



HUMAN SETTLEMENT PLAN

2026 /27

**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;
- an information regarding current housing demand;
- identification of land suitable for future housing development;
- overview of the current housing situation;
- 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.

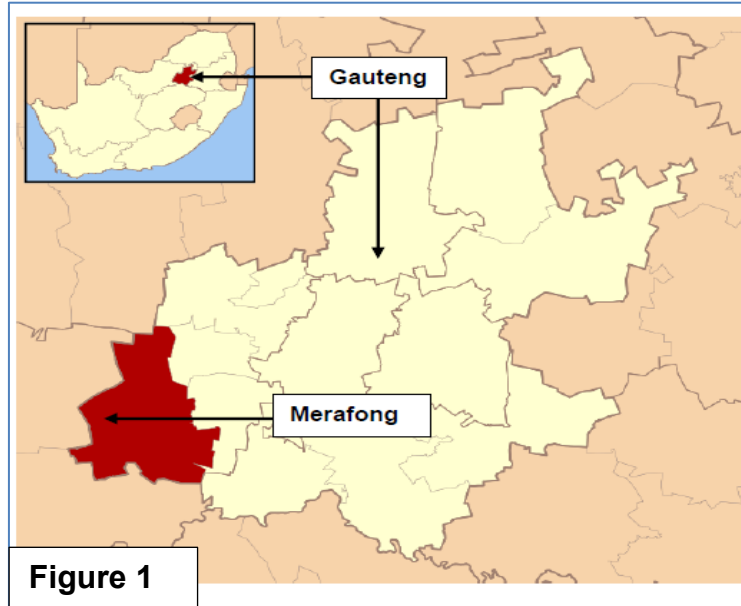
This strategic plan focuses on the implementation of the housing programme in accordance with the Integrated Development Plan of Council and to adjust the housing strategy and targets with policy directives.

CHAPTER 2

OVERVIEW OF THE LOCAL CONTEXT

2.1. LOCALITY

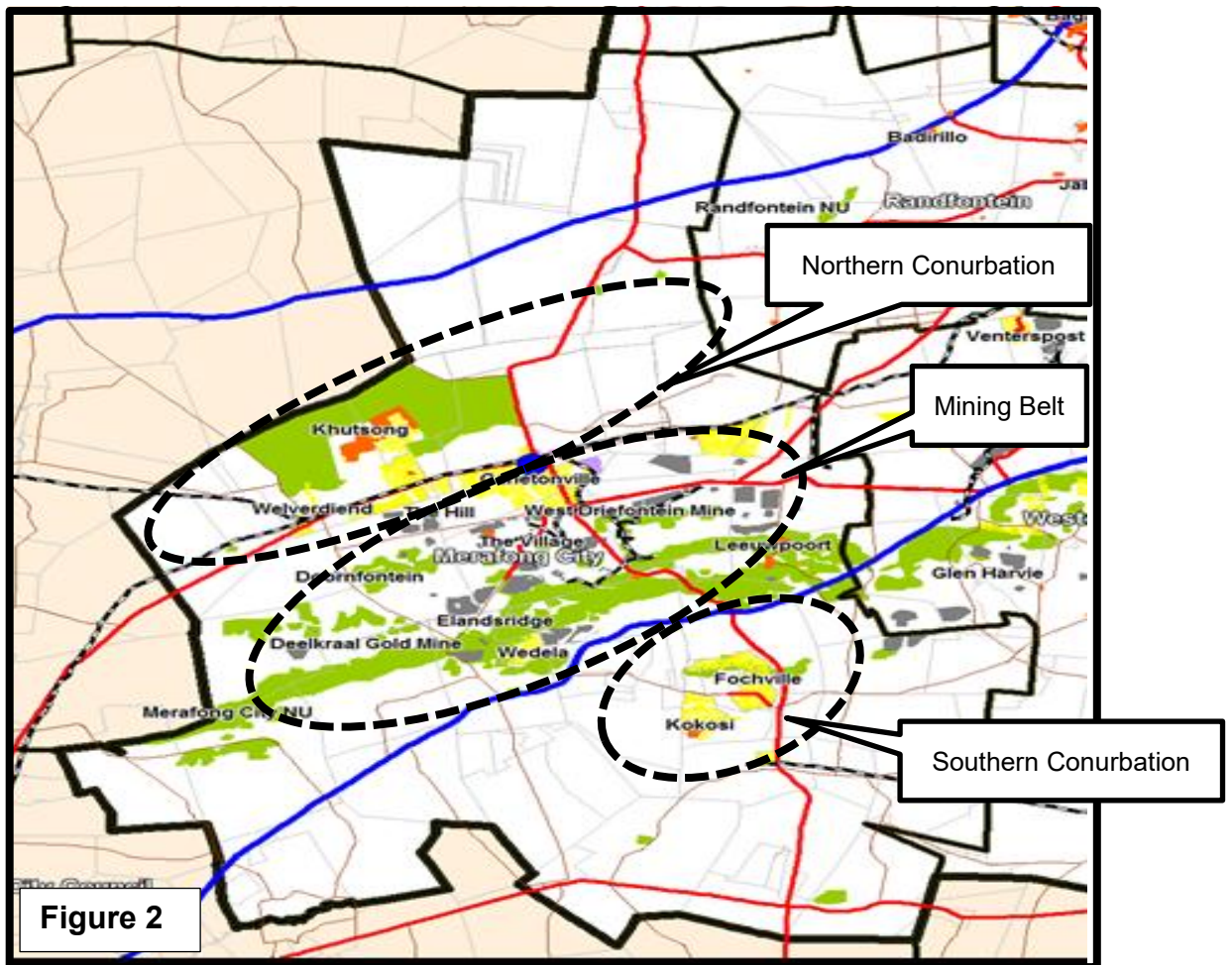
Merafong City Local Municipality is located within the southwestern portion of the Gauteng Province. The Municipal Area is connected to the rest of Gauteng and neighboring Provinces through the N12, N14 and R500 that traverses the Municipal area.



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, Waverdiend 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.

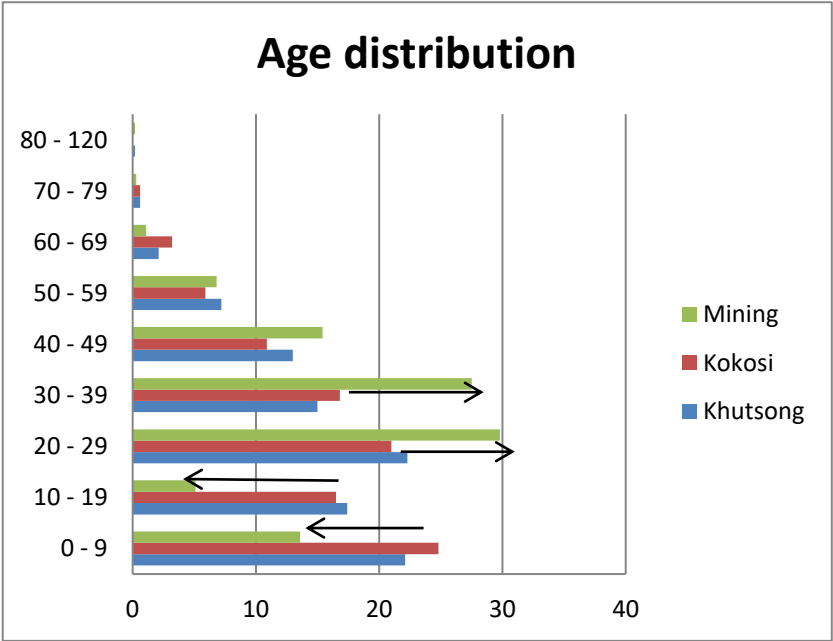
2.3 INFORMAL SETTLEMENTS LOCALITY

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

No.	Name	Typan	Ward, Subward	h_Units	WFL_Units
1	Ban Benetton	Khutsong CD	8	1697	2010
2	M-Garden	Khutsong CD	8	458	542
3	Mahe-Indaba	Khutsong CD	8	451	451
4	Joze-Block	Khutsong CD	2	1048	1048
5	Circle-Block	Khutsong CD	2	721	1048
6	Mahe-Block	Khutsong CD	8	843	1048
7	Khutsong-2	Khutsong CD	2, 8, 4	476	476
8	Chaswala	Khutsong CD	8	827	828
9	Tudant	Khutsong CD	2	436	444
10	Khutsong	Khutsong CD	2	718	734
11	Mahe-Block	Khutsong CD	8	501	101
12	Circle-Block	Khutsong CD	8	511	556
13	Khutsong-Block	Khutsong CD	2	234	234
14	Community-Block	Khutsong	24	486	486
15	Khutsong-3	Khutsong	22	1897	1814
16	Mahe-Block	Green-Block	22	427	124
17	Community-Block	Khutsong	24	4	4
18	Mahe-Block	Green-Block	22	126	14
19	Mahe-Block	Green-Block	22	8	12
20	Mahe-Block	Green-Block	22	422	122
21	Mahe-Block	Green-Block	22	388	42
22	Mahe-Block	Green-Block	22	1745	413
23	Mahe-Block	Green-Block	22	2897	406
24	Mahe-Block	Green-Block	22	276	276
25	Mahe-Block	Green-Block	22	146	108
26	Mahe-Block	Green-Block	22	56	60
27	Mahe-Block	Green-Block	22	120	28
28	Mahe-Block	Green-Block	22	120	120
29	Mahe-Block	Green-Block	22	12	6
30	Mahe-Block	Green-Block	22	42	20
31	Mahe-Block	Green-Block	22	427	220
32	Mahe-Block	Green-Block	22	120	120
33	Mahe-Block	Green-Block	22	120	60
34	Mahe-Block	Green-Block	22	120	60
35	Mahe-Block	Green-Block	22	120	60
36	Mahe-Block	Green-Block	22	120	60
37	Mahe-Block	Green-Block	22	120	60
38	Mahe-Block	Green-Block	22	120	60
39	Mahe-Block	Green-Block	22	120	60
40	Mahe-Block	Green-Block	22	120	60
41	Mahe-Block	Green-Block	22	120	60
42	Mahe-Block	Green-Block	22	120	60
43	Mahe-Block	Green-Block	22	120	60
44	Mahe-Block	Green-Block	22	120	60
45	Mahe-Block	Green-Block	22	120	60
46	Mahe-Block	Green-Block	22	120	60
47	Mahe-Block	Green-Block	22	120	60
48	Mahe-Block	Green-Block	22	120	60
49	Mahe-Block	Green-Block	22	120	60
50	Mahe-Block	Green-Block	22	120	60
51	Mahe-Block	Green-Block	22	120	60
52	Mahe-Block	Green-Block	22	120	60
53	Mahe-Block	Green-Block	22	120	60
54	Mahe-Block	Green-Block	22	120	60
55	Mahe-Block	Green-Block	22	120	60
56	Mahe-Block	Green-Block	22	120	60
57	Mahe-Block	Green-Block	22	120	60
58	Mahe-Block	Green-Block	22	120	60
59	Mahe-Block	Green-Block	22	120	60
60	Mahe-Block	Green-Block	22	120	60
61	Mahe-Block	Green-Block	22	120	60
62	Mahe-Block	Green-Block	22	120	60
63	Mahe-Block	Green-Block	22	120	60
64	Mahe-Block	Green-Block	22	120	60
65	Mahe-Block	Green-Block	22	120	60
66	Mahe-Block	Green-Block	22	120	60
67	Mahe-Block	Green-Block	22	120	60
68	Mahe-Block	Green-Block	22	120	60
69	Mahe-Block	Green-Block	22	120	60
70	Mahe-Block	Green-Block	22	120	60
71	Mahe-Block	Green-Block	22	120	60
72	Mahe-Block	Green-Block	22	120	60
73	Mahe-Block	Green-Block	22	120	60
74	Mahe-Block	Green-Block	22	120	60
75	Mahe-Block	Green-Block	22	120	60
76	Mahe-Block	Green-Block	22	120	60
77	Mahe-Block	Green-Block	22	120	60
78	Mahe-Block	Green-Block	22	120	60
79	Mahe-Block	Green-Block	22	120	60
80	Mahe-Block	Green-Block	22	120	60
81	Mahe-Block	Green-Block	22	120	60
82	Mahe-Block	Green-Block	22	120	60
83	Mahe-Block	Green-Block	22	120	60
84	Mahe-Block	Green-Block	22	120	60
85	Mahe-Block	Green-Block	22	120	60
86	Mahe-Block	Green-Block	22	120	60
87	Mahe-Block	Green-Block	22	120	60
88	Mahe-Block	Green-Block	22	120	60
89	Mahe-Block	Green-Block	22	120	60
90	Mahe-Block	Green-Block	22	120	60
91	Mahe-Block	Green-Block	22	120	60
92	Mahe-Block	Green-Block	22	120	60
93	Mahe-Block	Green-Block	22	120	60
94	Mahe-Block	Green-Block	22	120	60
95	Mahe-Block	Green-Block	22	120	60
96	Mahe-Block	Green-Block	22	120	60
97	Mahe-Block	Green-Block	22	120	60
98	Mahe-Block	Green-Block	22	120	60
99	Mahe-Block	Green-Block	22	120	60
100	Mahe-Block	Green-Block	22	120	60

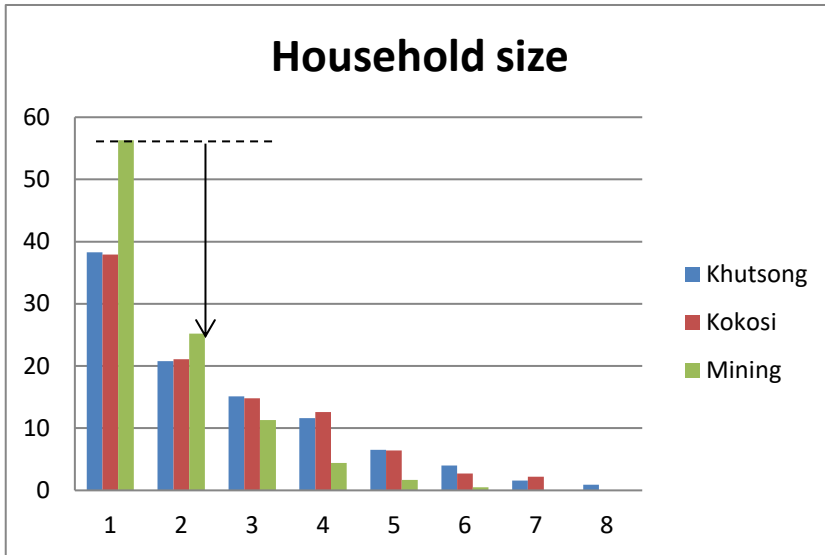
2.4 SOCIO ECONOMIC PROFILE

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.



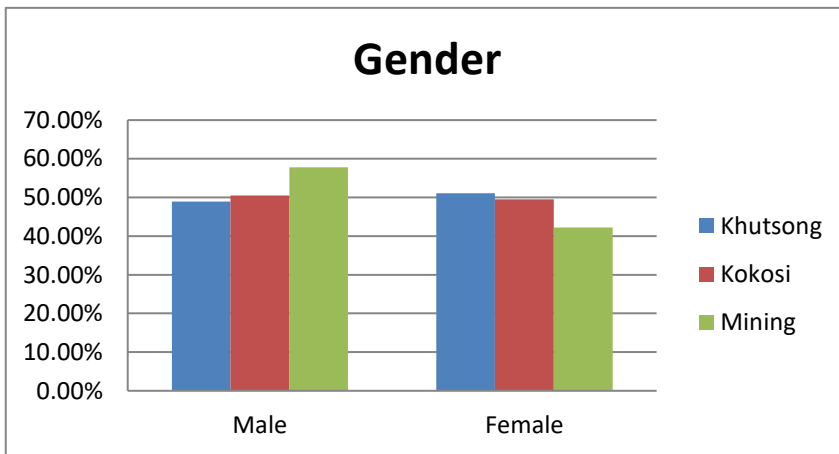
Age distribution.

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.



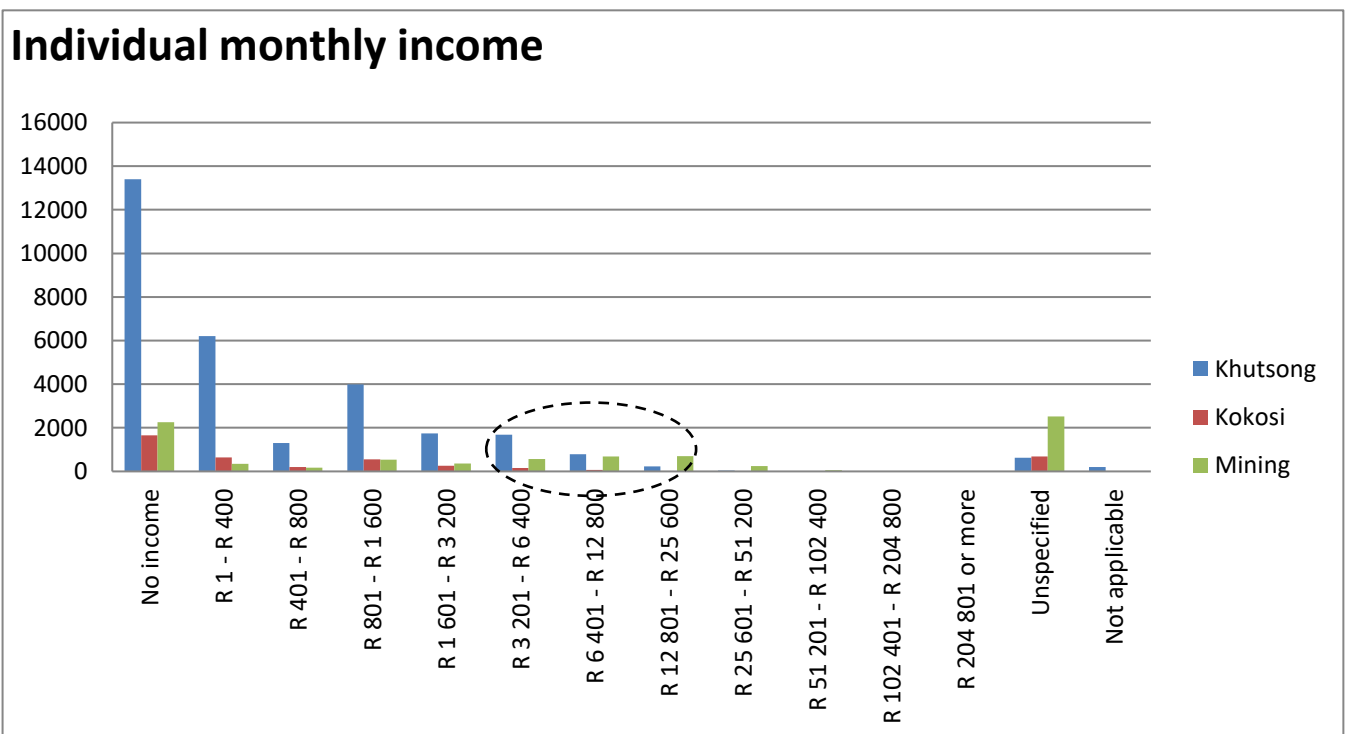
Household size.

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 R10 000 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 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:

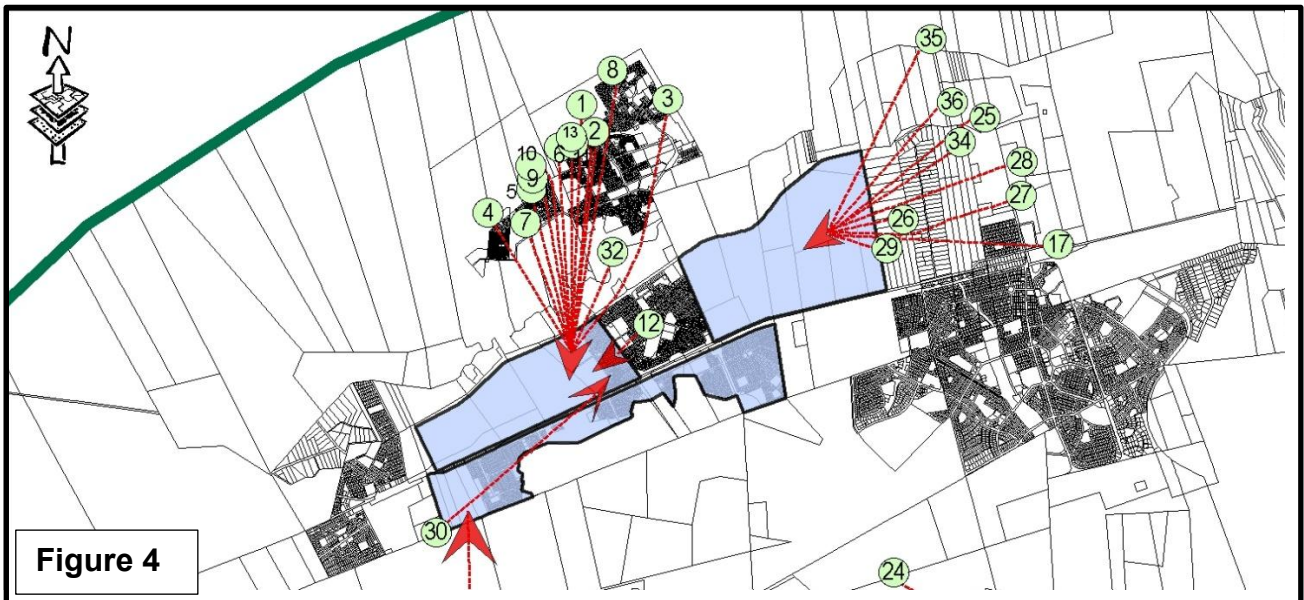
- State funded, low cost housing.
- Private sector developments targeting mainly mixed, middle to upper income groups.
- Affordable rental accommodation and social housing.
- Informal settlement up-grade.

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.



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

Name of Informal Settlement	Nearest sub.urb	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
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
Ptn 3 of the farm Stinkhoutboom 101 IQ Map ref. (32)	Khutsong	26° 20' 33.812" S	27° 19' 15.999" E	Gauteng Government	43	no	Yes	B	standpipes	VIP	No	Dolomite
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

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
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
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

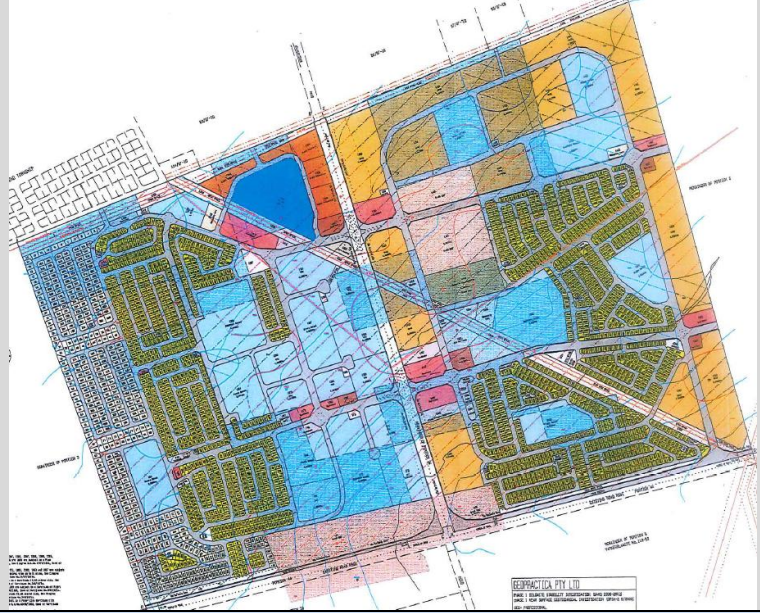
Name of Informal Settlement	Nearest suburb	Location as per co-ordinates		Land Owner	Number of units	In-situ Upgrade	Relocation	Classification A: Urgent relocation required B: short-medium term plan C: No short-medium term plans	Water	Sanitation	Lighting	Vulnerabilities
Ptn 35 of the farm Wonderfontein 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.

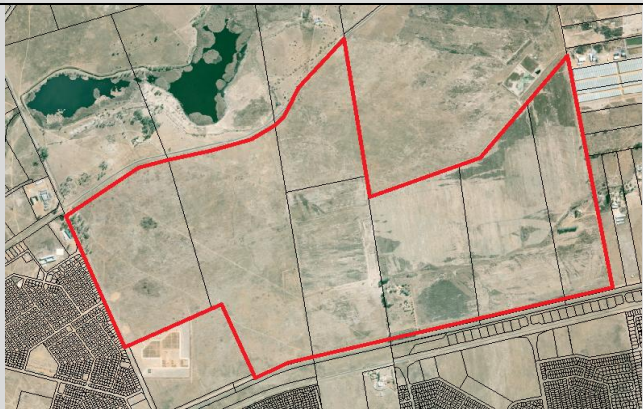
In terms of the housing plan, the housing demand of 11 698 households in the northern conurbation can be addressed as follows:

ELIJAH BARAYI		WARD
		12
Major new urban development west of Carletonville, next to Welverdiend. Situated along Merafong's Primary Development Corridor and forms a nodal counterbalance to Carletonville enabling greater viability of public transport, social facilities and economic development.		
PROPERTY DESCRIPTION	PROPERTY SIZE	OWNERSHIP
Elijah Barayi Village		Government
DENSITY AND YIELD		
RDP/BNG = 8 150 @ 120 du/ha and 33.3 du/ha Gap = 2 900 @ 120 du/ha and 33.3 du/ha		
	ACCESS TO AMENITIES & EMPLOYMENT	
	<ul style="list-style-type: none"> - Proximity to Welverdiend amenities and employment - Will generate opportunities due to population size. Will be much more populous than Welverdiend - 	
	DEVELOPMENT CONSTRAINTS	
	<ul style="list-style-type: none"> - Dolomitic area - Provincial road - Servitudes for electricity, water 	
	INCOME/TYPOLOGY	
Low (RDP/BNG) and Medium (Gap)		
INFRASTRUCTURE & LAND REQUIREMENTS		
<ul style="list-style-type: none"> - Social facilities = Full complement needed - Land provision = Provision made appropriately - Bulk infrastructure = 		
DEVELOPMENT TIMELINE		Short to long term – underway, phased

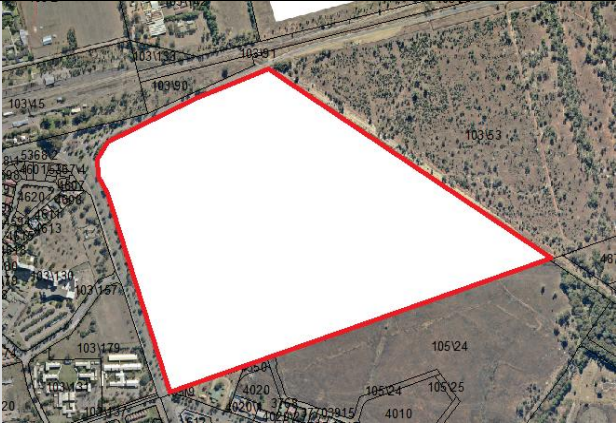
KHUTSONG SOUTH EXTENSION 5		WARD
		2
<p>Township establishment that forms part of the Khutsong South Resettlement area between Welverdiend and Carletonville. The township establishment process has been completed. Gap housing will be provided next to Welverdiend on the western side and a small area remains excluded because the land could not be obtained. A wood milling plant is located on the southern side and land has been set aside for a possible future PRASA train station, however the locality may be too close to other planned stations and the development density too low for this station to be viable.</p>		
PROPERTY DESCRIPTION	PROPERTY SIZE	OWNERSHIP
Khutsong South Extension 5		Merafong City Local Municipality
DENSITY AND YIELD		
RDP/BNG units = 1 836 @ 33.3 du/ha Gap market units = 256 @ 20 du/ha		
	ACCESS TO AMENITIES & EMPLOYMENT	
	<ul style="list-style-type: none"> - Land set aside for possible future PRASA train - Welverdiend amenities in proximity - 	
	DEVELOPMENT CONSTRAINTS	
	<ul style="list-style-type: none"> - Dolomitic area - Old quarry - Problems already dealt with in township layout and conditions of establishment 	
	INCOME/TYOLOGY	
<ul style="list-style-type: none"> - Low (RDP/BNG) and Medium (Gap) 		
INFRASTRUCTURE & LAND REQUIREMENTS		
<ul style="list-style-type: none"> - Social facilities = Primary school and Secondary school - Land provision = Township layout complete, Train station area could be repurposed - Bulk infrastructure = Planned for and available 		
DEVELOPMENT TIMELINE		Short term – under way


KHUTSONG SOUTH EXTENSION 7		WARD	
		2	
Area of land in between Khutsong South Extensions 1 and 5. Land not yet acquired. This development will fill the gap and improve circulation and the opportunity exists to bring in mixed typologies and increase densities which would in turn improve opportunity generation.			
PROPERTY DESCRIPTION		PROPERTY SIZE	
Prtn 96 of Welverdiend 97 IQ		82 Ha	
OWNERSHIP			
Private			
DENSITY AND YIELD			
Maximum Development Area (ha): 97.0		Net Residential Development Area (ha) 23.181 23.181	
Useable Development Area (ha): 82.0		Development Area (ha) 41 41	
Exclusion zones	Name	Effective/gross development density (du/ha) 45.232 18.828	
	Size (hectares)	Number of dwellings 1854.5 771.9	
	borrow pits, eucalyptus, geology	Number of People 5563.491 231.580	
	15.0	Required Roads and Parking (ha) 8.200 8.200	
Residential Density(du/ha)	80.0 33.3	Required Developed Parks (ha) 1.669 0.069	
Roads and Parking (%)	20.0 20.0	Required Sport Areas(ha) 3.116 0.130	
Developed Parks (ha/1000 people)	0.3 0.3		
Sport Areas (ha/1000 people)	0.56 0.56		
Household Size	3 0.300		
Proportion Allocated (%)	50 50		
		ACCESS TO AMENITIES & EMPLOYMENT	
		<ul style="list-style-type: none"> - Khutsong South amenities are in proximity, including social facilities, proposed train station and taxi rank - New road link will improve access to surrounding areas as well 	
		DEVELOPMENT CONSTRAINTS	
		<ul style="list-style-type: none"> - Dolomitic area - Borrow pit? - Eucalyptus woodland (Water drawdown – geotechnical)? 	
		INCOME/TYPOLOGY	
		- Low (RDP/BNG)	
INFRASTRUCTURE & LAND REQUIREMENTS			
<ul style="list-style-type: none"> - Social facilities =1 Primary school - Land provision = 2 Erven for crèches, 2 erven for churches, 2 to 4 for business, 1 municipal, 1 institutional - Bulk infrastructure = Available, capacity should be confirmed 			
DEVELOPMENT TIMELINE		Medium term - ownership	


KHUTSONG SOUTH (Portion 123 Wonderfontein)		WARD	
		12	
Area of land in between Khutsong South Extension 2 and Carletonville. Land not yet acquired. This development will fill the gap and improve circulation and the opportunity exists to bring in mixed typologies and increase densities which would in turn improve opportunity generation.			
PROPERTY DESCRIPTION		PROPERTY SIZE	
Prtn 123(Prt of Prtn 20) of Wonderfontein 103 IQ		56 Ha	
		Private	
DENSITY AND YIELD			
Maximum Development Area (ha): 56.0		Net Residential Development Area (ha)	
Useable Development Area (ha): 49.0		12.531 12.531	
		Development Area (ha)	
		24.500 24.500	
Exclusion zones		Effective/gross development density (du/ha)	
Name Size (hectares)		40.916 17.031	
Commercial 1.0		Number of dwellings	
Geo 6.0		1002.4 417.3	
Residential Density(du/ha) 80.0 33.3		Number of People	
Roads and Parking (%) 20.0 20.0		3007.339 1251.805	
Developed Parks (ha/1000 people) 0.3 0.3		Required Roads and Parking (ha)	
Sport Areas(ha/1000 people) 0.5 0.5		4.900 4.900	
Household Size 3 3		Required Developed Parks (ha)	
Proportion Allocated (%) 50 50		0.902 0.376	
		Required Sport Areas(ha)	
		1.504 0.626	
		ACCESS TO AMENITIES & EMPLOYMENT	
		<ul style="list-style-type: none"> - Khutsong South amenities are in proximity, including social facilities, proposed train station and taxi rank - Carletonville amenities are within reach - Carletonville Mall 	
		DEVELOPMENT CONSTRAINTS	
		<ul style="list-style-type: none"> - Dolomitic area - 	
		INCOME/TYOLOGY	
		<ul style="list-style-type: none"> - Low (RDP/BNG) 	
INFRASTRUCTURE & LAND REQUIREMENTS			
<ul style="list-style-type: none"> - Social facilities =1 Primary school - Land provision = 2 Erven for crèches, 2 erven for churches, 2 to 4 for business, 1 municipal, 1 institutional - Bulk infrastructure = Available, capacity should be confirmed 			
DEVELOPMENT TIMELINE			
Medium term - ownership			

KHUTSONG SOUTH EXTENSION 8				WARD			
				1, 28			
Undeveloped area next to Carletonville. Falls within the Khutsong resettlement area between Carletonville and Welverdiend. Offers a good opportunity for infill at higher densities which will improve public transport viability, economic potential and social facility viability, especially at proposed station.							
PROPERTY DESCRIPTION			PROPERTY SIZE			OWNERSHIP	
Prtn 116, 117, 120, 121 of 103 IQ and Re, Prtn 1 of 104 IQ			±217 Ha			Far West Rand Dolomitic Water Association, to be donated	
DENSITY AND YIELD							
RDP/BNG = 10 000 Walk Ups, Stand Alone RDP = 5000, Gap = 5 000							
Maximum Development Area (ha):		367.0			Net Residential Development Area (ha)		
Useable Development Area (ha):		217.0			22.291 44.582 44.582		
Exclusion zones		Name		Size (hectares)		Development Area (ha)	
		Agric., geo., water, commercial		150.0		43.400 86.800 86.800	
Residential Density(du/ha)		120.0 80.0 33.3		Effective/gross development density (du/ha)		61.635 41.090 17.104	
Roads and Parking (%)		20.0 20.0 20.0		Number of dwellings		2674.9 3566.6 1484.6	
Developed Parks (ha/1000 people)		0.3 0.3 0.3		Number of People		5349.880 8916.467 4453.775	
Sport Areas(ha/1000 people)		0.56 0.56 0.56		Required Roads and Parking (ha)		8.680 17.360 17.360	
Household Size		2 2.500 3		Required Developed Parks (ha)		1.605 2.675 1.336	
Proportion Allocated (%)		20 40 40		Required Sport(ha)		2.996 4.993 2.494	
				ACCESS TO AMENITIES & EMPLOYMENT			
				<ul style="list-style-type: none"> - Good access to existing amenities in Khutsong South - The existing police station node to be expanded with TOD at Carletonville Mall - Close to Carletonville employment nodes 			
				DEVELOPMENT CONSTRAINTS			
				<ul style="list-style-type: none"> - Dolomitic area - Storm water 			
				INCOME/TYOLOGY			
<ul style="list-style-type: none"> - Low (RDP/BNG) and Medium (Gap) 							
INFRASTRUCTURE & LAND REQUIREMENTS							
<ul style="list-style-type: none"> - Social facilities =Community Hall, Library, 2 Secondary Schools, 4 Primary Schools - Land provision = 5 church erven, Activity node with business, municipal and institutional erven - Bulk infrastructure = 							
DEVELOPMENT TIMELINE				Short to medium term – high priority			

CARLETONVILLE EXT 7 (To be viewed with Carletonville Bloubos)		WARD						
		18						
Undeveloped area next to Carletonville Central. Initial geotechnical assessments indicate favourable conditions. From a social, economic and municipal financial perspective this is the most favourable site in Merafong. This site promotes socio-economic integration and infill development and is in close proximity to amenities and employment. Erf 4020 forms part of the existing township and can be developed as phase1, however the remaining area - de-proclaimed and requires township establishment.								
PROPERTY DESCRIPTION	PROPERTY SIZE	OWNERSHIP						
Prtn 24 of Twyfelvlakte 105 IQ	Phase 1 = 1.07 Ha Phase 2 = 31 Ha	Merafong City Local Municipality						
DENSITY AND YIELD								
Maximum Development Area (ha): 32.0 Useable Development Area (ha): 22.4		Net Residential Development Area (ha) 9.793						
<table border="1"> <thead> <tr> <th>Exclusion zones</th> <th>Name</th> <th>Size (hectares)</th> </tr> </thead> <tbody> <tr> <td></td> <td>Geotech & storm water</td> <td>9.6</td> </tr> </tbody> </table>		Exclusion zones	Name	Size (hectares)		Geotech & storm water	9.6	Development Area (ha) 22.400
Exclusion zones	Name	Size (hectares)						
	Geotech & storm water	9.6						
Residential Density(du/ha) 100.0 Roads and Parking (%) 20.0 Developed Parks (ha/1000 people) 0.3 Sport Areas(ha/1000 people) 0.5 Household Size 2.500 Proportion Allocated (%) 100		Effective/gross development density (du/ha) 43.718 Number of dwellings 979.3 Number of People 2448.206 Required Roads and Parking (ha) 4.480 Required Developed Parks (ha) 0.734 Required Sport Areas(ha) 1.224						
		ACCESS TO AMENITIES & EMPLOYMENT						
		Access to amenities and employment: - Central Business District - FET College - District Hospital - Carletonville Industria						
		DEVELOPMENT CONSTRAINTS						
		- Dolomitic area						
		INCOME/TYOLOGY						
		- Low (RDP/BNG) and Medium (Gap)						
INFRASTRUCTURE & LAND REQUIREMENTS								
- Social facilities = - Land provision = 2 Church erven, 2 business erven, 1 institutional, 1 municipal - Bulk infrastructure = Available, new outfall sewer in later phases								
DEVELOPMENT TIMELINE		Short to medium term – high priority						

CARLETONVILLE BLOUBOS (To be viewed with Carletonville Ext 7)		WARD										
		18										
<p>Undeveloped area next to Carletonville Central. Initial geotechnical assessments indicate favourable conditions. From a social, economic and municipal financial perspective this is one of the most favourable sites in Merafong. This site promotes socio-economic integration and infill development and is in close proximity to amenities and employment. The northern part has been deemed geologically unsafe and the southern area developable. A strip next to Anna Road will be utilised for retail and service industry activities. A new road is required to connect Annan Road with the Industrial area. This road will serve the internal needs of the development as well as to provide better connectivity to the larger Carletonville area.</p>												
PROPERTY DESCRIPTION		PROPERTY SIZE										
Prtn 53 of Wonderfontein 103 IQ		Developable = 30 Ha										
		OWNERSHIP										
		Merafong City Local Municipality										
DENSITY AND YIELD												
<p>Maximum Development Area (ha): 57.0 Useable Development Area (ha): 30.0</p> <table border="1"> <thead> <tr> <th>Exclusion zones</th> <th>Name</th> <th>Size (hectares)</th> </tr> </thead> <tbody> <tr> <td></td> <td>Geology & Storm water</td> <td>12.0</td> </tr> <tr> <td></td> <td>Commercial</td> <td>15.0</td> </tr> </tbody> </table> <p>Residential Density(du/ha) 100.0 Roads and Parking (%) 20.0 Developed Parks (ha/1000 people) 0.3 Sport Areas(ha/1000 people) 0.5 Household Size 2.500 Proportion Allocated (%) 100</p>		Exclusion zones	Name	Size (hectares)		Geology & Storm water	12.0		Commercial	15.0	<p>Net Residential Development Area (ha) 13.115 Development Area (ha) 30 Effective/gross development density (du/ha) 43.718 Number of dwellings 1311.5 Number of People 3278.847 Required Roads and Parking (ha) 6 Required Developed Parks (ha) 0.984 Required Sport Areas(ha) 1.639</p>	
Exclusion zones	Name	Size (hectares)										
	Geology & Storm water	12.0										
	Commercial	15.0										
		ACCESS TO AMENITIES & EMPLOYMENT										
		<p>Access to amenities and employment:</p> <ul style="list-style-type: none"> - Central Business District - FET College - District Hospital - Carletonville Industria 										
		DEVELOPMENT CONSTRAINTS										
		<ul style="list-style-type: none"> - Dolomitic area - Tree buffer next to industrial area 										
		INCOME/TYOLOGY										
		<ul style="list-style-type: none"> - Low(RDP/BNG) and Medium(Gap) 										
INFRASTRUCTURE & LAND REQUIREMENTS												
<ul style="list-style-type: none"> - Social facilities = 1 Primary School, possibly 1 Secondary School in future to serve larger area - Land provision = 1 Church erf, 1 business erf in addition to business strip along Annan Road, - Bulk infrastructure = 												
DEVELOPMENT TIMELINE		Short to medium term – high priority										

CARLETONVILLE HERITAGE PRECINCT		WARD		
		18		
This development will be the residential component of the proposed Carletonville Heritage Precinct urban renewal project. Studies will have to be conducted to prove the concept feasible. The local economy must first bottom out before such a project would be feasible. The housing will form part of a larger development including a public space, Hotel & Convention centre, Retail, offices, museum, heritage walk public space, as well as general aesthetic and pedestrian safety upgrades.				
PROPERTY DESCRIPTION		PROPERTY SIZE		OWNERSHIP
Erf 130-134; 4558; 4655; 4698 Carletonville		Developable = ± 8000 m ²		Merafong City Local Municipality
DENSITY AND YIELD				
Maximum Development Area (ha): 0.8		Net Residential Development Area (ha) 0.341		
Useable Development Area (ha): 0.8		Development Area (ha) 0.800		
Exclusion zones		Effective/gross development density (du/ha) 51.105		
Name Size (hectares)		Number of dwellings 40.9		
Residential Density(du/ha) 120.0		Number of People 102.210		
Roads and Parking (%) 15.0		Required Roads and Parking (ha) 0.120		
Developed Parks (ha/1000 people) 0.0		Required Developed Parks (ha) 0		
Sport Areas(ha/1000 people) 0.0		Required Sport Areas(ha) 0		
Household Size 2.500				
Proportion Allocated (%) 100				
		ACCESS TO AMENITIES & EMPLOYMENT		
		Access to amenities and employment: <ul style="list-style-type: none"> - Central Business District - FET College - District Hospital - Carletonville Industria 		
		DEVELOPMENT CONSTRAINTS		
		<ul style="list-style-type: none"> - Dolomitic area - Urban design and architectural guidelines to be developed in line with the Heritage Precinct concept 		
		INCOME/TYOLOGY		
		<ul style="list-style-type: none"> - Medium (Gap) 		
INFRASTRUCTURE & LAND REQUIREMENTS				
<ul style="list-style-type: none"> - Social facilities = None required - Land provision = No additional provision required - Bulk infrastructure = Available – to be confirmed 				
DEVELOPMENT TIMELINE		Medium to long term – economic turnaround is a prerequisite for success		

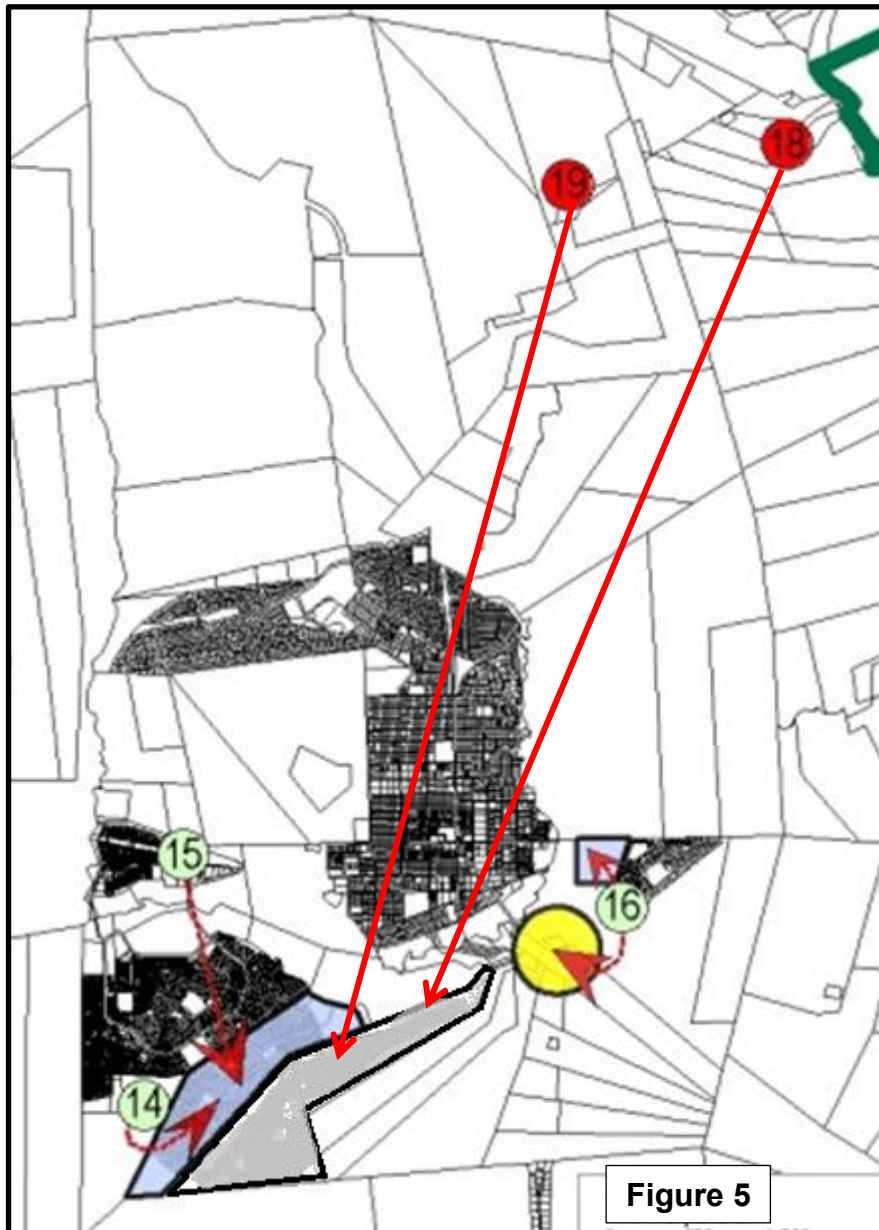
CARLETONVILLE EXTENSION 18 - 22		WARD
		28
An established township with mixed typologies filling in between Khutsong South Ext 2 and Carletonville Ext 16. This development resulted from a partnership between private developers and government. Gap market units and houses will be available on the open market in addition to government subsidised RDP/BNG units.		
PROPERTY DESCRIPTION	PROPERTY SIZE	OWNERSHIP
Carletonville Extension 18 - 22		
DENSITY AND YIELD		
1 880 units @ 120 du/ha 2 203 units @ between 20 and 33.3 du/ha		
	ACCESS TO AMENITIES & EMPLOYMENT <ul style="list-style-type: none"> - Close to full complement of services and amenities in Carletonville including Carletonville Mall directly adjacent 	
	DEVELOPMENT CONSTRAINTS <ul style="list-style-type: none"> - Dolomitic area, considered during the township establishment process 	
	INCOME/TYOLOGY <ul style="list-style-type: none"> - Low (RDP/BNG) and Medium (Gap) 	
	INFRASTRUCTURE & LAND REQUIREMENTS <ul style="list-style-type: none"> - Social facilities = - Land provision = - Bulk infrastructure = Available 	
DEVELOPMENT TIMELINE		Short term – implementation underway

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 (R52,564) (Please note: private developers are responsible for installation of internal services)	Top structure costs per annum (DoHS) (R73 309.75) 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 (20/21)	73451	15024	Khutsong South Ext 5 Phase 2 (82)		R6, 011, 338	Khutsong Alternative Bulk Water Line == R6,000,000	
			Khutsong South Ext 5 Phase 2 (753)		R55, 201, 677		
			Khutsong South Ext 5 Private Development (253)	TBA			
			Khutsong South Ext 5 Phase 3 (1320)	R65,631,245			
			Elijah Barayi Phase 1 (1601)	TBA			Electricity: New Khutsong South Bulk substation + 11Kv main substation
					Water: Construction of 10,8 MI Reservoir R68,770,000		
Year 2 (201/22)	76383	13 010	Remainder of Khutsong South Ext 7 (1250)	R199,596,250		WWTP: Carletonville 7,5MI R98,500,000	
			Elijah Barayi / (Phase 2) (2500)	TBA			
Year 3 (22/23)	80434	9914	Carletonville Ext 7 (2290) Khutsong South Ext 8 (9000)	R20,000,000		Khutsong Bulk Khutsong South Ext. 5 Outfall Sewer – R10,000,000 Khutsong South Ext. 1&2 Construction of Roads – R5,000,000	
Year 4 (2023/2024)	85189	6164	Elijah Barayi (Phase 4) (8599)	TBA		Roads & storm water: 12km	

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
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.

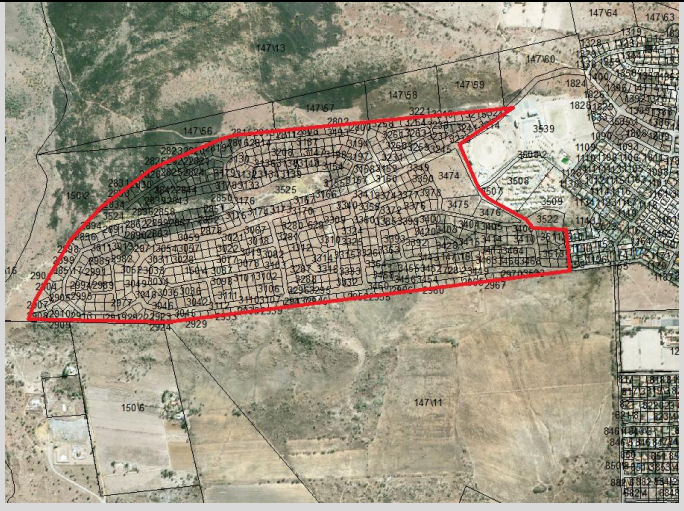
As indicated above, all of these informal settlements need to be relocated. Kokosi Extension 99 will always have to remain a transit area, as the water table is too high and township establishment cannot be considered. The other area is either affected by servitude areas, graveyards or private properties,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

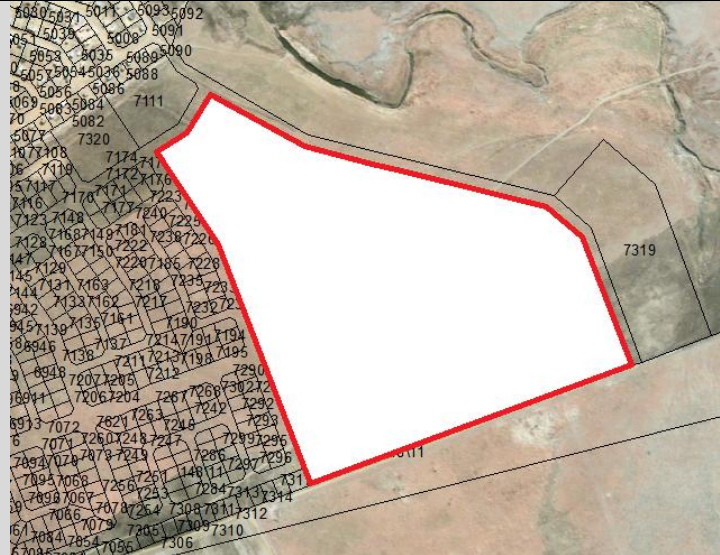
FOCHVILLE SWIMMING POOL		WARD
		21
Municipal land containing completely dilapidated facilities. This area is to be re-developed for housing purposes. Consideration could be given to refurbishing some of the social infrastructure. The development will strongly promote infill development and socio-economic integration. It should be designed to fit seamlessly into the existing urban fabric, albeit at a higher density.		
PROPERTY DESCRIPTION	PROPERTY SIZE	OWNERSHIP
Erf 3960 Fochville	1.89 Ha	Merafong City Local Municipality
DENSITY AND YIELD		
Maximum Development Area (ha): 1.89		Net Residential Development Area (ha) 0.775
Useable Development Area (ha): 1.69		Development Area (ha) 1.690
Exclusion zones	Name	Effective/gross development density (du/ha) 36.668
	Size (hectares)	
	Exclusion 0.2	Number of dwellings 62.0
Residential Density(du/ha)	80.0	Number of People 185.907
Roads and Parking (%)	20.0	Required Roads and Parking (ha) 0.338
Developed Parks (ha/1000 people)	0.3	Required Developed Parks (ha) 0.056
Sport Areas(ha/1000 people)	0.0	Required Sport Areas(ha) 0
Household Size	3	
Proportion Allocated (%)	100	
		ACCESS TO AMENITIES & EMPLOYMENT
		Access to amenities and employment: <ul style="list-style-type: none"> - Central Business District - Industria - Gov facilities
		DEVELOPMENT CONSTRAINTS
		<ul style="list-style-type: none"> - Shape of property - Existing features could be incorporated
		INCOME/TYOLOGY
		<ul style="list-style-type: none"> - Medium (Gap)
INFRASTRUCTURE & LAND REQUIREMENTS		
<ul style="list-style-type: none"> - Social facilities = Not applicable - Land provision = Not applicable - Bulk infrastructure = Existing, although sewer upgrade may be required in Du Preez Street. 		
DEVELOPMENT TIMELINE		Short to medium term – infrastructure assessment needed

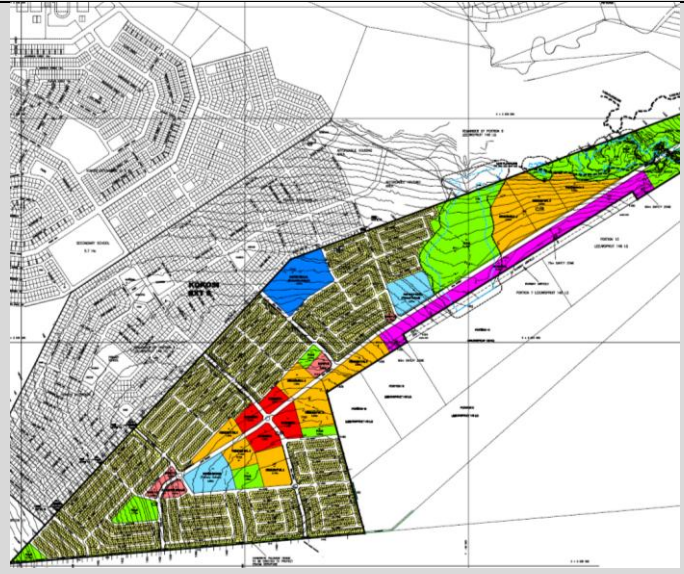
FOCHVILLE PUBLIC WORKS		WARD																
		21																
Undeveloped land within Fochville close to the CBD. Ideal for infill development to promote socio-economic integration and improve urban efficiency. Higher density housing with a central park area is most suitable.																		
PROPERTY DESCRIPTION	PROPERTY SIZE	OWNERSHIP																
Erf 756-763 Fochville	3.88 Ha	Public Works																
DENSITY AND YIELD																		
Maximum Development Area (ha): 3.88		<table border="1"> <tr> <td>Net Residential Development Area (ha)</td> <td>1.595</td> </tr> <tr> <td>Development Area (ha)</td> <td>3.480</td> </tr> <tr> <td>Effective/gross development density (du/ha)</td> <td>36.668</td> </tr> <tr> <td>Number of dwellings</td> <td>127.6</td> </tr> <tr> <td>Number of People</td> <td>382.814</td> </tr> <tr> <td>Required Roads and Parking (ha)</td> <td>0.696</td> </tr> <tr> <td>Required Developed Parks (ha)</td> <td>0.191</td> </tr> <tr> <td>Required Sport Areas(ha)</td> <td>0</td> </tr> </table>	Net Residential Development Area (ha)	1.595	Development Area (ha)	3.480	Effective/gross development density (du/ha)	36.668	Number of dwellings	127.6	Number of People	382.814	Required Roads and Parking (ha)	0.696	Required Developed Parks (ha)	0.191	Required Sport Areas(ha)	0
Net Residential Development Area (ha)	1.595																	
Development Area (ha)	3.480																	
Effective/gross development density (du/ha)	36.668																	
Number of dwellings	127.6																	
Number of People	382.814																	
Required Roads and Parking (ha)	0.696																	
Required Developed Parks (ha)	0.191																	
Required Sport Areas(ha)	0																	
Useable Development Area (ha): 3.48																		
Exclusion zones	Name	Size (hectares)																
	Exclusion 0.4																	
Residential Density(du/ha)	80.0																	
Roads and Parking (%)	20.0																	
Developed Parks (ha/1000 people)	0.5																	
Sport Areas(ha/1000 people)	0.0																	
Household Size	3																	
Proportion Allocated (%)	100																	
		ACCESS TO AMENITIES & EMPLOYMENT																
		- Fochville CBD within walking distance																
		DEVELOPMENT CONSTRAINTS																
		- Building ruin on western side? - Line of trees on northern and western boundaries shall not be removed																
		INCOME/TYOLOGY																
		- Medium (Gap)																
INFRASTRUCTURE & LAND REQUIREMENTS																		
<ul style="list-style-type: none"> - Social facilities = Not applicable - Land provision = 1 park - Bulk infrastructure = Existing, although sewer upgrade may be required in Du Preez Street 																		
DEVELOPMENT TIMELINE		Medium term – ownership to be transferred																

FOCHVILLE EXTENSION 7		WARD
		14
Undeveloped township next to Fochville on a hilltop with great views. The area is constrained by geotechnical constraints and is located beyond walking distance from amenities. Therefore it is more suited to high income development		
PROPERTY DESCRIPTION	PROPERTY SIZE	OWNERSHIP
Fochville Extension 7		Merafong City Local Municipality
DENSITY AND YIELD		
	ACCESS TO AMENITIES & EMPLOYMENT	
	<ul style="list-style-type: none"> - Full complement of Fochville services and amenities available 	
	DEVELOPMENT CONSTRAINTS	
	<ul style="list-style-type: none"> - Geotechnical – rocky outcrops 	
	INCOME/TYOLOGY	
	<ul style="list-style-type: none"> - High income 	
INFRASTRUCTURE & LAND REQUIREMENTS		
<ul style="list-style-type: none"> - Social facilities = to be determined - Land provision = to be determined - Bulk infrastructure = currently only available for a small portion. Fochville Extension 8 development will improve viability 		
DEVELOPMENT TIMELINE	Medium term – once infrastructure permits – should be ready when private sector demand picks up	

FOCHVILLE EXTENSION 8		WARD
		24
Undeveloped area between Fochville and Kokosi. The site is perfect for infill development and integration. It also fits in well within existing urban infrastructure networks (Although some upgrades were required). The township establishment process has been completed and development has commenced and is to be completed in phases.		
PROPERTY DESCRIPTION	PROPERTY SIZE	OWNERSHIP
Fochville Extension 8, 11-21		Merafong City Local Municipality
DENSITY AND YIELD		
1200 BNG units @ 120 du/ha 1200 Gap units @ 120 du/ha		
		ACCESS TO AMENITIES & EMPLOYMENT
		<ul style="list-style-type: none"> - Proximity to Fochville services and amenities - Directly next to new primary and secondary school - New light industrial development proposed directly south
		DEVELOPMENT CONSTRAINTS
		<ul style="list-style-type: none"> - Ecological and topographical – already dealt with
		INCOME/TYOLOGY
		<ul style="list-style-type: none"> - Low (RDP/BNG) and Medium (Gap)
INFRASTRUCTURE & LAND REQUIREMENTS		
<ul style="list-style-type: none"> - Social facilities = - Land provision = 2 Business erven, - Bulk infrastructure = 		
DEVELOPMENT TIMELINE		Short to long term – high priority, phased

KOKOSI HUB		WARD				
		25				
This site has been designated for the development of a township hub which will have a similar function than a Central Business District on an appropriate scale and functionality for Kokosi. It will be the focus of economic and social investment by government for the area.						
PROPERTY DESCRIPTION	PROPERTY SIZE	OWNERSHIP				
1802, 3329, 3328	11.5 Ha	Merafong City Local Municipality				
DENSITY AND YIELD						
Maximum Development Area (ha): 11.5 Useable Development Area (ha): 6.5		Net Residential Development Area (ha) 2.369 Development Area (ha) 6.500 Effective/gross development density (du/ha) 43.734 Number of dwellings 284.3 Number of People 852.819 Required Roads and Parking (ha) 1.300 Required Developed Parks (ha) 0 Required Sport Areas(ha) 0				
Exclusion zones	<table border="1"> <thead> <tr> <th>Name</th> <th>Size (hectares)</th> </tr> </thead> <tbody> <tr> <td>Business, POS</td> <td>5.0</td> </tr> </tbody> </table>	Name	Size (hectares)	Business, POS	5.0	
Name	Size (hectares)					
Business, POS	5.0					
Residential Density(du/ha)	120.0					
Roads and Parking (%)	20.0					
Developed Parks (ha/1000 people)	0.0					
Sport Areas(ha/1000 people)	0.0					
Household Size	3					
Proportion Allocated (%)	100					
		ACCESS TO AMENITIES & EMPLOYMENT <ul style="list-style-type: none"> - Will become the hub of economic and social activity in Kokosi 				
		DEVELOPMENT CONSTRAINTS <ul style="list-style-type: none"> - Ecological - Geotechnical – clay, valley bottom 				
		INCOME/TYOLOGY <ul style="list-style-type: none"> - Low (RDP/BNG) and Medium (Gap) 				
INFRASTRUCTURE & LAND REQUIREMENTS						
<ul style="list-style-type: none"> - Social facilities = Focus of new facilities - Land provision = to be determined - Bulk infrastructure = Available – to be determined 						
DEVELOPMENT TIMELINE		Medium term - High priority development				

ERF 7241 & 7318 KOKOSI EXTENSION 6		WARD	
		26	
Undeveloped land within Kokosi Extension 6 to be developed at a higher density after development opportunities at the Kokosi Hub have been depleted.			
PROPERTY DESCRIPTION	PROPERTY SIZE	OWNERSHIP	
Erf 7241 and 7318 Kokosi Extension 6	12.17 Ha	Merafong City Local Municipality	
DENSITY AND YIELD			
Maximum Development Area (ha):	12.17	Net Residential Development Area (ha)	5.419
Useable Development Area (ha):	12.17	Development Area (ha)	12.170
Exclusion zones	Name Size (hectares)	Effective/gross development density (du/ha)	35.621
Residential Density(du/ha)	80.0	Number of dwellings	433.5
Roads and Parking (%)	20.0	Number of People	1300.507
Developed Parks (ha/1000 people)	0.56	Required Roads and Parking (ha)	2.434
Sport Areas(ha/1000 people)	0.5	Required Developed Parks (ha)	0.728
Household Size	3	Required Sport Areas(ha)	0.650
Proportion Allocated (%)	100		
	ACCESS TO AMENITIES & EMPLOYMENT		
	<ul style="list-style-type: none"> - Close to the proposed Kokosi Hub - Planned Non-Motorised Transport (Pedestrian and bike path) to link up with Fochville 		
	DEVELOPMENT CONSTRAINTS		
	<ul style="list-style-type: none"> - Geotechnical – clay soil 		
INCOME/TYOLOGY			
<ul style="list-style-type: none"> - Low (RDP/BNG) 			
INFRASTRUCTURE & LAND REQUIREMENTS			
<ul style="list-style-type: none"> - Social facilities = No additional facilities required on site - Land provision = N/a - Bulk infrastructure = In place, however higher densities must be investigated 			
DEVELOPMENT TIMELINE	Not determined - demand dependent – All Fochville developments and the Kokosi Hub supersede this development.		

KOKOSI EXTENSION 7		WARD
		26
New development area with a strong central node to accommodate facilities and amenities.		
PROPERTY DESCRIPTION	PROPERTY SIZE	OWNERSHIP
Kokosi Extension 7		Government
DENSITY AND YIELD		
	ACCESS TO AMENITIES & EMPLOYMENT	
	<ul style="list-style-type: none"> - New road to be constructed to link up with Fochville on the southern side - 	
	DEVELOPMENT CONSTRAINTS	
	<ul style="list-style-type: none"> - Flood line - Water pressure - Sewer pump station required 	
	INCOME/TYOLOGY	
<ul style="list-style-type: none"> - Low (RDP/BNG) and Medium (Gap) 		
INFRASTRUCTURE & LAND REQUIREMENTS		
<ul style="list-style-type: none"> - Social facilities = Included in township establishment process - Land provision = Included in township establishment process - Bulk infrastructure = Currently being upgraded 		
DEVELOPMENT TIMELINE		Medium term – demand dependent – All Fochville developments and the Kokosi Hub supersede this development.

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)	Top structure costs per annum (DoHS) 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 (20/21)	73451	667	Kokosi Ext 7 (3120) Fochville Ext 11 (Private Development) (258)	TBA R13,533,980		Water: Bulk water supply pipeline	
Year 2 (21/22)	76269	4779	Wedela Ext 4 (464) Fochville Ext 7 (3120) R155,128,397 Fochville Ext 8 (256)	TBA TBA TBA		Roads & Storm water: 24,55km (R115,385 mil) Electricity: Upgrade Fochville Main Substation	
Year 3 (22/23)	76325	4541	Kokosi Ext 7 (3120) Fochville Ext 12 and 14 (220)	TBA		WWTP: Standby generator WWTP: sludge drying equip WWTP: Concrete lining sludge WWTP: Concrete fencing Sewer: Bulk sewerage pump stations & raising main Sewer: Phase 1 upgrade of WWTP to 11,7ML (R74 ml) Roads & Storm water: 24,55km (R115,385 mil) Electricity: Upgrade Fochville Main Substation	
Year 4 (23/24)	76325	4541	Kokosi Ext 7 (3120) Fochville Ext 17 (165) and 18 (195)		R321,213,360	WWTP: Standby generator	

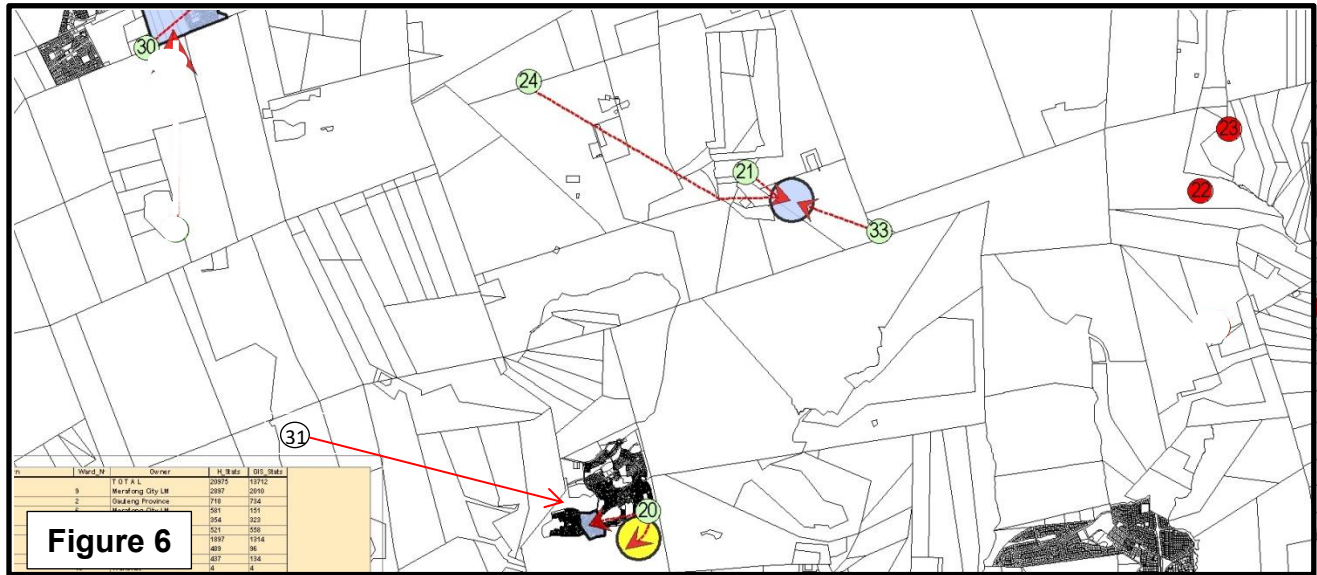
						WWTP: sludge drying equip	
						WWTP: Concrete lining sludge	
						WWTP: Concrete fencing	
						Sewer: Bulk sewerage pump stations & raising main	
						Sewer: Phase 1 upgrade of WWTP to 11,7ML (R74 mil)	
						Roads & Storm water: 24,55km (R115,385 mil)	
						Electricity: Upgrade Fochville Main Substation	
2026/27							

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:



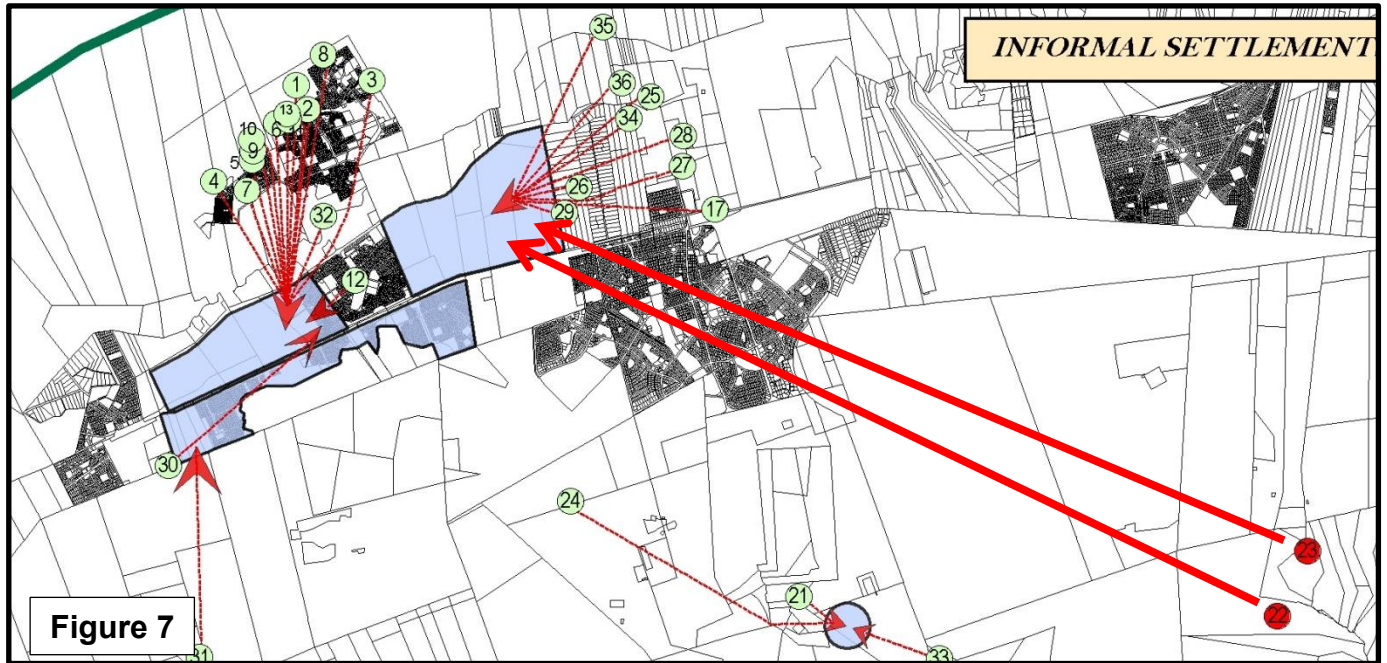
The table below indicates the detail per individual informal settlement, as indicated on Figure 6 above.

Name of Informal Settlement	Nearest suburb	Location as per 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
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	460.0	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		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					6264							


As can be seen from the above table, there are 6264 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.

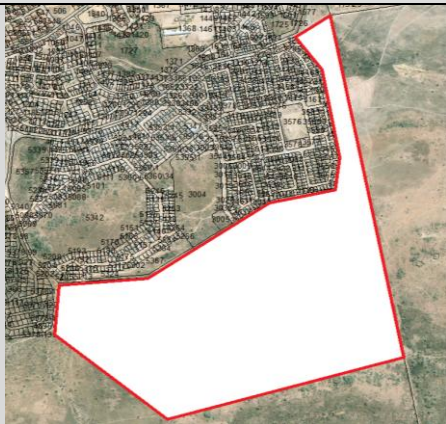
The informal settlement at Deelkraal can be accommodated at Deelkraal itself through the CRU project by Harmony Gold, or accommodated in a subsidized housing project in Wedela Extension 4.

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 6264 households in the mining belt can therefore be addressed as follows. It is however important to note, that the 4600 informal settlement households of the East Driefontein area will have to be accommodated in the northern conurbation as a Presidential Package:


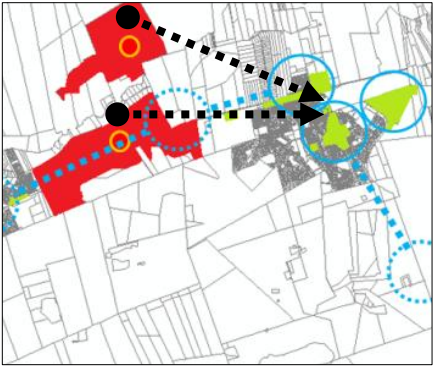
WEST WITS VILLAGE EXTENSION		WARD
		27
Forms part of the formalisation of West Wits Village. The township establishment process is underway, and the extension is intended to provide housing to informal dwellers within the area. Once the township establishment process has been completed the land for subsidised housing will be transferred to the municipality for development.		
PROPERTY DESCRIPTION	PROPERTY SIZE	OWNERSHIP
		Anglo Gold Ashanti
DENSITY AND YIELD		
279 units at ±33.3 du/ha		
		ACCESS TO AMENITIES & EMPLOYMENT
		<ul style="list-style-type: none"> - Access to facilities and amenities at West Wits Village - Existing mining activities - Proposed Mining Industrial Park
		DEVELOPMENT CONSTRAINTS
		<ul style="list-style-type: none"> - No significant constraints
		INCOME/TYOLOGY
		<ul style="list-style-type: none"> - Low (RDP/BNG)
INFRASTRUCTURE & LAND REQUIREMENTS		
<ul style="list-style-type: none"> - Social facilities = - Land provision = - Bulk infrastructure = Available 		
DEVELOPMENT TIMELINE		Project put on hold pending revised needs assessment – layoffs in mining sector

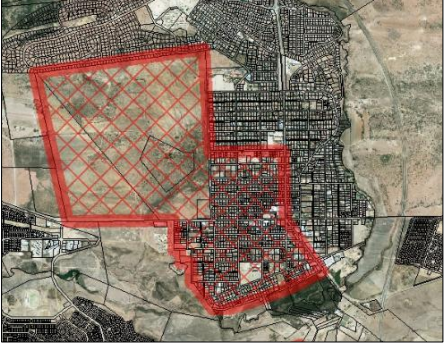
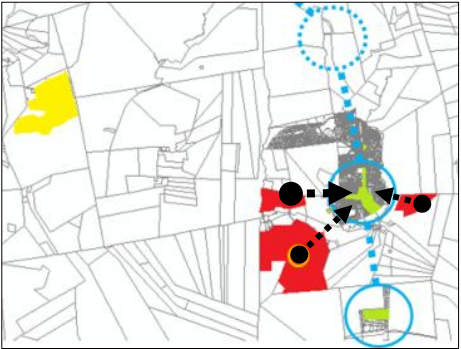
WEDELA EXTENSION 4		WARD	
		22, 23	
Undeveloped area next to Wedela. The development will consider the need for additional business and institutional activities A significant amount of informal dryland crop production is currently taking place on the site and this will also be considered. It is proposed that the design and layout of the new township be focused on an 'agri village' type theme that embraces and celebrates the existing characteristics of the site. There are serious sustainability concerns related to mine closures.			
PROPERTY DESCRIPTION		PROPERTY SIZE	
Prtn 78 of Buffelsdoorn 143 IQ		± 518 total prop area	
OWNERSHIP			
Merafong City Local Municipality			
DENSITY AND YIELD			
Maximum Development Area (ha):	29.0	Net Residential Development Area (ha)	3.207 4.810
Useable Development Area (ha):	15.0	Development Area (ha)	6 9
Exclusion zones	Name	Size (hectares)	Effective/gross development density (du/ha)
	Agriculture	10.0	53.443 21.377
	Mixed use	4.0	
Residential Density(du/ha)	100.0 40.0	Number of dwellings	320.7 192.4
Roads and Parking (%)	20.0 20.0	Number of People	801.642 480.985
Developed Parks (ha/1000 people)	0.3 0.3	Required Roads and Parking (ha)	1.200 1.800
Sport Areas (ha/1000 people)	0.56 0.56	Required Developed Parks (ha)	0.240 0.144
Household Size	2.500 2.500	Required Sport Areas(ha)	0.449 0.269
Proportion Allocated (%)	40 60		
	ACCESS TO AMENITIES & EMPLOYMENT		
	<ul style="list-style-type: none"> - Access to Wedela amenities and this development will improve the available amenities in the area. - Elandsrand, and Mponeng mining operations. Elandsrand to close down 		
	DEVELOPMENT CONSTRAINTS		
	<ul style="list-style-type: none"> - Topography - Geotechnical -alluvial deposits? - Deeper soils for agriculture - Informal cattle kraals – south 		
	INCOME/TYOLOGY		
<ul style="list-style-type: none"> - Low (RDP/BNG) and Medium (Gap) 			
INFRASTRUCTURE & LAND REQUIREMENTS			
<ul style="list-style-type: none"> - Social facilities = To be integrated with facility shortfall in greater Wedela area - Land provision = 3 Erven for municipal, 2 church, mixed use business erven on north eastern side - Bulk infrastructure = Mostly available, outfall required 			
DEVELOPMENT TIMELINE		Project shelved due to serious sustainability concerns	

Restructuring Zones

“Designated restructuring zones are those geographic areas identified by local authorities and supported by provincial government for targeted, focused investment. Within these areas, the Capital Grant will apply. This is a significant capital contribution from government for the development of social housing in these defined localities as part of a broader goal of social restructuring in South Africa. Outside of these restructuring zones (and within them if desired) the institutional subsidy may be used for rental or other forms of development. “Social housing in restructuring zones must take the form of medium density multi-unit complexes requiring institutionalised management. This includes townhouses, row housing, multi-storey units, walk-ups etc., and excludes detached units. A defined density threshold, in respect of all social housing projects, will be elaborated in the guidelines for this programme.”

Two initial Restructuring Zones have been identified in Merafong and was submitted to Gauteng for approval and proclamation:

QUALIFICATION CRITERIA	1. CARLETONVILLE CENTRAL
A clear indication of human settlement need	- Northern urban area total = 11 193 (2015)
Existence of sufficient existing bulk infrastructure capacity to accommodate additional demand	- Bulk infrastructure is available Central Business District is under developed in terms of planned Floor Area Ratios and Coverage which could be developed.
Existing Spatial Context and Infrastructure	<p>Municipal Spatial Development Framework:</p> <ul style="list-style-type: none"> - Carletonville has the highest level of economic potential, lowest level of human need. - Increased densities in the primary economic node - Existing high level of service provision - Primary development corridor, Primary hub of social amenities and activities <div style="display: flex; justify-content: space-around;">   </div>
Economic security and/or promote employment (job creation)	<ul style="list-style-type: none"> - Located within the largest employment node (Carletonville CBD) - Located next to industrial area (Carletonville Ext. 6) - Located next to planned future industrial complex
Promote a range of human settlement options	<ul style="list-style-type: none"> - Wide range of densities and tenure options - Most cosmopolitan area within Merafong - Already mixed ethnicities and age groups
Social Justice	<p>Amenities (MSDF):</p> <ul style="list-style-type: none"> - 4 Primary schools, 3 High schools - 1 Hospital, 1 clinic, 1 Regional civic centre, 1 regional sports complex, 1 library - Walking distance from taxi rank, walking distance from proposed future public transport hub, Numerous cultural and economic amenities

QUALIFICATION CRITERIA	2. FOCHVILLE CENTRAL
A clear indication of affordable housing human settlement need	- Southern urban area total = ±3 000 (2015) + about 7 000 mining belt
Existence of sufficient existing bulk infrastructure capacity to accommodate additional demand or approved plans in place	- Bulk infrastructure is available Central Business District is under developed in terms of planned Floor Area Ratios and Coverage which could be developed.
Existing Spatial Context and Infrastructure	<p>Municipal Spatial Development Framework:</p> <ul style="list-style-type: none"> - Increased densities in the second largest economic node in Merafong - Existing high level of service provision - Along the primary development corridor - Primary hub of social amenities and activities in the south of Merafong - <div style="display: flex; justify-content: space-around;">   </div>
Economic security and/or promote employment	<ul style="list-style-type: none"> - Located within the largest employment node in southern Merafong (Fochville CBD) - Located next to industrial area (Fochville south)
Promote a range of human settlement options	<ul style="list-style-type: none"> - Wide range of densities and tenure options - Already mixed ethnicities and age groups
Social Justice	<p>Amenities:</p> <ul style="list-style-type: none"> - 3 Primary schools, 2 High schools - 1 Private Hospital, 2 clinics - 1 Civic centre, 1 regional sports complex, 1 library - Walking distance from taxi rank - Numerous cultural and economic amenities

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 (R52 564.50) (Please note: private developers are responsible for installation of internal services)	Top structure costs per annum (DoHS) R 73 309.75 T/Structure	Specify Bulk infrastructure (Roads & storm water: R4,7 mil/km & 0,013km/erf)	Bulk infrastructure capital costs (R -000 Value) per annum
Year 1 (2021/22)	73451	1104					
Year 2 (2022/23)	74369	1104	Blybank (500)	R26,282,250	R55,473,500		
Year 3 (23/24)	77161	-758	No Projects planned				
Year 3(23/24)	77161	-758	No Projects planned				

CHAPTER 4

LAND IDENTIFICATION

It is important that the Housing Plan should be implemented in accordance with the priorities indicated in the Spatial Development Framework. The SDF Sector Plan is informed by a two main spatial concepts.

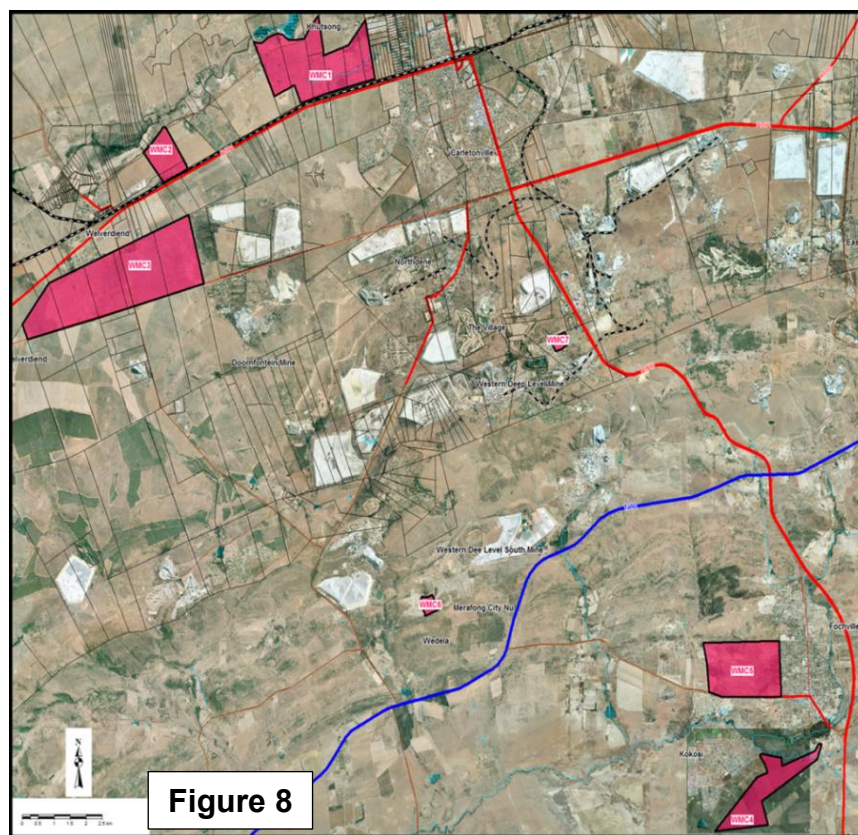
➤ Integrated development

All new housing developments should be done in an integrated manner to ensure sustainability and social cohesion. The fragmented human settlements and informal settlements exacerbated by mining developments should be phased out in an integrated manner, providing mixed land users within urban nodes.

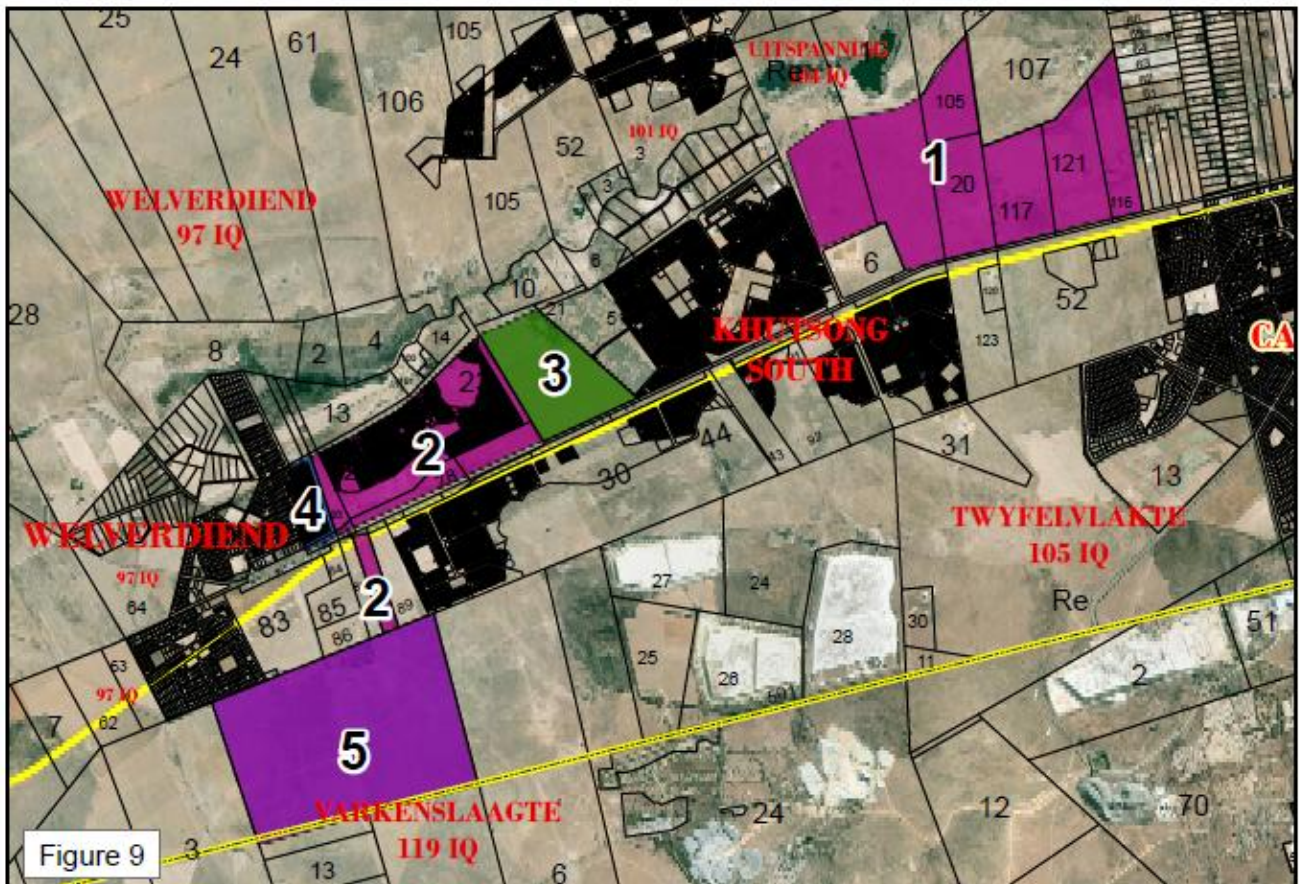
➤ Densification

Densification is aimed at avoiding urban sprawl and encouraging a compact town/city. A compact town/city is characterized as being dense, socially diverse and overlapping in terms of economic and social activities within the town/city.

The following land has been identified in the Municipal area for Integrated Human Settlement Development, to address the housing need within the respective housing typologies required.



Northern conurbation



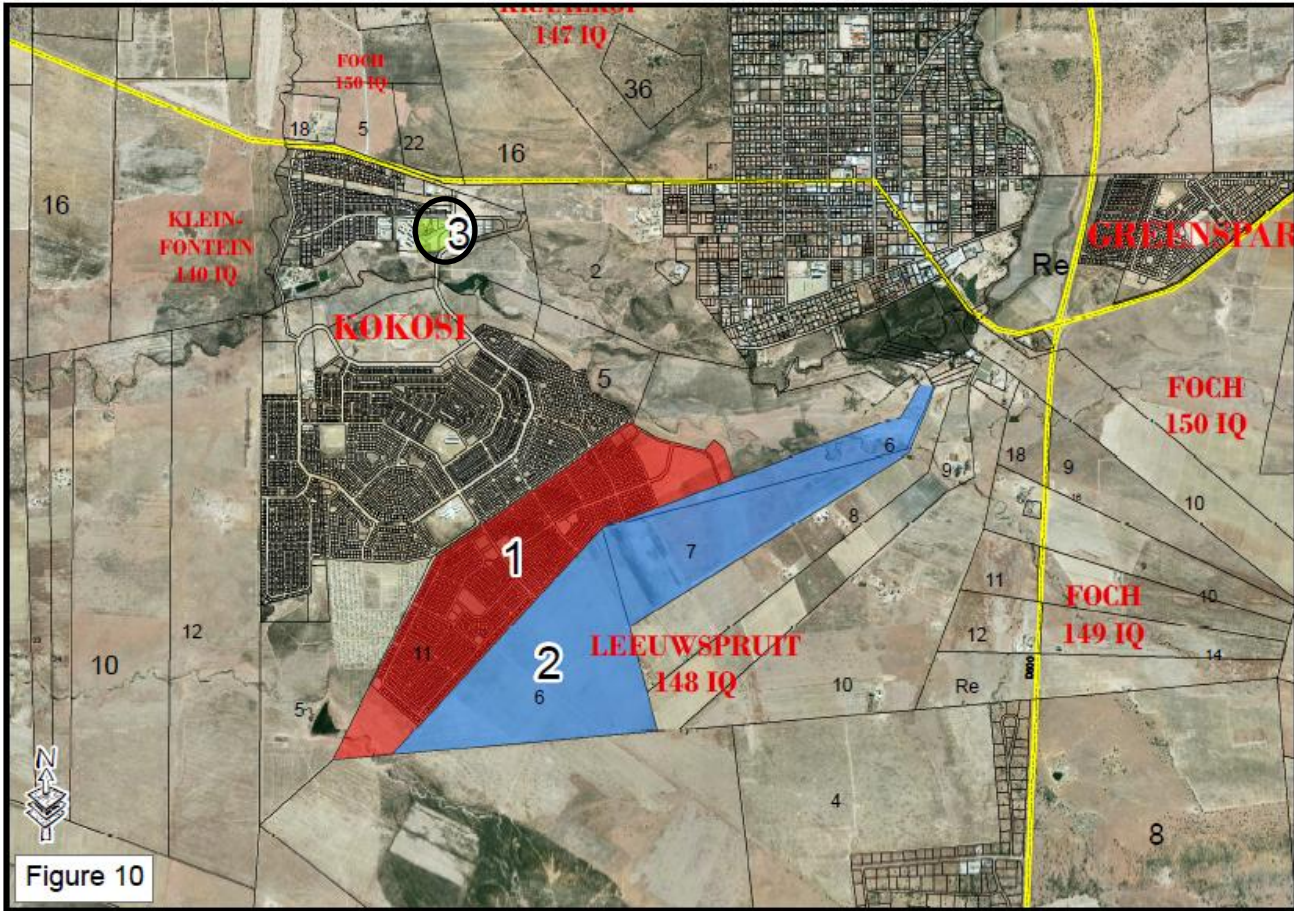
Timeframe		Short Term 2022/23 – 2022/23		Medium term 2022/23 – 2024/2025				Total
		2	5	2	3	4	5	
Land parcel		2	5	2	3	4	5	
Housing Typology	Housing Need Total: 15024							
RDP		361		261	1250		1500	3011
GAP						253		253
FLISP			400				2000	2400
MIXED							2500	2500
TOTAL		361	400	261	1250	253	6000	8164

PLANNED LAND ACQUISITION FOR HUMAN SETTLEMENTS: NORTHERN CONURBATION

STATUS QUO	OBJECTIVE	PERFORMANCE INDICATOR	BASELINE	5 YEAR TARGETS				
				YEAR 1 2020/21	YEAR 2 2022/23	YEAR 3 2022/23	YEAR 4 2023/24	YEAR 5 2026/27
Informal Settlements (nr of units): Northern Conurbation + Mining Belt =18 379	Purchase Additional Land Required for Township Establishment:	Land Acquisition						
	Khutsong South Ext 4: • Re of Ptn 43 of Wvd 97 IQ (25,8887 ha)	(148 houses)						R 200,000
	Khutsong South Ext 3: • Ptn 123 (ptn of Ptn 20) of Wonderfontein 103 IQ (56,2093 ha) • Ptn 120 (ptn of Ptn 20 of Wonderfontein 103 IQ (8,5653 ha)	(900 houses)						R8,226,374
	Khutsong South Ext 8: • Re/Ptn 89 (ptn of Ptn 13) of Wvd 97 IQ (23,2651 ha) • Ptn 87 (ptn of Ptn 12) of Wvd 97 IQ (13,6049 ha) • Ptn 86 (ptn of Ptn 12) of Wvd 97 IQ (12,8480 ha) • Ptn 85 (ptn of Ptn12) of Wvd 97 IQ (16,6282 ha) • Ptn 84 (ptn of Ptn 12) of Wvd 97 IQ (5,6687 ha)	(8080 houses)						R9,145,891
	Khutsong South Ext 9: • RE of Uitspanning aan Wonderfontein 104 IQ (61,0605 ha) • RE Ptn 1 of Uitspanning aan Wonderfontein 1 (92,9243 ha) • RE Ptn 20 of Wonderfontein 103 IQ (55,1393 ha) • RE Ptn 105 of Wonderfontein 103 IQ (36,483 ha) • RE Ptn 107 of Wonderfontein 103 IQ (134,64 ha)	(9000 houses) Request for Donation:- FWRDWA						

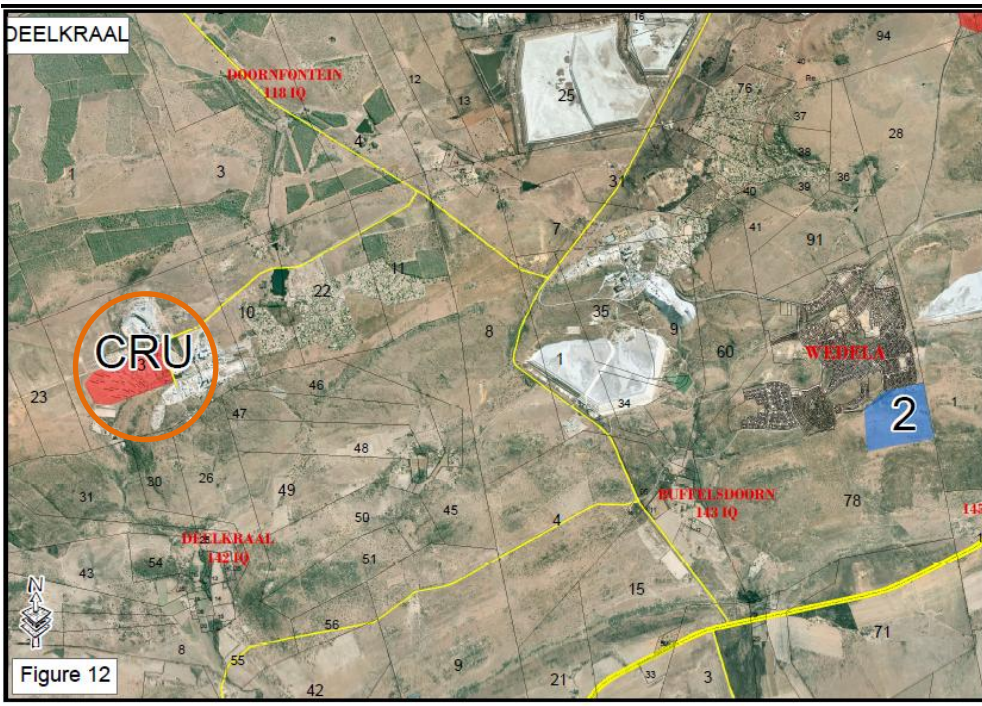
	<ul style="list-style-type: none">• RE Ptn 115 of Wonderfontein 103 IQ (23,4324 ha)• RE Ptn 116 of Wonderfontein 103 IQ (43,7558 ha)• RE Ptn 117 of Wonderfontein 103 IQ (58,1384 ha)• RE Ptn 121 of Wonderfontein 103 IQ (40,1843 ha)						
--	---	--	--	--	--	--	--

Southern conurbation



Timeframe		Short Term 2020/21 – 2026/27		Total
		Kokosi Ext 6 (1)	Kokosi Ext 7 (2)	
Land parcel				
Housing Typology	Housing Need Total: 6679			
RDP		2143	3120	5263
GAP				
CRU				
TOTAL		2143	3120	

Mining belt



Mining Belt

Timeframe		Short Term 2020/21 – 2026/27						Total
Land parcel		Blybank (Sibanye)	Wedela (Anglo)	Deelkraal CRU	West Wits CRU	Wedela Ext 4 (2)	West Wits (1)	
Housing Typology	Housing Need Total: 1104							
RDP						464		464
GAP		50	50				500	600
CRU				648	250			898
TOTAL		100		1862				1962

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.

PLANNED LAND ACQUISITION FOR HUMAN SETTLEMENTS: MINING BELT

STATUS QUO	OBJECTIVE	PERFORMANCE INDICATOR	BASELINE	5 YEAR TARGETS				
				YEAR 1 2020/21	YEAR 2 2022/23	YEAR 3 2022/23	YEAR 4 2023/24	YEAR 5 2026/27
Informal Settlements Southern Conurbation	Purchase Additional Land Required for Township Establishment: Wedela Ext 4: • Ptn of Ptn 78 of Buffelsdoorn 143 IQ (±270 ha)	Land Acquisition Deed of Donation:- Harmony SLP			270 ha 464 stands			

CHAPTER 5

IMPLEMENTATION PRIORITIES

IMPLEMENTATION PRIORITIES

- 1) Initiation of Human Settlement Projects around Khutsong, Wilverdiend 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

Planning Framework/Business Plan 2026/27																																																																																																																								
<p>Objective(s):</p> <ul style="list-style-type: none"> To reduce housing backlog in line with Provincial and National Standards To provide essential services and top structures for sustainable communities. 	<p>Indicators of achievements of objectives:</p> <ul style="list-style-type: none"> Number of stands serviced and bulk infrastructure projects completed Number of houses as constructed and handover to qualified beneficiaries Number of Consumer Workshops conducted Number of Informal Settlements households audit conducted Number of new title deeds registered and issued to beneficiaries 																																																																																																																							
<p>Project Outputs:</p> <ul style="list-style-type: none"> Construction of internal reticulation Construction of low-cost houses Construction of bulk infrastructure related to housing projects. Access to land for development of various forms of housing typologies, e.g. FLISP social housing and CRU's/affordable rental units 	<table border="1"> <thead> <tr> <th colspan="2">Responsible Agency: Merafong City Local municipality</th> <th colspan="5">Locations:</th> </tr> <tr> <th>Wards</th> <th>Project</th> <th>24/25</th> <th>25/26</th> <th>26/27</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Ward 3</td> <td>1</td> <td>1320</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ward 3</td> <td>2</td> <td>835</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ward 2</td> <td>3</td> <td>1250</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ward 2</td> <td>4</td> <td></td> <td>1250</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ward 1&28</td> <td>5</td> <td>5000</td> <td>2500</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ward 3</td> <td>6</td> <td>√</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ward 12&3</td> <td>7</td> <td>√</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ward 3</td> <td>8</td> <td>√</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ward 2</td> <td>9</td> <td>√</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ward 18</td> <td>10</td> <td>√</td> <td>2290</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ward 5/10/7</td> <td>11</td> <td>√</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ward 12</td> <td>12</td> <td>√</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ward 22&23</td> <td>13</td> <td></td> <td>464</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ward 22&23</td> <td>14</td> <td></td> <td>1560</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ward 26</td> <td>15</td> <td>3120</td> <td>3120</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Responsible Agency: Merafong City Local municipality		Locations:					Wards	Project	24/25	25/26	26/27			Ward 3	1	1320					Ward 3	2	835					Ward 2	3	1250					Ward 2	4		1250				Ward 1&28	5	5000	2500				Ward 3	6	√					Ward 12&3	7	√					Ward 3	8	√					Ward 2	9	√					Ward 18	10	√	2290				Ward 5/10/7	11	√					Ward 12	12	√					Ward 22&23	13		464				Ward 22&23	14		1560				Ward 26	15	3120	3120			
Responsible Agency: Merafong City Local municipality		Locations:																																																																																																																						
Wards	Project	24/25	25/26	26/27																																																																																																																				
Ward 3	1	1320																																																																																																																						
Ward 3	2	835																																																																																																																						
Ward 2	3	1250																																																																																																																						
Ward 2	4		1250																																																																																																																					
Ward 1&28	5	5000	2500																																																																																																																					
Ward 3	6	√																																																																																																																						
Ward 12&3	7	√																																																																																																																						
Ward 3	8	√																																																																																																																						
Ward 2	9	√																																																																																																																						
Ward 18	10	√	2290																																																																																																																					
Ward 5/10/7	11	√																																																																																																																						
Ward 12	12	√																																																																																																																						
Ward 22&23	13		464																																																																																																																					
Ward 22&23	14		1560																																																																																																																					
Ward 26	15	3120	3120																																																																																																																					

				Ward 26	16	3120			
				Ward 22	17	√			
				Ward 26	18	258			
				Ward 24	19	256			
				Ward 24	20	220			
				Ward 24	21	460			
				Ward 14	22	√			
				Ward 26	23	√			
				Ward 14	24		500		
				Ward 21&22	25	√			
Project	Budget	2026/27 Secured	2026/27	2025/26	2026/27	Funding Source			
1. Khutsong South Ext. 5 (1320 Services) (@43343)	57 212 760			57 212 760		Department of Human Settlement			
2. Khutsong South Ext. 5 (82 +753=835 Top Structures) (@109947)	91 805 745		9 015 654	82 790 09		Department of Human Settlement			
3. Khutsong South Ext. 7 (Planning Processes 1250)	20 000 000		10 000 000	10 000 000		Department of Human Settlement			
4. Khutsong South Ext. 7 (1250 Services)	191 612 500			54 178 750	137 433 750	Department of Human Settlement			
5. Khutsong South Ext. 8 (5000 Services) &Top Structures(@109947)	766 450 000		216 715 000	274 867 500	274 867 500	Department of Human Settlement			

6. Khutsong Bulk Electricity	35 000 000		15 000 000	10 000 000	10 000 000	Department of Human Settlement
7. Khutsong South Ext. 5 Outfall Sewer	5 000 000		5 000 000			Department of Human Settlement
8. Khutsong South Ex. 1 & 2 Construction of Roads & Storm water	70 000 000		30 000 000	20 000 000	20 000 000	Department of Human Settlement
9. Khutsong Bulk Water	30 000 000		10 000 000	10 000 000	10 000 000	Department of Human Settlement
10. Planning Processes of Carletonville Ext. 7 (2290)	20 000 000		20 000 000			Department of Human Settlement
11. Khutsong Rehabilitation of Sinkholes	137 000 000		17 000 000	60 000 000	60 000 000	Department of Human Settlement
12. Elijah Barayi Mixed Development						Department of Human Settlement
13. Wedela Ext. 4 (464 Services)	77 296 665		23 070 377	54 226 288,00		Department of Human Settlement
14. Formalization of Wedela	2 000 000		2 000 000			Department of Human Settlement
15. Kokosi Ext. 7 (3120 Services))	130 029 000		65 014 500	65 014 500		Department of Human Settlement
16. Kokosi Ext. 7 (3120 Top Structures)	364 625 040			182 312 520	182 312 520	Department of Human Settlement
17. Kokosi Ext. 6 Roads & Storm water	60 000 000		20 000 000	20 000 000	20 000 000	Department of Human Settlement
18. Kokosi Ext. 6 Internal reticulation (3084x43 929)	135 477 036		135 477 036			Department of Human Settlement

19. Fochville Ext. 11 (258 Services & Top Structures)	28 146 432			28 146 432,00		Department of Human Settlement
20. Fochville Ext. 8 (256 Services & Top Structures)						Department of Human Settlement
21. Fochville Ext. 12 & 14 (220 Services & Top structures)	10 000 000			10 000 000		Department of Human Settlement
22. Fochville Ext. 17 & 18 (460 Services & Top Structures)						Department of Human Settlement
23. Fochville/Kokosi Water & Sanitation	20 000 000			10 000 000	10 000 000	Department of Human Settlement
24. Blybank (500 Services & 500 Top Structures)	83 293 820		24 860 320	58 433 500		Department of Human Settlement
25. Khutsong Regional WWTP	150 000 000		50 000 000	50 000 000	50 000 000	Department of Human Settlement
Total	2 464 948 998	0.00	663 152 887	1 057 182 341	764 613 770	
* Review of the Merafong Housing Plan						