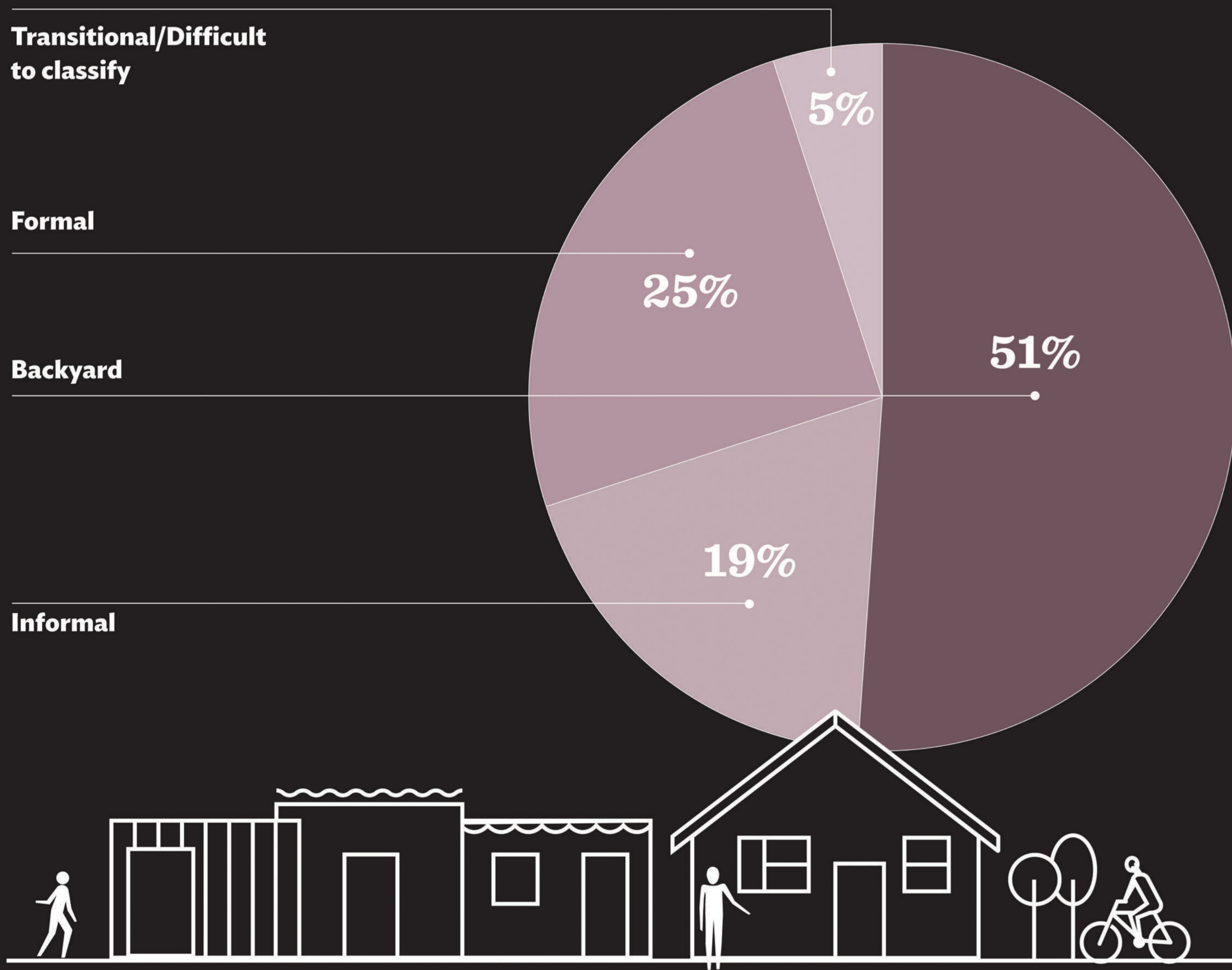


There are now more housing structures in backyards of formal houses than there are structures in informal settlements



Dwelling type (2016)



Settlements

Settlements in the Gauteng City-Region (GCR) are transforming rapidly, in part due to ongoing urbanisation as well as endogenous household growth generating as yet unmet demand for housing. This transformation manifests spatially both as expansion and the internal restructuring of settlements. Settlements in Gauteng take many forms - both wealthy and poor, formal and informal, dense and sprawled - as the images here illustrate.

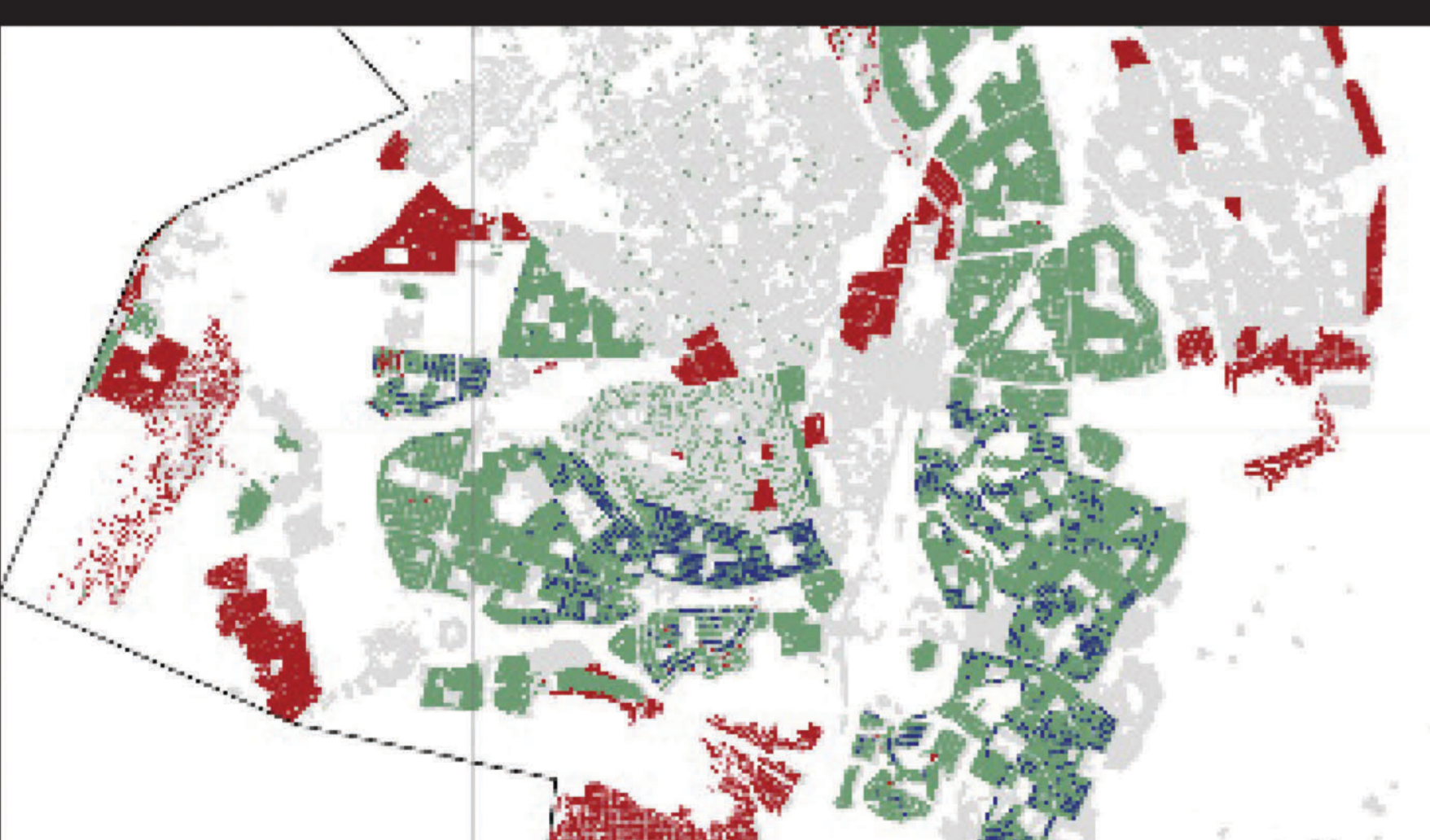
The map on the main screen juxtaposes informal and backyard housing with gated communities. Gated communities are formal, often luxury developments, but they create closed and exclusive spaces that can fragment urban areas. Informal housing may occupy land illegally, and backyard structures are usually erected without planning permission, but both provide a way for the poor to access the city when affordable housing opportunities are so limited, opening the way to better livelihoods over time.

Changes in housing types 2001-2016

This series of maps illustrates shifts over time between formal housing, informal housing and backyard structures in the yards of formal dwellings. Although backyard structures are frequently erected without planning permission, and are therefore technically illegal, they hold many benefits for a city-region striving to be more inclusive. They are often erected as a means to accommodate extended family and/or derive a rental income for the main household. They are a form of densification - important in the context of continued low-density sprawl in the GCR. Backyard structures are also more likely to have better access to services than dwellings in informal settlements, as they are tied to formal housing in well-laid out residential areas with better water, sanitation, power, waste and social infrastructure.



Soshanguve

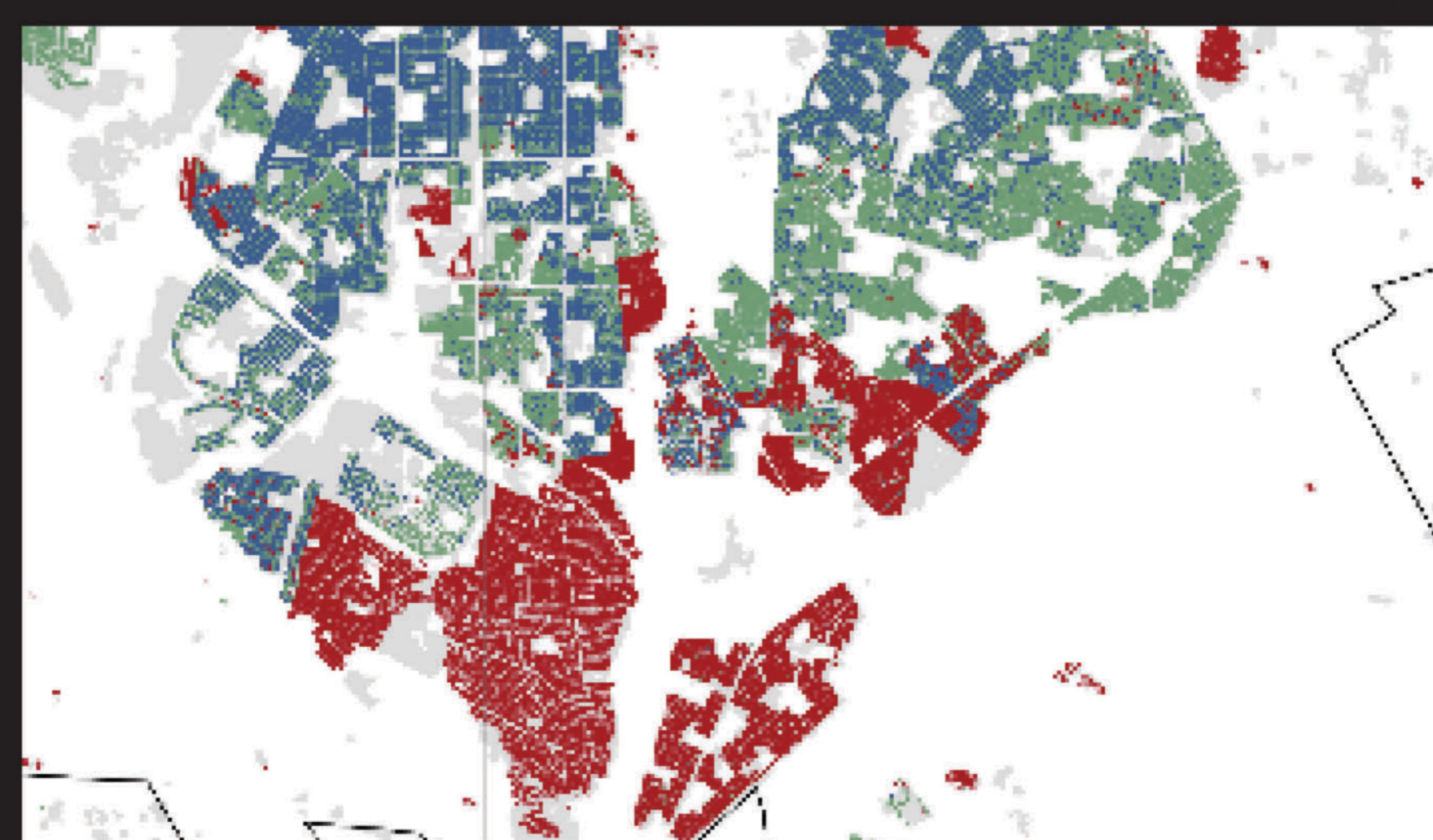


2001

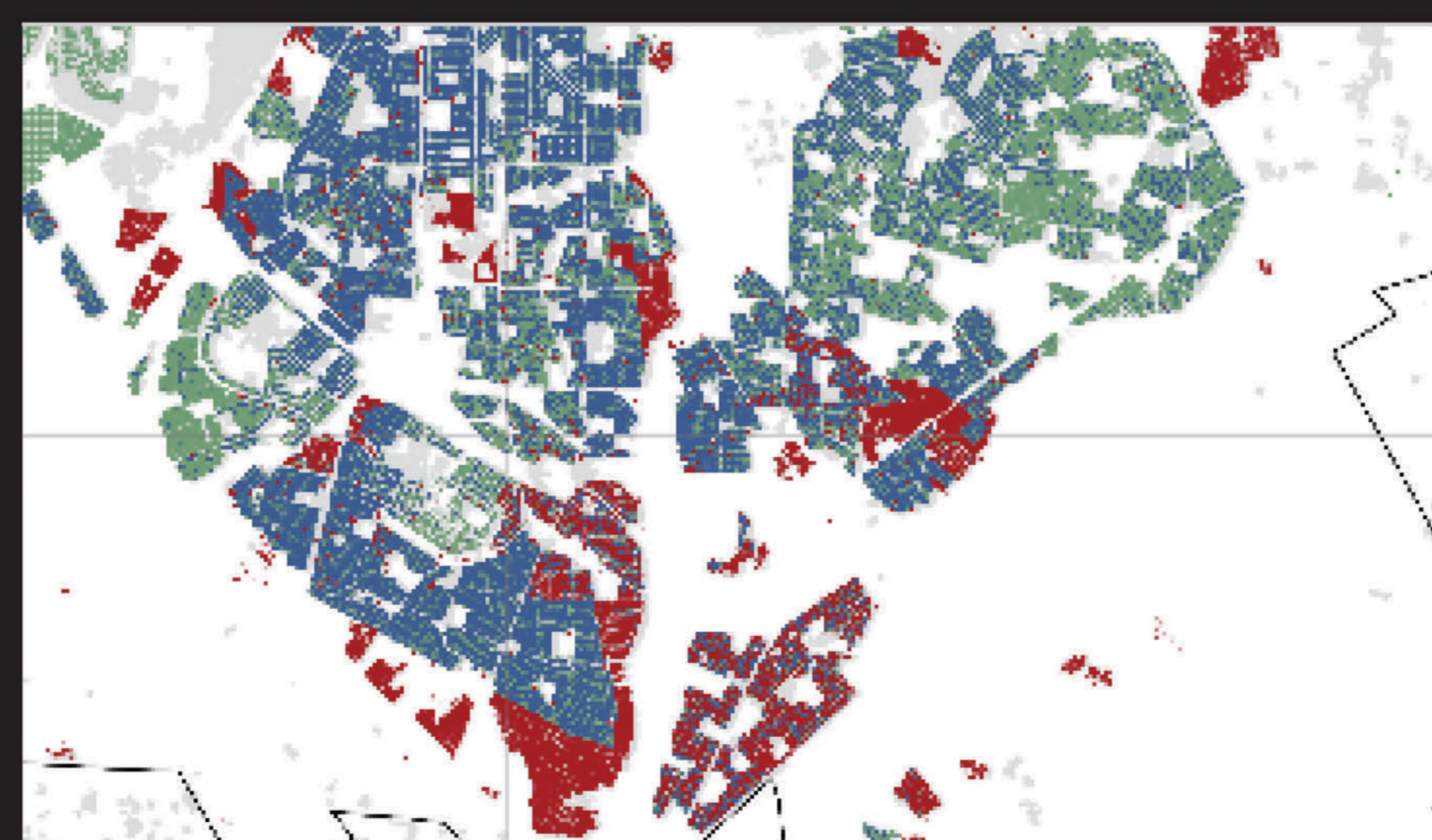


2016

Katlehong

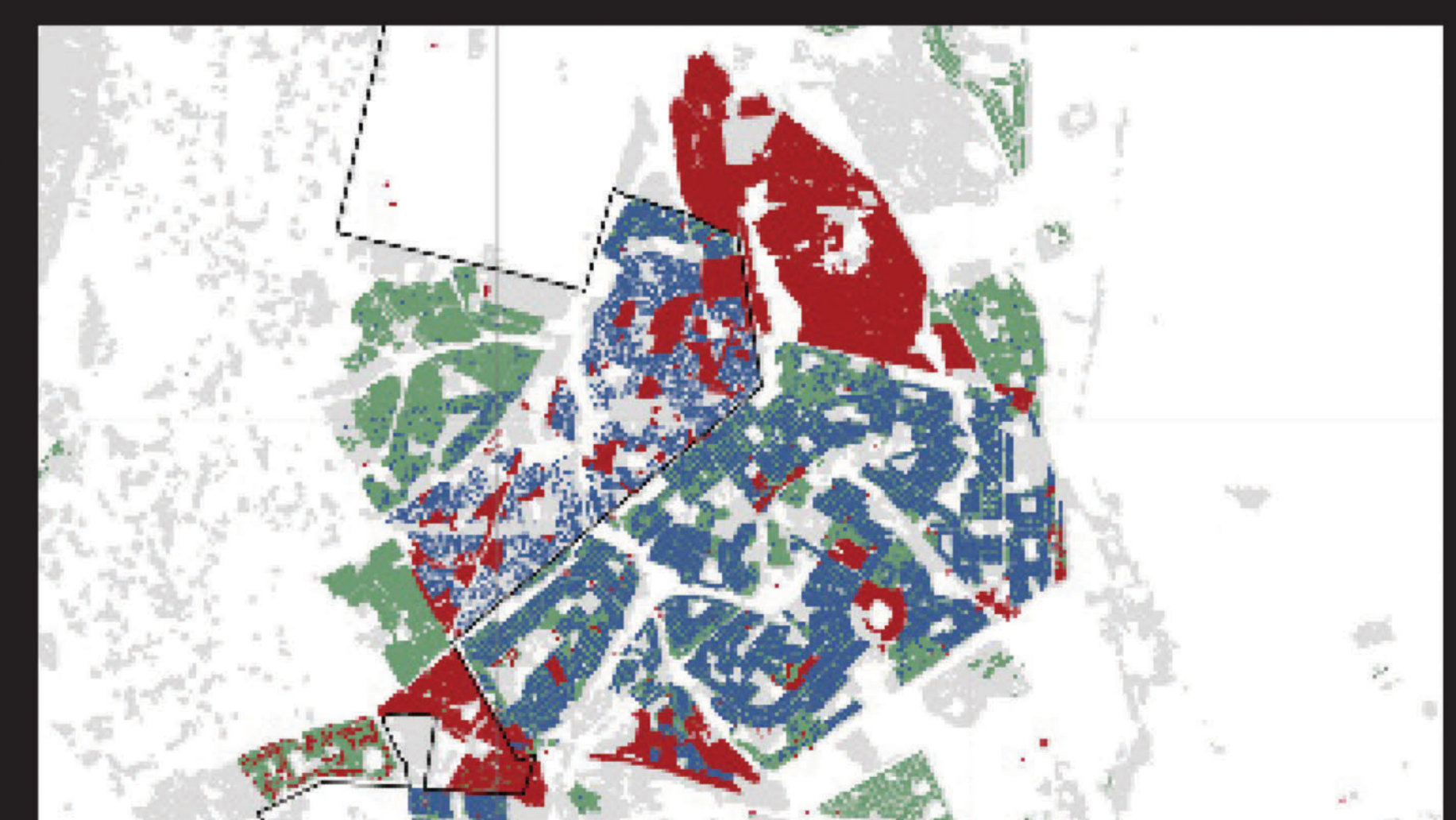


2001

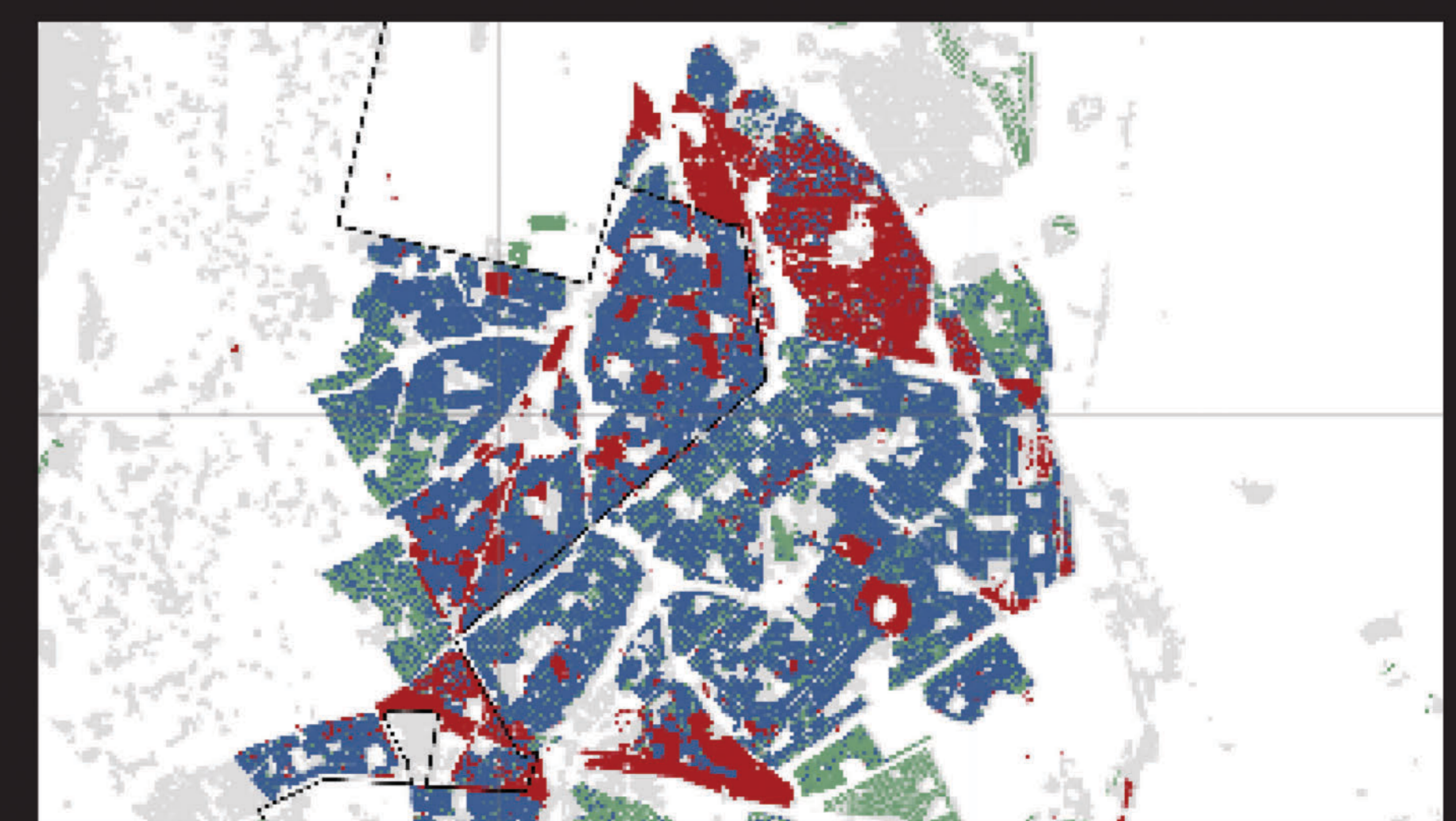


2016

Tembisa



2001



2016