



HUMAN SETTLEMENT PLAN

2017 /18

**MERAFONG CITY LOCAL
MUNICIPALITY**



CHAPTER 1

POLICY OVERVIEW

1.1 BACKGROUND

In terms of the National Housing Act, Act 107 of 1997, the Government's primary housing objective is to undertake housing development, which Section 1 defines as follows:-

“the establishment and maintenance of habitable, stable and sustainable public and private residential environments to ensure viable households and communities in areas allowing convenient access to economic opportunities, and to health, educational and social amenities in which all citizens and permanent residents of the Republic will, on a progressive basis, have access to permanent residential structures with secure tenure, ensuring internal and external privacy, and providing adequate protection against the elements, potable water, adequate sanitary facilities and domestic energy supply.”

The existing national housing programs have been based on this objective and the principles embodied therein. Municipalities are required to take the leading role in negotiating the location of housing supply to facilitate spatial restructuring, spatial planning and transportation systems and the integration of housing into municipal IDPs.

This entails the following:

- Initiating, planning, facilitating and co-coordinating appropriate housing development
- Implement projects as developers in accordance with agreements
- Promote private sector development
- Develop a housing delivery strategy with development goals
- Planning and allocation of land for human settlements
- Creating a financially and socially viable environment for housing delivery
- Facilitating the resolution of conflicts arising from housing delivery initiatives
- Facilitating the provision of bulk services
- Administering national housing programs.
- Expropriating land for housing development.

The plan addresses the following:

- key principles - housing planning as part of IDP
 - an overview of the local context;
 - identification of land suitable for future housing development;
 - an information regarding current housing demand;
 - overview of the current housing situation;
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- information regarding planned projects;
- strategic delivery thrust: housing supply options

1.2 **KEY PRINCIPLES - HOUSING PLANNING AS PART OF IDP**

Strategic Overview

The human settlement department is delivered on its mandate through various programs that aim to provide a holistic approach to service delivery in Human Settlements. The work is guided by Outcome 8: sustainable human settlement and improved quality of household life and the **Ten Pillar Programme** on modernization of Human Settlement and Urban Development

Linked to the Human Settlement and Urban Development are the issues of poverty reduction, job creation, training and skill development. As government we have an obligation to ensure that our people benefit from human settlement development through the employment of the principles of the Expanded Public Works Programme (EPWP) and Community Works Programme.

Underlying the approach to housing planning as part of integrated development planning are a set of key principles that emerged from considering strategic concerns in respect of the housing sector as well as the intergovernmental planning and implementation system. These are indicated and elaborated upon below.

1.2.1 **Sustainable human settlement development and asset creation**

Building human settlements goes beyond the production of houses and should ensure the integrated delivery of a wide range of social and economic amenities and infrastructure that ensure a supportive context for sustainable livelihoods and a strong civil society. This relates to the shift in policy from shelter provision to sustainable human settlements and communities, and the improvement of the quality of the housing products and residential environments produced through the programme.

1.2.2 **Strategic concern for demand-defined and supply negotiated housing delivery**

Development, which is **demand-defined** (by households according to their needs, and through local government-based processes such as the IDP process) and is **supply-negotiated**, should be promoted. Supply negotiation should take place at the local sphere of government. Supply negotiated housing delivery is a means to ensure that housing policy and implementation provides a way, for the state to engage with communities and households, whereby demand-definition and supply-negotiation ensure that people living in situations of poverty are better able to build social and physical assets, thus enhancing housing as an economic instrument once transferred.

1.2.3 **Restructuring of the institutional architecture for housing**



Housing demands need to be addressed by coordinated and integrated planning, funding and capacity building efforts at different spheres and sectors of government. The notion of supply actors need to be broadened to leverage individual and collective responsibility for meeting the housing demand and the need to mobilize and enable new actors to perform these roles.

1.2.4 Transformation of the intergovernmental planning and fiscal system

Housing policy instruments and their implementation agencies need to be aligned to ensure better flow of funds and more effective achievement of desired outcomes. Housing planning as part of IDPs will form the basis for multi-year provincial housing plans, thereby improving planning.

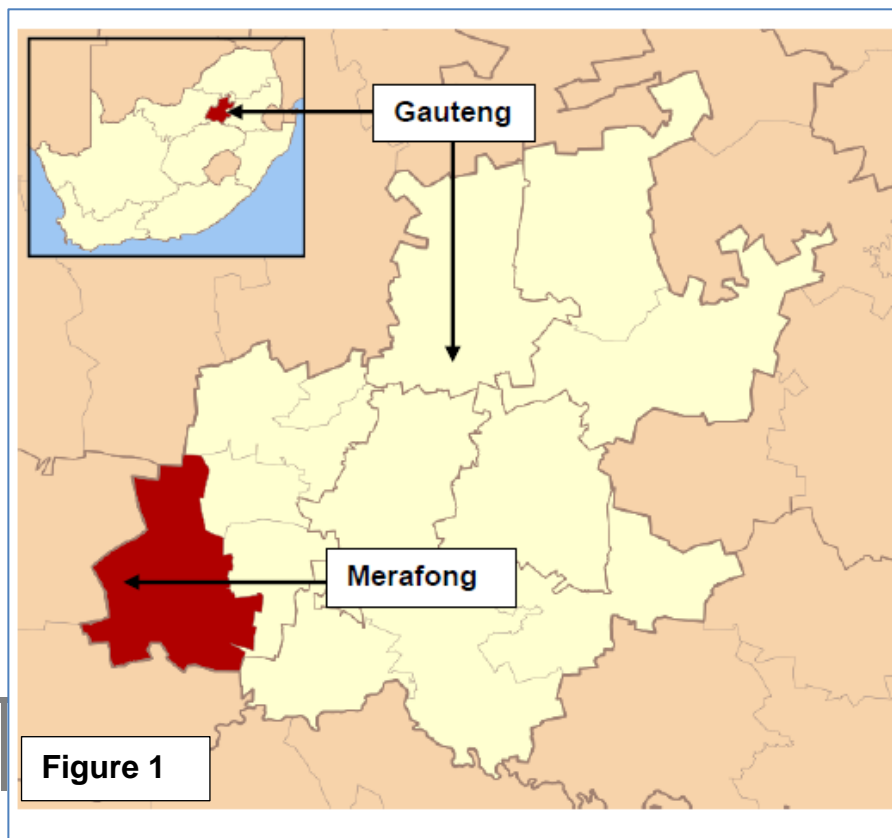
This strategic plan focuses on the implementation of the housing programme in accordance with the Integrated Development Plan of Council and to adjust the housing strategy and targets with policy directives.

CHAPTER 2

OVERVIEW OF THE LOCAL CONTEXT

2.1. LOCALITY

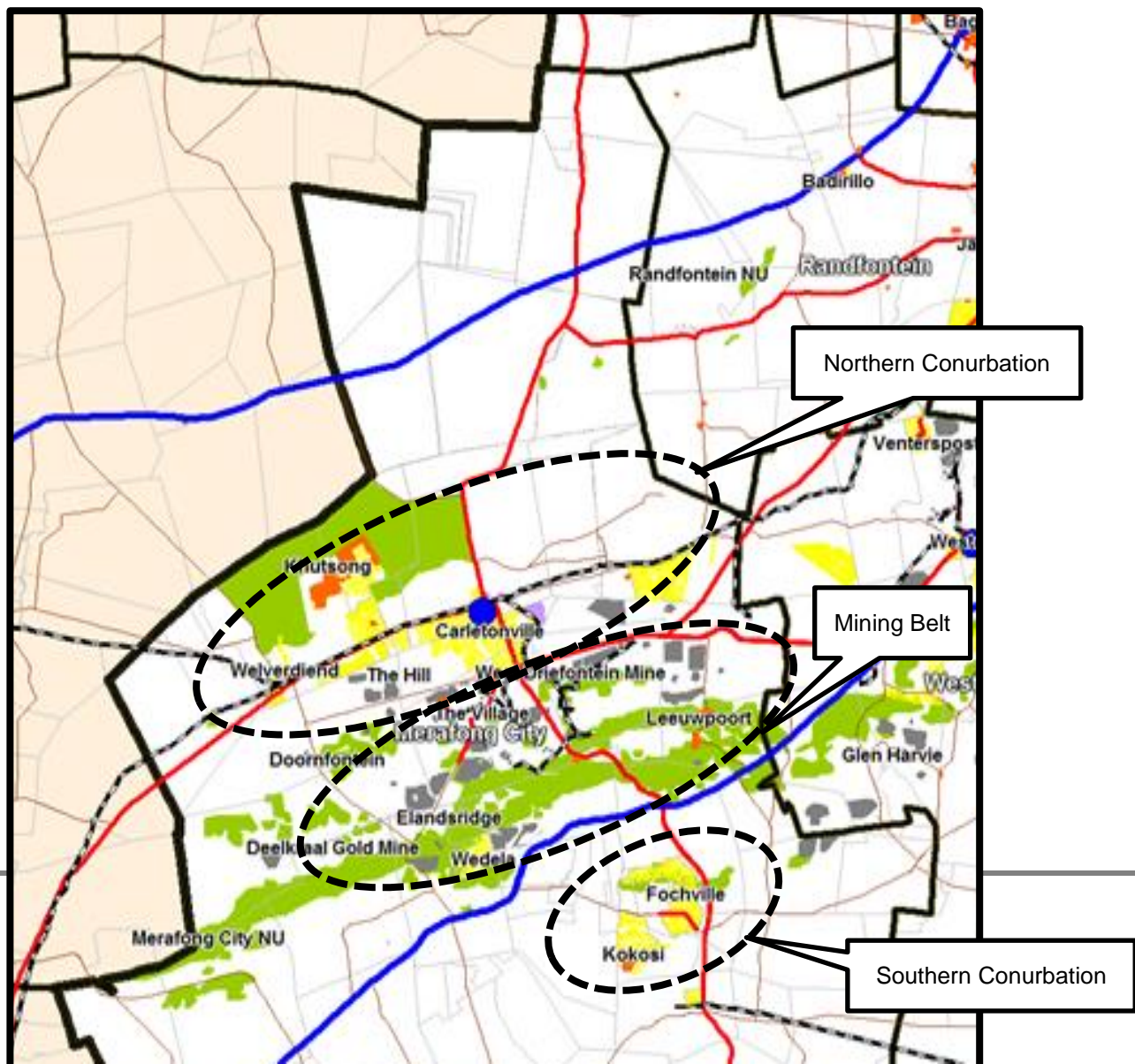
Merafong City Local Municipality is located within the southwestern portion of the Gauteng Province. The Municipal Area is connected to the rest of Gauteng and neighboring Provinces through the N12, N14 and R500 that traverses the Municipal area.



Merafong City is characterized by a number of settlements scattered throughout the Municipal Area. This scattered settlement pattern is largely due to mining activities concentrated along the mining belt running through the center of the Municipal Area. The primary settlements within the Municipal Area can therefore be divided into 3 sub-regions, being the northern conurbation, mining belt, and southern conurbation. The northern conurbation consists of Carletonville, Khutsong, Welverdiend and Blybank. The southern conurbation consists of Fochville, Kokosi and Greenspark, whereas Wedela, and the following mining villages are located within the mining belt:

- West Wits
- East & West Driefontein
- Elandsridge
- Deelkraal
- Blyvooruitzicht
- Doornfontein

Figure 2 below, indicates the primary settlements within the Municipal area and the three divided sub-regions.



2.2 SITUATIONAL ANALYSIS

South Africa is characterized by long-established patterns of intra-regional migration, with countries sending and receiving labour migrants especially for employment in mines and on commercial farms since the late nineteenth century.

These patterns and processes have undergone notable change in recent decades, the outcome being a progressive intensification of mobility in the Gauteng Province. The underlying determinants of this trend include increased and new opportunities for internal and cross-border movement following the end of apartheid, the Gauteng's increasing engagement with the global economy, persistently high and worsening levels of poverty and unemployment, the impact of the HIV/AIDS pandemic, and the displacement and forced migration borne out of conflict and civil strife.

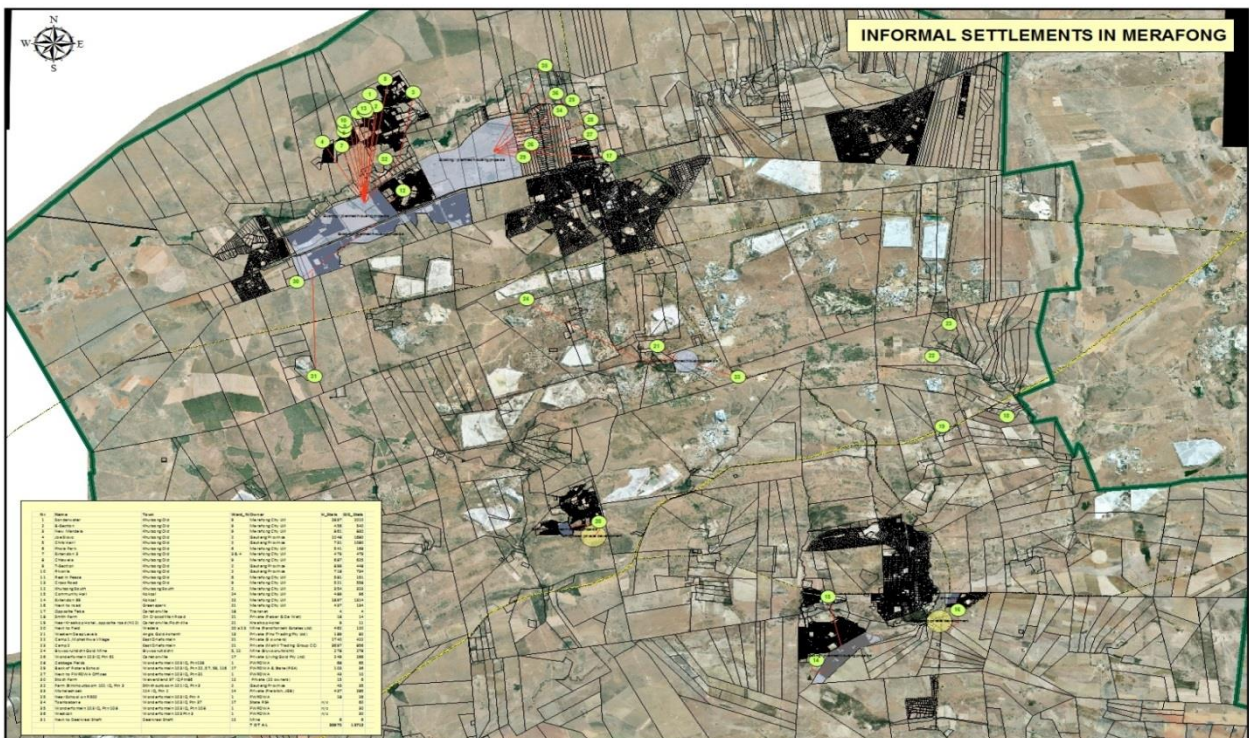
Merafong City as a predominant mining community is also characterized by the migration patterns linked to the mining industry. This has led to the growing informal settlements.

A socio-economic analysis of informal settlements in Merafong City has revealed that 3 distinguishable groups exist:

- People living on the fringes of townships,
- People living close to mine shafts, and
- People living on farms, not associated with those localities mentioned above.

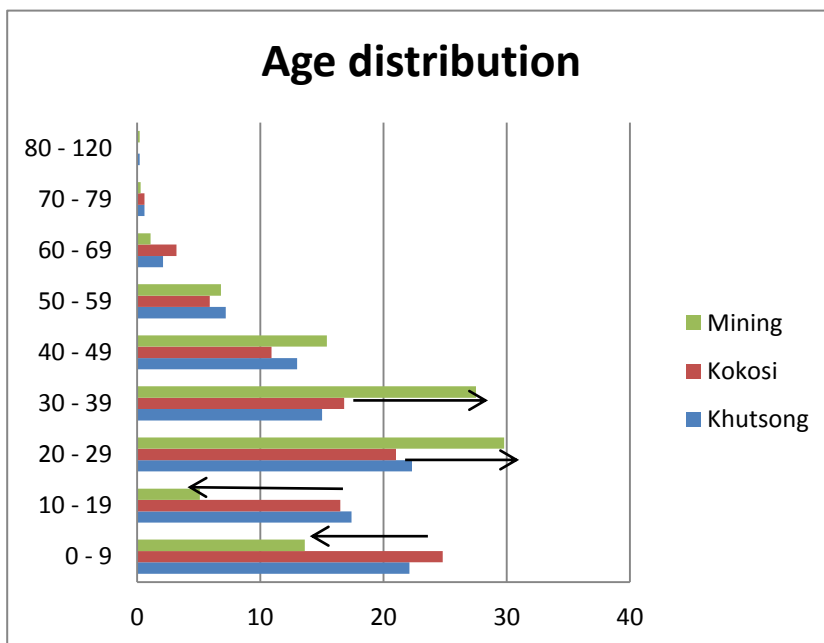
2.3 INFORMAL SETTLEMENTS LOCALITY

Figure 3 gives an indication on the locality of the various informal settlements within the Municipal Area.



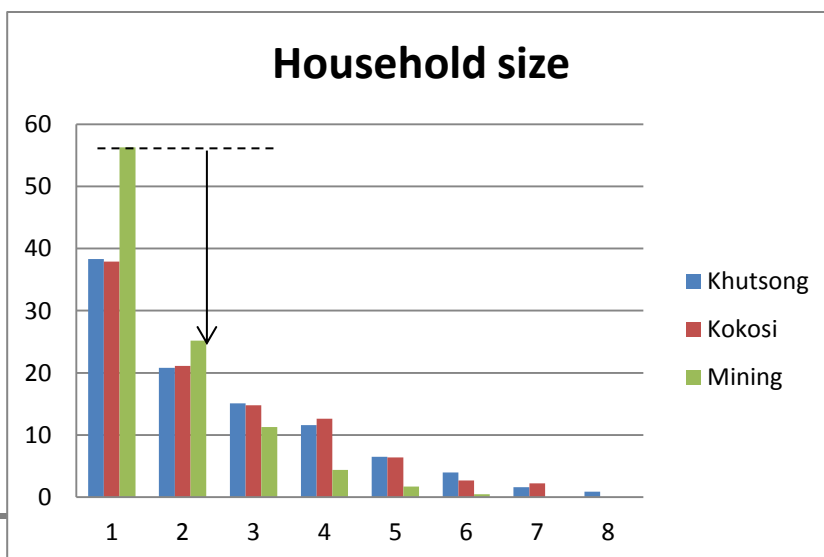
2.4 SOCIO ECONOMIC PROFILE

The socio economic profile of informal settlements within the northern conurbation (Khutsong area), southern conurbation (Kokosi area) and the mining belt, based on Census 2011, is reflected below. The socio- economic factors below is significant in the planning and determination of the different housing typologies needed in the respective areas.



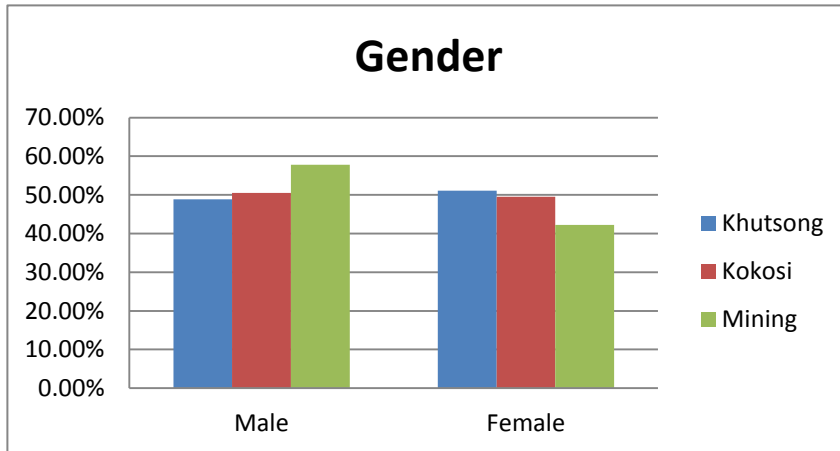
Age distribution.

The age distribution between the townships and the mine settlements are clearly visible in the figure left. As indicated by the black arrows, the proportion of economically active people in the mine settlements is far greater than that of the townships. Furthermore the proportion of children and the elderly in the mine settlements is significantly lower.



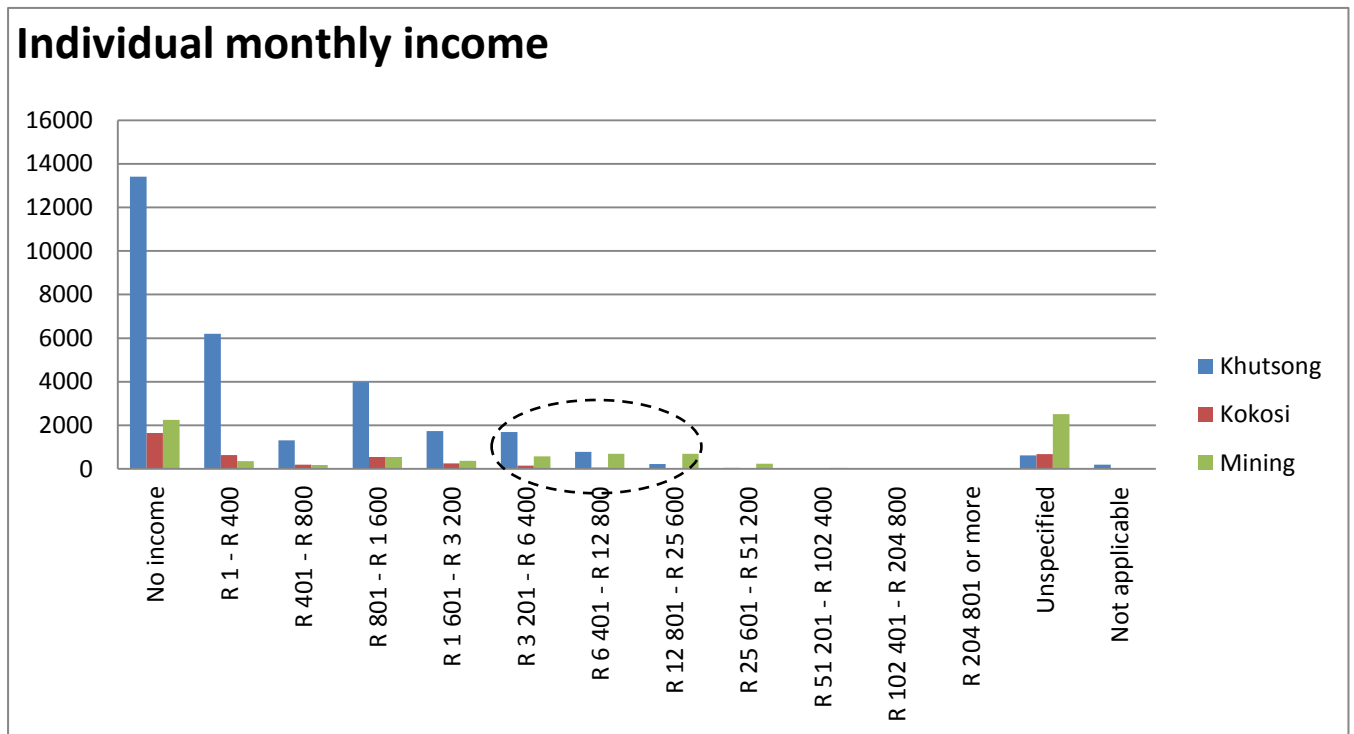
Household size.

Approximately 55% of households in mine settlements consist of a single person as opposed to 38% of the township settlements.



Gender

As can be expected the gender ratio in the mining settlements is skewed towards more men. There are almost 20% more men than women in these informal settlements.



Individual monthly income.

The table above reflects the income level. The majority of residents in informal settlements earn between R0 and R3200 per month, whilst a number of residents earn between R3200 and R25000 per month. The assumption that all people living in

informal settlements are indigent is therefore incorrect and has a serious impact on the planning for housing provision for these informal settlements.

2.5 DEDUCTION:

The following inference can be made from census surveys conducted within the various informal settlements in the Municipal Area:

- 1) According to the age distribution, approximately 57% of the population in the mining informal settlements falls within the economically active age group and approximately 55% of these households consist of 1 person. The most suitable housing typology to address this housing need is therefore the provision of rental accommodation. This is further supported by the fact that mineworkers do receive a living out allowance which is suitable to pay for proper rental accommodation, should it be provided.
 - 2) The household size of 43% of all the informal settlement households within the Municipal area, consist of 1 person, indicating that migrant workers seeking job opportunities are the main cause for informal settlements.
 - 3) According to the gender distribution, there is on average almost 40% more males than females within the informal settlements, which confirm the high occurrence of migrant workers staying in informal settlements.
 - 4) A large number of 20,880 households in the northern conurbation earns less than R3200 per month, and therefore confirms the need for Government subsidised housing.
 - 5) A large number of approximately 2,000 households in the mining informal settlements have reported no form of income.
 - 6) A large percentage of people living in mining informal settlements earns above the threshold qualifying for Government subsidised housing and should be accommodated through proper rental accommodation. The fact that most are migrant workers despite being able to afford own accommodation, contributes thereto that they do not enter the property market in Merafong City, but rather invest in their place of origin.
 - 7) The need for integrated development to integrate mining informal settlements into formal towns with access to schools, clinics, shops and public transport is confirmed by the above socio economic analysis.
 - 8) *In situ* development of informal settlements in close proximity to mine shafts would not be sustainable and should not be considered as a long term solution.
 - 9) Mining companies and associated contractors should ensure that appropriate housing accommodation is provided for their workers. Participation and investment
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in integrated housing development rather than continuing with housing provision on mine properties should be encouraged.

CHAPTER 3

HOUSING DEMAND

Merafong City is characterized by a number of settlements scattered throughout the Municipal Area. The fragmented settlement pattern is largely due to mining activities concentrated along a mining belt running through the center of the Municipal Area. The mines have stimulated the development of numerous smaller settlements at the mine shafts that are located along this belt.

Housing delivery in Merafong City focusses on the following needs:

- State funded, low cost housing.
- Private sector developments targeting mainly mixed, middle to upper income groups.
- Affordable rental accommodation and social housing.
- Informal settlement up-grade.

The housing plan considers the full range of housing products and land which is suitable for such products.

Figure 3 gave an indication on the locality of the various informal settlements throughout Merafong City. For ease of reference, the housing demand will be discussed per sub-region.

3.1 NORTHERN CONURBATION

As indicated earlier, the northern conurbation consists of the Carletonville, Khutsong, Welverdiend and Blybank areas. The majority of informal settlements are located on the periphery of Khutsong and the rural areas surrounding Carletonville, as indicated below.



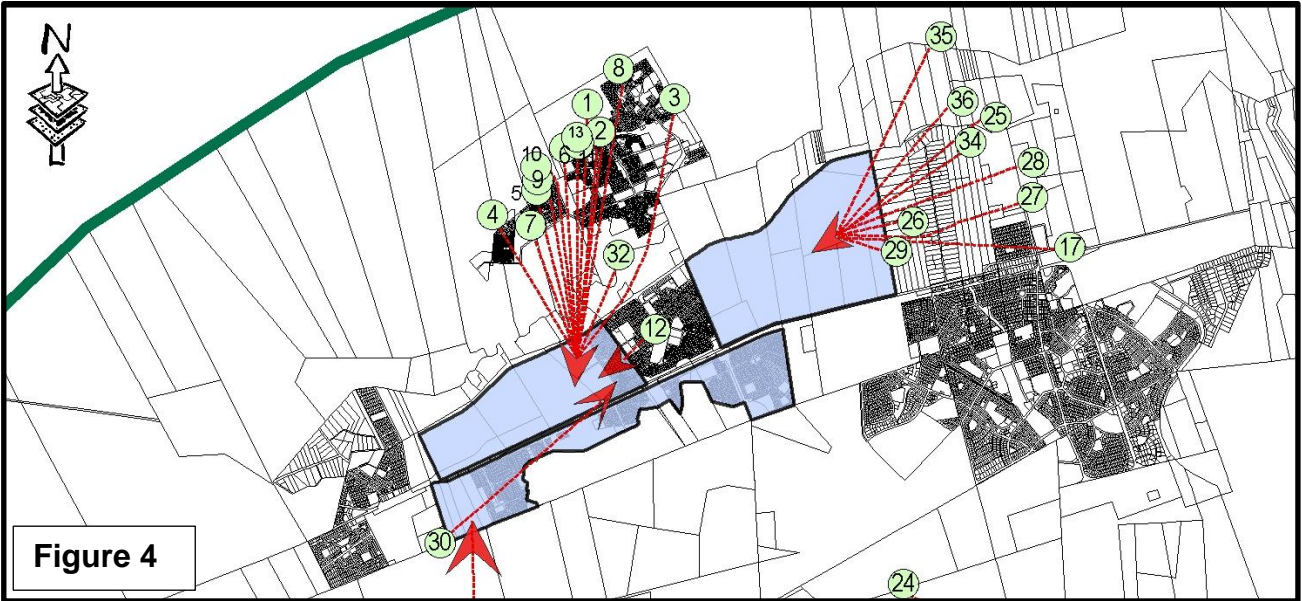


Figure 4

The table below indicates the detail per individual informal settlement, as indicated on Figure 4 above.

Name of Informal Settlement	Nearest suburb	Location as per co-ordinates		Land Owner	Number of units	In-situ Upgrade	Relocation	Classification A: Urgent relocation required B: short-medium term plan C: No short-medium term plans	Water	Sanitation	Lighting	Vulnerabilities
		S	E									
Sonderwater Map ref.(1)	Khutsong	26° 19' 13.305" S	27° 18' 57.142" E	Merafong	2010	no	Yes	B	standpipes	VIP	High masts	Dolomite
Rivonia Map ref.(10)	Khutsong	26° 19' 46.908" S	27° 18' 27.142" E	Gauteng Government	734	no	yes	B	standpipes	VIP	High masts	Dolomite
Rest in Peace Map ref. (11)	Khutsong	26° 19' 34.671" S	27° 18' 52.360" E	Merafong	151	no	yes	B	standpipes	VIP	High masts	Dolomite
Cross Roads Map ref. (13)	Khutsong	26° 19' 30.834" S	27° 18' 51.010" E	Merafong	558	no	Yes	B	standpipes	VIP	High masts	Dolomite
B-Section Map ref.(2)	Khutsong	26° 19' 28.266" S	27° 19' 4.811" E	Merafong	540	no	Yes	B	standpipes	VIP	High masts	Dolomite
Mandela Section Map ref.(3)	Khutsong	26° 19' 10.583" S	27° 19' 48.710" E	Merafong	830	no	Yes	B	standpipes	VIP	High masts	Dolomite
Joe Slovo Map ref. (4)	Khutsong	26° 20' 12.680" S	27° 18' 1.390" E	Gauteng Government	1 680	no	Yes	B	standpipes	VIP	High masts	Dolomite
Chris Hani Map ref. (5)	Khutsong	26° 19' 59.474" S	27° 18' 27.295" E	Gauteng Government	1 080	no	Yes	B	standpipes	VIP	High masts	Dolomite
Phola Park Map ref.(6)	Khutsong	26° 19' 36.565" S	27° 18' 43.990" E	Merafong	541	no	Yes	B	standpipes	VIP	High masts	Dolomite
T-Section Map ref. (9)	Khutsong	26° 19' 53.678" S	27° 18' 28.041" E	Gauteng Government	899	no	Yes	B	standpipes	VIP	High masts	Dolomite
Chiawelo Map ref. (8)	Khutsong	26° 18' 54.585" S	27° 19' 15.831" E	Merafong	687	no	Yes	B	standpipes	VIP	High masts	Dolomite
Ptn 3 of the farm Stinkhoutboom 101 IQ	Khutsong	26° 20' 33.812" S	27° 19' 15.999" E	Gauteng Government	43	no	Yes	B	standpipes	VIP	No	Dolomite

Map ref. (32)												
Name of Informal Settlement	Nearest suburb	Location as per coordinates		Land Owner	Number of units	In-situ Upgrade	Relocation	Classification A: Urgent relocation required B: short-medium term plan C: No short-medium term plans	Water	Sanitation	Lighting	Vulnerabilities
Khutsong Ext 3 Map ref.(7)	Khutsong	26° 20' 17.911" S	27° 18' 23.855" E	Merafong	479	yes		B	Standpipes	Communal	High masts	Dolomite
Khutsong South:- back yard dwellers Map ref.(12)	Khutsong South	26° 21' 13.110" S	27° 19' 37.624" E	Merafong	323	no	Yes	B	water connection :- house tap	flush toilets	yes	Dolomite
Ptn 4 of farm Wonderfontein 103 IQ Map ref.(25)	Carletonville	26° 19' 19.764" S	27° 22' 58.811" E	FWRDWA	26	no	Yes	C	jo-jo tenks	no	no	Dolomite
Ptn 61 of the farm Wonderfontein 103 IQ Map ref. (26)	Carletonville	26° 20' 15.386" S	27° 22' 10.022" E	Living Gold	249	no	Yes	C	jo-jo tenks	no	no	Dolomite
Ptn 31 of the farm Wonderfontein 103 IQ Map ref. (27)	Carletonville	26° 20' 2.486" S	27° 23' 20.427" E	FWRDWA	48	no	Yes	C	jo-jo tenks	no	no	Dolomite
Ptn 129 of the farm Wonderfontein 103 IQ Map ref.(28)	Carletonville	26° 19' 44.032" S	27° 23' 21.219" E	FWRDWA	65	no	Yes	C	jo-jo tenks	no	no	Dolomite
Ptn 22, 57, 59 & 1 of the farm Wonderfontein 103 IQ Map ref.(29)	Khutsong	26° 20' 31.339" S	27° 22' 0.191" E	FWRDWA	103	no	Yes	C	jo-jo tenks	no	no	Dolomite
Ptn 3 of the farm Wonderfontein 103 IQ (36)	Carletonville	26° 19' 11.300" S	27° 22' 39.055" E	FWRDWA	46	no	Yes	C	jo-jo tenks	no	no	Dolomite

Name of Informal Settlement	Nearest suburb	Location as per coordinates		Land Owner	Number of units	In-situ Upgrade	Relocation	Classification A: Urgent relocation required B: short-medium term plan C: No short-medium term plans	Water	Sanitation	Lighting	Vulnerabilities
Ptn 108 of farm Wonderfontein 103 IQ (35)	Carletonville	26° 18' 37.135" S	27° 22' 26.494" E	FWRDWA	43	no	Yes	C	jo-jo tenks	no	no	Dolomite
Ptn 37 of the farm Wonderfontein 103 IQ Map ref. (34)	Khutsong	26° 19' 33.128" S	27° 22' 44.099" E	RSA	134	no	Yes	C	jo-jo tenks	no	no	Dolomite
Ptn 96 of the farm Welverdiend 97 IQ Map ref. (30)	Khutsong South Extensions	26° 23' 7.144" S	27° 17' 30.660" E	Stoch + 22 owners	12	no	Yes	C	no	no	no	Dolomite
Ptn 35 of the farm Wonderfontein 103 IQ Map ref. (34)	Carletonville	26° 19' 33.128" S	27° 22' 44.099" E	RSA	134	no	Yes	C	jo-jo tenks	no	no	Dolomite
Ptn 9 of the farm Wonderfontein 103 IQ	Carletonville	26° 19' 33.128" S	27° 22' 44.099" E		40	no	Yes	C	jo-jo tenks	no	no	Dolomite
Ptn 113 of the farm Wonderfontein 103 IQ	Carletonville	26° 19' 33.128" S	27° 22' 44.099" E		13	no	Yes	C	jo-jo tenks	no	no	Dolomite
Ptn 72 of the farm Wonderfontein 103 IQ	Carletonville	26° 19' 33.128" S	27° 22' 44.099" E		2	no	Yes	C	jo-jo tenks	no	no	Dolomite
Ptn 106 of the farm Wonderfontein 103 IQ	Carletonville	26° 19' 33.128" S	27° 22' 44.099" E		21	no	Yes	C	jo-jo tenks	no	no	Dolomite
Ptn 109 of the farm Wonderfontein 103 IQ	Carletonville	26° 19' 33.128" S	27° 22' 44.099" E		134	no	Yes	C	jo-jo tenks	no	no	Dolomite

Ptn 24 of the farm Wonderfontein 103 IQ	Carletonville	26° 19' 33.128" S	27° 22' 44.099" E		30	no	Yes	C	jo-jo tenks	no	no	Dolomite
Ptn 3 of the farm Rooipoort 109 IQ	Carletonville	26° 19' 33.128" S	27° 22' 44.099" E		25	no	Yes	C	jo-jo tenks	no	no	Dolomite
Ptn 69 of Waters' Edge	Carletonville	26° 19' 33.128" S	27° 22' 44.099" E		18	no	Yes	C	jo-jo tenks	no	no	Dolomite
Total					11698							

As can be seen from the above table, there are 11 698 informal settlement households within the northern conurbation. The informal settlements located on the periphery of Khutsong have access to basic services, such as water, sanitation and high mast lighting, whereas the informal settlements located on farm land around the Carletonville area, basically only have access to water and basic sanitation.

All of these areas are however subject to dolomite conditions, and in terms of SANS 1936, no informal structures may be permitted on dolomitic land. *In situ* development of these informal settlements is therefore not an option, and all of these informal settlements need to be relocated to suitable safe land.

As indicated in Figure 4, all of these informal settlements have been earmarked for relocation to the Khutsong South Extensions Development. It is estimated that approximately 20% of the total 11 698 informal households will not qualify for subsidized housing, due to nationality, income and other reasons, and can therefore be accommodated in a transit area or rental accommodation.

In terms of the housing plan, the housing demand of 11 698 households in the northern conurbation can be addressed as follows:

NORTHERN CONURBATION

SPACE DEVELOPMENT (Residential Development)	Baseline information		Residential stands planned to serve, actual no. of residential stands served, estimated capital and rehabilitation costs (excluding bulk)			New Bulk infrastructure, capital costs and rehabilitation of bulk infrastructure required	
	No. of households in the municipality (at a growth rate of 1,25% p.a.)	Baseline: list number of houses required to eliminate backlogs in terms of new residential areas	No. of erven planned to process/approve	Estimated new capital costs (R Value) per annum (Please note: private developers are responsible for installation of internal services) RDP erven are calculated at R43626 for A Grade engineering services & R10500 for electrical services, with a 10% inflation increase per annum.	Top structure costs per annum (DoHS) (R102, 953.00) excl Professional fees	Specify Bulk infrastructure (Roads & storm water: R4,7 mil/km & 0,013km/erf	Bulk infrastructure capital costs (R -000 Value) per annum
Year 1 (17/18)	73451	10193	Khutsong South Ext 5&6(1000) services (500) TOP STRUCTURES	R54,126,000	R51,476,500	Roads & Storm water: 66,58km Roads & Storm water: Bridge over rail = Pedestrian bridge Electricity: New Khutsong South Bulk substation + 11Kv main substation WWTP: Upgrade of WVD WWTP	
			Total: 1000	R 54,126,000	R51,476,500		
Year 2 (18/19)	77139	10375	Remainder of Khutsong South Ext 5 (3088) – 2823 Freestanding, 265 GAP Total: 3088	R167,141,088	R317,918,864		
			Varkenslaagte (10 000) 7200 Freestanding, 2400 walkups				
			Wedela (462) (Anglogold Ashanti)	R25,006,212	R47,564,286		
Year 3 (19/20)	77481	9021	Remainder of Khutsong South Ext 5 (13912) Total: 13912	R753,000,912	R1,432,282,136		
			Total: 28462	R999,274,212	R1,849,241,786		
Year 4 (20/21)	77481	9021	Carletonville Ext 17 (1200)			Roads & storm water: 12km	R56 million
			Khutsong South Ext 3 (Land Acquisition & Planning)	R8,226,375			

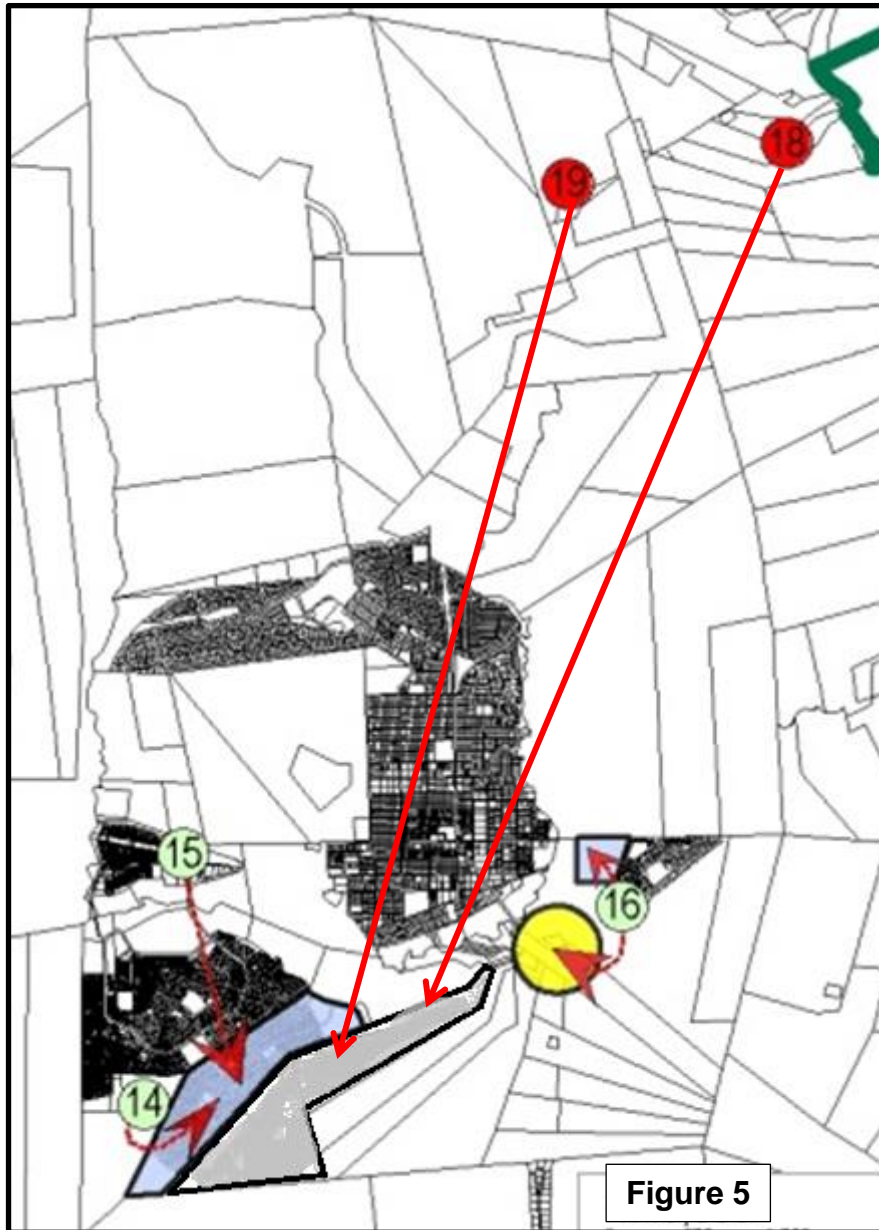
		Khutsong South Ext 7 (1250)			Roads & storm water: 16,4km	R77 million
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3.2 SOUTHERN CONURBATION

The southern conurbation consists of the Fochville, Kokosi and Greenspark areas. The majority of informal settlements are located in and around Kokosi, on the periphery of Greenspark and in the farming areas surrounding Fochville.

The location of these informal settlements is indicated on the map below:



The table below indicates the detail per individual informal settlement, as indicated on Figure 5 above.

Name of Informal Settlement	Nearest suburb	Location as per co-ordinates		Land Owner	Number of units	In-situ Upgrade	Relocation	Classification A: Urgent relocation required B: short-medium term plan C: No short-medium term plans	Water	Sanitation	Lighting	Vulnerabilities
Extension 99, Kokosi Map ref.(14)	Kokosi	26° 30' 57.191" S	27° 27' 51.837" E	Merafong	1897	no	Yes	B	yard tap	flush toilets	High masts	water table
Between Kokosi Ext 2 & Kokosi Ext 1 Map ref. (15)	Kokosi	26° 29' 37.865" S	27° 28' 5.262" E	Merafong	489	no	Yes	B	no	buckets	High masts	Eskom servitude
Greenspark graveyard Map ref. (16)	Greens park	26° 29' 53.598" S	27° 30' 39.925" E	Merafong	437	no	Yes	B	no	VIP	No	grave yard
Smith farm Map ref.(18)	Greens park	26° 25' 51.981" S	27° 31' 37.221" E	Pelser & de Wet	14	no	Yes	C	no	no	No	
near Kraalkop Hotel Map ref. (19)	Fochville	26° 26' 5.090" S	27° 30' 19.932" E	Kraalkop hotel	11	no	Yes	C	no	no	No	
Total					2848							

As can be seen from the above table, there are 2848 informal settlement households within the southern conurbation. The informal settlements located in and around Kokosi and on the periphery of Greenspark have access to basic services, such as water, sanitation and high mast lighting, whereas the informal settlements located on farm land around the Carletonville area, basically only have access to water and basic sanitation.

As indicated above, all of these informal settlements need to be relocated. Kokosi Extension 99 will always have to remain a transit area, as the water table is too high and township establishment cannot be considered. The other areas are either affected by servitude areas, graveyards or private properties, and *in situ* development cannot be considered.

As indicated in Figure 5, all of these informal settlements have been earmarked for relocation to Kokosi Extension 6 and 7 or Greenspark Extension 1 areas. The households that do not qualify for subsidized housing will have to be accommodated in other forms of housing typology, such as bonded houses, rental stock or social housing.

In terms of the housing plan, the housing demand of 2848 households in the southern conurbation can be addressed as follows:

SOUTHERN CONURBATION							
SPACE DEVELOPMENT (Residential Development)	Baseline information		Residential stands planned to serve, actual no. of residential stands served, estimated capital and rehabilitation costs (excluding bulk)			New Bulk infrastructure, capital costs and rehabilitation of bulk infrastructure required	
	No. of households in the municipality (at a growth rate of 1,25% p.a.)	Baseline: list number of houses required to eliminate backlogs in terms of new residential areas	No. of erven planned to process/approve	Estimated new capital costs (R Value) per annum (Please note: private developers are responsible for installation of internal services) RDP erven are calculated at R43626 for A Grade engineering services & R10500 for electrical services, with a 10% inflation increase per annum	Top structure costs per annum (DoHS) (R102, 953.00) excl. Professional fees	Specify Bulk infrastructure (Roads & storm water: R4,7 mil/km & 0,013km/erf	Bulk infrastructure capital costs (R -000 Value) per annum
Year 1(16/17)	73451	1548	Kokosi Ext 6 (Phase 1 - 1300)		R133,838,900		
Year 2 (17/18)	94606	2832	Kokosi Ext 6 (Phase 1 – 838	R79,732,434	R86,274,614	Sewer: Main outfall pipeline to new Kokosi WWTP	
						WWTP: Standby generator	
						WWTP: sludge drying equip	
						WWTP: Concrete lining sludge	
						WWTP: Concrete fencing	
						Sewer: Bulk sewerage pump stations & raising main (R??)	
						Sewer: Phase 1 upgrade of WWTP to 11,7ML (R74 mil)	
						Roads & Storm water: 24,55km (R115,385 mil)	
Electricity: Upgrade Fochville Main Substation							
Year 3(18/19)	76325	1822	Kokosi Ext 6 728 – walk-ups				
			Kokosi Ext 7 7488 (2326 – RDP 5162- (GAP &Mixed)			WWTP: Phase 2 upgrade of WWTP to 18,4ML (R118,05 mil)	
						Roads & storm water: 10km (R47 mil)	
						Water: new 24ML reservoir (R96 mil)	
						Water: 3ML elevated pressure tower (R6,6 mil)	
						Water: bulk water supply pipelines (R??)	

		Total: 10354		R220,113,514		
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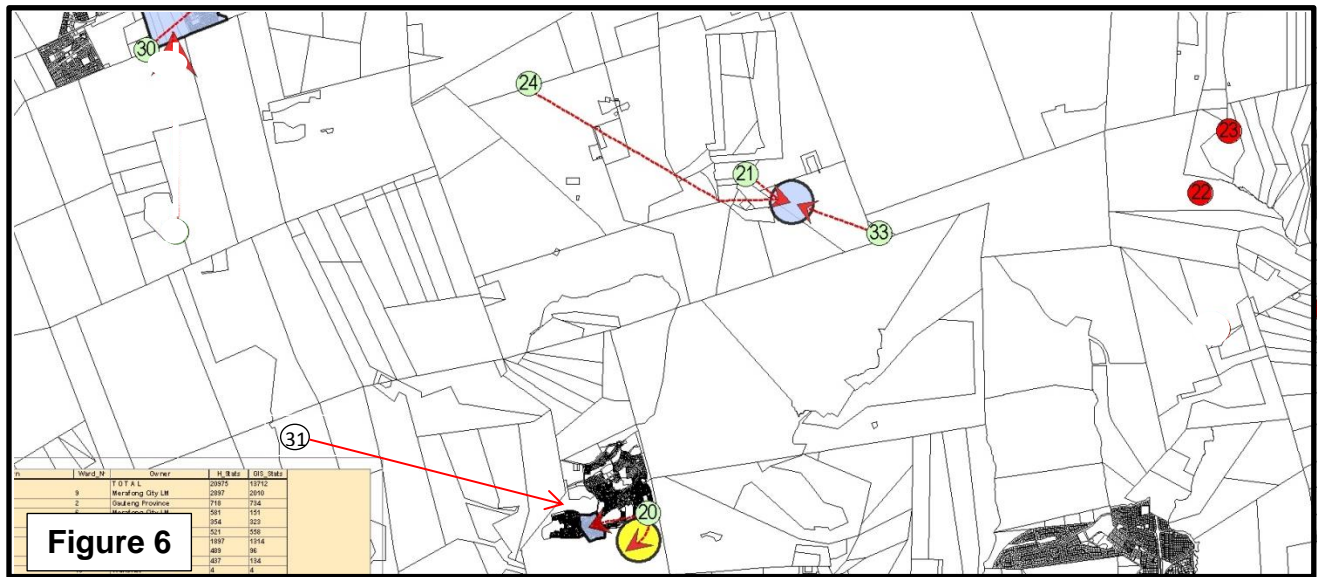


3.3 MINING BELT

The mining belt consists of Wedela, and the following mining villages are located within the mining belt:

- West Wits
- East & West Driefontein
- Elandsridge
- Deelkraal
- Blyvooruitzicht
- Doornfontein

The location of these informal settlements is indicated on the map below:



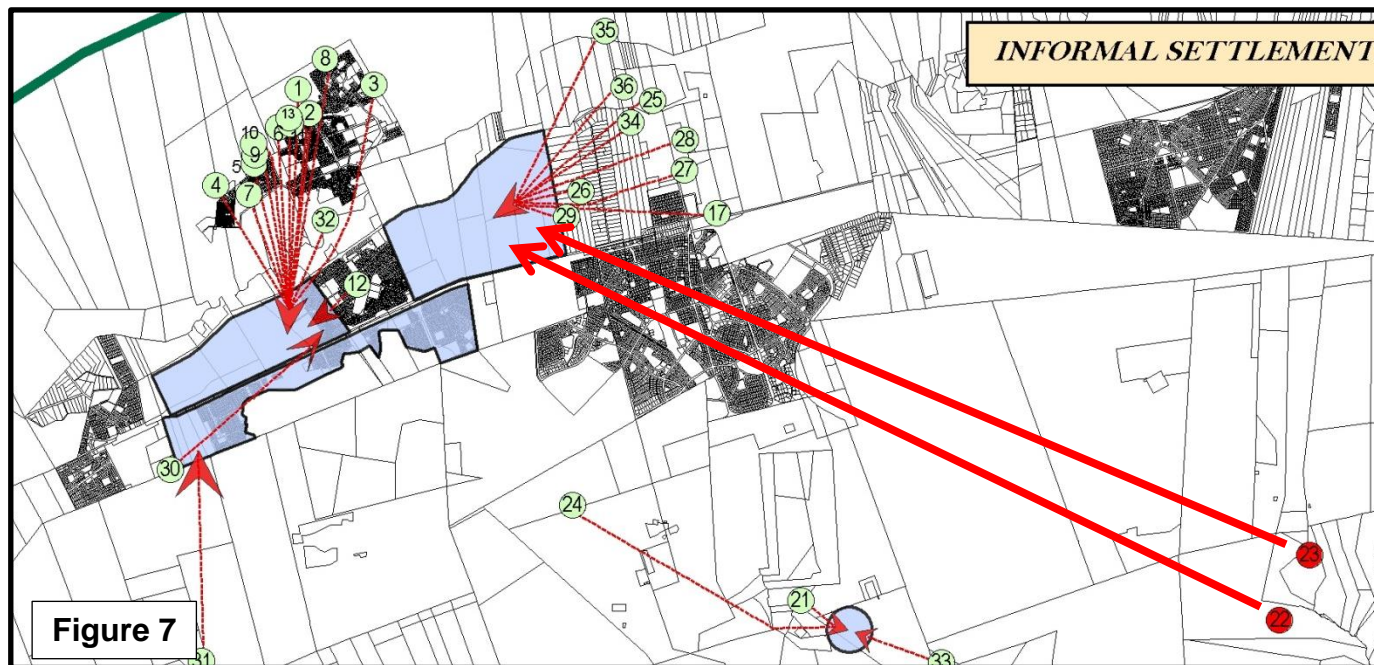
The table below indicates the detail per individual informal settlement, as indicated on Figure 6 above.

Name of Informal Settlement	Nearest suburb	Location as per coordinates		Land Owner	Number of units	In-situ Upgrade	Relocation	Classification A: Urgent relocation required B: short-medium term plan C: No short-medium term plans	Water	Sanitation	Lighting	Vulnerabilities
Mohaleshoek Map ref.(33)	Western Deep Levels	26° 25' 4.125" S	27° 26' 16.967" E	Freishlich	637	no	Yes	B	jo-jo tenks	VIP	no	Dolomite
Near Nr 9 Hostel Map ref.(21)	Western Deep Levels	26° 24' 26.395" S	27° 24' 40.751" E	Pins Trading Pty Ltd	189	no	Yes	B	no	no	no	Dolomite
Near Slimesdam, Blyvooruitzicht Map ref. (24)	Blyvooruitzicht	26° 23' 28.101" S	27° 22' 4.892" E	Blyvooruitzicht gold Mine	278	no	Yes	C	no	no	no	Dolomite
Camp 1, East Driefontein Map ref.(22)	East Driefontein	26° 24' 37.448" S	27° 30' 7.502" E	9 owners	1740	no	Yes	C	jo-jo tenks	VIP	no	land availability
Camp 2, East Driefontein Map ref.(23)	East Driefontein	26° 23' 57.316" S	27° 30' 27.844" E	Malhil Trading Group	3697	no	Yes	C	jo-jo tenks	VIP	no	land availability
next to Deelkraal shaft Map ref.(31)	Deelkraal	26° 25' 4.702" S	27° 17' 52.505" E	Moria mining	6	no	Yes	C	no	no	no	land availability
South of Wedela Map ref.(20)	Wedela Ext 2	26° 28' 5.310" S	27° 23' 31.573" E	Randfontein Estates Ltd	462	no	Yes	C	no	no	no	land availability
Total					7009							

As can be seen from the above table, there are 7009 informal settlement households within the mining belt. The informal settlements located at Blyvooruitzicht, and Western Deep Levels, can be accommodated at the West Wits Township, either through subsidized housing or the CRU project.

The informal settlement at Deelkraal can be accommodated at Deelkraal itself through the CRU project by Harmony Gold, or accommodated in a subsidized housing project in Wedela Extension 4.

The informal settlements at East Driefontein created problems for both Goldfields Mining Company and the Municipality for many years. Based on the location of East Driefontein Village, and in terms of the concept and requirements for sustainable settlements, and in terms of the Merafong City SDF, the informal settlements at Driefontein cannot be formalized. In view of the fact that East Driefontein is a mining village and not a proclaimed township, the informal settlements have to be relocated to the Khutsong area. The area indicated in Figure 7 has been earmarked for this purpose.

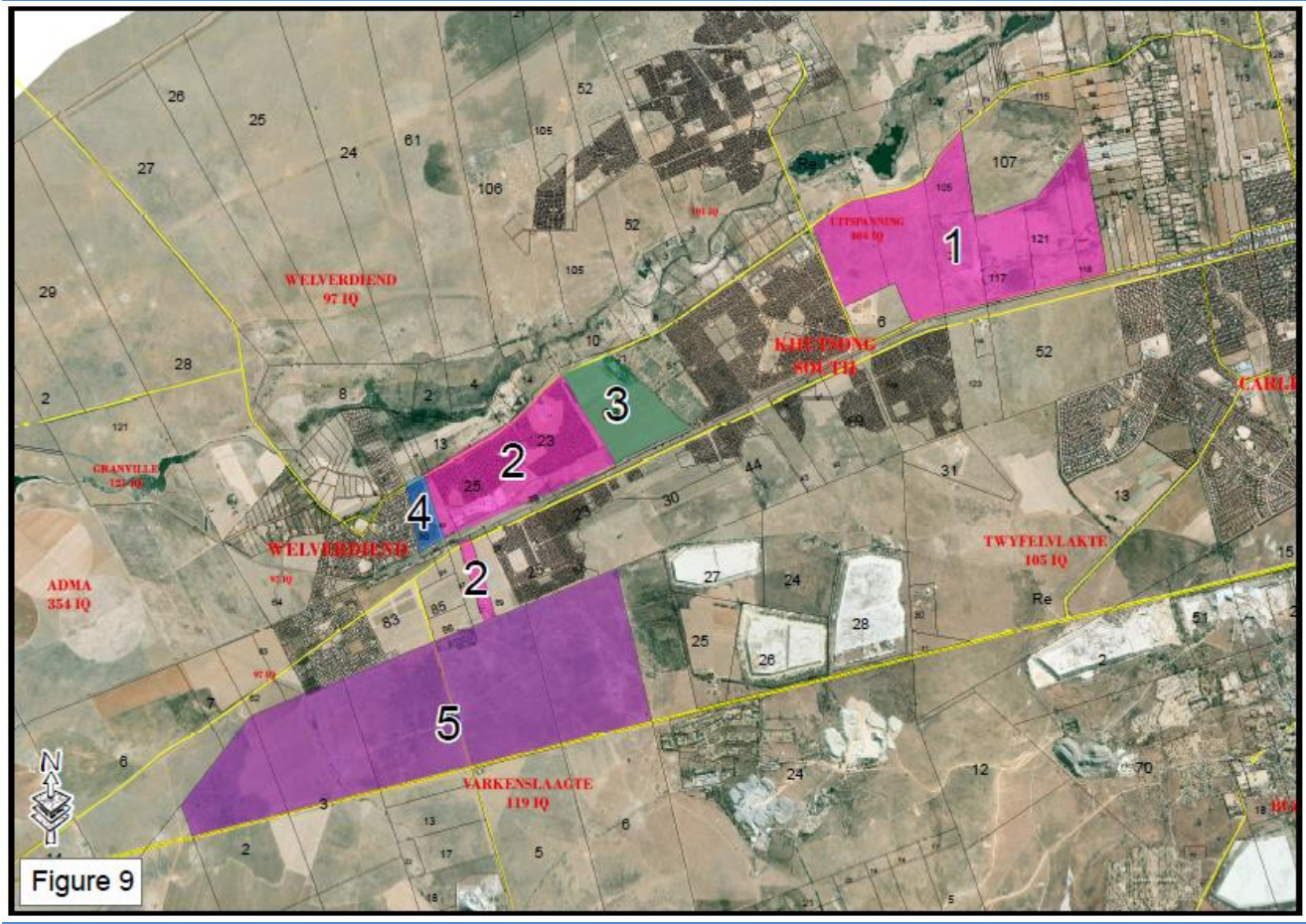


In terms of the housing plan, the housing demand of 7009 households in the mining belt can therefore be addressed as follows. It is however important to note, that the 5437 informal settlement households of the East Driefontein area will have to be accommodated in the northern conurbation as a Presidential Package:

MINING BELT

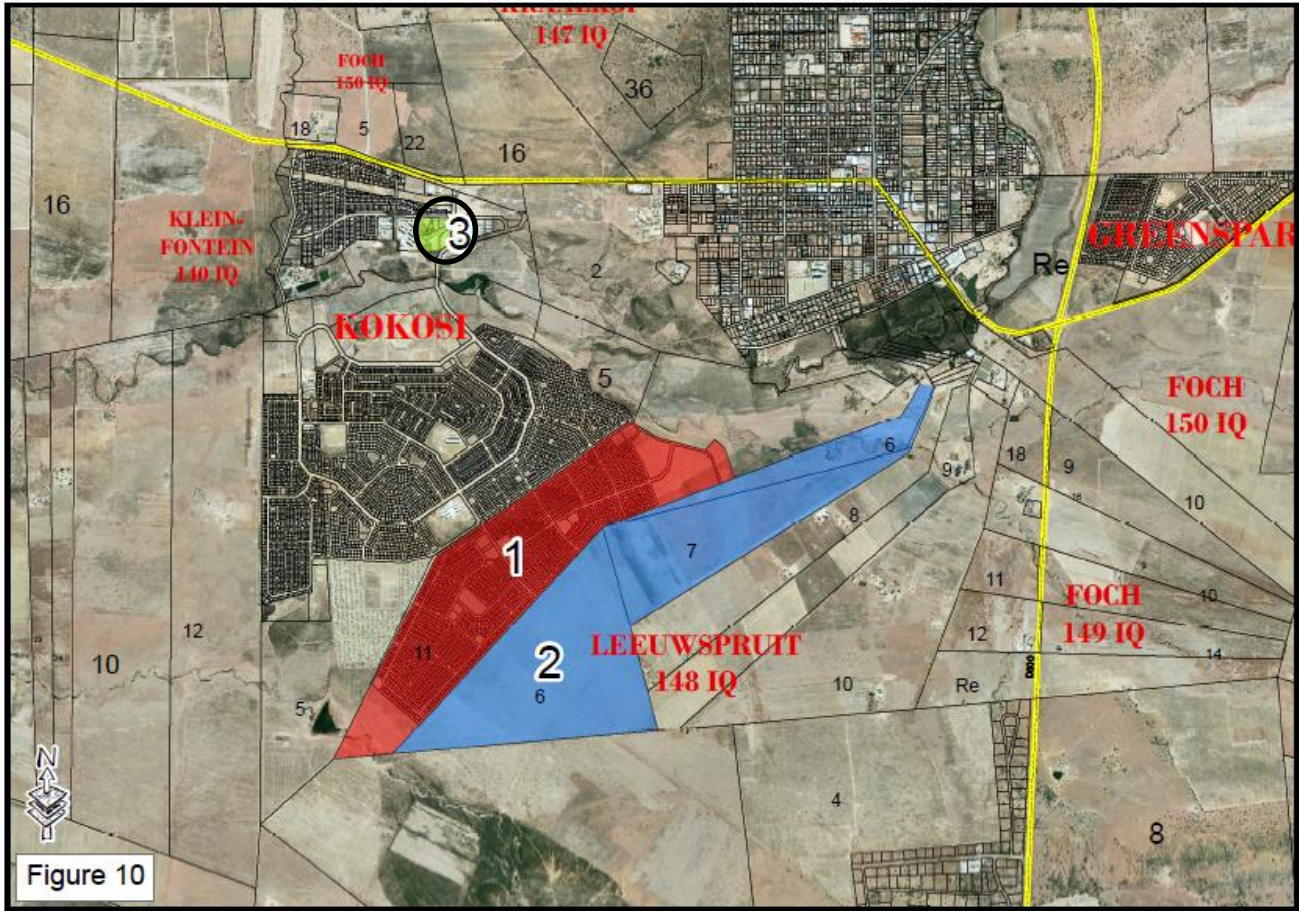
SPACE DEVELOPMENT (Residential Development)	Baseline information		Residential stands planned to serve, actual no. of residential stands served, estimated capital and rehabilitation costs (excluding bulk)			New Bulk infrastructure, capital costs and rehabilitation of bulk infrastructure required	
	No. of households in the municipality (at a growth rate of 1,25% p.a.)	Baseline: list number of houses required to eliminate backlogs in terms of new residential areas	No. of erven planned to process/approve	Estimated new capital costs (R Value) per annum (Please note: private developers are responsible for installation of internal services) RDP erven are calculate at R43,626 for Civil services & R10,500 for electrical services, with a 10% inflation increase per annum	Top structure costs per annum (DoHS) (R102,953)	Specify Bulk infrastructure (Roads & storm water: R4,7 mil/km & 0,013km/erf	Bulk infrastructure capital costs (R -000 Value) per annum
Year 2 (18/19)	73451	6547	Wedela (462)	R25,006,212	R47,564,286		
Year 3(19/20)	75766	6909	No Projects planned				
Year 4 (20/21)	76240	6909	No Projects planned				
Year 3 (17/18)	77193	6909	Wedela Ext 4 (500) West Wits (500)	Special Presidential Package: Mine workers of Goldfields Phased approach R102,731,148	R195,404,794		
			Deelkraal CRU (648) West Wits (CRU 250)				
			Total: 1898				
			Total: 2360	R127,737,360	R242,969,080		

Northern conurbation



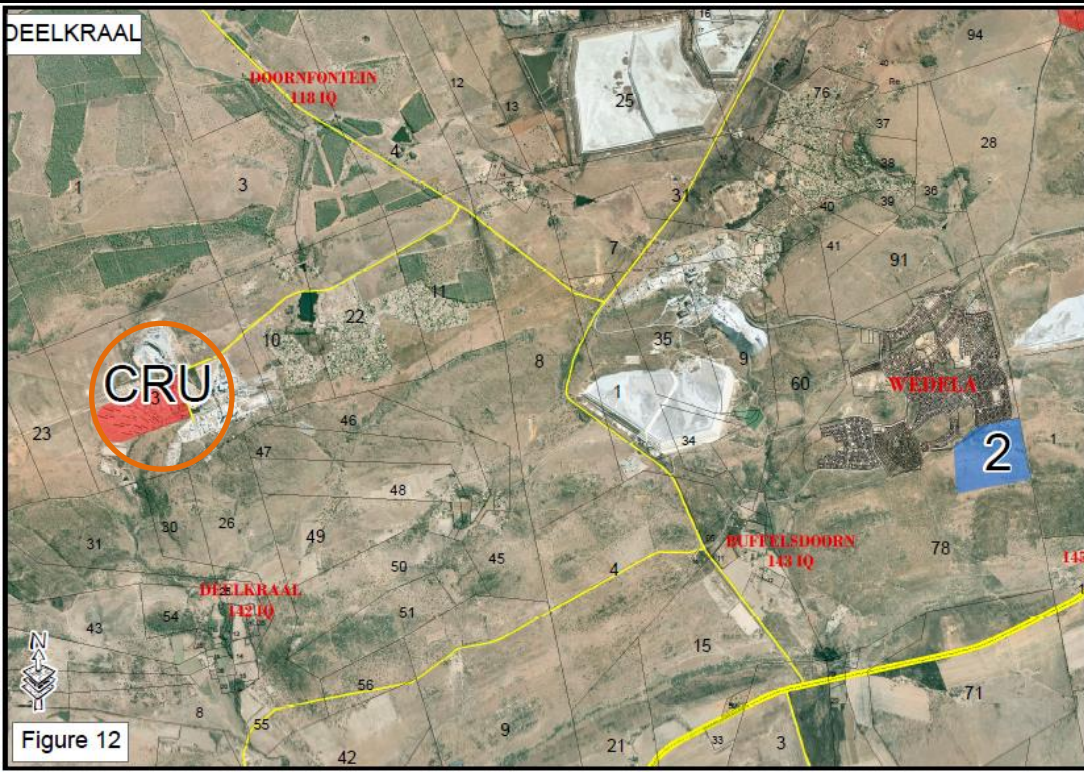
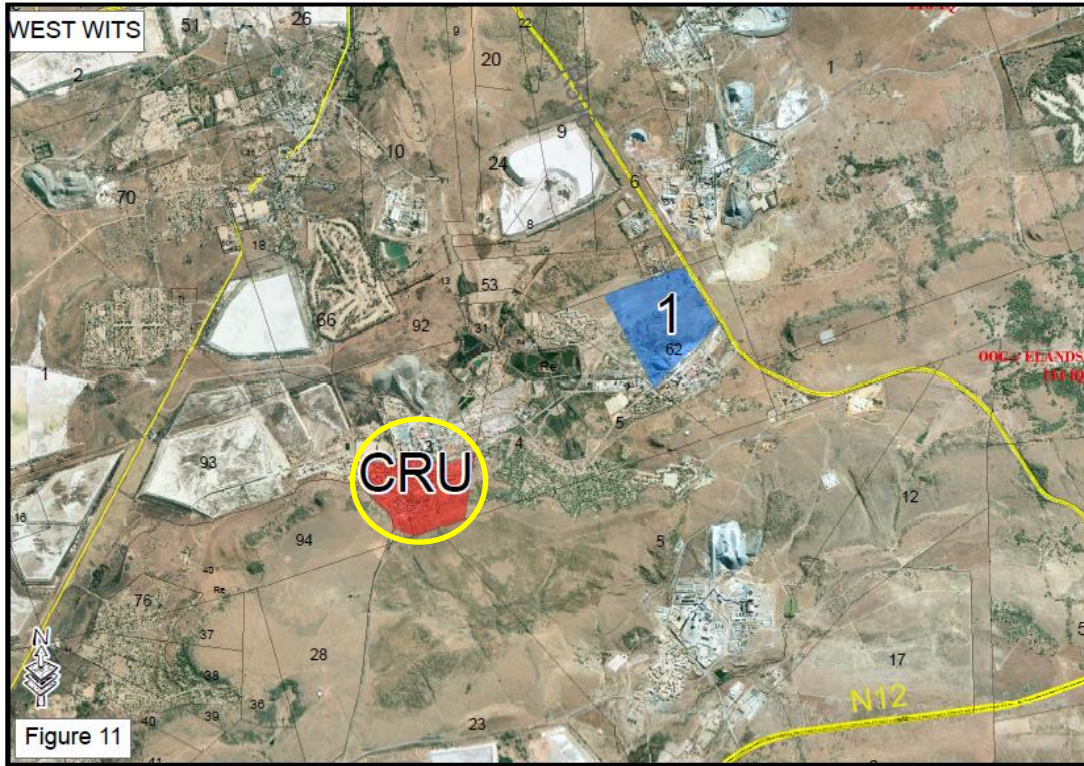
Timeframe		Short Term 2016/17 – 2017/18				Medium term 2018/19 – 2022/2023	Total
Land parcel		2	4	3	5	1	
Housing Typology	Housing Need Total: 18 707						
RDP		1170		1250	4800	3563	10783
GAP			253		1000		1253
MIXED					4200		4200
TOTAL				12 673		3563	16236

Southern conurbation



Timeframe		Short Term 2016/17 – 2017/18		Medium term 2018/19 – 2022/2023	Total
Land parcel		Kokosi Ext 6 (1)	Kokosi Ext 7 (2)	Kokosi CRU's (3)	
Housing Typology	Housing Need Total: 2848				
RDP		2138	2430		4568
GAP			739		739
CRU				Units to be determined	
TOTAL		5307			5307

Mining belt



Mining Belt

Timeframe		Short Term 2016/17 – 2017/18				Total
Land parcel		Deelkraal CRU	West CRU	Wits	Wedela Ext 4 (2)	West Wits (1)
Housing Typology	Housing Need Total: 1104					
RDP				500		500
GAP					500	500
CRU		648	250			898
TOTAL		1898				1898

Sufficient land has been identified in all three development areas of Merafong City to address the total housing need over a five year planning framework. The implementation of the plan is however dependent on funding allocation from the National and Provincial Department of Human Settlements.

CHAPTER 5

IMPLEMENTATION PRIORITIES

IMPLEMENTATION PRIORITIES

- 1) Initiation of Human Settlement Projects around Khutsong, Welperdiend and Kokosi
- 2) Identification of appropriate solutions to accommodate the East Driefontein predominant rental demand of 5462 units.
- 3) Identification of additional land to accommodate surplus in West Wits area (750 families).
- 4) Formulation of a strategy on the future utilization of mining towns/villages once mining activity terminates.
- 5) Formalization of affordable rental/ backyard dwellings within existing residential areas.
- 6) Sudden shaft closures may result in a housing surplus in Merafong City which makes it even more essential to consolidate the urban structure around existing nodes in order to create a sustainable tertiary economy.
- 7) Completion of the Merafong City Water and Sanitation Master Plan during 2013/14, and the Electricity and Roads and Storm water Plan should be completed soon thereafter.
- 8) Provision of emergency housing stock for Khutsong residents in vulnerable areas
- 9) Identification of additional land to accommodate Khutsong rental demand
- 10) Identification of additional land to accommodate the Financed Linked Individual Subsidy housing demand.
- 11) Initiate new Hostels Upgrading projects: Kokosi and Khutsong hostel to accommodate the rental demand in the area
- 12) Conduct Social Housing Feasibility Assessment for Fochville and Carletonville CBD Precinct

The following table is a summary of the planning framework for the implementation of projects as identified in the Housing Plan, included in the 2016/2017 IDP Document.



1.1 HOUSING & ADMINISTRATION

Planning Framework									
Objective(s): To reduce housing backlog by providing essential services and top structures for the community of Merafong City.		Indicators of achievements of objectives: <ul style="list-style-type: none"> • Number of stands serviced • Number of houses as build 							
Project Outputs: 1. Construction of houses Khutsong Ext. 1, 2 & 3 2. Construction of houses in Kokosi Ext. 6 3. Construction of houses in Khutsong Ext. 3 4. Installation of services in Kokosi Ext. 7 5. Khutsong Extension 5 & 6 Next Phase installation of services 6. Khutsong Extension 5 & 6 Next Phase top structures 7. Informal settlement Relocation FWRDWA land acquisition & planning 8. Informal settlement Relocation FWRDWA land Installation of services 9. Construction of houses in Kokosi Ext. 6 10. Construction of houses in Kokosi Ext. 6 11. Installation of services in Kokosi Ext. 7 12. Construction of houses in Kokosi Ext. 7 13. Wedela Ext 4 (services – 500 stands) 14. Wedela Etx 4 (Top Structures – 500 stands) 15. Community Rental Deelkraal. 16. Community Rental Kokosi 17. Community Rental Anglo		Responsibility Agency: Merafong City Local municipality		Locations:					
				Wards	Project	15/16	16/17	17/18	18/19
				2 & 12	1	500			
				22	2	115			
				3&4	3	265			
				22&21	4				
				12&2	5		1167		
				12&2	6		1167		
				1&17	7		5437	3563	
				1&17	8		5437	3563	
				22	9		1000		
				22	10			1023	
				22&21	11		500		
22&21	12			500					
20	13			500					
20	14				500				
20	15	TBA							
24	16	TBA							
14	17&18	TBA							
PROJECT	BUDGET	15/16		16/17	17/18	18/19	SOURCE OF FUNDING:		
		<i>Secured – Provincial Programme</i>	<i>Unsecured</i>						
1. Khutsong Ext. 1, 2 & 3 (500)	130,750,000	40,250,000		40,250,000	50,250,000		Gauteng Dept. of human settlement		
2. Kokosi Ext. 6 (115)	44,019,000	14,673,000		14,673,000	14,673,000		Gauteng Dept. of human settlement		
3. Khutsong Ext. 3 (Mining Town) (265)	101,241,000	33,747,000		33,747,000	33,747,000		Gauteng Dept. of human settlement		
4. Kokosi Ext. 7 (Services)	48,759,000	16,253,000		16,253,000	16,253,000		Gauteng Dept. of human settlement		
5. Khutsong South Ext. 1,2 & 3 (Next Phase Ext. 5/6)	20,827,449			20,827,449			Gauteng Dept. of human settlement/ not		

Services(1167)							confirmed
6. Khutsong South Ext. 1,2 & 3 (Next Phase Ext. 5/6 Top Structures(1167)	158,860,603			158,860,603			Gauteng Dept. of human settlement/ not confirmed
7. Informal settlement Relocation (FWRDWA land) (Land acquisition & planning)(Phase I 5437@R12556) (Phase II – 3563@R12556)	113,004,000			68,266,972	44,737,028		Gauteng Dept. of human settlement/ not confirmed
8. Informal settlement Relocation (FWRDWA land) (Installation of services)(5437@R27845) (Phase II – 3563@R27845)	250,605,100			151,393,365	99,211,735		Gauteng Dept. of human settlement/ not confirmed
9. Kokosi Ext. 6 (1000) Top Structure	57,710,000			57,710,000			Gauteng Dept. of human settlement/ not confirmed
10. Kokosi Ext 6 (1023) Top Structure	59,037,330				59,037,330		
11. Kokosi Ext. 7 Services (500@R17847)	8,923,500			8,923,500			Gauteng Dept. of human settlement/ not confirmed
12. Kokosi Ext. 7 Top Structures (500@R57710)	28,855,000				28,855,000		Gauteng Dept. of human settlement/ not confirmed
13. Wedela Ext 4 (500 stands)(services)	8,923,500				8,923,500		Gauteng Dept. of human settlement/ not confirmed
14. Wedela Ext 4 (500 stands) (tops structures)	28,855,000					28,855,000	Gauteng Dept. of human settlement/ not confirmed
15. Community Rental Deelkraal (580@295,980.87)	171,668,904			85,834,452	85,834,452		Gauteng Dept. of human settlement/ not confirmed
16. Community Rental Kokosi	To be determined						Gauteng Dept. of human settlement/ not confirmed
17. Community Rental Anglo	To be determined						Gauteng Dept. of human settlement/ not confirmed
18. Vaalkenslagte (9000)	To be determined						
Total	1,232,039,386	104,923,000		244,695,055	130,571,480	28,855,000	