

Frances Baard DM: Human Settlements Chapter

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ANNEXURE 1 - HDA PROJECT PIPELINE	
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LIST OF ACRONYMS

Acronyms	Description
BNG	Breaking New Ground
COGHSTA	Department of Cooperative Governance, Human Settlements and Traditional Affairs
DHS	National Department of Human Settlements
CBO	Community Based Organisation
DBS	Discount Benefit Scheme
EHP	Emergency Housing Programme
EPWP	Expanded Public Works Programme
FLISP	Finance Linked Individual Subsidy Programme IDP
FB	Frances Baard
HDA	Housing Development Agency
HSS	Human Settlements Strategy
HSP	Human Settlements Sector Plan
IDP	Integrated Development Plan
IGR	Intergovernmental Relations
IRDP	Integrated Residential Development Plan
LM	Local Municipality
MDG	Millennium Development Goals
MFMA	Municipal Finance Management Act
MIG	Municipal Infrastructure Grant
NC	Northern Cape Province
NDP	National Development Plan
NGO	Non-Governmental Organisation
NHBRC	National Homebuilders Registration Council
PHP	People's Housing Process
SDBIP	Service Delivery and Budget Implementation Plan
SDF	Spatial Development Framework
Stats SA	Statistics South Africa
TRA	Temporary Resettlement Areas

Acronyms	Description
UISP	Upgrading Of Informal Settlements Programme
FBDM	Frances Baard District Municipality
SPLM	Sol Plaatje Local Municipality
PLM	Phokwane Local Municipality
DLM	Dikgatlong Local Municipality
MLM	Magareng Local Municipality
WSDP	Water Services Development Plans
MHSP	Municipal Housing Sector Plan
SEZ	Special Economic Zone
ASGISA	Accelerated Shared Growth Initiative of South Africa
CRU	Community Residential Units
CLaRA	Communal Land Rights Act
DBSA	Development Bank of South Africa
DORA	Division of Revenue Act
DPLG	Department of Provincial and Local Government
IEP	Integrated Environmental Programme
MEC	Member of Executive Committee
MSA	Municipal System Act
MSA	Municipal Structures Act
MTEF	Medium Term Expenditure Framework
DHS	National Department of Human Settlements
NSDP	National Spatial Development Perspective
HSS	Housing Subsidy System
PDHS	Provincial Department of Human Settlements
PGDS	Provincial Growth and Development Strategy
PLRO	Provincial Land Reform Office
SMME	Small, Medium and Micro Enterprise
SHS	Sustainable Human Settlements
UDZ	Urban Development Zones
UNDP	United Nations Development Programme
NHNR	National Housing Needs Register

Acronyms	Description
NUSP	National Upgrading Support Programme

GUIDING PRINCIPLES

Principle	Description
Simplicity	The system will need to be kept as simple as possible to ensure that the municipality can develop, implement, manage and review the system without placing an unnecessary great burden on the existing capacity of the municipality.
Politically acceptable and administratively managed	The system must be acceptable to political role players at all levels.
Flexibility	It must be sufficiently flexible to allow for adjustment due to changes in the environment.
Implementable	The Human Settlement Sector Plan should be implementable with the resources (which will include time, institutional, financial and technical resources) immediately available and accessible to the municipality.
Transparency & Accountability	The Human Settlement Sector Plan process should be inclusive, transparent and open. The general public should be made aware of the process.
Public Participation	The general public and other service providers should be given an opportunity to participate and inform the process.
Integration	The Human Settlement Sector Plan should promote integrated development process.

INTRODUCTION

In terms of Section 9(1) of the National Housing Act 107 Of 1997, every municipality must as part of the municipality's process of Integrated Development Planning (IDP) take all reasonable and necessary steps to ensure that the inhabitants within its area of jurisdiction have access to adequate housing on a progressive basis by setting housing delivery goals, identifying suitable land for human settlements development and planning, facilitating, initiating and coordinating human settlements development in its area of jurisdiction.

The IDP planning process compel the Municipalities to compile sector plans for various development sectors. These plans are then summarised into a chapter for the IDP. The Housing Act 107 of 1997 stipulates that municipalities should compile housing strategies and targets. The plan will serve as a guiding framework for the strategic engagement of the municipality in human settlements development. The need for Human Settlements Plans arises from a concern that, in most municipalities, the Integrated Development Planning (IDP) process inadequately address issues related to the provision of housing.

PURPOSE OF THE HOUSING CHAPTER

The main purpose of the Housing Chapter is as follows:

- To ensure effective allocation of limited resources, financial and human, to a wide variety of potential development initiatives;
- To provide guidance in prioritising housing projects in order to obtain consensus for the timing and order of their implementation;
- To ensure more integrated development through co-ordinating cross-sector role players to aligning their development interventions in one plan;
- To ensure budget allocations to local and district municipalities as well as provinces are most effectively applied for maximum impact;
- To provide effective linkages between the spatial development framework and the project locations of physical implementation of a range of social, economic, environmental and infrastructure investments;
- To ensure there is a definite housing focus in the IDP and SDF with clear direction for future housing delivery across all social and economic categories and locations in the municipality. The scope of the Housing Chapter is not just for those people and developments related to government's subsidised housing programmes;
- To provide the IDP process with adequate information about the housing plan, its choices, priorities, benefits, parameters as well as strategic and operational requirements;
- Ensuring that the contents and process requirements of planning for housing are adequately catered for in the IDP process; and

- To ensure that there is indicative subsidy budgeting and cash flow planning at both the municipal and provincial levels.

SUMMARY OF OUTPUTS OF THE HOUSING CHAPTER

The Housing Chapter is:

- A summary of the housing planning undertaken by a municipality and,
- should be used together with the IDP's spatial framework and summary financial and operational related outputs
- a 5-year plan which needs to be reviewed annually
- should be done with the review of the IDP which is also a legislative requirement
- a chapter in the IDP

Figure 1: Human Settlements Chapter Phases

Phase 1: Analysis

The Analysis section of the Housing Chapter, indicates in summary, the housing-related results from the IDP analysis phase, and specifically the IDP analysis of priority issues. The analysis provides an overview of critical challenges of the housing sector in the municipal area and the definition of demand from the IDP prioritisation activities. It includes statements on the identification of housing demand, a specification describing the different types of housing demand and an analysis of this information which clarifies the social, economic, environmental, infrastructural and spatial nature of the dynamics and causes of the demand.

Phase 2: Strategy

In the strategy section of the Housing Chapter, the summary on the manner in which the IDP objectives and strategies relate to housing spatially, economically, environmentally, infrastructurally and socially is included. Also how the housing objectives and strategies will address the IDP objectives and strategies and summarise the identified housing supply options chosen to meet the housing demand. It includes the negotiated supply objectives, or goals as referred to in the Housing Act, and the negotiated supply strategies which compliment, the IDP development strategies.

Phase 3: Projects

ing subsidy programme or instrument if applicable, target group/s, spatial location, major activities, estimated timeframes for implementation, implementation agencies, preliminary capital and operational budget implications and sources of finance, where information detailing these aspects is available.

Phase 4: Integration

In the integration section of the Housing Chapter, is a summary indicating the confirmed priority housing projects and their relationship to the IDP objectives and strategies, after having considered how integration with the other affected sectors is to occur. Where possible this integration is attained through a preliminary assessment of the social, economic, environmental, infrastructural as well as the spatial feasibility of the housing projects and how further issues for implementation are to be resolved. The co-ordination of the housing projects' funding with the 5- year financial plan and capital investment programme of the IDP is included. This informs the broad action plan for delivery including all the priority housing projects and the institutional arrangements for municipal management.

Phase 5: Approval

The final output, which includes the above components, is an amended and adopted IDP Housing Chapter

Source : Sustainable Human Settlement Planning : Resource Book on Housing Chapters

The above-mentioned phases were covered in the proposed phases developed by QKG Consulting. The **Analysis Phase** was covered under the **Status Quo Analysis**. The **Strategy & Projects Phases** were covered under the **Strategic Planning Framework Phase**. The **Integration Phase** was covered under **Consolidation Phase**. Lastly **Approval Phase** covered under **Project Close Out Phase**. Thus means the approach proposed by QKG Consulting was in line with the standardised planning methods.

Below is the phases as conducted:

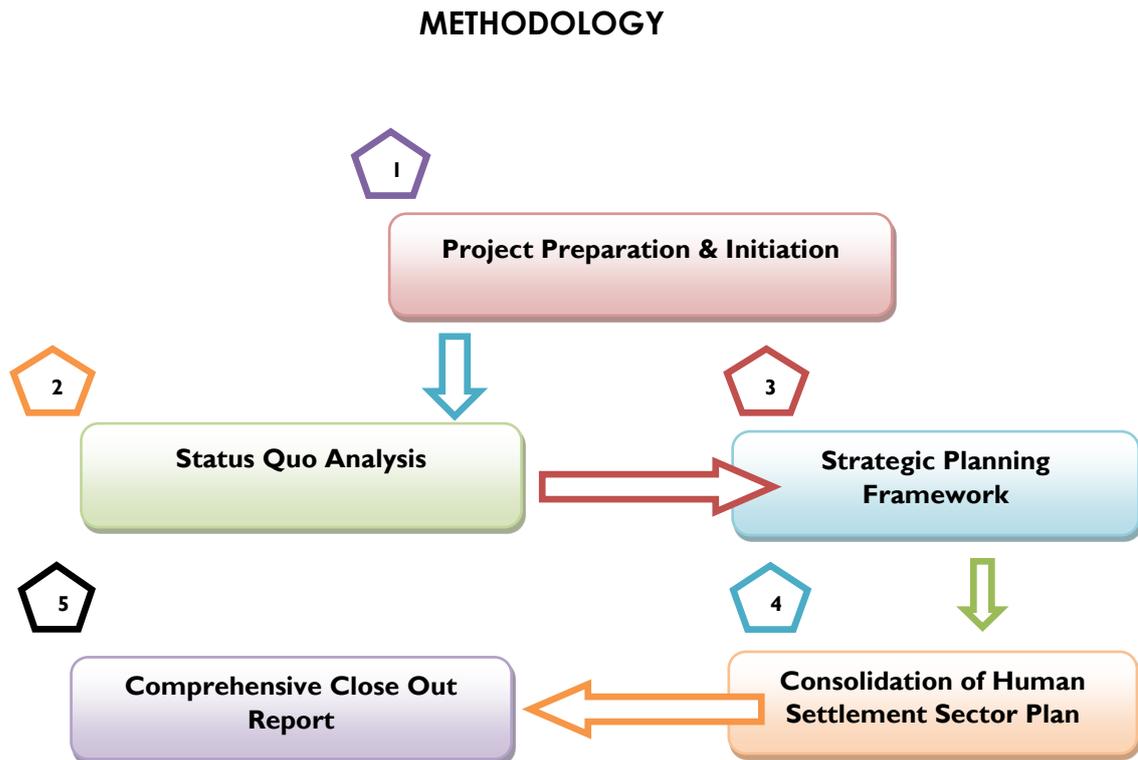
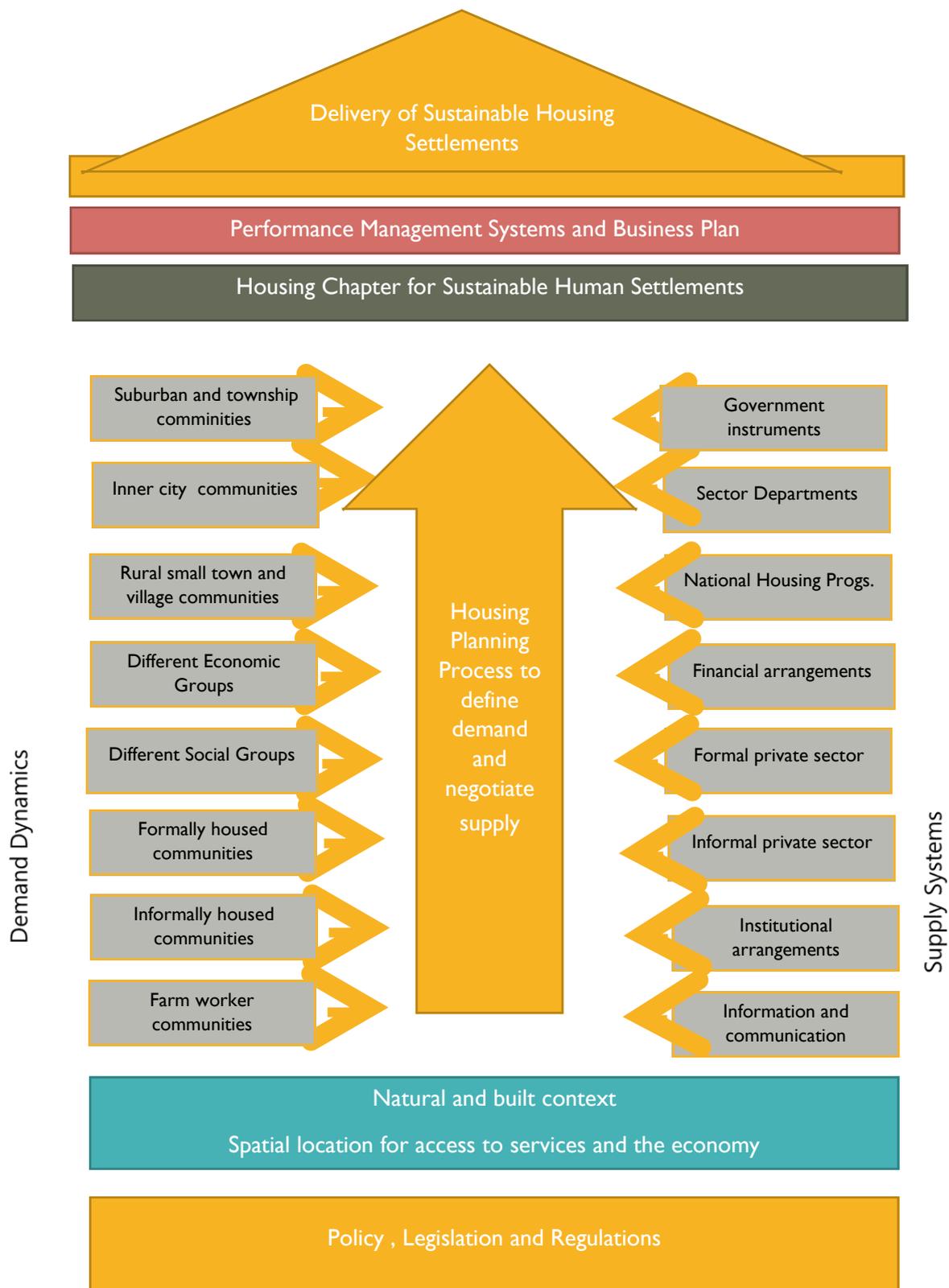


Figure 2: Methodology

The standard planning process phases' as per the integrated development planning guide are as follows:

- Analysis
- Strategy
- Projects
- Integration
- Approval

Figure 3: Human Settlements Delivery System



Source : Department of Housing – Breaking New Ground

This Human Settlements Chapter, is supposed to introduce a number of *new programmes to strengthen the strategic objective* of sustainable human settlements. It recognizes that the supply of state-assisted housing must respond to housing demand.

- The District Municipality will take a lead role in:
- Negotiating the location of housing supply to facilitate spatial restructuring;
- Facilitating a match between supply of different state-assisted housing typologies;
- Building linkages between housing delivery, spatial planning and infrastructure systems; and
- Supporting the integration of housing planning into municipal integrated development planning to ensuring better integration of housing into Municipal IDPs and ensuring greater budgetary coherence.

According to the Department of Human Settlements, the **housing delivery system in figure 2** is made up of a number of key components which are inter-related.

The illustration shows the **foundation** of the delivery system is made up of policy, legislation and regulations and the Municipality with its current natural and built environment and its location, settlement patterns and access dynamics.

The **pillars** of the delivery system are cast as a set of multi-related relationships between the housing supply systems on the right and the demand dynamics of the people on the left with some *examples* of the supply system and demand dynamics shown in the building blocks of the pillars. The key to opening the door, between the two pillars, to plan and deliver Sustainable Human Settlements is that the *supply systems and the demand dynamics* need to be matched more effectively. This is done through engaging in a housing planning process that defines demand and negotiates supply in relation to one another

The central **entrance doorway** between the columns leads you into a special space, a "house" with status and legitimacy, as the place for engaging in the housing planning process between the role players and through a systematic planning methodology

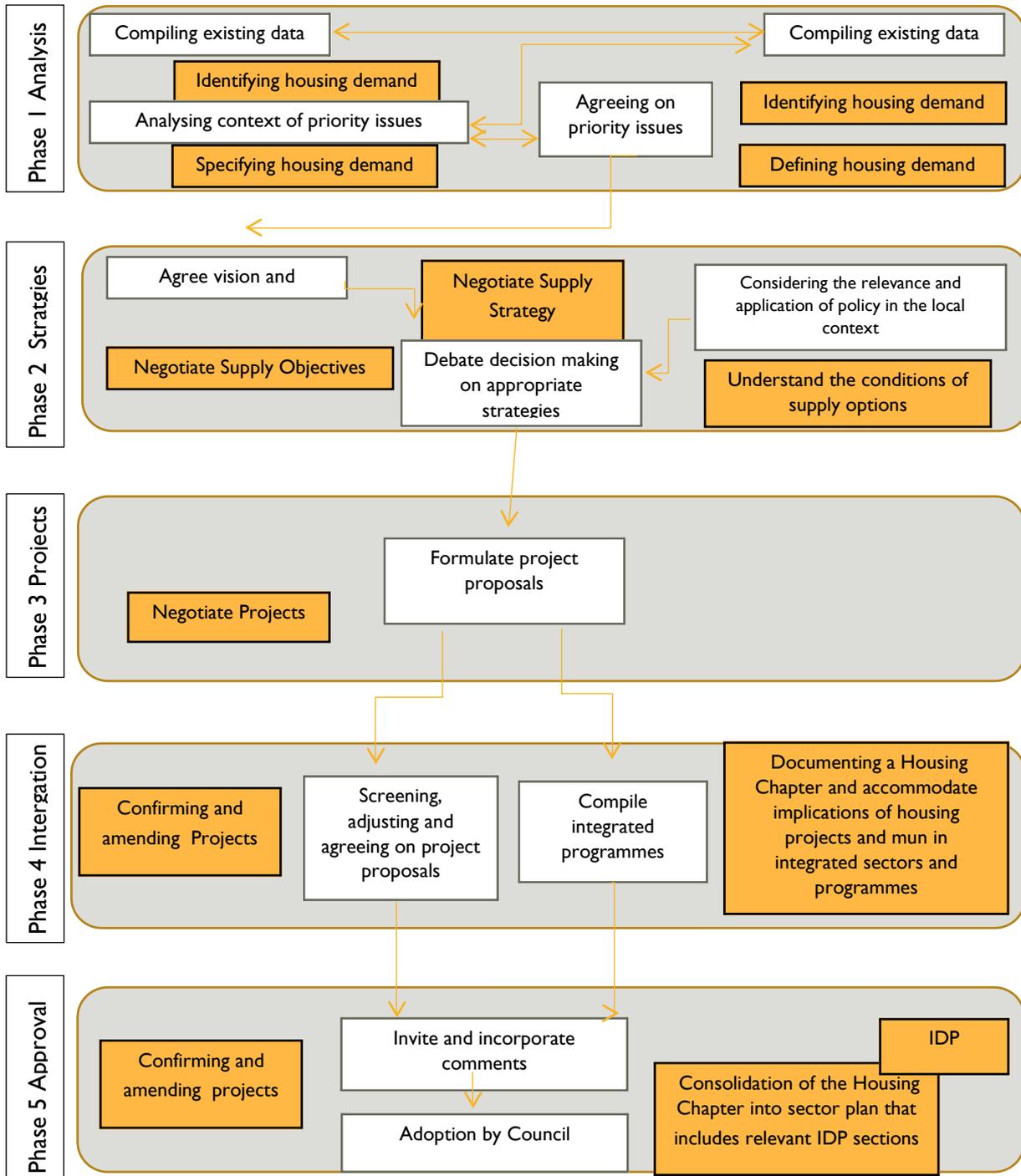
The **beam** that binds the two columns together overhead and carries the load of and defines the shape and form of the roof above is the output of the housing planning process which is the documented Housing Chapter for sustainable human settlement.

The **roof structure**, which ensures that the roof does not collapse, or is incorrectly built, is the performance management system of and the business plans for implementation of the Housing Chapter.

The **roof** is the delivery of sustainable human settlements which gives protection from vulnerability and provides opportunity for security and comfort.

The following figure summarizes the phases undertaken during IDP preparation which include a specific focus on housing aspects. The housing activities are highlighted in brown. This process and its product are what primarily make up the Housing Chapter.

Figure 4: IDP Phases and Human Settlements integration



Source BNG guidelines 2008

LEGISLATIVE CONTEXT

RELEVANT POLICY AND LEGISLATION

The preparation and adoption of an Integrated Development Plan is undertaken within a broadly based legislative framework. The main body of legislation, policies and guidelines that provide the foundation upon which the Integrated Development Plan rests including the Housing Chapter, may be summarized as follows:

NATIONAL LEGISLATION AND POLICES

These include:

- The Constitution of the Republic of South Africa (108) of 1996
- The Bill of Rights
- Municipal Systems Act (32) of 2000
- Municipal Structures Act (117) of 1998
- Municipal Demarcation Act (28) of 1998
- National Environmental Management Act (107) of 1998
- EIA-Regulations-2006
- National Land Transport Act (5) of 2009
- Municipal Planning and Performance Management Regulation -2001
- Municipal Finance Management Act (56) of 2003
- Intergovernmental Relations Framework Act (13) of 2005
- The National Housing Act (107) of 1997
- Municipal Property Rates Act (6) of 2004
- Disaster Management Act (57) of 2002
- Water Services Act (108) of 1997
- Public Finance Management Act (1) of 1999
- National Environmental Management: Waste Act (59) of 2008
- Spatial Planning and Land Use Management Act (16) of 2013
- Northern Cape Planning and Development Act (7) of 1998
- The Division of Revenue Act of 2007

WHITE PAPERS:

These include, but are not limited to the following:

- White Paper on Local Government

- White Paper on Spatial Planning and Land Use Management
- White Paper on Disaster Management
- Housing White Paper
- White Paper on Waste Management
- White Paper on Environmental Management
- White Paper on Safety and Security

Furthermore there are other national government policies and guidelines which provide an overarching framework namely:

- National Development Plan 2030
- National Spatial Development Perspective (NSDP)
- National Growth and Development Strategy (NGDS)
- National Housing Code
- Revised IDP Format Guide (Framework)
- Guidelines for Credible IDP's
- National Vision 2014
- 5 year Strategic Agenda for Local Government
- Medium Term Strategic Framework 2014-2019
- Delivery agreement: Outcomes 8
- Delivery agreement: Outcomes 9

PROVINCIAL LEGISLATION AND POLICES

- The Northern Cape Provincial Growth and Development Strategy (NCPGDS)-Reviewed
- The Frances Baard District Municipal Growth and Development Strategy (FBDMGDS)

INTERNATIONAL POLICIES

Which include:

- Agenda 21-UN Conference on Environment and Development (Earth Summit)
- Habitat Agenda-UN Conference on Human Settlement (Habitat II)
- World Summit on Sustainable Development (WSSD) 2000
- Copen 15- World Summit on Climate Change 2009
- Millennium Development Goals
- Accelerated Shared Growth Initiative South Africa (ASGISA)

FRANCES BAARD DISTRICT MUNICIPALITY OVERVIEW

Overview

The Northern Cape Province of South Africa is divided into five districts, of which the Frances Baard District is one of the five districts with its main city Kimberley, which is also the capital of the Province. The Frances Baard district is the smallest district in the Northern Cape Province and covers an area of 13,518 sq km, which accounts for 3.4% of the total area of the province. The District Municipality includes the Dikgatlong, Magareng, Phokwane and Sol Plaatje municipalities.



Vision Statement

"To be a municipality with a clear development focus to improve the quality of life of all communities in the district."

Mission Statement

The mission statement of the municipality reads as follows:

To promote the quality of services and thereby improving the standard of living of all its communities by:

- Promoting social and economic development.
- Promoting the provision of sustainable, affordable and optimal quality of service.
- Utilizing all available resources economically, efficiently and effectively.
- Effective community participation of all stakeholders.

SITUATIONAL ANALYSIS

The rationale behind conducting situational analysis is aimed at ascertaining the demographic profile of the local municipalities which will therefore reflect the holistic picture of the entire district in regards to the demographics. This information will serve as the guiding framework in determining the housing demand for each municipality and consolidated demand for the entire Frances Baard District Municipality.

- population and household profile;
- age profile;
- employment profile;
- household income and expenditure profile;
- tenure status
- economic profile; and
- access to services.

The approach that was used during situational analysis, stem from the comparison of Statistics South Africa Census 2011 Report and Statistics South Africa Community Survey 2016 Report. The selected variables were compared; and future projection determination was made hence the Human Settlements Sector Plan is developed for the next 5 year period (2017/18 – 2021/22).

The Stats SA data reflects that there has been little growth in the population of the district for the period 2011 – 2016. There was a decline in population over a five-year period in the Phokwane (0.96%) and Magareng (0.99%) municipalities.

Table 1 Population Size

Municipality	2016	2011	Increase /Decline	Increase /Decline 2011 - 2016	% Increase /Decline PA	2021 (Projected)
Sol Plaatjie	255 351	248 037	7 314	1,03	0,21	262 881
Dikgatlong	48 164	46 839	1 325	1,03	0,21	49 526
Magareng	24 059	24 207	-148	0,99	0,20	23 912
Phokwane	60 168	63 000	-2 832	0,96	0,19	57 463
District Total	387 742	382 083	5 659	1,01	0,20	393 782

Source: Calculations based on Stats SA: Census 2011, Community Survey 2016

RESULTS FROM SITUATIONAL ANALYSIS

- The growth rate for the period 2007 – 2011 was 1.6% this has now reduced to 1% for the period 2011 – 2016. Should the current growth rate of 1% continue the population for the district will increase to 393,782 by 2021.
- The number of females for each age group is substantially more than those of males in the district, except for the 35 – 64-year age group where the number of males outweigh the females. Directly indicating to a higher number of female headed households.
- There has been a drop in the age group of under 15 year olds across the four municipalities. Phokwane and Magareng has had an overall decrease of 7%, followed by Sol Plaatje with 2% and Dikgatlong with 1%.

There has been a drop in the age group 15 – 19 year olds. Phokwane has a decrease of 21.19% and Sol Plaatje 4.12%. Dikgatlong and Magareng has had an increase in this age group of 1.33% and 1.00% respectively. The age group 15 – 19 and 20 -34 is also makes up the group referred to as the youth of the country.

A decline among the people aged between 20 - 34 years old is also observed during the same period, for all four municipalities. This age group bracket is considered economically active, and usually participate in migration more than other age structures presented. The reason for migration is mostly employment, better services and education.

The age group 35 -39 reflects and overall increase across the four municipalities. This is primarily your young or newly married couples that return home to raise their families. Also these are your more stable group. Your special cases such as would primarily be derived from this group. This group makes up 7.36% of the population of the district.

The age group 40 -64 and just as the previous group reflects and overall increase across the four municipalities. This is your married couples that are raising their families. This group represents the group that is given preference in terms of housing subsidies and makes up 47% of the population of the district.

The retired group, indicate an increase of over 65-year-old individuals in all four municipalities. Dikgatlong has the highest increase of 53% in terms of its population for that age grouping, followed by Sol Plaatje 51%, Magareng 47% and Phokwane 44%. The reason for an increase across the four municipalities could be due to a majority of people returning back home after reaching their retirement age.

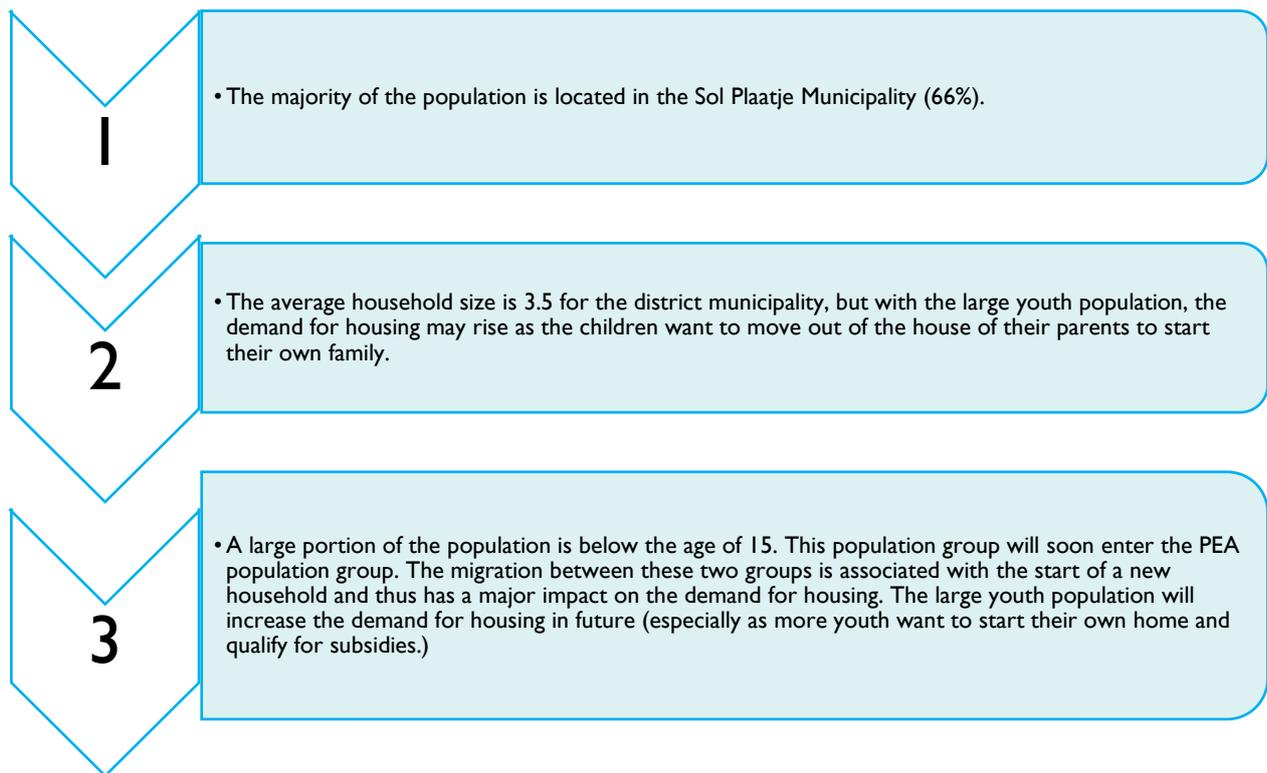
- Child headed households in each of the four municipalities for the ages 10 - 18 years has increased overall from 462 household in 2011 to 1058 households in 2016. It is clear that the impact of child headed households will play a significant role in the district and special focus will have to be placed on assisting these households, particularly in Sol Plaatje that has 68% of the total child headed households.
- The percentage of people in the four municipalities that are dependent on a state subsidy and/or social grants has on average increased by 1.00% in the district. This is also supported by the fact that there is a significant drop of those economically active (15-64), while there is an increase in the number of over 65-year-olds dependent on a state subsidy. Phokwane has the highest annual growth of 1.08%, among all four municipalities.
- Male and female ratio is high among all four municipalities, for every 100 females, there are a total of 98.6 males in 2016, while in 2011 the figure was 94.7 males per 100 females. Magareng municipality has the highest male to female ratio of 1.06% over the five year period, while the average for the district is 1.04%.
- A decrease in the number of people schooling, thus, less people in all four municipalities were going to school during 2011 to 2016, which indicates a decrease in the literacy rate. Dikgatlong has the highest declining rate of 1.44% followed by Phokwane and Magareng with 0.82% respectively and Sol Plaatje having the lowest percentage, 0.52%.
- The results indicate an increase in matriculants in all four municipalities. Magareng has the highest increase of 0.82% pa, followed by Sol Plaatje with 0.72% pa, while Phokwane has the lowest, 0.44% pa.
- An increase in higher education is prevailing in Sol Plaatje, with 0.22% pa and Dikgatlong which received an increase of 0.14% pa during period 2011 until 2016. Magareng and Phokwane face a decline in this education category. This could indicate that the migration is more apparent in Sol Plaatje and Dikgatlong, hence an increase in population in these two municipalities as seen above.
- The number of households have increased from 95 928 in 2011 to 113 330 in 2016. This represents an increase of 17 402 houses or 18%.
- A decline in the average household size from 3.9 to 3.5 people. This average size is still within the bracket of the national average household size which is 3.8. Phokwane and Magareng have dropped drastically due to the movement that was attested by the population dynamics.
- For the period 2011 – 2016 there was an increase in the number of female headed household. In Magareng the percentage of female headed households has increased to 43.40%, Sol Plaatje 42.40%, Phokwane to 40.40% and Dikgatlong to 37.50%. This analysis

reflects the need to prioritise female headed households when allocating houses, hence they fall under vulnerable groups.

- The types of housing structures have increased across the district from 95,907 to 387,740, this is a direct increase of 291,833. An annual growth in structures from 17,289 to 56,643 in informal dwellings and from 78,618 to 331,097 in formal structures, that represents an increase of 78,708 and 252,479 respectively.
- The overall tenure status has increased in the district. A concern however is that owned and fully paid off has increased from 26,790 to 137,840, an increase of 111,050 or 515%. There have been no significant developments in the district that could have fueled such an extensive growth and neither has so many subsidy houses been built.
- Rental demand has doubled across the district with the exception of Sol Paatje where it has tripled (10 857 to 30 171).
- The number of people with access to services have increase since 2011. The Community Survey 2016 indicates that more than 17 000 people have gained access to water, more than 6 000 to sanitation and more than 61 000 to electricity.
- There is a decline in refuse removal across four municipalities, in relation to the population size. Dikgatlong has the highest decline in comparison with the other three municipalities, followed by Magareng.
- Poverty intensity has decreased in Sol Plaatje and Magareng and increased in Phokwane and Dikgatlong
- There has been an increase of unemployment in all four municipalities. Magareng, (4.8%) and Dikgatlong, (4.6%), have the highest increase in unemployment while Sol Plaatje has the lowest, 2.8%.
- The demand for housing has increased. Subsidised and rental housing demand make up the bulk of the demand. Rental demand has increased by more than 33 000 units and subsidised housing by 40 000 units.

Not all households that are recorded by Census as part of the backlog will be qualifying beneficiaries. For this reason, a filter will exclude the persons who do not qualify for subsidies, whether it is due to income, or they have benefitted before, or any other reason. The filter also caters for those who will prefer to stay in their dwelling. There is no empirical evidence available for the Municipality regarding the size of the filter. A percentage of the proportion of households in middle and high income groups that will not qualify for subsidies, can be used and is further based on local knowledge. The size of the filter can be adjusted when empirical information becomes available.

Special note needs to be taken of the following:



The income segment of the households staying in inadequate dwellings will determine the subsidy instrument that could be applied to address the housing backlog. Therefore, the income segments, as categorised by Census, can be combined to estimate the number of households in an inadequate dwelling, in the lower, gap, middle and high income segments. A limitation however is that the income categories defined by Census does not match with the income brackets of the housing instruments exactly (example the Census low income bracket is R0 to R3,200, whilst subsidies are for households earning up to R3,500).

The spatial distribution of the low income bracket (households earning R0 to R3,200 per month) could be divided into those households that are located in the urban areas, traditional areas, or on farms. This spatial distribution will assist the Municipality further to classify the most suitable housing instrument based on its location, such as rural subsidy to those households staying in a traditional dwelling backlog, farm worker subsidy to the backlog on farms etc.

The following subsection gives an overview of the inputs received at the previous public participation meetings.

Dikgatlong

- There was a request to verify Stats SA data as the stakeholders believed some disparities occurred.

- There was a request that the data should be represented in terms of areas and not wards.
- The HSP should include possible sources of finance and funding.
- A review of the Housing Allocation policy is necessary.
- There are major challenges in terms of bulk services that will need to be incorporated in the new plan.
- The main challenges are the lack of land and the bulk services capacity.
- Projects should look at all possible housing subsidies and tenures, but the community prefer RDP houses and owning their land.
- The quality of the current RDP houses is very poor and needs constant updating.
- The current SDF needs to be updated.

Phokwane

- There was a request to look into the national housing policy in terms of evictions and selling.
- The community feel that there is no strategy to curb informal settlements.
- Only the district handle the needs register, but the community comes to the local municipality for housing.
- Housing developments takes too long to develop and lack services.
- Projects are not always delivered to scale as expected, for example, the project is for 900 units, but only 300 is build.
- There are tenure problems between the Northern Cape and the North West provincial governments.
- They feel that statutory requirements hold back on housing developments such as EIA's.
- There is a major need to province for people in the GAP market.
- There are challenges of Farmers evicting people from their land.
- Housing needs a community friendly approach that always inform the community of what is going on in terms of housing; and
- Look at providing solar panels for electricity and Jojo tanks for water.

Magareng

- The quality of RDP houses are not good, many of them have defects and cracks.
- RDP is the most suited type of housing for the area, although bonded housing should be investigated for the residents that do not qualify for RDP housing.
- Farm evecions are a problem as in Phokwane.
- An allocation strategy is included in the plan and would address allocation processes.
- Some RDP houses are abandoned and others are rented out.
- Land tenure and title deed hand-over must be speeded up.

- Informal settlements are growing at a rapid pace.
- A community based housing forum should be developed.
- There is a need for rental housing in Warrenton.

STRATEGIES

HOUSING VISION AND OBJECTIVES

To develop high quality housing projects that creates sustainable human settlements to promote dignity, inclusion and economic development.

The goal of housing delivery is to ensure that the municipality's population has access to adequate and safe shelter, and that the economic and social benefits from housing development is maximised.

This goal is to be achieved by means of undertaking activities and projects that meet the following objectives:

- The provision of houses to cover the current housing backlog;
- To identify and develop suitably located land for housing projects;
- To promote the provision of basic services;
- To ensure the building of quality houses;
- To increase institutional development; and
- To maximise the economic benefits of housing provision.

Housing Sector Plans should be based on the Comprehensive Plan that aims "...to promote the achievement of a non-racial, integrated society through the development of sustainable human settlement and quality housing."

LEGAL STATUS

Formal Settlements

Formal Settlements are planned settlements approved by the municipality and relevant government departments including the Department of Housing. Formal settlements are planned in such a way that service delivery such as water, sanitation, electricity and roads become part of planning and implementation phases. The municipality acknowledges the challenge of servicing unplanned and scattered development and should therefore promote densification by developing suitable vacant land. Planned and dense settlements are easier to service in terms of engineering, economic and social services.

Informal Settlements

Informal settlements are housing developments, which have not been planned and approved by the municipality or Housing Department, are caused by illegal occupation of land, and development is not accompanied by housing infrastructure such as roads, electricity, sanitation, water and social services. Informal settlements are generally located in areas that are not suitable for low-income housing. They lack spatial logic, making it difficult and costly to service them.

Functional Status

The functional status refers to the particular type of housing need addressed. These priorities or categories include urban development and slum clearance, rural housing, rental housing, hostels redevelopment, and meeting special needs e.g. victims of HIV/AIDS, and orphans.

Land Identification and audit

In respect of housing development in particular, the local municipalities are in the process of identifying particular areas or parcels of land on which various housing developments could take place. Only when specific parcels of land have been identified, and through land audit found to be suitable for development, can specific projects be taken forward. This in turn, initiates the whole process of project feasibility study, risk assessment, preparation and packaging,

RANGE OF APPROPRIATE HOUSING SUPPLY OPTIONS

Housing supply options and delivery systems and capacities available for housing delivery to achieve the IDP objectives include:

- Individual Subsidies
- Integrated Rural Development Programme
- Upgrading Informal Settlement Programme
- Rectifications
- Rental stock

SUPPLY OPTIONS

While analysing demand aspects, consideration also need to be given to the supply aspects, as these normally do not match. The following are the housing programme, subsidy mechanisms and other instruments which are available to assist in determining and alleviating the demand.

National Housing Programmes, Subsidy Mechanisms and Financial Instruments

This section sets out the various subsidy programmes available from the National Department of Human Settlements. These include: Upgrading of Informal Settlements Programme (UISP), Integrated Residential Development Programme (IRDP), Emergency Housing Programme (EHP), Enhanced People's Housing Process (EHP), as well as capital contributions from municipal finances and other relevant instruments, including the Municipal Infrastructure Grant (MIG).

It should be pointed out that other programmes and subsidy mechanisms might be altered or become available from time to time. The below-mentioned focuses on current programmes and mechanisms.

National Upgrading Support Programme (NUSP)

The National Upgrading Support Programme (NUSP) was designed to support the National Department of Human Settlement (NDHS) in its implementation of the Upgrading Informal Settlements Programme (UISP)

The objective of this support is the ultimate upgrading of all informal settlements in the country. The NUSP, through the UISP and Urban Development Settlement Grant are the main vehicles used to address the upgrade of informal settlements, which continues to be of great importance as a consequence of the inability of the supply of low income houses to meet the housing demand.

Upgrading Informal Settlements Programme (UISP)

The Upgrading of Informal Settlements Programme (UISP) is the Government of South Africa's overarching policy approach to the upgrading of the country's informal settlements. It details the process and procedure for the in situ upgrading of informal settlements as it relates to the provision of grants to a municipality to carry out the upgrading of informal settlements within its jurisdiction in a structured manner.

The grant funding so provided will assist the municipality in fast tracking the provision of security of tenure, basic municipal services, social and economic amenities and the empowerment of residents in informal settlements to take control of housing development directly applicable to them. The Programme includes, as a last resort and in exceptional circumstances, the possible relocation and resettlement of people on a voluntary and cooperative basis as a result of the implementation of upgrading projects.

The Programme is instituted in terms of section 3(4) (g) of the Housing Act, 1997 (Act No.107 of 1997), ("The Housing Act") and is referred to as the National Housing Programme: Upgrading of Informal Settlements.

The key policy objectives of the programme are to facilitate the structured in situ upgrading of informal settlements as opposed to relocation in order to achieve the following complex and interrelated policy objectives:

- Tenure Security: to enhance the concept of citizenship, incorporating both rights and obligations, by recognising and formalising the tenure rights of residents within informal settlements;
- Health and Security: to promote the development of healthy and secure living environments by
- facilitating the provision of affordable and sustainable basic municipal engineering infrastructure to
- The residents of informal settlements. This must allow for scaling up in the future; and
- Empowerment: to address social and economic exclusion by focusing on community empowerment and the promotion of social and economic integration, building social capital through participative processes and addressing the broader social needs of communities.¹⁴
- The above policy objectives are also aligned with the goals and objectives of the National Upgrading Support Programme itself.

Enhanced People's Housing Process

To engage with the sector in the development of a new programme, national People's Housing Process (PHP) Forums were held in October 2005 and February 2006, out of which a new PHP strategy was developed. The strategy recognized that a number of different approaches to community development needed to be accommodated with community involvement in the decision making processes, community empowerment and the leveraging of additional resources being the determining factors for making it a project. This broadening of the scope of the PHP, with a focus on the outcomes of the housing process as a whole rather than just how the housing product is delivered, informed the development of the Enhanced People's Housing Process (EPHP) policy and programme. EPHP therefore replaces the PHP and should be seen as a new housing programme, with dedicated support and funding for harnessing community initiative, community empowerment and the building of community partnerships.

The EPHP provides for a process in which beneficiaries actively participate in decision-making over the housing process and housing product and make a contribution in such a way that:

- a) Beneficiaries are empowered individually and collectively so that the community ultimately takes control of the housing process themselves. This includes identifying the land, planning the settlement, getting approvals and resources to begin the development, contracting out or building the houses and providing the services, living in and upgrading their homes and continually improving the community;
- b) Various partnerships are created;
- c) Social capital is retained and expanded upon as the process builds on existing livelihood strategies and creates all kinds of associated poverty alleviation opportunities for the community;
- d) Housing is valued as an asset far beyond its monetary value for all the value added components it provides for individual household members and for the family as a

whole;

- e) Housing citizenship is built, with beneficiaries being aware of their housing rights and responsibilities;
- f) Local economic development is promoted with money spent being kept in the community increasing the local multiplier effect;
- g) Stable communities with a direct stake in the future of their neighbourhoods are fostered;
- h) Houses are built that are better suited to the needs of individual households;
- i) Women and youths are more directly involved in the process, ensuring skills transfer;
- j) Human settlements are built that are more sustainable because they are more inclusive and more responsive to the needs of the community and because communities have invested directly in the process.¹⁵

Integrated Residential Development Programme (IRDP)

As the name suggests, this programme provides a tool to plan and develop integrated settlements that include all the necessary land uses and housing types and price categories to become a truly integrated community.

The Programme in particular provides for planning and developing an integrated project, which provides for housing as well as the social and economic needs of different income categories. It does away with the requirement found in other policy programmes to identify subsidised housing recipients up front and provides for both subsidised, as well as finance linked housing, social and rental housing, commercial, institutional and other land uses to be developed.

Owing to the holistic planning and development approach, the instrument also provides for substantial economies of scale to be realised. Integration is achieved through the provision of both bonded and subsidised housing in a mix appropriate to the projects location, which in turn lends itself to facilitating inclusionary housing development (which requires a certain number of affordable housing units to be delivered in any residential development).

Projects can be planned and developed in two phases. The first phase encompassing planning, land acquisition, township establishment and providing serviced residential stands in a variety of price categories as well as stands for other land uses to ensure a holistic and sustainable community. In the second phase, houses are constructed for qualifying housing beneficiaries and the Sale of stands to non-qualifying beneficiaries and to commercial interests, etc. is undertaken.

In summary, the Integrated Residential Development Programme (IRDP) provides for a phased approach to provide for:

- Land acquisition where required;
- Township planning and municipal engineering services design;
- The provision of municipal engineering services to all the stands where no alternative

- funds are available;
- Township establishment;
 - The Sole of the stands not identified for subsidized housing created in the township; and
 - The construction of houses by registered contractors for housing subsidy beneficiaries who chose contractor built houses. This can be achieved through a variety of contracting options.

Where the need has been identified for the construction of rental housing on the stands created through the IRDP and or where beneficiaries elect to construct their own houses through the People's Housing Process, the rules applicable to those specific programmes will apply to projects to be undertaken in the township¹⁶.

Rural Subsidy: Communal Land Rights (RS&CLR)

Owing to the difficulty of defining rural and urban areas, the conventional wisdom tends to view human settlements on a continuum from major metropolitan urban agglomerations through various secondary settlements, to small towns and down to widely dispersed homesteads in remote areas. All are regarded as interdependent and fulfil different functions.

The various housing subsidy instruments need to cater for all these diverse circumstances. Bearing in mind the policy principle of tenure security, the subsidy instruments provide for assistance in all types of settlements along the continuum where freehold or rental tenure can be achieved.

In areas of communal tenure and where traditional leaders allocate land for settlement to households or persons, freehold tenure can in most cases not be easily secured. Hence it was necessary to develop a programme to assist households in areas with communal tenure to access housing subsidies.

The Rural Housing Programme requires that tenure rights first be confirmed through the processes prescribed by the Minister of Rural Development and Land Reform. Furthermore, subsidies are only available on a project basis but and can be flexibly applied to meet real needs.

The Programme thus deals with the rules for housing subsidies for housing development on communal land registered in the name of the state or which will be held by community members subject to the rules or custom of that community. It is a prerequisite for the allocation of subsidies under the Programme that a beneficiary community member provides proof of uncontested land tenure rights and qualifies for a new order tenure right on the portion of land allocated to him or her.

The housing subsidy may be utilised for the development of internal municipal services where no alternative funds are available, house building, upgrading of existing services where no alternative funding is available the upgrading of existing housing structures or any combination of the said options.

NEGOTIATED SUPPLY OBJECTIVES

This section deals with the negotiated supply objectives that contribute to and demonstrate their relationship to achieving the IDP objectives.

Rental Housing - The municipality has identified a small need for rental housing, mainly to accommodate workers who retain their family homes elsewhere. This group includes educational and health workers, as well as employees of various industries and businesses.

Special Needs Housing (Housing for victims of HIV/AIDS) The full extent of the impact of HIV/AIDS within the municipality has been difficult to quantify. However it is known that it is significant. This has substantial impacts on the determination of housing need, From one perspective it is limiting the actual growth of population as described and quantified in the analysis section above. From a different perspective it presents the challenge of how shelter should be provided for the elderly and for orphans, who have lost the support of economically active family members. It also presents the challenge of providing shelter for the sick.

Experience elsewhere indicates that institutionalisation is not going to be a practical solution, given the extent of the pandemic. There is significant support for the concept of caring for people within their own communities and within their family structures as far as possible. This proposition is to a large extent also supported by cultural values.

AGREED SUPPLY STRATEGIES

This section deals with the agreed supply strategies that will be used in the most appropriate ways and with the most appropriate means to achieve the objectives and identified projects.

Progressive Informal Settlement Eradication: these settlements must be integrated into the broader urban fabric to overcome spatial, social and economic exclusion. The human settlement plan supports the eradication of informal settlements through in-situ upgrading in desired locations coupled with the relocation of households where development is not possible or desirable

Promoting Densification and Integration: the objective is to integrate previously excluded groups into the city and the benefits it offers and to ensure the development of more integrated, functional and environmentally sustainable human settlements, towns and cities.

Enhancing Spatial Planning: greater coordination and alignment of various planning instruments and economic policies lies at the heart of sustainable human settlements. This requires more than mere coordination between departments but there should be a single

overarching planning authority and/or instrument to provide macro-level guidance to support the development of sustainable human settlements.

Enhancing the Location of New Housing Projects: the location of housing projects has been criticized as reinforcing apartheid spatial settlement patterns. The objective of spatial restructuring demands a more decisive intervention in land markets. Interventions are envisaged in respect of accessing well located state-owned and parastatal land, acquisition of well-located private land for housing development, funding for land acquisition and fiscal incentives.

Supporting Urban Renewal and Inner City Regeneration: urban renewal and inner city regeneration often result in the current inhabitants being excluded as a result of the construction of dwelling units they cannot afford. Some municipalities are striving to avoid this by promoting affordable inner city housing. The human settlement plan will support this by encouraging social housing.

Developing Social and Economic Infrastructure: there is a need to move away from a housing-only approach towards the more holistic development of human settlements including the provision of social and economic infrastructure.

Enhancing the Housing Product:

there is a need to develop more appropriate settlement designs and housing products and to ensure appropriate housing quality.

OTHER STAKEHOLDERS

Municipal Infrastructure Grant (MIG)

The Municipal Infrastructure Grant (MIG) aims to provide all South African citizens with a basic level of service. MIG provides funding towards the provision of bulk infrastructure in municipalities, which is mostly used for the provision of water and sanitation services, roads and storm water services. A lesser portion of the Grant is used for street lighting, solid waste removal and sport facility provision.

Department of Water and Sanitation

This department plays a vital role in the development of human settlements as the provision of basic services is the fundamental element linked to the provision of housing. Alignment between Human Settlements and DWA is crucial to ensure the viability and success of projects.

Social Housing regulatory Authority (SHRA)

The Social Housing Regulatory Authority (the "SHRA") was established in August 2010 by the Minister of Human Settlements in terms of the Social Housing Act, No. 16 of 2008. The SHRA is classified as a public entity in terms of Schedule 3A of the Public Finance Management Act.

Functions of SHRA include:

- Promote the development and awareness of social housing by providing an enabling environment for the growth and development of the social housing sector;
- Provide advice and support to the Department of Human Settlements in its development of policy for the social housing sector and facilitate national social housing programmes;
- Provide best practice information and research on the status of the social housing sector;
- Support provincial governments with the approval of project applications by social housing institutions;
- Provide assistance, when requested, with the process of the designation of restructuring zones and Enter into agreements with provincial governments and the National Housing Finance Corporation to ensure the co-ordinated exercise of powers.

National Housing Finance Corporation LTD (NHFC)

The National Housing Finance Corporation (NHFC) is a development finance institutions established by the South African government to fund and facilitate the development of affordable housing. NHFC's principal mandate is to broaden and deepen access to affordable housing finance and housing structures for the benefit of the low- to middle-income households.

Rural Housing Loan Fund

The Rural Housing Loan Fund (RHLF) is a Section 21 Company," Associated Not for Gain", which was established in 1996 by the national Department of Housing, South Africa with initial grant funding from the German development bank, the Kreditanstalt "fur Weiderbaufbau (KfW). RHLF was set up as a wholesale development finance institution with the mandate of enabling low income earners to access small loans that they could afford to repay.

NURCHA

The National Urban Reconstruction and Housing Agency (Nurcha) was established in 1995 by the Open Society Institute and the South African government to address the severe housing shortage in the nascent South African democracy. By providing training and bridge loans to small contractors, Nurcha not only supports the creation of affordable housing, it also

stimulates employment, skill-building and community development. Nurcha has assisted nearly 1,000 independent contractors in this way, helping them to grow into successful construction companies.

ANALYSIS OF THE SPATIAL CONTEXT

The basic principle of spatial planning is one of acknowledging that the required post-apartheid transformation rests not only in addressing historic imbalances but rests fundamentally in the traditions of planning and development that are being established. The municipal human settlement plan should begin to make positive advances in the spatial restructuring, economic reorientation and the development of sustainable human settlements.

This would lead to an incremental progression towards efficient and equitable settlements. The Constitution allows that the right to adequate housing cannot be achieved immediately but must be achieved over time. However the municipality must demonstrate that it has worked as effectively as possible to achieve this right. Consequently the municipality would need to devise a scheduled implementation program.

Dispersed Rural Settlements

The levels of services in these settlements are generally low with the majority of the residential structures being self-built. Normally these areas are identified as areas known for agricultural activities there is generally no sign of economic activity outside the urbanized areas.

Peri-Urban and Semi-Urban Settlements

These areas provide opportunities for economies of agglomeration that will result to the provision of higher order services. These are obvious areas of development, however, the level of basic services (social, economic and infrastructure) are minimal to provide a viable option to the village centre. The key advantage of these areas is that land is owned by the state.

Urban Settlements

The demand for housing and supply is found in urban settlements where there are higher concentrations of population numbers. This demand is primarily in the less formal settlement areas.

The urban edge is essentially a strategy to counter urban sprawl, encourage densification and protect natural resources.

Spatial Integration

From a housing and human settlement point of view, the key issue is to promote the social, economic and spatial integration of the District and local municipalities. The ideal outcome is to change the spatial footprint of the municipality. However the municipality can neither socially nor economically afford to drastically change long- established settlement patterns.

Spatial Analysis in terms of land availability for development

This is the discussion on land availability on future housing projects. It is important to view land acquisition in terms of its merits with regard to its closeness to bulk services, suitability and ownership status. Most housing projects are failing as most of the land identified, is in one way or another, not conducive for the development of houses.

Alignment with National spatial objectives

a) National Spatial Objectives

The following are the national spatial objectives (Department of Human Settlements, South African Human Settlement Report, 2013):.

- Shifting jobs and investment towards dense townships which are located on the margins/outskirts of cities;
- Moving away from building new settlements which are far from places of work;
- Planned economic and settlements developments possibilities ought to be streamlined into economically active corridors and development nodes linking them to adjacent growth centres;
- In terms of spatial, economic, social and environmental objectives former disadvantaged, traditional, rural, squatter camps, slums and land holdings owned either by state or enterprises should be integrated into spatial forms of the different levels of governance; and
- New spatial plans for cities, improved public transport and upgrading informal settlements should be developed

b) Provincial Spatial Objectives

With regard to planning for dwellings, consideration should be taken pertaining to government strategic objectives in particular the spatial and racial integration of post-apartheid communities.

This holistic approach as proposed by Department of Human Settlements, (South African Human Settlement Report, 2013), will contribute positively in addressing housing backlogs and alter the apartheid spatial forms and make sure that low income households both in rural or urban areas have easy access to economic centres

Special Economic Zones

There is only one SEZ in the Northern Cape which is situated in Upington and the airport there is earmarked for manufacturing of related agricultural products, electronics goods production, SKA and solar energy goods and services.

Development Corridors

According to the Northern Cape Provincial Growth and Development Strategy there is a need to create development corridors within the Province. The implication is that priorities must be on providing continuous support to catalyze top economic development linked to transport/corridors and within special resource areas as well as providing required infrastructure and sustainable services in support of economic development alongside transport/corridors and resource areas.

Key Agricultural Development Areas in the Northern Cape

Table 2 Development corridors

Corridor	Locality	Municipality
	This corridor stretches from Hartswater, Jan Kempdorp through to Prieska via Hopetown and Douglas.	Phokwane, Sol Plaatje, Siyathemba, Siyancuma and Thembelihle local municipalities

Table 3 Key agricultural development areas in the Northern Cape

District Municipality	Local Municipality	Towns	Product
Frances Baard	Phokwane	Hartswater	Crop and livestock farming

Spatial Development Frameworks

The spatial analysis culminates in the compilation of a final SDF for the province, district and each municipality. In the review of same, new projects will be updated and remapped during annual review.

Capacity of Bulk Services

There is no doubt that access to basic services improves the quality of life of households. The planning for the provision of bulk services through the Municipal Infrastructure Grant (MIG) should at the district level seek alignment with the housing projects and focused human settlement development, particularly to address the acute water and sanitation backlogs. Identification of projects that are listed in the District Water and Sanitation Plan should be informed by the priority municipal housing projects identified in this plan.

Findings of the Spatial Analysis

Like the rest of South Africa, the Frances Baard District Municipality, recognises the challenges for many people living in the district who are settled in places which have been defined by inadequate past spatial planning and land use laws and practices resulting in unsustainable settlement patterns. The inefficiency of multiple laws at different spheres of government has created fragmentation, duplication and unfair discrimination. It also recognises that some parts of our urban and rural areas are excluded from the benefits of spatial development planning and land use management systems.

SUMMARY FINDINGS OF STRATEGIES PHASE

Following are the priority focus areas and the strategic delivery activities that will be undertaken by the Municipality in order to realise the objectives stated above. The expected output for each strategy, the responsible agency to implement the strategy, the resources required to realise the strategy including the timeframe within which the strategy is to be implemented is still to be finalised.

One of the crucial success factors in the delivery of housing is the availability of land for human settlements development.

Land owned by the State and Local Municipality, and land to be acquired for human settlement purposes, need to be identified and evaluated if suitable for the future housing need.

The locality of land on which housing projects should be developed, is a second critical factor. National Policy imperatives direct that land should be well-located, not located on the periphery of towns and cities, so that beneficiaries can benefit from the property market, and have access to economic and social opportunities.

Further, housing projects should be spatially supporting the spatial vision of a Municipality. Therefore the land identified for housing projects should be located within the identified urban edge and potential residential enhancement and densification areas in the Municipal SDF.

Table 4 Goals & Strategies

Goals	Strategies	Target / Indicator
To provide more houses to cover the housing backlog	<p>Apply for housing subsidies from the Provincial Department of Housing to provide the current and future backlog.</p> <p>Promote other housing programmes such as People's Housing Process, CRU, Social Housing, Institutional Housing, Middle-Income Housing, rental housing, hostel redevelopments and farm worker housing.</p> <p>Allocate subsidies to programmes in terms of agreed percentages stated in the Housing Sector Plan</p>	<p>Target:</p> <p>Eradication of the housing backlog. Identification and packaging of future housing projects.</p> <p>Indicator:</p> <p>Number of approved subsidies. Number of houses built. Approval from COGHSTA for future housing projects.</p>
To identify and develop suitably located land for housing projects	<p>Identify suitably located government- owned land for housing development</p> <p>In the event that government land is not available, purchase adequate land to provide stands for the housing backlog.</p> <p>Survey and service stands for allocation and housing development</p>	<p>Target:</p> <p>Identify and secure sufficient land to eradicate backlog.</p> <p>Indicator:</p> <p>Number of services and surveyed land.</p>
To provide basic services	<p>All new housing developed needs to include pay as you go electricity provision, as well as sewer and water connections.(It is easier and cheaper to service areas as they are developed rather than at a later stage.)</p> <p>The HSP can provide input into the municipalities SDBIP and IDP planning processes in terms of service provision.</p>	<p>Target:</p> <p>Provide services to all housing projects</p> <p>Indicator:</p> <p>Inclusion of water, sanitation and electricity for all housing projects. Number of houses with access to services.</p>
To ensure the building of quality houses	<p>The Municipality to inspect the construction of houses from foundation to completion to ensure that quality houses are built. Enforce compliance to building regulations, NHRBC standards and municipal by- laws including the use of SABS approved materials.</p> <p>Project Steering Committees to be formed involving the developer, ward committee members, representatives and other local stakeholders to oversee the execution of the project.</p>	<p>Target:</p> <p>To provide quality houses without any defects.</p> <p>Indicator:</p> <p>Number of households without defects and according to NHRBC, SABS and Municipal Standards.</p>

<p>To provide for institutional development and a policy framework</p>	<p>To ensure proper allocation and transfer of erven and units to rightful owners. Proper management and updating of waiting list.</p>	<p>Target: Fully functioning institutional and policy framework Measurable Indicator: Frequently update and proper management of waiting lists.</p>
<p>To build capacity</p>	<p>Develop sufficient skills and capacity on local level.</p>	<p>Number of Title deed transfers compared to units developed Time taken to transfer ownership Allocations according to allocation policy</p>
<p>To maximise the economic benefits of housing provision</p>	<p>New housing developments need to be located in areas that facilitate access to employment opportunities and services. Alternatively, employment nodes need to be developed alongside proposed housing developments. Each development should have access to public transport and thus provision should also be made for supporting infrastructure such as taxi and bus ranks.</p> <p>The housing subsidy scheme should give rise to empowerment of previously disadvantaged local communities along with emerging companies. The emphasis is on utilisation of local labour and skills transfer.</p>	<p>Target: To maximise the economic impact of developments. To locate new developments in close proximity to employment nodes Measurable Indicator: Bus and taxi routes in all new developments Number of households within in close proximity to employment node. Number of local people employed to undertake skilled, semi-skilled and unskilled tasks. Value of work undertaken by local people in terms of skilled, semi-skilled and unskilled jobs. Number of local contractors able to tender or is subcontracted for new construction projects.</p>

PROJECTS

The Frances Baard District has identified the need to plan properly for implementation of projects as one of the most critical components in the delivery of sustainable human settlements is planning. Through the various policies and frameworks that the District has put in place this can be achieved.

PROJECT PIPELINE

The 'Project Pipeline' has been done to verify the status and to determine progress that has been achieved for these projects within the District. This process has also been able to determine the readiness of different projects for implementation. See Annexure 1.

APPROVED PROJECTS

The table below indicates the projects approved by Coghsta.

Table 5 List of Approved Projects

Approved Projects 2016/ 2017 Project List			
HSS Reference No.	Municipality	Town	Project description
A16010004	All		FLISP
A16010001	All		Project description Pre 94
A16010002	All		Accreditation
HSS Reference No.	Municipality	Town	Project description
A16010008	Dikgatlong	Delportshoop	Proteahof
A14010004	Sol Plaatje Level 2	Kimberley	Jacksonville (339)
A15010001	Sol Plaatje Level 2	Kimberley	Promised Land (50)
A14100002	Sol Plaatje	Kimberley	Snake Park
A11080004	Magareng	Warrenton	Magareng
A13110003	Phokwane	Jankempdorp	Masakeng 1200
A12070002	Phokwane	Ganspan	Kingston 685
NEW	Phokwane	Ganspan	Ganspan Bulk Sanitation Feasibility

	Priority Project		
A15020005	Sol Plaatje	CATALYTIC	Lerato Park
A15020004/1	Sol Plaatje		Lerato Park

Source: Housing Development Agency

MAGARENG LIST OF HOUSING PROJECTS

Table 6 Magareng List of Housing Projects

No	Project Description	Number of Units	Project Status
1.	Majeng	150	Current project
2.	Ikhutseng	1,290	Future Project
3.	Warrenville	558	Future Project
4.	Vaalhuis	57	Current Project
5.	Military Veteran village	110	Future Project
6.	Mixed Development	800	Future Project

Source: Magareng Municipality

DIKGATLONG LIST OF HOUSING PROJECTS

Table 7 Dikgatlong List of Housing Projects

No	Project Description	Number of Units	Project Status
1.	Kutlwano	230	To be undertaken
2.	Hebronpark	250	To be undertaken
3.	Proteahof	217	To be undertaken
4.	Ya Rona		Infill
5.	Rooikoppies	200	Future
6.	Proteahof	265	Future
7.	Koopmansfontein	12	Future

Source: Dikgatlong Municipality

PHOKWANE LIST OF HOUSING PROJECTS

Table 8 Phokwane List of Housing Projects

No	Project Description	Number of Units	Project Status
1.	Jan Kempdorp Valspan	274	Completed
2.	Jan Kempdorp Valspan and Andalusia Park Grinaker	647	Completed
3.	Jan Kempdorp Valspan	1000	13 Outstanding
4.	Jan Kempdorp Valspan Kingston	685	Currently Running
5.	Jan Kempdorp Tshireletso	661	Completed
6.	Hartswater PHP	636	Completed
7.	Pampierstad	1422	48 Outstanding

No	Project Description	Number of Units	Project Status
8.	Pampierstad	250	Completed
9.	Pampierstad	900	35 Outstanding
10.	Jan Kempdorp Ganspan	531	Future Projects
11.	Jan Kempdorp Ganspan	294	Future Projects
12.	Jan Kempdorp Guldenskat	608	Future Projects
13.	Pampierstad Shanty Section	600	(Infill) Future Projects
14.	Valspan Kingston Ext Jan Kempdorp	338	Future Projects
15.	Hartswater	127	Future Projects
16.	Hartswater Nkandla 2	489	Future Projects
17.	Magogong	32	Future Projects
18.	Valspan Jan Kempdorp	500	(Infill) Future Projects

Source: Phokwane Municipality

SUMMARY FINDINGS OF PROJECTS PHASE

It is important to note that the process of project planning is an incremental approach that is limited by the availability of resources. The key resources, which limit a municipality's ability to implement projects, include financial resources and human resources. It is therefore critical that these limited resources are effectively managed to maximise their efficiency.

For this reason, the ideal approach to project planning and selection includes the establishment of practical and realistic housing delivery goals and targets for projects.

Housing development is dependent on whether sufficient infrastructure such as water, sanitation, roads and storm water, and electricity services are available.

HOUSING

The Frances Baard District Municipality through the Infrastructure Services: Housing Unit continues to work towards accelerating the delivery of sustainable human settlements within the district.

SERVICE LEVEL AGREEMENTS

The Service Level Agreements (SLAs) with the three local municipalities i.e. Dikgatlong, Magareng and Phokwane are still in place. The SLAs put the onus on the district municipality to facilitate the development of sustainable human settlements within the local municipalities.

CONSUMER EDUCATION

The district municipality as part of the sustainable human settlements development process will continue to conduct consumer awareness and education workshops. Housing Consumer Education is a national housing programme aimed at educating housing beneficiaries on the role of government in the provision of housing as well as the responsibilities of the beneficiary towards their house. For 2017 – 2018 financial year, eight (8) Housing Consumer Education Workshops are planned.

LOCAL MUNICIPALITIES

Frances Baard District Municipality will continue to support the three local municipalities in the development of sustainable human settlements. Both the district and local municipalities continues to work collectively to ensure that the projects are completed within the specified timeframes.

DIKGATLONG LOCAL MUNICIPALITY

It is envisaged that the Buffer Zone 220 housing project will be restarted and completed soon. Phase 1 of 60 houses is completed and the remainder of 160 houses will be phased over the ensuing financial years.

The Delportshoop 217 project has started and it is envisaged that the first phase will be for 50 houses only.

MAGARENG LOCAL MUNICIPALITY

The emphasis for the Ikhutseng 1000 housing project in the Magareng local municipality is on completing incomplete houses of phases 2 and 3. This process will most likely continue during the 2017/18 financial year.

PHOKWANE LOCAL MUNICIPALITY

The district will continue to facilitate the Kingston 685 housing project in the Phokwane local municipality. The Kingston project has been hampered by slow construction progress.

The Jan Kempdorp Valspan 13 project has been approved by Coghsta and should be completed in the 2017/18 financial year.

PROJECT STATUS (PROGRESS)

Housing initiatives are generally undertaken on a project basis. Assessing the project status provides an indication of progress with any particular initiative. The project status can nominally be categorised as follows:

Future Project: a potential **new** project has been identified

In Preparation: feasibility study, risk assessment and project packaging are underway

In Implementation: funding is approved, and final design and construction are underway and the project is **running**

Substantially Complete: construction is finished and houses occupied and **completed**

Closed Out: all administrative processes and financial reconciliation are finalised

Of particular importance in government funded housing initiatives is the necessity of closing out substantially completed projects. This is important firstly from an accountability perspective, to ensure that the public funds allocated have been utilised effectively, and for the purpose approved, and secondly to enable funding to be allocated to new or future projects. The provincial Department of Housing is reluctant to approve new housing initiatives in any given municipality, where older initiatives have not been finally closed out. There are a large number of roll over projects which have not been completed and closed out, they have not been included in the following section.

STRATEGY

Analysis of much of the new legislation contained in section 3 of this report concentrates on policy and intent to move from housing development to sustainable human settlement development these new pieces of legislation, policies, strategies and objectives have been drafted over the past 10 years and call for reforms to the current planning system, development of a strategy for densification of cities, substantial investment into public transport provision, a national spatial development framework and norms to improve the balance between location of jobs and people, a comprehensive review of the grant and subsidy regime for housing, a national spatial restructuring fund, a national observatory for spatial data and analysis, citizen activity for local planning and development initiatives and more effective land markets for the poor.

PROPOSED HUMAN SETTLEMENTS STRATEGIES

Provincial Human Settlement Strategies. The following are the provincial Human Settlement Strategy Objectives as defined in the HDA Provincial Strategy.

Table 9 Objectives of the Human Settlements Plan

	Objectives	Description
1	Revitalisation of Mining Towns	This objective is derived from the national imperative which aims at the revitalization of mining towns. This is very vital for the Northern Cape Province since the mining sector is the largest economic contributor.
2	Aligning Housing Delivery to economic development direction	This objective will focus on establishing linkages with the Department of Trade and Industry. Development initiatives and plans may include SEZs and Development Corridors.
3	Aligning Housing Delivery to municipal development plans	This objective will focus on re-enforcing linkages with Municipal development plans
4	Aligning Housing Delivery to Provincial Economic development and tourism activity	This objective will focus on establishing linkages with the Department of Economic Development and Tourism. Development initiatives and plans may include nodes and development corridors.

	Objectives	Description
5	Aligning Housing Delivery to Agriculture, Land reform and rural development	This objective will focus on establishing linkages with the provincial Department of Agriculture and Land Affairs as to foster sustainable and economic agricultural activity in the province. This is very vital for the Northern Cape since the agricultural and agro-processing sector is the second major economic contributor
6	Address existing Housing Backlogs	This objective focuses on addressing backlogs in all municipalities throughout the province. It is also in alignment with Outcome 8 of the National Development Plan and the National Human Settlements mandate of the provision of housing
7	Planning for areas with High population growth	This objective will focus on providing integrated sustainable human settlements for the Northern Cape residents
8	Planning for areas with High urbanization rate	This objective will focus on creating diversified housing typologies such as Rental Housing to meet the present and anticipated population growth.
9	Addressing Apartheid induced segregation, fragmentation and inequality	This objective will focus on establishing integrated and coordinated planning.
10	Supporting historically black townships	This objective will focus on developing hubs, nodes and linkages within previously disadvantaged communities.
11	Creating dignified places	This objective will focus on promoting the values of equality, integration and sustainable development.
12	Attainment of sustainable Human settlements	This objective will focus on considering guidelines and principles with regards to sustainable human settlements.
13	Addressing previous social exclusion	This objective will focus on promoting a mix of race and classes through social cohesion.

FRANCES BAARD DISTRICT HUMAN SETTLEMENTS STRATEGIES

Table 10 Strategies

Goals	Strategies	Target / Indicator
To provide more houses to cover the housing backlog	Apply for housing subsidies from the Provincial National Department of Human Settlements to provide the current and future backlog. Promote other housing programmes such as People's Housing Process, CRU, Social	Target: Eradication of the housing backlog. Identification and packaging of future housing projects. Indicator:

Goals	Strategies	Target / Indicator
	<p>Housing, Institutional Housing, Middle-Income Housing, rental housing, hostel redevelopments and farm worker housing.</p> <p>Allocate subsidies to programmes in terms of agreed percentages stated in the Housing Sector Plan</p>	<p>Number of approved subsidies. Number of houses built. Approval from COGHSTA for future housing projects.</p>
<p>To identify and develop suitably located land for housing projects</p>	<p>Identify suitably located government-owned land for housing development</p> <p>In the event that government land is not available, purchase adequate land to provide stands for the housing backlog.</p> <p>Survey and service stands for allocation and housing development</p>	<p>Target: Identify and secure sufficient land to eradicate backlog.</p> <p>Indicator: Number of services and surveyed land.</p>
<p>To ensure the building of quality houses</p>	<p>The Municipality to inspect the construction of houses from foundation to completion to ensure that quality houses are built. Enforce compliance to building regulations, NHRBC standards and municipal by-laws including the use of SABS approved materials.</p> <p>Project Steering Committees to be formed involving the developer, ward committee members, representatives and other local stakeholders to oversee the execution of the project.</p>	<p>Target: To provide quality houses without any defects.</p> <p>Indicator: Number of households without defects and according to NHRBC, SABS and Municipal Standards.</p>
<p>To provide for institutional development and a policy framework</p>	<p>To ensure proper allocation and transfer of erven and units to rightful owners.</p> <p>Proper management and updating of waiting list.</p> <p>Develop sufficient skills and capacity on local level.</p>	<p>Target: Fully functioning institutional and policy framework</p> <p>Measurable Indicator: Frequently update and proper management of waiting lists. Number of Title deed transfers compared to units developed Time taken to transfer ownership Allocations according to allocation policy</p>
<p>To maximise the economic</p>	<p>New housing developments need to be located in areas that facilitate access to</p>	<p>Target:</p>

Goals	Strategies	Target / Indicator
benefits of housing provision	<p>employment opportunities and services. Alternatively, employment nodes need to be developed alongside proposed housing developments. Each development should have access to public transport and thus provision should also be made for supporting infrastructure such as taxi and bus ranks.</p> <p>The housing subsidy scheme should give rise to empowerment of previously disadvantaged local communities along with emerging companies. The emphasis is on utilisation of local labour and skills transfer.</p>	<p>To maximise the economic impact of developments.</p> <p>To locate new developments in close proximity to employment nodes</p> <p>Measurable Indicator:</p> <p>Bus and taxi routes in all new developments</p> <p>Number of households within in close proximity to employment node.</p> <p>Number of local people employed to undertake skilled, semi-skilled and unskilled tasks.</p> <p>Value of work undertaken by local people in terms of skilled, semi-skilled and unskilled jobs.</p> <p>Number of local contractors able to tender or is subcontracted for new construction projects.</p>
To provide basic services	<p>All new housing developed needs to include pay as you go electricity provision, as well as sewer and water connections. (It is easier and cheaper to service areas as they are developed rather than at a later stage.)</p> <p>The HSP can provide input into the municipalities SDBIP and IDP planning processes in terms of service provision.</p>	<p>Target:</p> <p>Provide services to all housing projects</p> <p>Indicator:</p> <p>Inclusion of water, sanitation and electricity for all housing projects.</p> <p>Number of houses with access to services</p>

Table 11 Frances Baard District Objectives

Goal	Objective
	Infrastructure
Improved access to sustainable basic services in the District.	To assist LM's with Projects Identification, Review and Prioritization in IDP's annually.
	To support the provision of potable water, sanitation, facilities, electricity and streets and storm water to all households in the district by 2016/2017
	To support Operation and Maintenance of infrastructure in the LM's annually.
	To promote Transport Planning in the LM's in the district by 2016/2017

Goal	Objective
	To create job opportunities for unemployed through the promotion of EPWP principles in the district and LMs by 2016/2017
Housing	
Facilitate the creation of sustainable human settlements	Facilitate the reduction of the Housing backlog.
	Capacitate the consumers of human settlements in the district

APPROVAL

PURPOSE

Approval of the Human Settlements Sector Plan and Chapter is necessary to ensure buy in from municipalities and officiate the document. During the development of the documents feed-back was solicited to build a broad base of ownership of all parties involved and affected for co-ordinated and efficient implementation.

Once the comments are received, where appropriate, they are incorporated to improve the draft IDP and Housing Chapter and respond to those comments that are not reasonable or possible to incorporate.

The Human Settlements Chapter together with the broader district IDP must be circulated to the other spheres and sectors of government in order to determine their contributions to the implementation of the IDP and its Human Settlements Chapter and the alignment with their sector policies, strategies and programmes.

OVERALL REVIEW FINDINGS

Human Settlements development must be based on a participatory-based community and beneficiary analysis, defined by location and social class and not just based on Human Settlement development principles and housing provision.

The analysis activities identifies, explore and prioritise the various dimensions of issues affecting development circumstances in the municipal area of jurisdiction.

In turn, this is meant to enable the prioritisation of issues which then informs the focus of the forward planning intentions of the IDP. This aims to ensure that the scope of the IDP is focused on the burning issues within available resources constraints. The methodology stresses that priorities should be issue-based, as opposed to sector based or politically pre-determined and un-strategic projects. The challenge is ensuring accurate data is collected and available on an on-going basis, but that there is a good understanding of what housing issues are as well as demand identification and demand specification.

The specification of the priority is meant to include a clarification of the facts and figures related to the issue, differentiated by geographical area and social category affected. This would include the trends, dynamics and context as well as the potential resources available to address it. This information is meant to be derived from the analysis activities undertaken prior to the prioritization activities as well as in-depth analysis where available information is deemed inadequate.

CONCLUDING REMARKS

There has not been much movement in the dynamics, which drive the development of Human Settlement. Housing or Human Settlements still plays a major role in the lives of our communities and it is still one of the biggest drivers in the improvement of the quality of life of people.

The IDP planning process compel the Municipalities to compile sector plans for various development sectors. Also as part of IDPs, the Housing Act 107 of 1997 stipulates that municipalities should compile housing strategies and targets. The plan will serve as a guiding framework for the strategic engagement of the municipality in housing development. The need for Human Settlements Plans arises from a concern that, in most municipalities, the Integrated Development Planning (IDP) process inadequately address issues related to the provision of housing.

In terms of Section 9(1) of the National Housing Act 107 Of 1997, every municipality must as part of the municipality's process of Integrated Development Planning (IDP) take all reasonable and necessary steps to ensure that the inhabitants within its area of jurisdiction have access to adequate housing on a progressive basis by setting housing delivery goals, identifying suitable land for human settlements development and planning, facilitating, initiating and coordinating human settlements development in its area of jurisdiction.

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