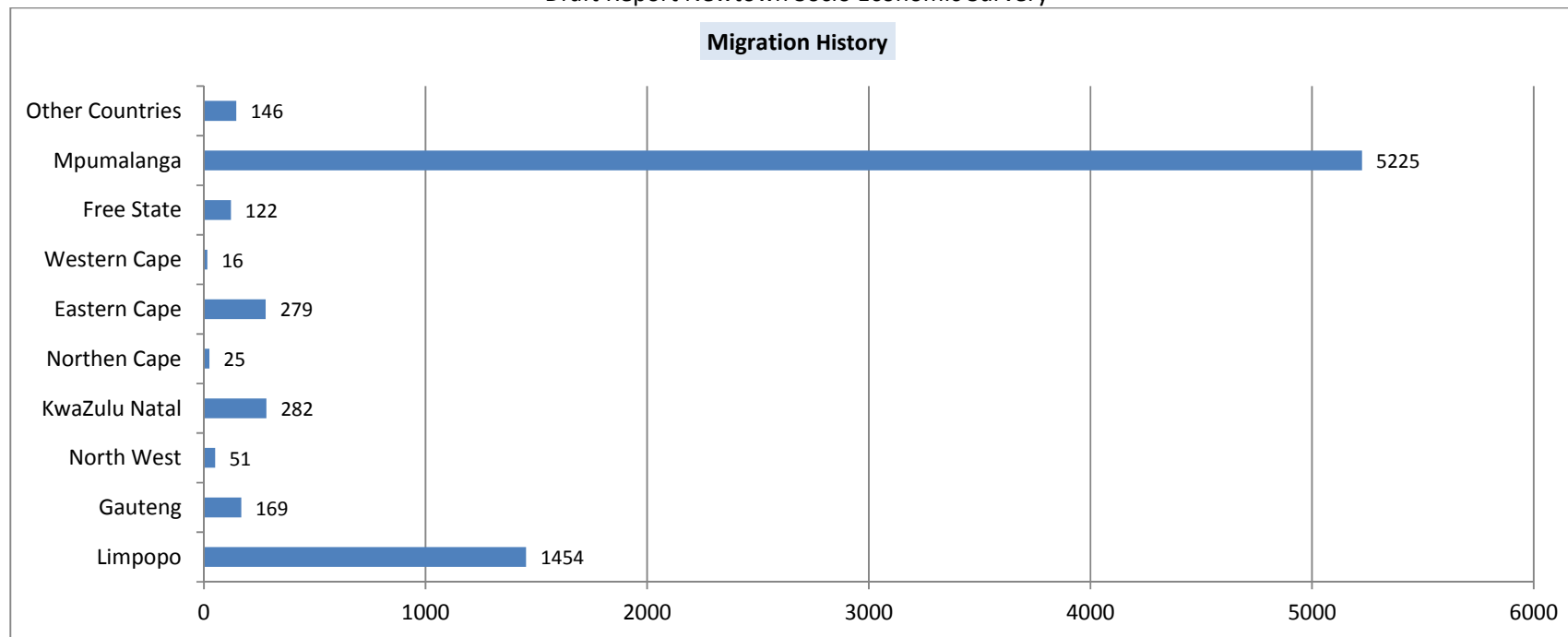


Chart: 11 Represent Section D of the Questionnaire

Total Number of Households Interviewed = 8364

Analysis

The survey indicates the following in terms of migration history

Mpumalanga = **67%**

Other Provinces & Countries = **33%**

Interpretation:

1. Majority indicates that the migration within the country (S.A) is lead by Mpumalanga Province (67%) followed by Limpopo Province.
2. The fact that other provinces constitute a smaller fraction (33%), mean all opportunities for job created, especially by Mpumalanga Province.
3. The EPWP projects, the bidding processes concentrate on the creation of jobs for the Newtown residents.

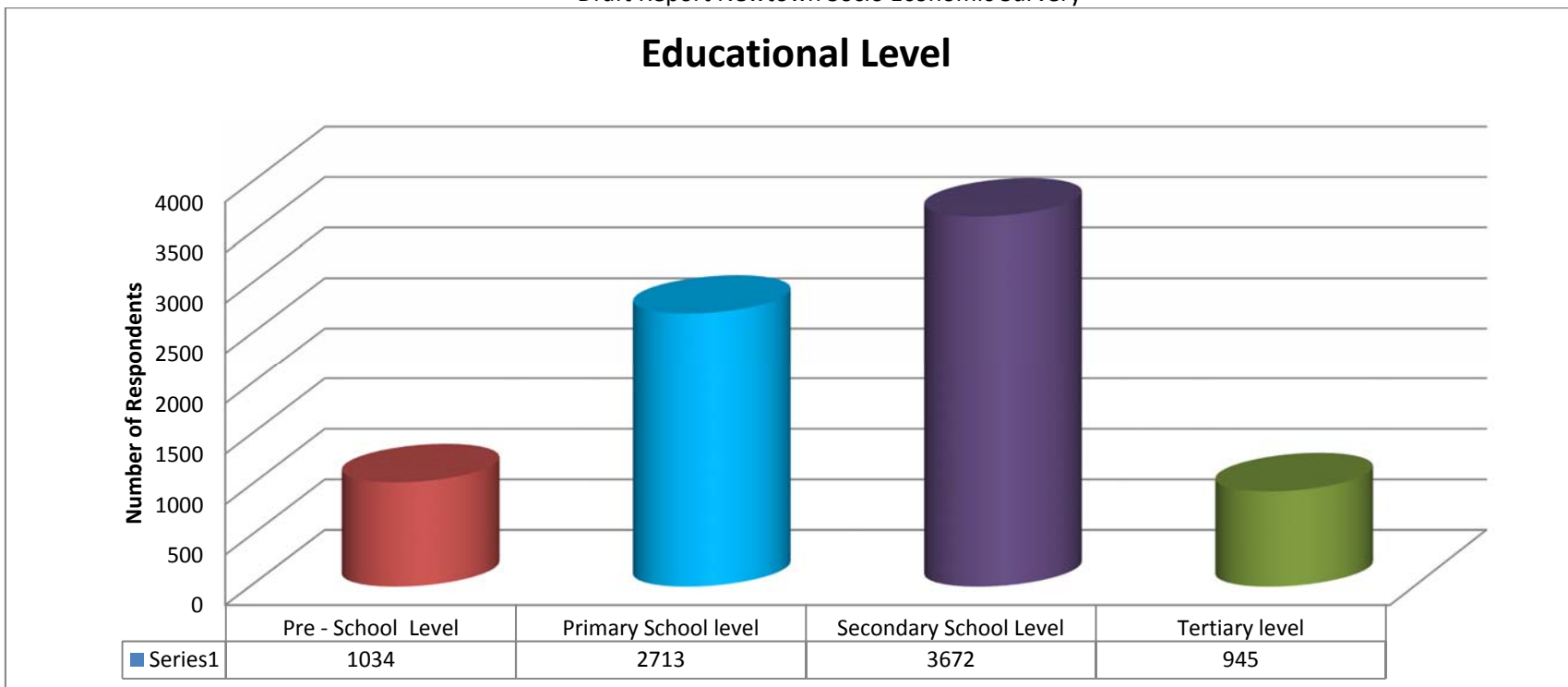


Chart: 12 Represent Section B of the Questionnaire

Analysis:

The survey indicates the following in terms of educational level

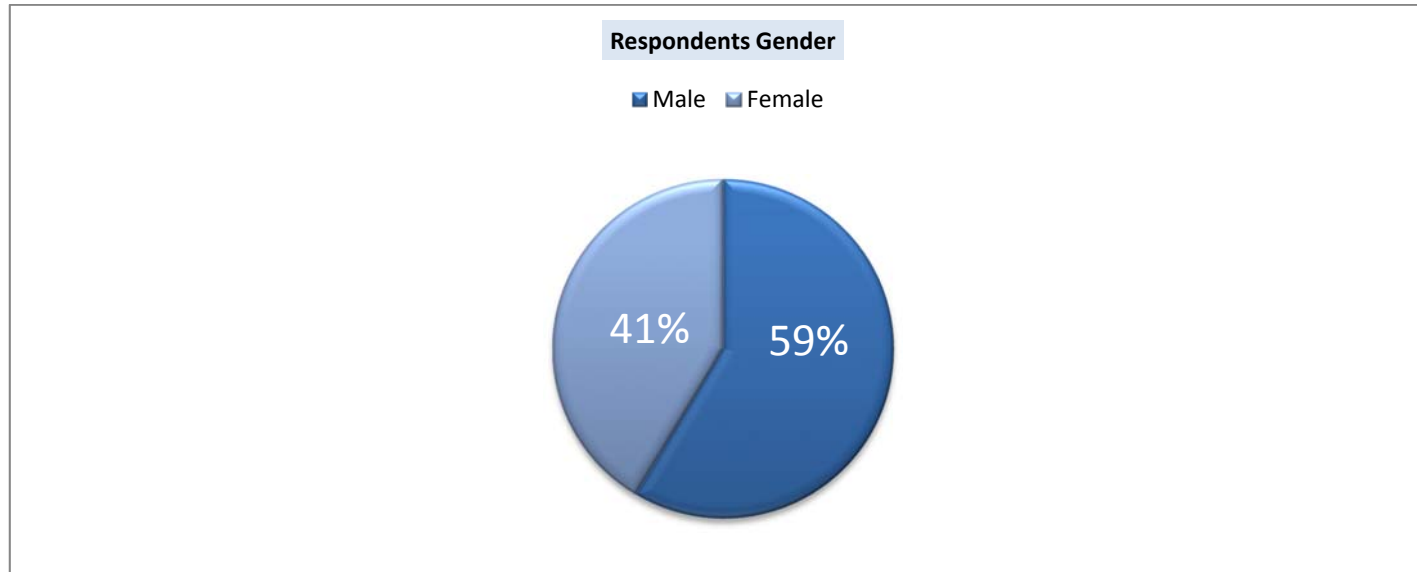
1. **12 %** have pre - school education level
2. **33%** have primary school education level
3. **43%** have secondary school education level
4. **11 %** have tertiary education level

Interpretation:

1. Majority received Secondary school level of education (33%).
2. While the Primary school level received makes it at 33% for Primary school level.
3. To have education for both Primary and Secondary level of education 76% is an impressive finding, considering the desperate level in comparison to the availability of employment, still, it means that 76% of the household can read and write.

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4. The Tertiary level of schooling is very low (11%), the same applies to pre-school level. This means that the planning should include the availability of public educational facilities from crech, pre-school and Tertiary



Total Number of Respondents Interviewed = 8364

Chart: 13 Represent Section B of the Questionnaire

Analysis:

The survey indicates the following in terms of gender

1. **59 %** Male
2. **41 %** Female

Interpretation:

1. The Household population characteristics include a higher number of males (59%). This confirms the findings on the census 2011.
2. For planning purposes, facilities for the different female gender will have to be receive attention e.g. crèches, clinics, social development, etc.

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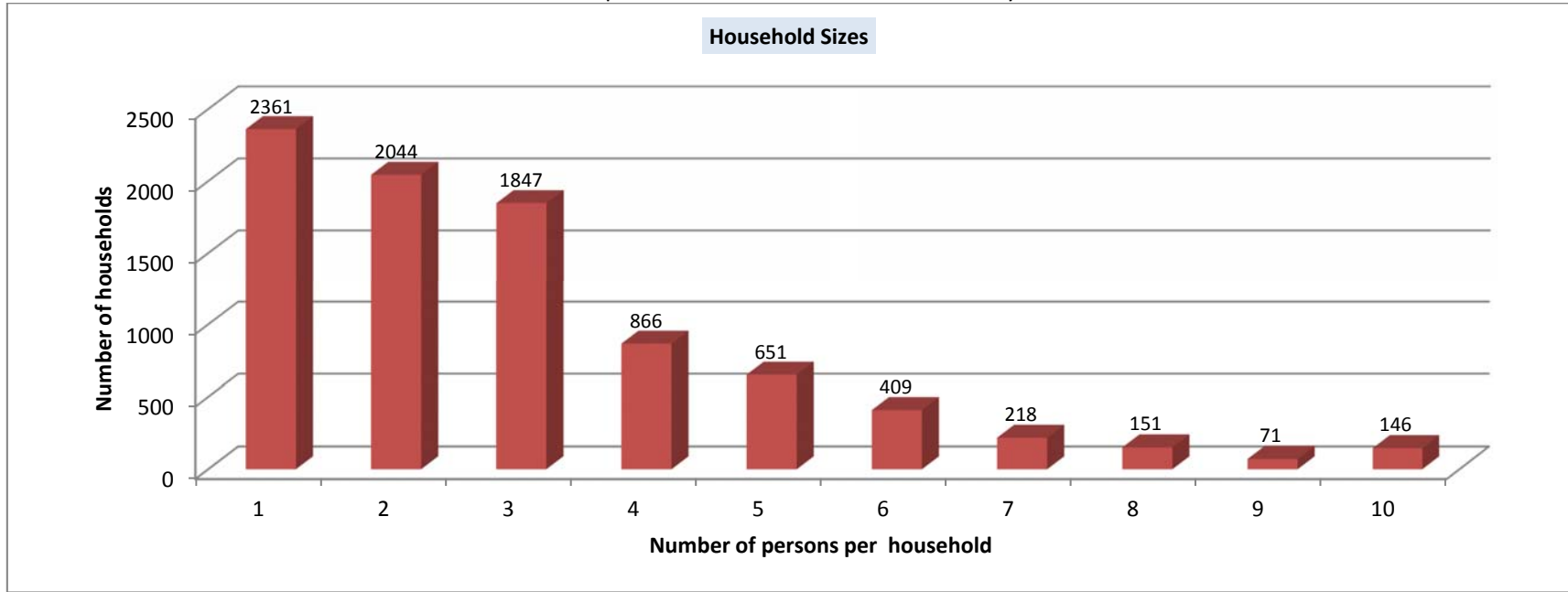


Chart: 14. Represent Section B of the Questionnaire

Total Number of households Interviewed = 8364

The survey indicates the following in terms of household sizes

Total Households	Household size : Number of people					
	1	2	3	4	5	6 - 10
8364	2361	2044	1847	866	651	997
100%*	28%	24%	22%	10%	7%	11%

7 Housing subsidy Instruments for Intervention

7.1. People's Housing Process

Is the subsidy instrument which is potential very relevant and applicable to informal settlements upgrading. It helps households take initiatives in organizing the planning, design and building their homes. The instruments target potential households earning between R 0 – 3 500 per month

7.2. Social Housing

Is rental or co-operative accommodation, held by Social Housing Institutions (SHIs) over a long period of time. It excludes individual ownership by residents, including deferred ownership arrangements such as “rent to buy.”

As an instrument, the primary purpose of social housing is urban restructuring and regeneration. Social housing aims to lead social, economic and spatial

7.3. Community Residential Units Programme

The aim of the programme is to facilitated rental that is developed and managed by the public sector. This form of rental is also to provide affordable good quality rental accommodation to substantiate number of the poor and indigent households earning between R 800 – 3 500 per month and to relieve slums conditions in existing areas.

7.4. Emergency Housing Programme

This programme supplies temporary assistance to victims of housing related disaster and it includes the provision of Temporary Resettlements Areas (TRA). As indicated by the analysis the level of density in Newtown it may require that certain households to be relocated to Temporary Resettlements Areas to make way for the redesign and development where currently informal settlements are located.

7.5. Upgrading of Informal Settlements Programme (UISP)

The programme provides finance for the creation of service stands and community capacitating and participation only. Beneficiaries may apply for housing construction assistance through the other National Housing Programme e.g. PHP, SH, CRUs.

7.6. Social & Economic Amenities Programme

The programme assist in provision of amenities covers social facilities including schools, clinics, good public open spaces and community halls. The programme may be used to access funding for the construction of basic social and economic infrastructure.

SUMMARY

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8 Summary

1. Housing Preferences						
Type of Preferences	Number of Households Counted	Percentage (%)	Proposed Housing Subsidy Instrument		Remarks	
RDP Houses	6 372	76%	People Housing Process (PHP)		<ul style="list-style-type: none"> The housing development should provide wide range of housing typologies to meet the needs of residents. An estimate of 400 hectares of land will be required to address the housing backlog (10 399) Housing consumer education should be conducted to ensure that residents are well informed about housing subsidies/ programmes 	
Serviced Stand	1 374	17%	Finance Linked Individual Subsidy Programme (FLISP)			
Informal Settlements	541	6%	Upgrading of Informal Settlements Programme (UISP)			
Others	77	1%	Respondents preferred other housing options (Bonded house, house to rent)			
Total	8364	100%				

2. Number of Dependents per household						
Age Level	Number of Dependents Counted	Percentage (%)	Leaner – to Educator Ratio	Estimate classrooms required at 60m ²	Remarks	
0 - 6	4 533	33%	40 : 1	75	<ul style="list-style-type: none"> Provision of sites for schools & recreational facilities need to be prioritized Most children from the area are attending neighboring schools 	
7 -12	4 469	32%	40 : 1	74		
13 - 18	2 808	21%	40 ; 1	70		
19 – 24	1 183	8%	-----	-----		
25 – above	852	6%	-----	-----		
Total	13 845	100%				

3. Number of Households per Stand						
Number of Stands occupied	Average Households per Stand	Total Number of Households	Number of Shacks per stand	Level of Density per stand	Remarks	
685	1	703	X1 Shack per stand	Low density	<ul style="list-style-type: none"> Additional land will be required for de - densification of the stands Some households will have to be relocated to Temporary Resettlements Areas to make way for redesign of the existing area. 	
512	2	1624	X2 Shacks per stand	High density		
418	3	1854	X3 Shacks per stand	High density		
319	4	680	X4 Shacks per stand	High density		
190	5	950	X5 Shacks per stand	High density		
142	6	852	X6 Shacks per stand	High density		
296	7	1701	X7 Shacks per stand	High density		
Total : 2 562	1-7	8364				

4. Age of the Respondents Households				
Age Level	Number of Households	Percentage (%)	Remarks	
18 – 35	4 824	57%	<ul style="list-style-type: none"> The majority of households in the area are still young. 	
36 – 59	3 276	39%		
60 - 100	264	4%		
Total :	8364	100%		

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5. Household Income				
Income Level	Number of Households	Percentage (%)	Remarks	
No income	1976	24%	<ul style="list-style-type: none"> • Though large number of households has an income (77%), the level of unemployment remains high (56%). The source of income could be attributed from different means such as social grants and subletting of shacks. • The income bracket of households also substantiates a need for human settlements development that provides variety of housing options. • Large number of households falls within the income bracket to qualify for indigent as far as accessing municipal services is concerned. • 80% households are falling within the housing subsidy band for BNG houses. • Some households within the 80% may qualify for Community Residential Units. 	
R 1 – 500	771	9%		
R 501 - 1000	858	10%		
R 1001 – 1 500	748	9%		
R 1 501 – 2 000	624	7%		
R 2001 – 2 500	579	7%		
R 2 501 – 3000	713	9%		
R 3001 – 3 500	443	5%		
R 3 501 – 4 000	391	5%		
R 4 001 – 4 500	284	3%		
R 4 501 – 5 000	382	5%		
R 5 001 – 5 500	187	2%		
R 5 501 – 10 000	323	4%		
R 10 000 >	84	1%		
Total :	8364	100%	<ul style="list-style-type: none"> • 20% of households falls within Social Housing and Finance Linked Individual Subsidy Programme • Some households within the 20% may quality to purchase service sites and build their own homes. • Some households may opt to purchase homes from the private developers 	
6. Nationalities				
Nationality	Number Counted	Percentage (%)	Remarks	
South Africans	8218	98%	<ul style="list-style-type: none"> • The area is occupied by the majority of South Africans from within the Mpumalanga Province. 	
Non south African	146	2%		
Total	8364	100%		
7. Current type of dwellings per household				
Type of Dwelling	Number Dwellings Counted	Percentage (%)	Remarks	
Corrugated Iron	5 215	62%	<ul style="list-style-type: none"> • The large numbers of existing dwellings in Newtown are built with corrugated irons. • Backyarding is also a phenomenal in the area, possibly is motivated by subletting to generate households income. • The reality is that people in Newtown have waited for many years to be provided with proper houses, some have decided to build formal/ permanent structures which may pose a challenge during the redevelopment of the area • Community engagement & participation is essential to address above issues, mindful of a possibility for resistance. 	
Corrugated iron in backyard	2 125	25%		
Brick and Cement	545	7%		
Brick and Cement in backyard	422	5%		
Mud house/ hut/thatch/ tent	41	1%		
Other	16	0%		
Total	8364	100%		
8. Households per Ward				
Ward Number	Number of Households per Ward	Percentage (%)	Remarks	
17	3764	54%	<ul style="list-style-type: none"> • Households are largely concentrated in ward 27 as compared to ward 17. 	
27	4600	45%		

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Total		8364	100%				
9. Employment	Sector	Number of households Counted	Percentage (%)	Remarks			
	Private	2 883	34%	<ul style="list-style-type: none"> Newtown informal settlements have a high number of people who are unemployed Since the households in the area are young, it can be concluded that youth contributes high percentage of unemployed people. 			
	Public	560	6%				
	Unemployment	4 724	56%				
	Self employed	200	2%				
	Total	8364					
10. Migration History	Province of Origin	Number of Households Counted	Percentage (%)	Remarks			
	Mpumalanga	5225	67%	<ul style="list-style-type: none"> The area attracts number of people from neighboring provinces. 67 percent are Intra – Mpumalanga migration 33 percent from neighboring provinces 			
	Free State	122	1,%				
	Western Cape	16	0%				
	Eastern Cape	279	4%				
	Northern Cape	25	0%				
	KwaZulu Natal	282	4%				
	North West	51	1%				
	Gauteng	169	2%				
	Limpopo	1454	19%				
	Other Countries	146	2%				
	Total :	8364	100%				
11. Educational Level	Level of education	Number of Households counted	Percentage (%)	Remarks			
	Pre - School	1034	12%	<ul style="list-style-type: none"> The low percentage of households with tertiary education can be the contribution factor to the high level of unemployment. The high level of 			
	Primary School	2713	33%				
	Secondary School	3672	44%				
	Tertiary Level	945	11%				
	Total :	8364	100%				
12. Gender	Male	4899	41%	<ul style="list-style-type: none"> Male constituted large segment of households. 			
	Female	3465	59%				
13. Household Size	Total of Households 8364	1	2	3	4	5	6 - 10
		2361	2044	1847	866	651	997
		28%	24%	22%	10%	7%	11%

9 Conclusion

Draft Report Newtown Socio Economic Survey

The demand for housing at Newtown it is enormous an additional well – located land to relocate some households is required and this possibility cannot be ignored. Due to resources constraint, it could be well strategic within the Municipal Spatial Development Framework (SDF) to identify areas that can be declared Restructuring Zones (RZs) and promote rental housing options to the citizens of Newtown. Providing every household (76% - 80%) with the RDP house could be a fiscal challenge for the government in terms of land, services and subsidies. The survey indicates that the area attracts people from within and neighboring provinces (Chart 10), possibly seeking jobs or other economic opportunities and the majority are unemployed, low income households are settling in Newtown. A well located piece of land should be identified for construction of new Community Residential Units (CRUs) to ensure affordable rental for people in lower income category. Presently the municipality is lagging far behind in terms of delivering affordable public rental stock; this is reflected by the number of backyarding in around townships, thus the private sector continue to deliver rental stock in particular for high income groups.

To address the current housing backlog in Newtown (10 399 units) an estimated of 400 hectares of land is required based on the 350m² per residential stand and, to accommodate an additional developments it will further require financial injection for internal infrastructure and, upgrading or construction of new additional capacity for bulk infrastructure. The study further reveals a huge gap between housing demand and current supply from the new approved Newtown extension 1, this may create a frustration to implement housing allocation policies, provided the expectations of residents in Newtown are understood and managed properly through continuously community participations.

An intergovernmental planning approach should be developed to leverage and coordinate resources from different spheres of government to fast track the development in Newtown. The Municipality should use its Housing Accreditation status (Level 2), to ensure that financial resources are allocated directly from Provincial Government to Municipality coffers. This will ensure that planned housing projects are efficiently, effectively implemented and coordinated by the Municipality. Public Private Partnership (PPP) can also play a vital role to accelerate the delivery of sustainable human settlements in Newtown; through Social Labour Plans projects from the mining sector in particular, some of these recourses ought to be properly coordinated and be directed to Newtown.

The lack of mortgage finance in the low and middle – income market has been identified by the survey as requiring significant intervention. It is the market defined as those with household income of R 3 501 – R 15 000 per month. The Municipality in partnership with Provincial Department of Human Settlements and National Housing Finance Corporation (NHFC) and other financial institutions has to develop two pro – long approaches, to facilitate the human settlement development that cater the gap market . The first approach may be *a loan – funded gap houses* and the second will be *self – help housing programme*

Loan – funded gap housing programme

The Municipality should facilitated the loan funded gap market housing by releasing land/or provide institutional housing subsidies. In return, the developer will be required to deliver housing within the gap price bracket, while the buyer will be required to contribute loan finance.

Self – help gap housing Programme

The Municipality should sell fully serviced sites to people wanting to build their own homes at their own pace. It will target people who are unable to rely on home loan, but may have other credit facilities, and assistance from their employer or their own building skills.

There are possibilities that some of the people in Newtown may not qualify for any government housing subsidies, due to various reasons such as; previously benefited from housing subsidies or owned properties. The Municipality must improve communication with the residents through housing consumer education programme, to ensure that every household in Newtown is informed about housing programmes and qualification criteria

10 Acronyms

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- **FLISP** ----- Finance Linked Individual Subsidy Programme
- **PHP** ----- People's Housing Process
- **CRUs** ----- Community Residential Units
- **SH** ----- Social Housing
- **SHIs** ----- Social Housing Institutions
- **UISP**----- Upgrading of Informal settlements Programme
- **RDP**----- Reconstruction and Development Programme
- **IDP**-----Integrated Development Programme
- **RZs**-----Restructuring Zones
- **CBD**-----Central Business District
- **BNG**-----Breaking New Ground
- **PPP**-----Public Private Partnership
- **NDP**-----National Development Plan
- **SDF**-----Spatial Development Framework
- **STLM**-----Steve Tshwete Local Municipality
- **GIS**-----Geographic Information System

