



**MINISTRY
HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA**

Private Bag X645, Pretoria, 0001. Tel: (012) 421 1309, Fax: (012) 341 8513
Private Bag X9029, Cape Town, 8000. Tel (021) 466 7603, Fax: (021) 466 3610

NATIONAL ASSEMBLY

QUESTION FOR WRITTEN REPLY

QUESTION NUMBER: 5862 (NW6557E)

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QUESTION:

5862. Mr T P Mogale (EFF) to ask the Minister of Human Settlements:

What concrete measures have been implemented to address the apartheid era spatial planning that placed black persons far away from the city centres and built small matchbox houses for them in cities such as Cape Town? NW6557E

REPLY:

The legacy of apartheid spatial planning remains one of the most enduring challenges confronting human settlements development in South Africa. The Department of Human Settlements, working collaboratively with all three spheres of government, has adopted a comprehensive and multi-pronged approach to redress these historical spatial inequities and promote integrated, inclusive, and sustainable communities.

Key measures implemented include:

- a. Adoption of the White Paper for Human Settlements (2024): This policy serves as the overarching framework guiding spatial transformation and inclusivity within the human settlements sector. It emphasises the creation of well-located, mixed-income, and mixed-use neighbourhoods situated closer to economic and social opportunities — marking a deliberate shift away from the peripheral, mono-functional settlements characteristic of apartheid planning.

b. Designation and Implementation of Priority Housing and Human Settlements Development Areas (PHSHDAs): Gazetted in 2020, the PHSHDAs identify and prioritise well-located land for integrated human settlements development. These areas are aligned with the National Spatial Development Framework (NSDF) and are distributed across 13 National Spatial Action Areas. The PHSHDA instrument enables coordinated public sector investment and private sector participation to advance densification, mixed land use, and proximity to employment and amenities. The PHSHDAs are currently under review to incorporate spatial shifts resulting from COVID-19, climate change, and evolving economic patterns.

c. Land Release and Assembly Programme: In partnership with the Housing Development Agency (HDA) and the Department of Public Works and Infrastructure (DPWI), the Department is facilitating the release of well-located state-owned land and underutilised buildings for human settlements development. In Cape Town specifically, several parcels of national and provincial land have been earmarked for affordable and social housing development within or near the city centre and along key transport corridors.

d. Upgrading of Informal Settlements and Integrated Development: Through the Informal Settlements Upgrading Partnership Grant (ISUPG), provinces and municipalities are improving living conditions in informal settlements while promoting in-situ upgrading and integration into the broader urban framework. These efforts aim to ensure that communities are not relocated to the periphery but integrated into sustainable, serviced environments.

e. Promotion of Affordable Rental and Social Housing: Through the Social Housing Regulatory Authority (SHRA), the Department continues to promote affordable, well-located rental housing opportunities for low- and middle-income households. Priority is given to projects that convert underutilised or derelict inner-city buildings into social and affordable rental housing, supporting urban regeneration and spatial integration.

Collectively, these measures signify a decisive shift from peripheral housing delivery toward spatial justice, urban land reform, and inclusive human settlements that bring citizens closer to economic, social, and cultural opportunities.