

**FBDM  
DISTRICT MANAGEMENT AREA  
HOUSING SECTOR PLAN**



**FINAL DRAFT**

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# DISTRICT MANAGEMENT AREA HOUSING SECTOR PLAN

## INTRODUCTION

The Compilation of Frances Baard District Management Area's Housing Sector Plan is in accordance with the following legislation:

**National Housing Act** (Section 9(1) states that 'Every municipality must, as part of the municipality's process of integrated planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to:

- ❖ ensure that:
  - The inhabitants of its area of jurisdiction have access to adequate housing on a progressive basis;
  - Conditions not conducive to health and safety of the inhabitants of its area of jurisdiction are prevented or removed; and
  - Services in respect of water; sanitation, electricity, roads, storm water drainage and transport are provided in a manner which is economically efficient.
- ❖ Set housing delivery goals in respect of its area of jurisdiction;
- ❖ Identify and designate land for housing development

At the same time provincial departments are also obliged to develop provincial housing development plans. Ideally, these plans on both the local and provincial level should be integrated and support each other.

The housing development plan should seek to incorporate the following aspects as contained in the Draft Housing Strategy (2000) of the National Department of Housing: -

1. Take proper account of current housing needs and backlogs.
2. Accurately account for available resources.
3. Balance and prioritise needs across the various national housing programmes.
4. Form an integral part of the integrated development plans.
5. Be effectively aligned at all levels to cross-functional strategic management plans and other related functions
6. Inform strategic decision making by generating reliable options for delivery within the guidelines of the MTEF.
7. Contain realistic and measurable targets for delivery and key performance indicators.
8. Built-in monitoring system.

The following legislative framework is meant to reinforce the Housing Act: -

- a) Housing Amendment Act, 28 of 1998
- b) Second Housing Amendment Act of 1999
- c) Housing Consumers Protection Measures Act, No. 95 of 1998
- d) Regulations under the Housing Consumers Protection Measures Act (1998)
- e) Rental Housing Act No. 50 of 1999
- f) Northern Cape Planning and Development Act
- g) Breaking New Ground Policy on Housing

## **Other legislation and its impact on housing delivery**

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Other legislation that is important and supports housing development is:

1. The National Housing Code.

The code provides guidelines and suggestions as to this policy should be implemented. The Code stipulates the national housing programmes directing government's housing assistances for housing development initiatives. It also entails:

- Technical guidelines such as the national minimum norms and standards
  - General qualification criteria
  - Environmental housing design and construction guidelines
  - Expanded public works programme
  - Manual for the variation of the housing subsidy amount to cater for extraordinary development conditions.
2. Urban Development Framework.
  3. Rural Development Framework.
  4. Guidelines for Human Settlement Planning and Design
  5. Home Loan and Mortgage Disclosure Bill.
  6. NHBRC Technical Standards contained in Government Gazette R1406 (NHBRC Home Building Manual).
  7. Application of the National Homebuilders Registration Council's Warranty Scheme to Housing Subsidy scheme.
  8. National Building Regulations (National Building Regulations and Building Standards Act, No 103 of 1997).
  9. Ministerial National Norms and Standards in Respect of Permanent Residential Structures.
  10. Development Facilitation Act, 67 of 1995.

The whole of this legislative framework is aimed at reinforcing the housing act with the sole purpose of ensuring that affordable, good quality houses are built within municipalities.

### **Municipal Finance Management Act**

The purpose of this act is to:

- Secure sound and sustainable management of financial affairs of municipalities
- Establish treasury norms and standards for local government

The relevance of this act for housing lies in the management of investments and assets which amongst others prohibits the transfer of ownership of an asset which is needed to provide the minimum level of basic municipal

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services. It also determines amongst others, that the municipality may, by resolution of a council meeting open to public, transfer ownership of an asset when it is not needed for the supply of basic services, only when the market value, the economic and community value thereof has been considered and taken cognisance of.

The IDP document has set no objectives and projects with regard to housing in the DMA area.

Historically and characteristically, housing remains a primary sector in the context of social and economic development. It is against this background that the preamble of the national housing legislation recognises housing as beyond being just a shelter. The legislation expresses the fundamental role of housing as:

- Satisfying the basic human need
- Assuming a character of both a product and a process
- An outcome of human endeavour and enterprise
- A critical component of integrated development planning
- A key sector in the national economy
- Contributing viability to the socio-economic wellbeing of the nation

In his address to council on 23 May 2007 the Executive Mayor said:

“In terms of the Service Delivery and Budget Implementation Plan (SDBIP) each Department in this municipality will regularly be reminded how they have determined goals, objective and key performance indicators, in consultation with Council. Council’s role (in terms of the MFMA) is to ensure oversight and monitoring. It is also important to understand the key role and responsibility that the Executive Mayor has to play, in terms of Sections 52-56 of the Municipal Finance Management Act. We have done the best we could and despite the difficulties of capacity, comprehension and time deadlines, we have a budget that is pro-poor and which we are able to defend. There are a number of areas which still need work in the future. We are still challenged to ensure that we have a lean but productive and efficient administration, and to free as much of our resources for direct investment into and benefit to the community.

**We need to understand that our IDP, our budget and our Service Delivery and Budget Implementation Plan are legally binding decisions of Council and cannot be deviated from without**

**permission from National Treasury.** Let us make sure that we use our international expert and all other assistance available in order to ensure that our

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planning and our budget are not just documents for the shelf. Let us ensure that our budget serves the interest and development of our people. All of us here will be held accountable and all of us have to work collectively in order to ensure that we focus on good governance and service delivery.

We are not at liberty to toy with the emotions of our people nor to make a mockery of our own planning. Apart from the fact that we would have made false promises, we will be judged severely by the Auditor General and other over-sight structure if we do not ensure the execution of our budget service delivery plan which is the next step we have to follow. I ask all of you to help me to monitor the implementation and expenditure as the year progresses, to **keep track of our projects and pursue these goals with urgency.**"

Although housing provision is not in the top 5 priorities of the DMA, it still remains a high priority. One can understand the logic with the bulk services infrastructure a higher priority in the rural DMA as in the other local municipalities.

Priority issues 2006 – 2007	Priority issues 2007 – 2008
Water provision	Water
Sanitation / Waste management	Sanitation
Electricity	Solid waste disposal
Cemeteries	Electrical supply
LED (job creation)	Cemeteries
Tourism development	LED / Tourism development
Clinic service	One Stop service (mobile clinic and ambulance service)
Housing	Housing
HIV / AIDS	HIV / AIDS
One stop service	Telecommunication services
Ambulance service	Education facilities
Telecommunication services	Illiteracy training
Education facilities	Police service
Illiteracy training	Roads and public transport
Police service	Creche facilities
Roads and public transport	Labour relations

Table 1 - Source IDP

### REGIONAL SETTING

The District management area is located mainly around the local municipalities and occupies the largest geographical area with the smallest population. The DMA mainly covers the western half of the district.

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The DMA is bordered by Tsantsabane Municipality ( west); Sol Plaatje Municipality(south); Phokwane Municipality(northeast).

The DMA is situated approximately 75km west of Kimberley, the governing seat of the FBDM.

### Physiographic profile

The jurisdictional area of DMA covers approximately 573415 Ha and it represents 46,3% of the total area of the Frances Baard District Municipality. The DMA stretches for 160km from north to south and 60km-20km from west to east.

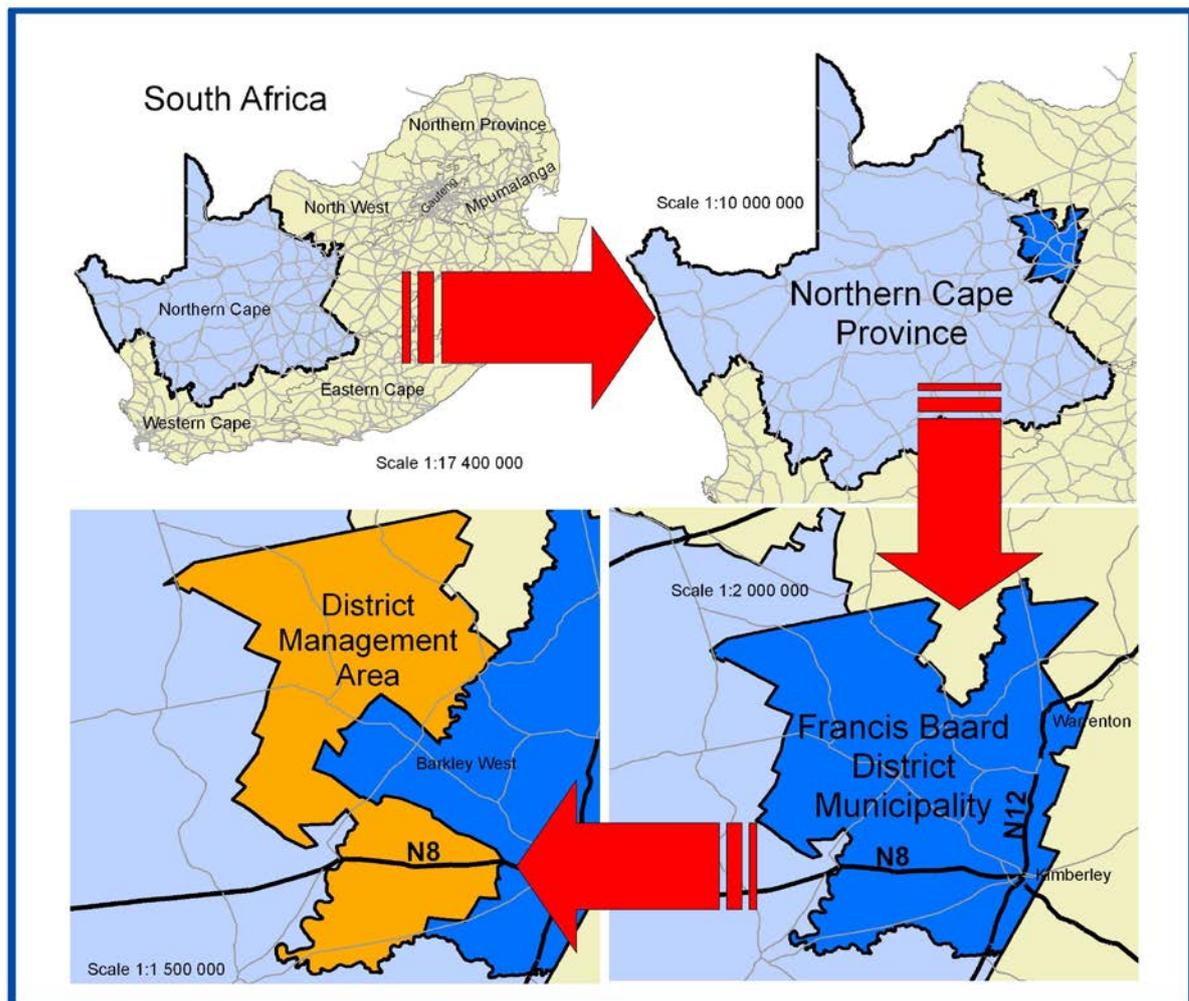


Figure 1: Locality Map Source: Maxim Consultants

District Management Area (DMA) form part of Francis Baard District Municipality that is directly managed by the district as opposed to being part of a local municipality. The DMAs are usually national parks, or in western parts of South Africa also are isolated areas of very low population density (Wikipedia, 2008). The Diamondfields DMA (NCDMA09) has a total population of 5 228 people. Map 1 indicates the geographical location of the Diamondfields DMA within the Frances Baard District Municipality.

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This DMA is situated in the Frances Baard District Municipality and comprises two non-contiguous units. The DMA consist mostly of agricultural farms; - both livestock farms and irrigated crop farming. Other economic activities are mining and game farms.

Koopmansfontein (32 housing units) is the only "settlement" in the DMA. The rest of the settlements in the DMA are housing clusters of farm workers and farmers, located on individual farms usually many kilometres away from one another (Municipal Demarcation Board, 2003).

The Vaalbos National Park occurs partly within NCDMA09 and partly within Sol Plaatje NC091. The land that was excluded from the DMA is comprised of portions of the northerly farms, numbers 279 and 280 and the DMA boundary follows these farm boundaries. The DMA is much larger than the Vaalbos National Park and also includes the Rooibos Nature Reserve, which borders the Park (Municipal Demarcation Board, 2003:17). The District Management Area is situated  $\pm 75$  km west of Kimberley. The area covers  $\pm 573415$ ha and represent 46.3% of the total area of Frances Baard but accommodates only 1.4% of the total population. This covers a distance of  $\pm 160$ km from north to south and  $\pm 60$ km – 20km from east to west.

### CHALLENGES

#### AUDIT AND IDENTIFICATION OF SUITABLE LAND FOR HOUSING DEVELOPMENT

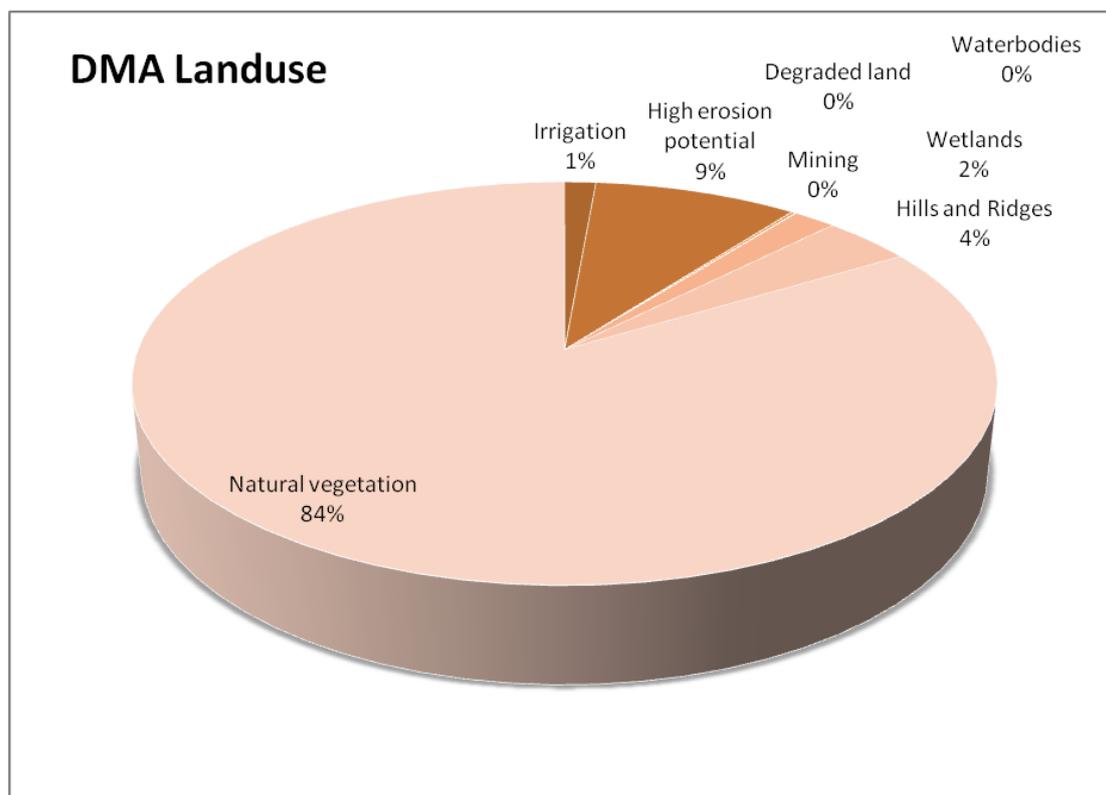
The DMA, as has been pointed out, consists of agricultural land mostly. Only the grouping at Koopmansfontein represents a clustered distribution. The rest of the area is characterised by housing groupings of farm workers on or near the farm homesteads usually kilometres from each other. Mining clusters at Ulco; Smitmine.

The land cover map (SDF map 8), indicates that a large part of the DMA still have natural vegetation. Especially the northern parts are still pristine, while in the southern parts prospective mining occurs. The southern parts are also favored for game farming as  $\pm 60\%$  of the area is utilized for this purpose.

The Vaalrivier runs through the area. Although the river holds some tourism potential, not much development have taken place till today.

The area is characterized by its flat plains with some hills and ridges only in the southern parts. However, quite a significant part of the area is sensitive for erosion as shown

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*Graph1 – Source DMA SDF*

### BULK SERVICES PROVISION

There are no water and sanitation bulk services provided in the area. The DMA area has also no service delivery and no records regarding the generation of waste is being kept. The general methods of waste disposal are either burning or burial. During the visit to the area it became apparent that service delivery would be extremely difficult and costly due to the remote nature and poor infrastructure of the area. Several instances of illegal dumping is evident in the area. Alternative methods of waste disposal should be considered instead of formal landfill sites.

Within the DMA there are a number of roads connecting the settlements with one another. Most of these roads are unpaved, with only three (3) roads that are classified as higher order roads that are paved. The first road is the R64 National Highway stretching from east to west (Kimberley to Schmidtsdrift) in the southern part of the DMA. Another paved road is situated on the far southern side of the DMA, connecting Kimberley with Douglas. The other paved road is the linkage from Barkley West to Ownedale / Danielskuil / Lime Acres via Koopmansfontein. The paved roads within the DMA are mostly in a fair to good condition according to the Integrated Transport Plan (ITP) of Frances Baard District Municipality that was compiled in March 2005.

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There is a need to address basic service provision in the DMA, which includes water, electricity, sanitation, roads and housing. The goals and strategies for the delivery of these services within the spatial guidelines of the SDF, is discussed in the following section:

### WATER

There is a lack of clean drinking water in the DMA. One of the goals of the SDF/IDP is to provide sufficient and clean drinking water according to the minimum Housing standards to all the residents within the DMA within 5 years.

The following Strategic Approach has been tabled:

Plan to provide:

- Upgrade the system in Koopmansfontein;
- Provide stand water pipes / tapes for the rural residents;
- Provide temporary assistance to Dan Carl area.
- Provide a proper planning document in this regard (costing, process, program)
- Provide farmers with information on rates to be paid on the usage of private boreholes.

Looking at water holistically for the entire Frances Baard District is that is that 93% of households in Frances Baard had access to water in July 2005 of which the DMA had only 202 households with access to water. A total of R38,664,000 was needed to address the total water backlog in FBDM.

### ELECTRICITY

Electricity provision in some of the farms is non-existent. Another goal of the SDF/IDP is the supply of sufficient electrical facilities to all farm members and other residents in order to upgrade their quality of life within the next 5 years (primary goal).

The following Strategic Approach has been tabled:

This should be a combined approach between the farmers, Eskom and Frances Baard. The shortage refers to the bulk supply to some farms and the internal reticulation per farm to supply the individual units. The budgets and finance need plus the program should be aligned between the three role players. Prepare the necessary Master Plan and implementation documents.

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### SANITATION

The IDP process has uncovered that there are poor sewer facilities on some farms and communities.

The goal would be to provide sufficient sewer facilities according to minimum Housing Standards. Prepare the necessary overall strategic planning document to provide sewer facilities to ±381 houses within the DMA and to provide temporary assistance to Dan Carl. Only 157 households in the DMA had access to sanitation in the MIG 2005 report and that a total of R98,506,640 was needed at that time to eradicate the entire FBDM's sanitation backlog.

### MAINTENANCE OF ROADS

The roads in the DMA is of poor condition. The district has about 600 km of paved roads and the remainder is gravel roads. Conditions of these roads are not good. 3% can be described as very poor and 30% as fair. In general the conditions of roads are deteriorating rapidly. The greatest impact thereof is that it limits access to and from rural areas in terms of services.

### Identifying the projects

Housing delivery projects in the IDP-process is listed underneath:

PROJECT FORMULATION AND BUDGET										
Project Description	Total Cost	2008-2009			2009-2010			2010-2011		
		MIG	FBDM	OTHER	MIG	FBDM	OTHER	MIG	FBDM	OTHER
Water provision	R200,000	R200,000								
Sanitation	R320,000	R320,000								
Electricity supply	R250,000	R250,000								
Dev of cemetery	R25,000	R25,000								
Water in Koopmansfontein	R5,000	R5,000								
Sanitation (koopmansfontein)	R9,216	R9,216								
Electricity (Koopmansfontein)	R12,600	R12,600								
Upgrading infrastructure	R100,000	R100,000								
Strategic study for settlement establishment	To be calculated									
Purchasing for land for town establishment	To be calculated									
Town establishment	To be calculated									

Table 2 – Source DMA IDP

The IDP and SDF documents perused does not provide for housing provision in the DMA area. This leaves serious challenges for the government to initiate

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and encourage the programmes to alleviate the need for housing as will be shown by the empirical survey done with the facilitation of the housing development plans.

### COMPACT URBAN FORM

The following rural nodes should be considered for the strengthening of services:

- Koopmansfontein settlement
- Koopmansfontein agricultural research centre
- Boetsap
- Eierfontein
- Olierivier Development
- The Koopmansfontein settlement area is situated  $\pm 105$ km west of Kimberly in close proximity but not on the R31. The research centre is situated  $\pm 4$ km to the east of the Koopmansfontein settlement. Although dispersed settlement is not normally promulgated, the integration of these two settlements could be enhanced by the stimulation of economic activity adjacent to the R31 (which is the only major transport or communication corridor that runs through the area).

Because of a higher level of accessibility and visibility such development could serve a larger development area while retail could also benefit because of passing traffic.

Boetsap is situated to the northeast of the DMA and is  $\pm 65$ km away from Reivilo. Eierfontein consist of a private farm, which accommodates a transport business. A small village was developed mainly for employers. The farm Olierivier is in the process of being sold to the Gili Douglas Agricultural Corporation (Pty) LTD (GDAC). The GDAC is engaged in a Public Private Participation (PPP) project in terms of the World Bank, UN and NEPAD policies whereby the private sector remain in project control until a five-year period of sustainability has been proven. This project also forms part of the Land Redistribution Agricultural. Development (LRAD) policy of Southern Africa and is accordingly partly funded by the LRAD Grant system and the Land Bank of South Africa together with the private sector.

The private sector is represented by Gili Kibbutze SA Farming (Pty) Ltd (GKF) of the Gili Group, who bring the very best in first world agricultural technology and

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with that, secured international markets as well as the planning, management (through GDAC) and training expertise together with financial input.

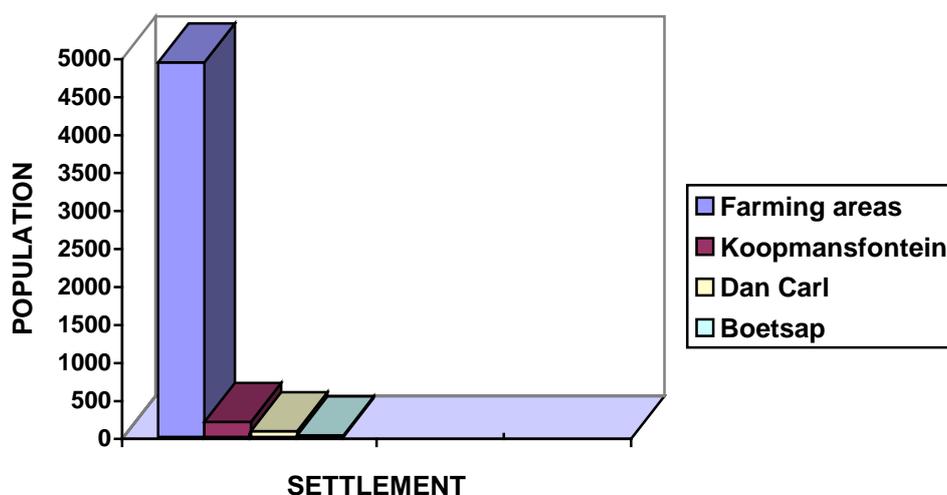
Dan Carl informal settlement is situated on the property of De Beers consolidated mines. Presently the mining activities at Dan Carl were seized. According to resources the existing location of the informal settlement will hamper the opening of the mine. In the absence of any prospects for job opportunities and nearby urban settlements, the relocation of this settlement should still be considered. Resettlement will require a comprehensive strategy and including a public participation process to consider possible alternatives. Existing alternatives include:

- *Dan Carl mining area*
- *Koopmansfontein area*
- *Resettlement in existing town of choice*

### POVERTY, URBANISATION AND POPULATION GROWTH

The DMA entails the largest geographical area in the district, but has the smallest population. This is expected as it consists mainly of rural area. The population (according to the 2007 community survey) has declined from 5218 (2001 census) to 2588 which represent a fall of more than 50%

## POPULATION PER SETTLEMENT



Graph2 – Source IDP

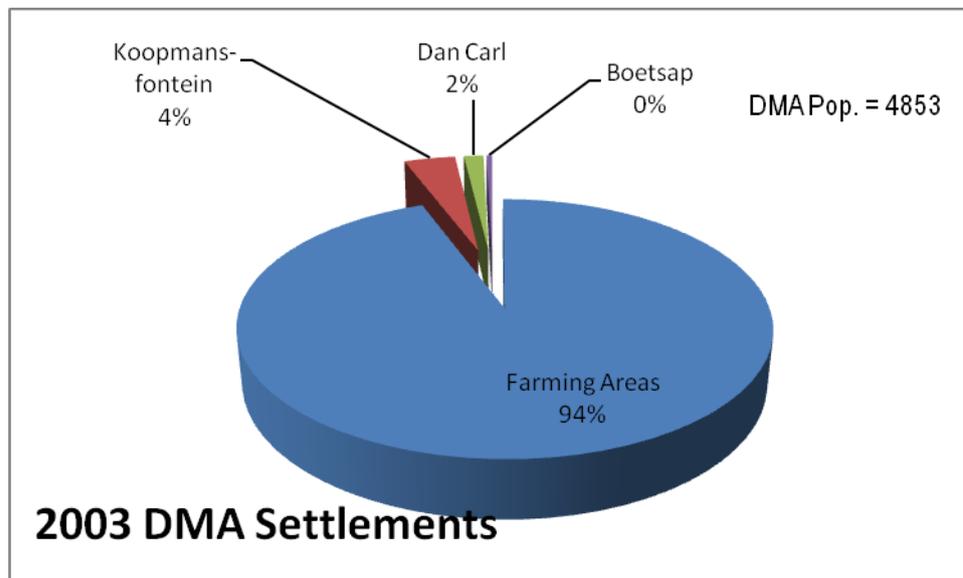
## DISTRICT MANAGEMENT AREA HOUSING SECTOR PLAN

The total population of the District Management Area is estimated at 5228 people. The table below indicates the growth rate as well as the population projections.

Rural settlement	2003	2004	2005	2006	2007	2008	2009	2010
Farming areas	4576	4645	4714	4785	4857	4930	5004	5079
Koopmansfontein	186	189	192	194	197	200	203	206
Dan Carl	71	72	73	74	75	76	78	79
Boetsap	20	20	21	21	21	22	22	22
<b>TOTAL POPULATION</b>	<b>4853</b>	<b>4926</b>	<b>5000</b>	<b>5075</b>	<b>5151</b>	<b>5228</b>	<b>5306</b>	<b>5386</b>

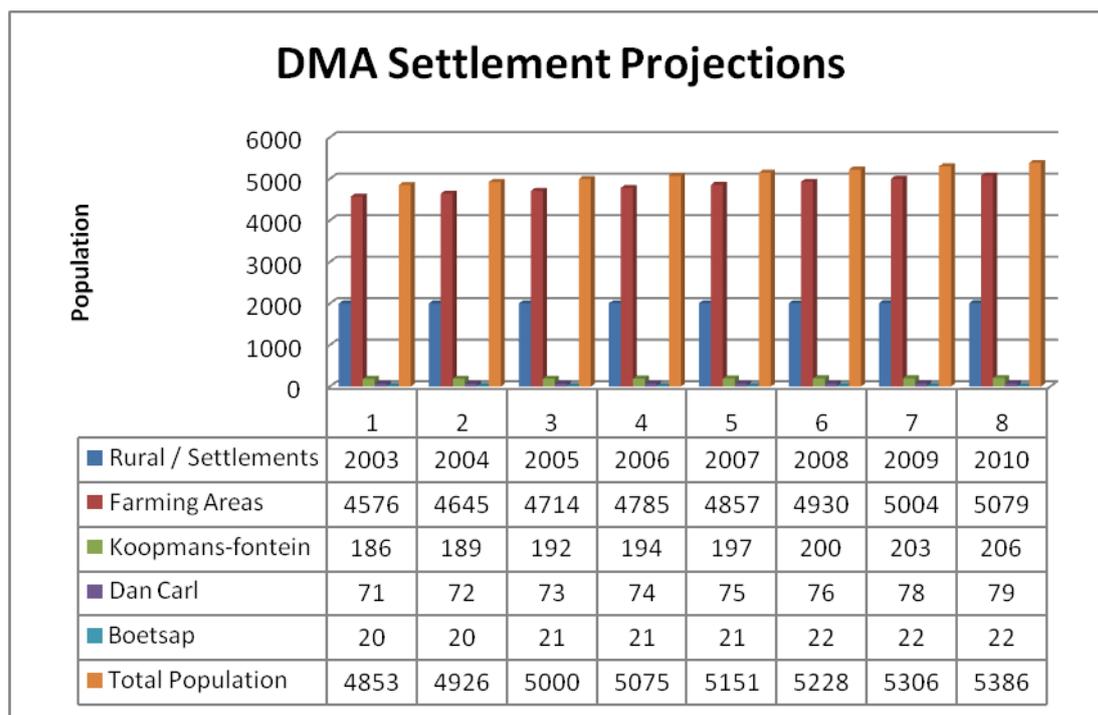
Table 3 (Source: FBDM Integrated Waste Management Master Plan – DMA, November 2004). Population Growth @1.5% per annum).

The total population of the DMA is very equally distributed between males and females, with males consisting of 51% (2475) and females 49% (2378).

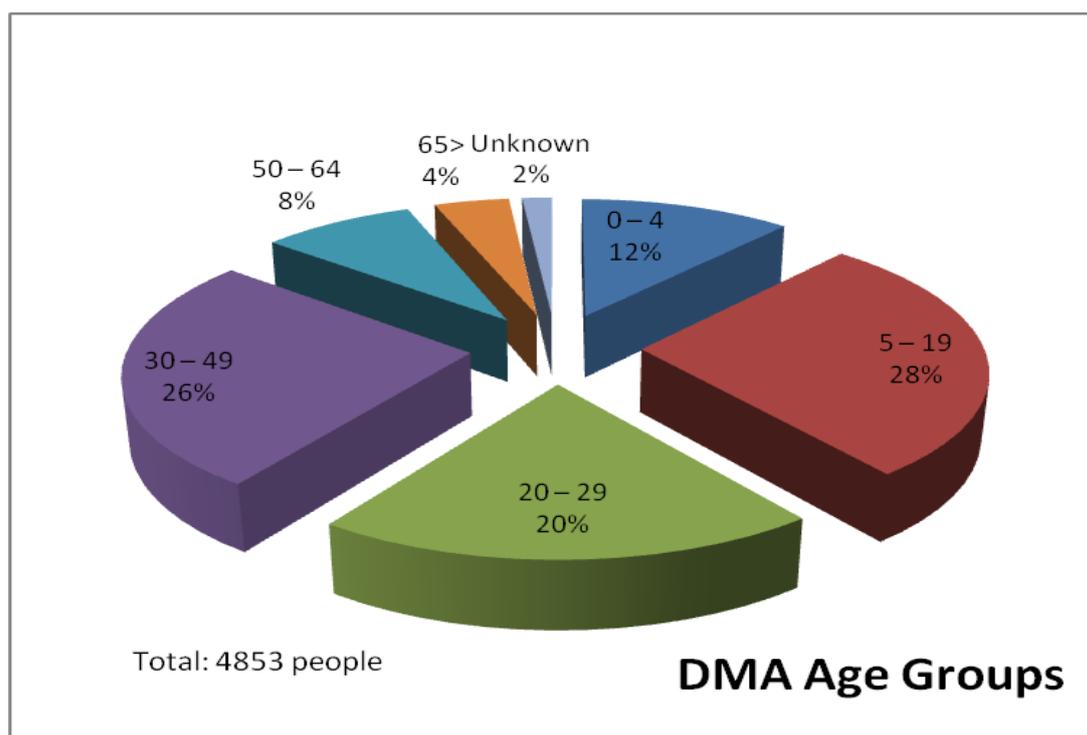


Graph 3 - Source: SDF 2008

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Graph 4 - Source: SDF 2008

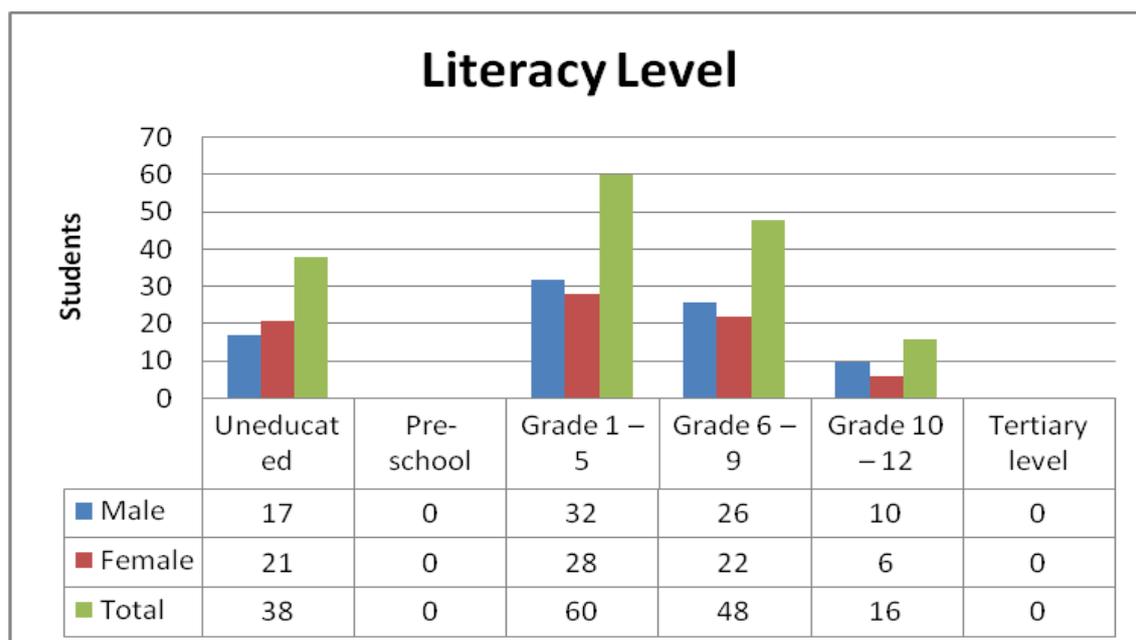


Graph 5 - Source: IDP

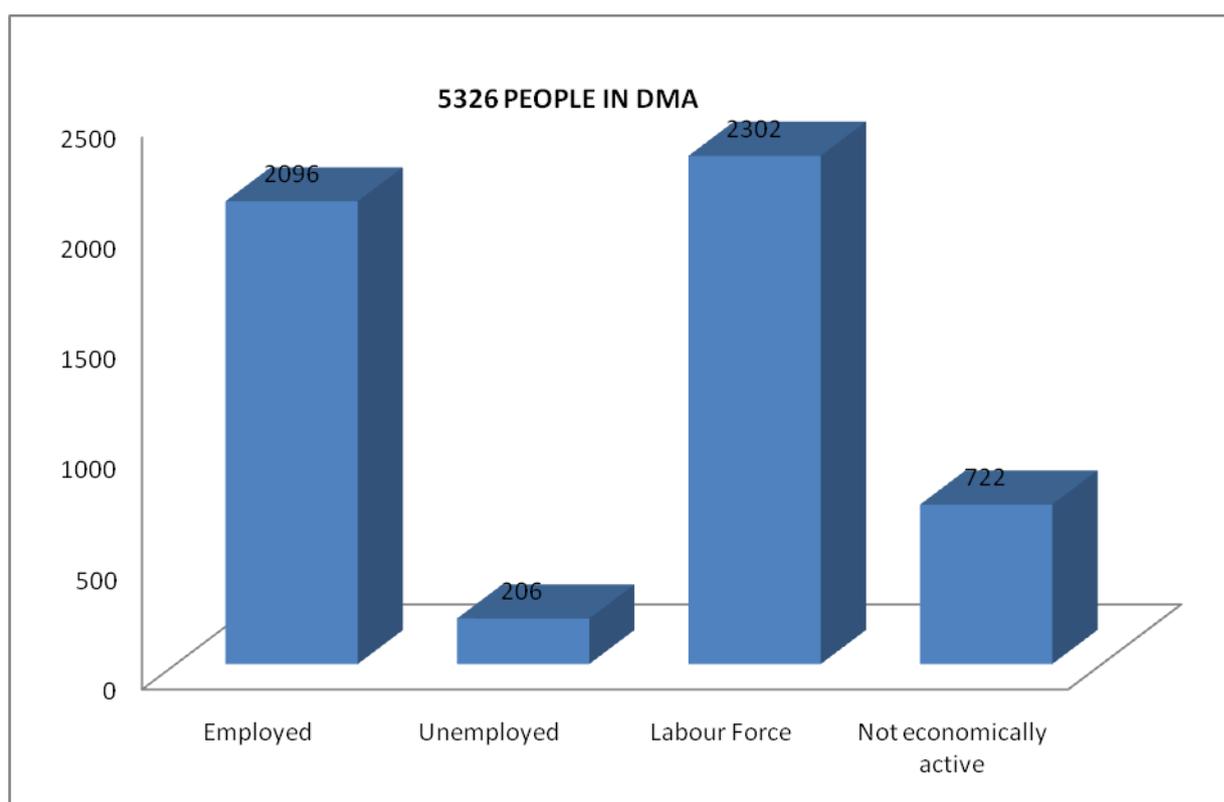
The age group in the DMA is reflected in the chart above. 583 People in the age group 0-4 years, 1358 in the 5-19 group, 970 in the 20-29 group, 1261 in the 30-49 age group, 388 in the 50 -64 group, 2% unknown and the rest of the population are older than 65 years.

The bar chart below reflects the Education Level of the 4853 people in the DMA:

## DISTRICT MANAGEMENT AREA HOUSING SECTOR PLAN



Graph 6 - Source: IDP



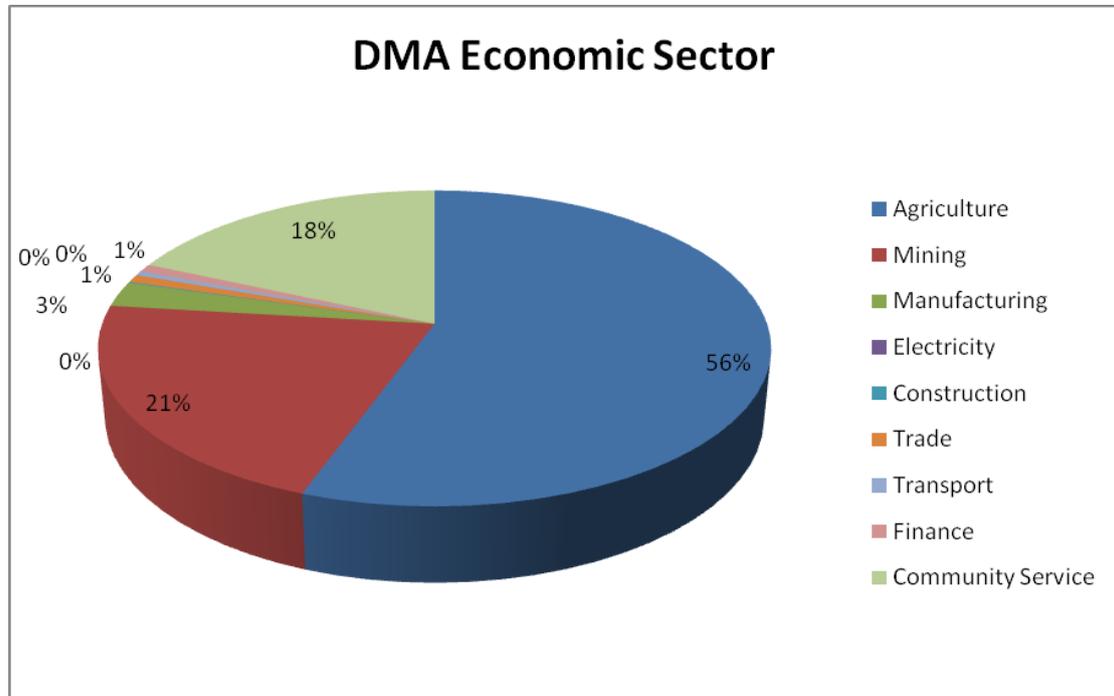
Graph 7 - Source: IDP

### SOCIO-ECONOMIC ACTIVITIES

Approximately 63, 1% of the population belongs to the economically active group with only 5.1 % in the elderly group. This means that in terms of the age distribution, the population should have a low dependency rate and

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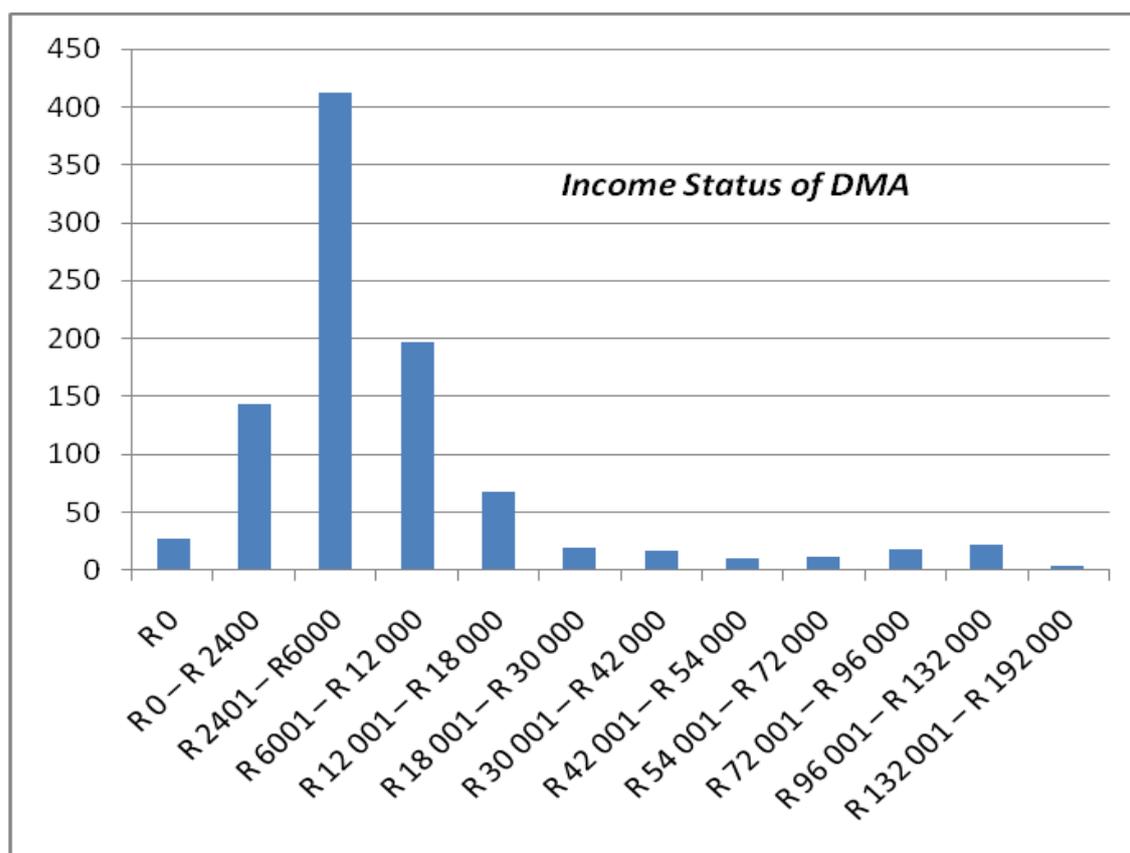
otherwise that the life expectancy is about 60 years. It is however interesting to note that the income levels of the economic active group is currently greatly disadvantaged by the endemic of HIV/AIDS which has lowered the life expectancy considerably. The agricultural sector still employs most of the workforce in the DMA, with mining and the manufacturing sector second and third respectively.



*Graph 8 - Source: SDF*

The majority of the workforce in the DMA receives salaries ranging from R2401 to R6000, this being almost 40%. The rest fall within the brackets as illustrated in the graph below:

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Graph 9 - Source: IDP

### FINANCIAL RESOURCES

The major challenge facing Housing in the fulfillment of the broad development objectives and mandate - not only within the District Management Area but also nationally - is the unavailability of adequate financial resources and proper channeling of such resources to housing needs.

It is difficult to determine the exact housing demand within the entire DMA due to the lack of value adding information contained in the SDF and the IDP. The type of information required should reflect the housing need for bonded /mortgaged housing, institutional housing, rental housing and full government subsidised housing. The FBDM IDP however states that

The underlying factor is the need for a deliberate, committed and concerted policy effort for financiers, and particularly National government, to be guided by a realistic needs assessment plan. The Housing Department acknowledges that housing development should not be dependent on government resources alone. However, the fact that housing is amongst other key priorities of the Municipality, places huge pressure and responsibility on the Department to accelerate delivery.

Currently, old and inefficient tools to measure financial resource requirements further exacerbate the complexity of challenges facing the Housing Department. New tools are required to estimate potential financial resources for efficient and realistic planning. There is much needed improvement in mobilising housing credit through nationally developed instruments and approaches, such as:

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- The Masakhane Campaign (restoring payment for services)
- The Mortgage Indemnity Fund (guarantee for lending risks for certain rehabilitated areas)
- National Housing Finance Cooperation (NHFC, which provides finance to intermediaries)
- Thubelisha Homes (providing stock for relocation purposes)
- The National Home Builder's Registration Council (regulating quality standards in Housing construction)

Data obtained from the Department of Housing and Local Government's Performance and Subsidy unit show that no funding from the close to R160 million (R75 mill – 08/09 and R79.9mill for 09/10) for Frances Baard Region, have been allocated in the current, neither the 2009/10 financial year for housing provision in the DMA.

### OBJECTIVES

#### TRANSFORMATION OF THE HOUSING SECTOR

- It is in the interest of the Municipality to ensure the Breaking New Ground Policy (BNG) is correctly implemented and monitored at all times. It is against the back-drop of this Policy that National Government has embarked on an intensive campaign to transform the delivery of housing from apartheid style housing to quality and dignified housing for all.
- It is therefore imperative for the Municipality when planning its housing delivery to ensure that the correct socio-economic data is available.
- Strengthening high impact government intervention in facilitating low income housing development - through accessing a range of housing typologies that give accommodation options to poor, needy households
- Implementing structural reforms that are critical to housing sector transformation - through equitable access that extends land tenure rights, government subsidies, a transparent housing allocation process, etc

#### ACCESS AND INTEGRATION

- It is the primary objective of the Breaking New Ground Policy to ensure that municipalities and Provincial Department of Housing, integrates low income settlements in various communities that have better access to urban opportunities, resources and other social amenities. If one look at the SDF of FBDM, one can clearly see that the municipaly strives to meet this criteria.
  - **Too few housing subsidies allocated:** The housing backlog requires more subsidies to be allocated in order to eradicate the housing backlog. Housing subsidies are also not provided for differently-abled persons. The differently abled people feel that they are discriminated against and are not taken into consideration. The rest of the community thinks that they are incapable to have their own house and running a normal household.

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- **Housing subsidy poorly administered:** There are too many unfinished and poorly constructed houses. Improved administration and training to local builders are required to improve the situation in future.

### LAND USE MANAGEMENT

- Promoting flexible zoning that is consistent with development control and land use management, to implement housing programmes for better human settlements and mixed typologies

### STRATEGY

The DMA's Housing Sector Plan is a comprehensive strategy that is in the formulation process. The little scope for continuity, forward and coherent planning, as well as decision making, necessitated the development of this plan. The formulation of this plan is guided by the following factors:

- Quantification of houses developed by the Municipality post 1994
- Opportunities and constraints that exist for future housing development
- Availability of suitable vacant land for housing development
- Alignment of Provincial and Magareng Local Municipality's housing programmes

Provision of a common set of criteria and frameworks to assess housing projects in the short to medium-term

Lastly and critically, DMA's Housing Sector Plan would form part of the integrated development plan of the municipality as well as the Integrated Housing Sector Plan of the Frances Baard District Municipality. DMA Housing Sector Plan is essentially a vehicle that provides clarity in practically translating the vision of Housing for the Municipality.

The status quo phase of DMA's Housing Sector Plan is to serve as a background component to inform the entire formulation of the housing strategy. In this regard, it captures and reports on housing delivery in the DMA from 1994, but with a clear distinction between delivery prior to, and after April 2007 - when the Provincial strategic housing plan was initiated.

Information has been analysed in terms of the key thrusts of the plan (formal, incremental, social, and other housing programmes). Municipally driven housing delivery has been captured in terms of:

- Municipal funding
- Rental stock
- Municipality projects that do not have Provincial approval yet
- Private housing trends
- Priority areas and strategies/plans

This component further presents Municipal and Provincial housing backlogs. It establishes housing delivery in the Municipality in relation to Provincial initiatives, like water and sanitation and delivery of amenities by other line departments (education, health, police, etc). The overall information is presented spatially using a geographic information system.

## DISTRICT MANAGEMENT AREA HOUSING SECTOR PLAN

### PROJECTS, PROGRAMMES AND INTERVENTIONS

#### PEOPLE'S HOUSING PROCESS (PHP)

The Municipality's efforts to extend access to housing opportunities, has provided support to families who want to develop their own houses through the PHP. This process addresses the challenges people face to optimise subsidies in the development of their own houses. We have however found that the norm in rural areas like the DMA, is not to engage in PHPs. The majority of DMA residence normally go for subsidised housing.

#### COUNCIL OWNED HOUSING STOCK

Information gathered from the District Office, is that no council owned housing stock exist within the DMA.

#### RESIDENTIAL STOCK SURVEY

Information gathered from the District Office, is that no residential stock survey was performed in the DMA.

#### INVESTMENT AND PRIVATE/PUBLIC PARTNERSHIPS

Since the DMA is more of a peri-urban settlement type, it becomes difficult to plan and establish new township layouts according to the new BNG principles of developing in the bufferzone. There is no clear CBD in areas such as Koopmansfontein, Dan Carl, Boetsap, and the rural areas to engage private developers and investors on prime land in the bufferzone. It must however be said that it will be extremely difficult to lure the middle income group to these areas as they normally would like to stay in more urbanised areas. The SDF of FBDM only indicates BNG development in the more urbanised areas. BNG is normally made difficult in the rural areas of the district as most of the upper income bracket are farmers staying in their farm houses. These houses are normally spaced far apart and no formal town settlement is created. But yes, the opportunity does exist for investment in private/public partnerships. Such opportunity is illustrated on the farm Olierivier. It is in the process of being sold to the Gili Douglas Agricultural Corporation (Pty) LTD (GDAC). The GDAC is engaged in a Public Private Participation (PPP) project in terms of the World Bank, UN and NEPAD policies whereby the private sector remain in project control until a five-year period of sustainability has been proven. This project also forms part of the Land Redistribution Agricultural. Development (LRAD) policy of Southern Africa and is accordingly partly funded by the LRAD Grant system and the Land Bank of South Africa together with the private sector.

## DISTRICT MANAGEMENT AREA HOUSING SECTOR PLAN

### CURRENT HOUSING SITUATION

Currently the municipality is embarking on a number of projects of which some are at completion phase whereas others are in the planning and early development phase. A detailed list of this projects is mentioned under "FINANCIAL RESOURCES" within this document.

	2001	2007	2009	2011
Sol Plaatje	10966	13772		
Phokwane	3021			
Magareng	1289			
Dikgatlong	2727			
DMA	256			

*Table 4 - Source: FBDM SDF Oct '07*

It can be gathered from the table above that the housing backlog in the DMA was 256 in 2001.

### HOUSING PROVISION

One of the burning issues that the IDP addresses is the fact that farm workers in the DMA have been deprived from land ownership.

The IDP has set a goal out for itself to provide a rural land reform strategy within one year in order to enhance private land ownership over the next 5 years. This will enable the workers in the area to own land and to have government subsidized housing that is in line with the latest BNG standards. The current situation is that farmers build farm houses to their own liking and style and might not suit the workers.

It is of paramount importance for council to make money available through the IDP processes or other means, to enable a professional team to carry out the necessary research and prepare the necessary strategy. This ownership to refer to the following options:

- Potential agric-villages to be established to provide for private ownership;
- Provision of erven in existing towns; and/or
- Small scale farming; and
- A wish for grazing rights and the upgrading of housing on farms.

The following rural nodes should be considered for the strengthening of services:

- Koopmansfontein settlement
- Koopmansfontein agricultural research centre
- Boetsap

## DISTRICT MANAGEMENT AREA HOUSING SECTOR PLAN

- Eierfontein
- Olierivier development

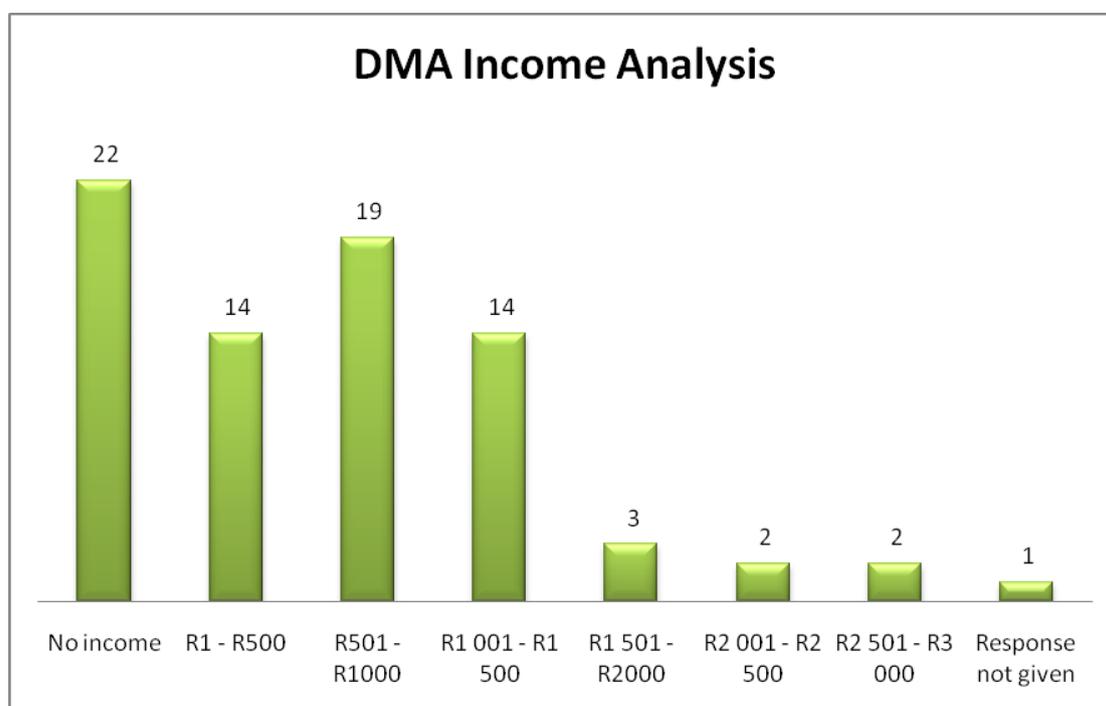
In terms of the National Spatial Development Perspective (2006) viewed as a rural intervention zone.

In the absence of mayor growth nodes and corridors, the development focus should be:

- To invest in people rather than places.
- The stimulation of a limited number of rural nodes which is well integrated into a rural network of roads to provide basic social and economic services for the rural areas.
- The management of the environment in order to enhance sustainability and to protect natural resources.
- Focus on agricultural development.
- Provision and upgrading of basic services.

### HOUSING DEMAND DATABASE

The Housing demand Database (HDD) is mainly compiled on information from a survey that was conducted on backyard dwellers, informal settlements and traditional housing where applicable. In the DMA, 77 forms were captured with a resultant number of people indicating an amount of 192. The average household size of the 77 households interviewed is 2.49.

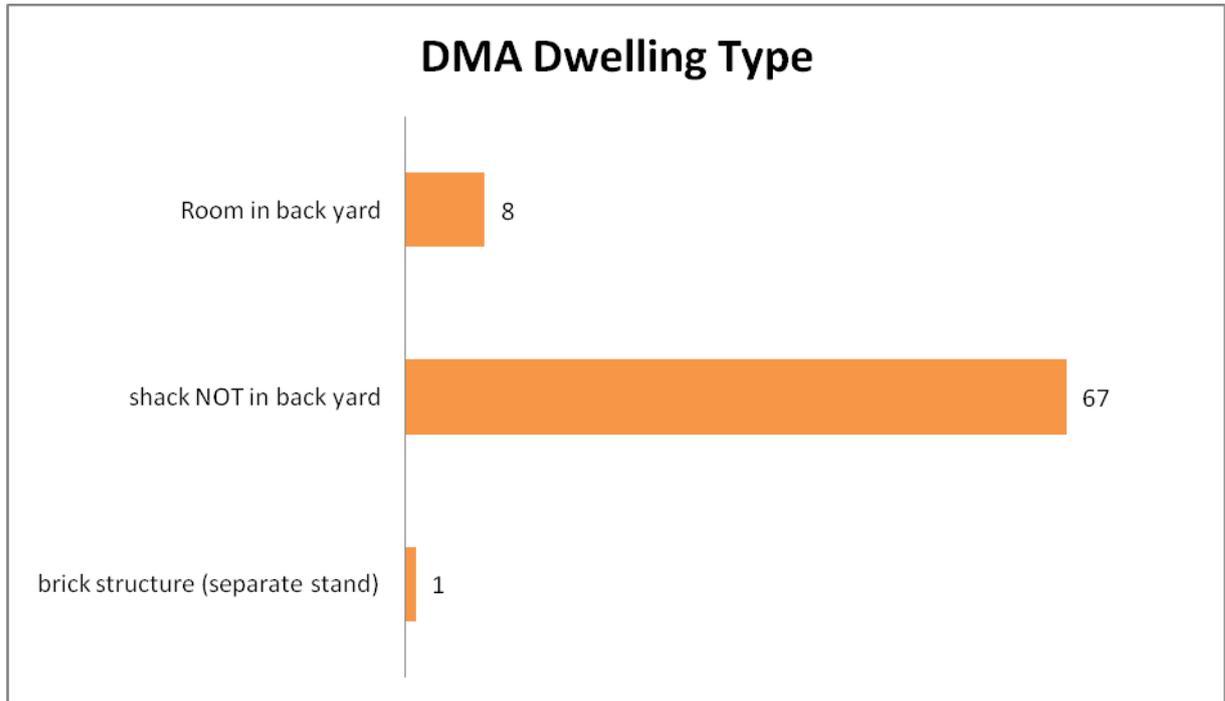


Graph 10 – Source: HDD – FBDM

## DISTRICT MANAGEMENT AREA HOUSING SECTOR PLAN

The Migration pattern of the DMA is negligible as two households (single) migrated from the North West (Reivilo) and one family of five people from Stella, near Vryburg (NW), in search for better economic circumstances.

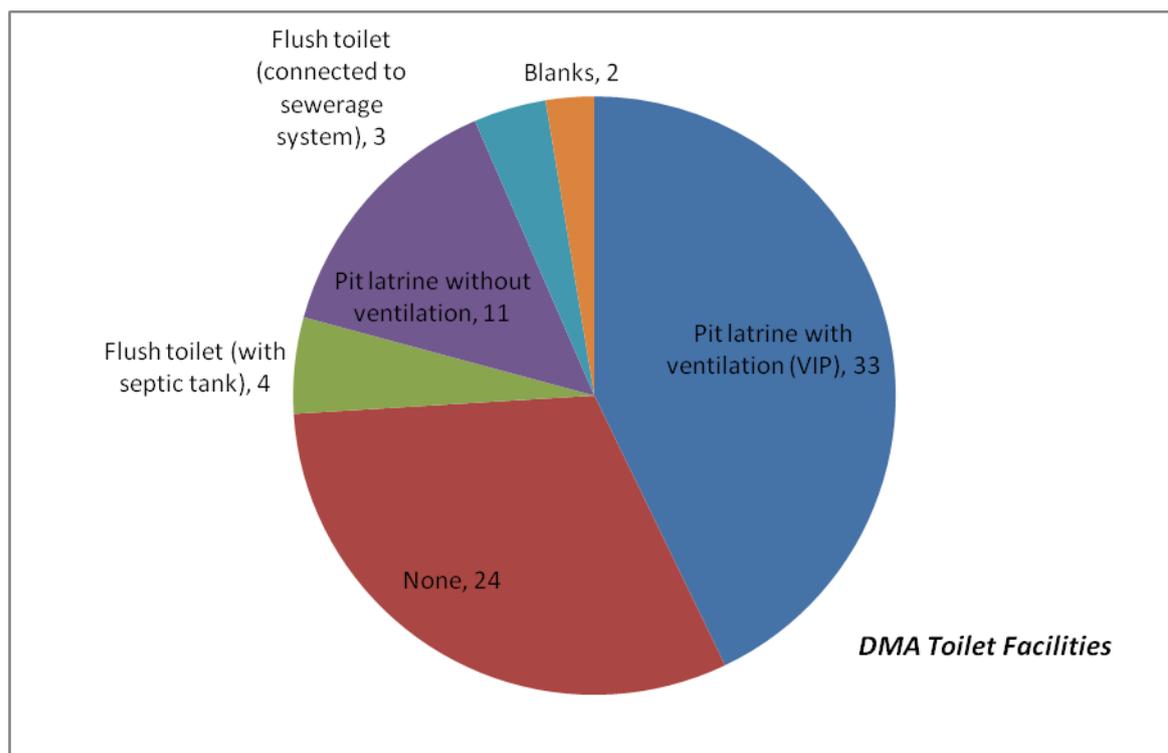
The survey that was conducted indicate that 8 families stayed in a house, flat or room in a back yard and 67 in an informal dwelling or shack NOT in a back yard. Graph 11 below is derived from the HDD.



Graph 11 – Source: HDD – FBDM

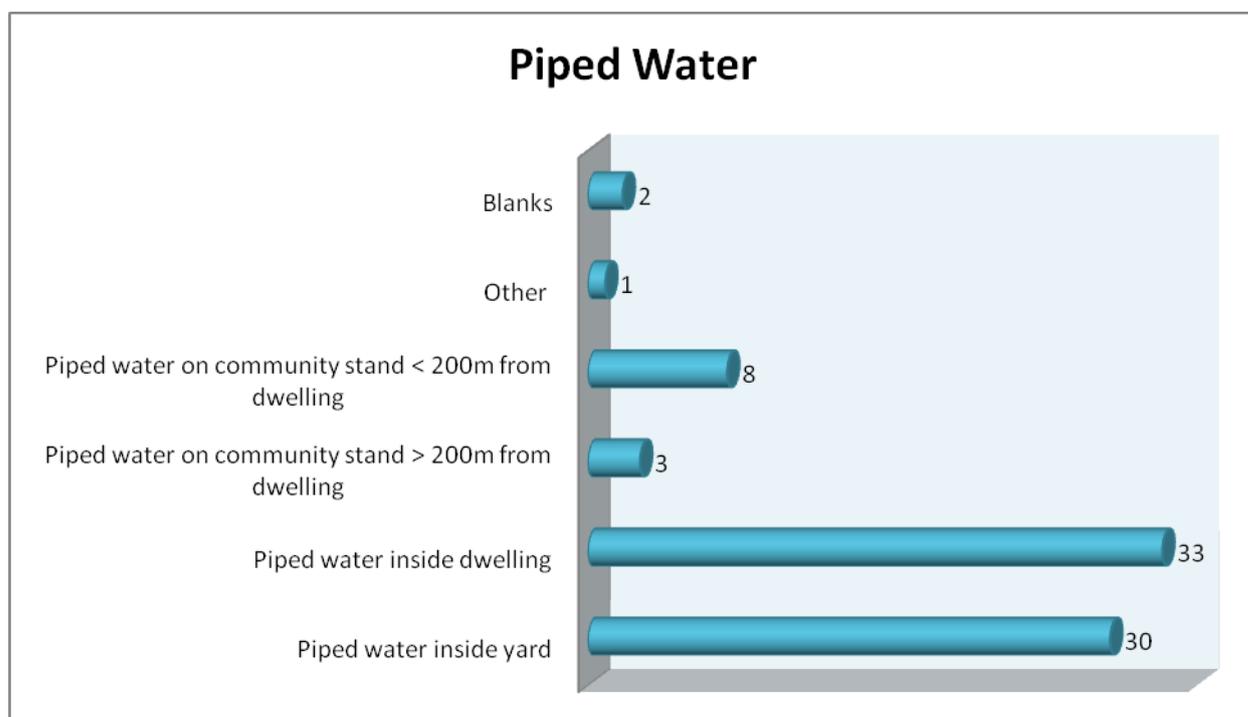
Graph 12 shows that the bulk of the people interviewed makes use of the VIP pit latrine with ventilation and 24 households have no toilet facilities whatsoever.

## DISTRICT MANAGEMENT AREA HOUSING SECTOR PLAN



Graph 12 – Source: HDD – FBDM

33 of the respondents have water inside their dwellings while 30 have piped water inside their yards or on their stands. 8 of the respondents have access to piped water within a radius of 200m while 3 households have it outside the 200m radius. See graph 13 below:



Graph 13 – Source: HDD – FBDM

## DISTRICT MANAGEMENT AREA HOUSING SECTOR PLAN

### SUMMARY SITUATION

The SDF should be clearer on the land available for Housing development, in order for the Housing Sector Plan to state the exact amount of even available for backlog eradication and housing provision in the DMA. Submissions should be presented to the MEC of DHLG for her to avail funds in the 2009/10 and/or 2010/11 financial year in order to address the housing need in the DMA. MIG and other funds should be requested to address the Bulk Services shortages in the DMA.

From the HDD survey, it can be seen that infrastructure should be upgraded in the DMA as none of the respondents indicated that they have electricity in their dwellings. The water situation looks much better as only 3 respondents have to walk further than 200m to access piped water. Most of the households have toilets facilities and it is gathered from the survey that the bucket system is not used by the respondents.