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# **DIHLABENG LOCAL MUNICIPALITY HOUSING SECTOR PLAN**

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**2011/2012**

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## 1. PREMABLE

Housing is one of the basic human needs that have a profound impact on the health, welfare, social attitudes and economic productivity of the individual. It is also one of the best indicators of a person's standard of living and of his or her place in society. In achieving the Millenium Development Goals, South African Government Policy is to ensure that its citizens live within good housing conditions. In line with this objective, Dihlabeng Local Municipality wants to ensure that delivery of housing takes place on a sustainable and progressive basis

In terms of the Municipal Systems Act (Act 32 of 2000), all Municipalities have to prepare Integrated Development Plans (IDPs). The Dihlabeng Local Municipality thus prepared an IDP. The IDP also included various sector plans and programmes as part of the Integration Phase of the IDP process. The guidelines of the IDP Guide-pack (2001), however, did not make specific reference to a Housing Sector Plan and were thus not prepared as part of the IDP. The IDP did, however, address housing issues in general in the analysis, objectives, strategies and projects. Although the Housing Act (Act 107 1997) requires Municipalities to prepare Housing Development Plans, in most instances, it was not done.

The Municipal Systems Act (MSA), Section 34 is also clear in stating that "*A municipal Council (a) must review its integrated development plan annually according to changing circumstances*". Considering the Act, it is evident that all municipalities should annually review their IDPs. With the annual review process, it is thus envisaged to compile a detail Housing Sector Plans as set out in the Housing Sector Plan Manual (2003) of the Department of Local Government and Housing (DLGH).

The contents of the Housing Sector Plan are based on the Housing Sector Plan Manual (2003) and Multi-Year Provincial Housing Development Plans and are considered to be relevant in the preparation of Housing Sector Plans:

- ✚ A **strategic approach** to housing that ultimately leads to a spatial rationale and sustainable housing development; addresses future growth needs where they are and in an appropriate form; and, generates funds to address housing needs.
- ✚ **Integrated planning**, both horizontally and vertically.

*"Strategic planning focuses on achieving significant developmental impacts rather than simply on delivering houses. In short, it is managing for results. It should provide an enabling environment for results to be attained in that it charts the direction for both the department as well as other role-players to achieve desired results (both outputs and outcomes). In order to be effective, strategic planning must be an iterative process between the three spheres of government"* (Multi-Year Provincial Housing Development Plans, Guideline version 1.0, 2001).

To maximize its effectiveness, strategic planning must be integrally linked to operational planning and its strength is in integrating all planning activities. It is clear from the Housing Sector Plan Manual (2003), that Housing Sector plans should form part of the Integration Phase of the IDP Process. As indicated previously, all Municipalities have to review their IDPs

annually. Based on the latter, it is imperative that the preparation of a Housing Sector Plan and the revision thereof, forms part of the annual IDP Review Process of the Municipality.

## 2. BACKGROUND

The Housing Act (107 of 1997) requires Municipalities to formulate housing strategies and targets and incorporate these into their integrated development plans. This plan is intended to guide the Municipality to deliver housing in a planned coordinated manner. If successfully implemented, the plan will help the Municipality stimulate the local economy, create an environment for local job creation and address the needs of the aged, the disabled and HIV/AIDS victims. It will also assist the Municipality to correct the spatial disparities of the past and ensure that integration and coordination happen between housing and other service provision such as infrastructure development, roads, transport, education, health, tourism, safety and security, etc.

## 3. DIHLABENG REGION

The Dihlabeng Local Municipality comprise of a large rural component together with the presence of five (5) urban concentrations, which is briefly explained as follows:

**Bethlehem/ Bohlokong** can be viewed as the "Capital" of the Eastern Free State and is situated approximately 240km north-east of Bloemfontein, 140km east of Kroonstad and 90km west of Harrismith. The town forms part of the Highland Route and is located 80 km from Qwa-Qwa and 60km from the Golden Gate National Park. The town originally developed as a service centre. Growth was stimulated by the strategic location of the area that presently serves as a central regional centre. This is attributed to the fact that the area is situated adjacent to the N5 National Road between Bloemfontein and Durban. Bethlehem/ Bohlokong is also directly linked to other towns such as Kroonstad, Reitz, Warden and Ficksburg. The accessibility of the town is further emphasized by the prominence of the railway station at the Kroonstad/Durban and Bloemfontein/Frankfort railway intersection in the urban area.

The scenic town of **Clarens/Kgubetswana**, often referred to as the "Switzerland of South Africa", is situated approximately 34km south-east of Bethlehem. Clarens/Kgubetswana is 20km from the Golden Gate National Park. This urban area is situated 10km from the Lesotho boarder and has a splendid view of the Maluti Mountains. The past few years experienced a rapid growth in the tourist industry. The urban area and surroundings is known for its "arts and craft" route in the picturesque sandstone Rooiberge and the Maluti Mountains.

**Paul Roux/ Fateng-tse-Ntsho** are situated 35km west of Bethlehem. This urban area is located in an area of agricultural significance and mainly provides services in this regard to the surrounding rural areas. Bethlehem influences the area to a great extent as a large service centre in close proximity.

**Fouriesburg/ Mashaeng** is situated on the R26 route and in close proximity of Lesotho. The town's location in relation to other major centres is as follows: 49km from Bethlehem

and 46km from Ficksburg. Situated within the former Fouriesburg District, this urban areas is predominantly the function of a small service centre to the surrounding agricultural communities. This primary function is being supported by tourism as the latter industry is starting to gain momentum in the Eastern Free State.

**Rosendal/ Mautse** is approximately 60km south west of Bethlehem, 40km south east of Senekal and 40km north of Ficksburg. The town is located in an area of agricultural significance and mainly provides services in this regard to the surrounding rural areas, together with a growth in tourism activities.

All of the above urban areas are well connected by National (N5) and Provincial Roads.

### **3.1 PURPOSE OF THE HOUSING SECTOR PLAN**

The main purposes of a Housing Sector Plan are as follows:

- To ensure the effective allocation of limited resources
- To provide a formal and practical method of prioritizing housing projects and obtaining political consensus for the sequencing of the implementation
- To ensure more integrated development through bringing together the relevant cross-sectoral role players to coordinate their development interventions in one plan
- To provide greater spatial linkages between the spatial development framework and the physical implementation of projects on the ground
- To ensure that there is a definite housing focus for the IDP
- To provide a critical link between integrated development planning and the practical reality of delivering housing projects on the ground
- To ensure effective subsidy budgeting and cash flows both at the local municipal and provincial levels

## **4. MUNICIPAL LEGISLATIVE AND POLICY FRAMEWORK FOR HOUSING SECTOR PLANS**

### **4.1 The Constitution of the Republic (1996)**

According to the Constitution of the Republic of South Africa (sections 152 and 153), Local Government is responsible for the development process in Municipalities and for Municipal planning. The constitution further states that Municipalities are responsible for integrated development planning in order to meet the following objectives:

- to ensure sustainable provision of services

- ❑ to promote social and economic development
- ❑ to promote a safe and healthy environment
- ❑ to give priority to the basic needs of communities
- ❑ to encourage involvement of communities

#### **4.2 White Paper on Local Government 1998**

In March 1998, the White Paper on Local Government was published advocating the developmental role of local government. Amongst the responsibilities and obligations defined for "Developmental Local Government" as defined in the White Paper were the following:

- ❑ to take responsibility for countering the racial divisions of the local space imposed by apartheid;
- ❑ to create unified urban and rural areas, where all community members have equal access to Municipal services;
- ❑ to promote the active participation of local communities in decision-making through community participation in the budgeting process;
- ❑ to assemble Municipal developmental priorities through the Integrated Development Planning (IDP) process;
- ❑ to monitor municipal performance through the Performance Management System

#### **4.3 Municipal Systems Act 2000**

The Municipal Systems Act 2000 formally introduced Integrated Development Plans (IDP's), as the form of planning to be adopted by all Metropolitan, District and local Municipalities throughout the country. Section 24(1) of the Act specifies that the planning undertaken by a Municipality must be aligned with and complement the development plans and strategies of other affected Municipalities and other state organs / government departments.

#### **4.4 The National Housing Act (107 of 1997)**

The National Housing Act of 1997 defines the roles of different spheres of government in relation to the delivery of housing in South Africa. In terms of the responsibilities of Local Government in relation to housing delivery, it states that:

Every Municipality must, as part of the Municipality's process of integrated development planning take all reasonable and necessary steps within the framework of National and Provincial housing legislation and policy to:

- a) Ensure that:
  - ❑ The inhabitants of its area of jurisdiction have access to adequate housing on a progressive basis;
  - ❑ Conditions not conducive to health and safety of the inhabitants of its area of jurisdiction are prevented or removed;

- Services in respect of water, sanitation, electricity, roads, stormwater drainage and transport are provided in a manner which is economically efficient
- b) Set housing delivery goals in respect of its area of jurisdiction
- c) Identify and designate land for housing development

#### **4.5 National Housing Code**

The purpose of the National Housing Code is to set out clearly, in one comprehensive document, the National Housing Policy of South Africa. National Housing Policy comprises of the overall vision for housing of South Africa and the way in which this vision should be implemented. The requirements for the establishment of the National Housing Code are set out in Section 4 of the Housing Act, (No. 104 of 1997). This act requires the Minister of Human Settlements to publish a code to be called the National Housing Code. The Code must contain National Housing Policy and administrative guidelines, in order to facilitate the effective implementation of the National Housing Policy.

### **5. APPROACH & METHODOLOGY**

In terms of the IDP planning requirements as outlined in the IDP guide pack, the planning procedures for sector planning is the same as that used in the formulation of the IDP. It is consultative, participatory, strategic and implementation orientated. The formulation of the Dihlabeng Housing Sector Plan followed exactly the same planning procedure stated in the IDP guide pack

### **6. HOUSING GUIDING PRINCIPLES**

- Housing should be provided closer to employment opportunities
- Housing development should provide wider choice with regard to type of house, materials, tenure, etc
- Affordable and quality houses should be built
- Housing development should take measures not to harm the environment
- Housing should be prioritized to the poorest of the poor
- The special housing needs of the disabled and HIV/AIDS victims should be addressed
- Prohibit gender discrimination and all forms of discrimination by all actors in the housing development process
- The role of women in housing should be recognized and promoted
- Houses should be designed in a manner that accommodates future extensions
- Promote higher density in respect of housing development to ensure the economical utilization of land and services



- ❑ Housing development should be based on integrated development planning
- ❑ Promote racial, social, economic and physical integration in urban rural areas
- ❑ Housing development should be administered in a transparent, accountable and equitable manner and uphold the practice of good governance
- ❑ Encourage and support individuals and community organizations to fulfill their housing needs
- ❑ Promote education and consumer protection in respect of housing development
- ❑ Promote the establishment of socially and economically viable communities and safe and healthy conditions to ensure the elimination of slums
- ❑ Promote the effective functioning of the housing market
- ❑ Facilitate the active involvement of all relevant stakeholders in housing development, and
- ❑ Provide community and recreational facilities in residential areas

## **7. HOUSING OBJECTIVES**

- ❑ To provide more houses to cover the existing housing backlog
- ❑ To identify and develop suitably located land for housing projects
- ❑ To ensure the building of quality houses
- ❑ To ensure that planning of houses in line with national norms and standards
- ❑ To prioritise South African residents for housing
- ❑ To ensure the reduction of the time taken to scan and process subsidy applications
- ❑ To ensure proper allocation and transfer of erven to rightful owners
- ❑ To ensure that the housing waiting list also caters for people who need stands
- ❑ To ensure fair allocation of subsidies to different towns
- ❑ To promote the involvement of black companies in the housing market
- ❑ To control and manage land invasions

## 8. REQUIREMENTS OF THE HOUSING SECTOR PLAN

<p><b>PHASE 1: ANALYSIS</b></p>	<p><b>Housing Analysis</b></p> <p>As part of the review of the IDP analysis, a comprehensive status quo analysis should be done to establish a comparative picture of the current housing situation</p> <p><b>Community &amp; Stakeholder Level Analysis</b></p> <p>This includes a desktop assessment of all available data as well as a community and stakeholder level analysis preferably with the IDP Representative Forum including all other housing stakeholders</p> <p><b>Priority Housing Issues</b></p> <p>Based on the analysis, priority housing issues are determined, and incorporated into the IDP</p>
<p><b>PHASE 2: STRATEGIES</b></p>	<p><b>Objectives</b></p> <p>Development objectives should be formulated for each priority housing issue as part of the IDP objectives</p> <p>The development objectives will indicate what the Municipality would like to achieve in the medium term to address the priority housing issues and to contribute to the realization of the vision</p> <p><b>Strategies</b></p> <p>Development strategies should be identified for each of the development objectives regarding the housing priority issues with the review of the IDP strategies</p> <p>The strategies will need to address all forms of housing delivery with reference to different housing subsidy schemes (categories), provision of land and erven for low, medium, and high income residential development, social housing, upgrading of informal settlements, hostel upgrading (if applicable), etc. . In addition to the above, strategies also need to address the issues that need to be in place to ensure housing delivery for example registration of extensions (township registers), land tenure, services etc.</p>
<p><b>PHASE 3: PROJECTS</b></p>	<p><b>Project Proposals</b></p> <p>Based on the development strategies, Project Proposals should be identified that will ensure the implementation or delivery of the strategies and will be identified with the review of the existing IDP projects.</p>

	<p><b>Budget Implementation</b></p> <p>Project Proposals will have a direct link to the priority issues, objectives and strategies identified in the previous sessions. At the same time preliminary budget allocations per project will be done to ensure a transparent and rational distribution of available resources between priority projects and the routine expenditure of the Municipality also taking cognizance of available grants and funding.</p> <p><b>Institutional Capacity</b></p> <p>Aspects will also be addressed regarding the capacity of the Municipality regarding project management, available finance etc.</p>
<p><b>PHASE 4: INTEGRATION</b></p>	<p><b>Housing Sector Plan</b></p> <p>Following the adoption of the draft project proposals, the individual project proposals will be harmonized and integrated in terms of contents, location and timing in order to arrive at a consolidated and integrated Housing Sector Plan.</p> <p>Subsequently it will be necessary to integrate other relevant sector plans and programmes with the concerned housing strategies and projects with specific reference for example to the Spatial Development Framework.</p> <p><b>Implementation</b></p> <p>It will thus be imperative to develop a system (using relevant performance indicators) to evaluate performance in the execution of the projects/action plan.</p>

## 9. MUNICIPAL INSTITUTIONAL ARRANGEMENTS

In terms of the national and provincial housing policy, legislation and programmes, the Municipality is expected to perform the following housing functions amongst others:

- ❑ Conduct socio-economic surveys to determine population growth, the housing need and the housing backlog including compilation of a housing waiting list;
- ❑ Submit housing needs to the Province
- ❑ Help applicants in filling housing subsidy application forms
- ❑ Inspect buildings including the laying out of foundations, installation of infrastructure services and the construction of the houses
- ❑ Manage the implementation of the housing sector plan

- ❑ Establish and manage a complaint system
- ❑ Make input on housing policy and liaise with Provincial and National housing practitioners
- ❑ Plan, survey, proclaim and service land for housing purposes and allocate stands to beneficiaries ahead of subsidy allocations
- ❑ Monitor and combat land invasion
- ❑ Establish a housing disaster policy for the Department
- ❑ Promote, where feasible, on-site housing redevelopment of informal settlements
- ❑ Establish a database of service providers, housing stakeholders, and housing resources
- ❑ Ensure integrated development of housing projects and coordinate implementation with relevant sector departments
- ❑ Stabilize the housing environment between financial institutions and defaulting homeowners
- ❑ Provide housing consumer education
- ❑ Investigate and seek solution to alleged irregularities and fraudulent activities

The different roles played by the different spheres of Government in the delivery of housing are illustrated below:



## 10. HOUSING DEVELOPMENT STRATEGIES

Development strategies provide the most practical way of providing solution to the identified problems. It is a link between problems and the desired housing development objectives. Housing development strategies are preceded by guiding principles enshrined in the housing policy and legislation. They are also preceded by a housing vision and its objectives.

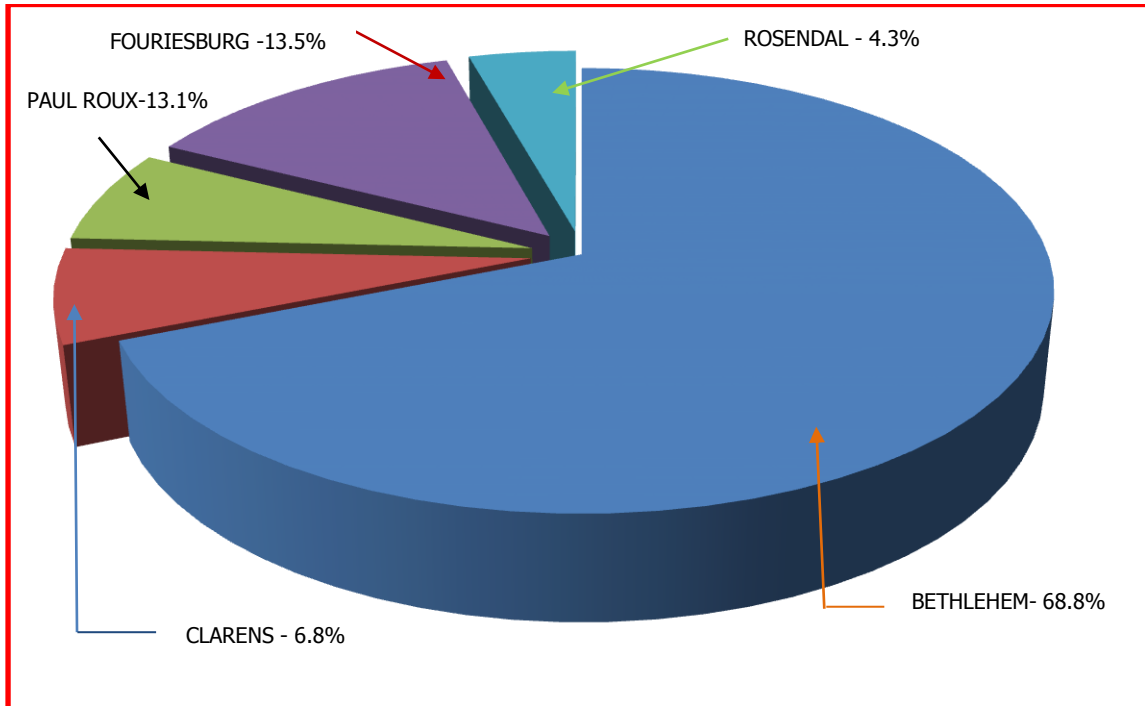
Below are the housing development strategies that have been formulated following the identification of priority focus areas. The purpose of the development strategies is to realize the objectives stated above. The expected output for each strategy, the responsible agency to implement the strategy, the resources required to realize the strategy including the timeframe within which the strategy is to be implemented are outlined in the main report.

STRATEGY	ACTIVITIES
PROVIDE MASS HOUSING DELIVERY	Apply for housing subsidies from the Provincial Government to provide for over 14000 housing need to cover both the backlog and the new housing need over five years
	Promote other housing programmes such as the People's Housing Process, Social Housing, middle income housing, rental housing, hostel redevelopment and farm worker housing
	Allocate subsidies to programmes in terms of agreed percentages stated in the Housing Sector Plan
	Investigate the condition of housing in farms and develop housing policy in this regard
IDENTIFY AND DEVELOP SUITABLY LOCATED LAND FOR HOUSING DEVELOPMENT	Identify suitably located Government-owned land for housing development
	In the event that the land is privately owned, purchase adequate land to provide for over 14000 backlog and to eradicate the existing informal settlements and backyard dwellers
	Survey and plan the land to provide for 14000 stands
	Service 14000 stands
	Allocate stands to qualifying residents
BUILD QUALITY LOW COST HOUSES	The Municipality to inspect the construction of houses from foundation to completion to ensure compliance with the National Building Regulations
	Continuously enforce compliance of National Building Regulations, NHBRC standards and Municipal by-laws, including the use of SABS approved materials
	Project steering committees to be formed involving the developer, ward committee members, beneficiaries representatives and other local stakeholders to oversee the execution of housing projects
	Members of the Project Steering Committee should be involved when beneficiaries sign "Happy letters" to ensure that indeed beneficiaries accept quality houses
HOUSES SHOULD BE PLANNED TO ACCEPTABLE STANDARDS	Prevent houses being built with toilets at street front
	Prevent houses that are built to the point of encroaching into other residents' stands
	Prevent houses that are built over servitudes
PRIORITISE SOUTH AFRICAN RESIDENTS FOR HOUSING	Compile a separate list of non-South African citizens indicating their country of origin and the legality of their presence within Dihlabeng
	Make a submission to Council for policy decision around the housing needs of non-South African citizens
REDUCE TIME TAKEN TO	Appoint staff to administer the processing of subsidy applications

PROCESS APPLICATIONS	SUBSIDY	Help beneficiaries in filling application forms
		Interact with the Provincial Department of Human Settlements about the need to be accredited to process applications locally
		Train personnel on administering the Housing Subsidy System
FORMATION OF PROJECT STEERING COMMITTEES TO ENSURE THE COLLABORATION OF DEVELOPERS, WARD COMMITTEES AND COUNCILLORS IN THE SPEEDY EXECUTION OF PROJECTS		Project Steering Committees to be formed in all housing projects made up of the developer, ward committee, Councillor and local stakeholders
		Keep minutes of Projects Steering Committees
		Submit projects reports to the Provincial Housing Department
PROPER ALLOCATION AND TRANSFER OF ERVEN TO RIGHTFUL OWNERS		Speed up the transfer of land in areas which are still registered in the name of the Municipality
		Upgrade permits into title ownership
COMPILATION OF A LIVING HOUSING WAITING LIST THAT ALSO CATERS FOR PEOPLE NEEDING SERVICED STANDS		Compile a waiting list per town (Bethlehem, Clarens, Rosendal, Paul Roux and Fouriesburg)
		The Municipality to use a standard form, which categorises applicants in terms of income, disability, pensioners, etc. The list should also cover residents who only need serviced stands
		The Housing Portfolio Committee should decide on the allocation of housing subsidies
LAND INVASION CONTROL		Discourage people from illegally invading land
		Discourage Councillors from allocating land
		Encourage people to apply for serviced stands with the Municipality
PROMOTE THE INVOLVEMENT OF BLACK COMPANIES IN THE HOUSING MARKET		Implement Government procurement legislation in appointing service providers in particular the preferential procurement system which prioritises black empowerment and the empowerment of women in housing development project

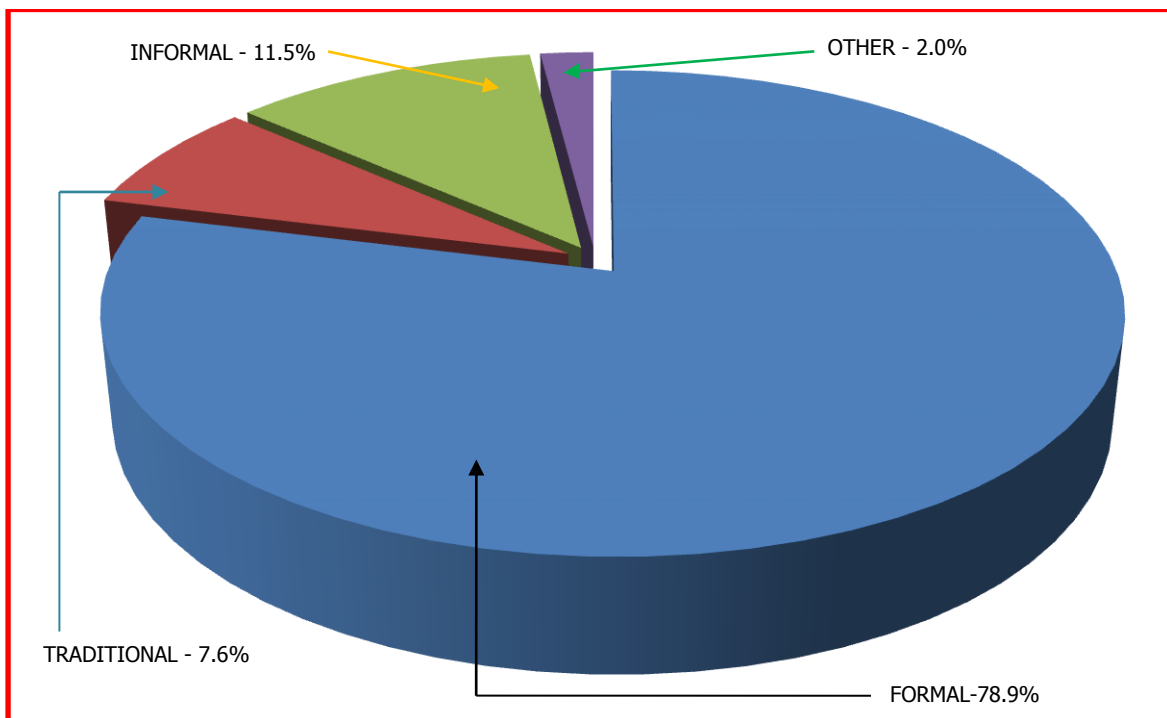
## 11. HOUSING STATUS IN DIHLABENG

Figure 1: Dihlabeng Local Municipality population distribution by area



Source: Dihlabeng Local Municipality Integrated Development Plan (2010/2011)

Figure 2: Housing Status in Dihlabeng



## 12. SUMMARY OF CURRENT HOUSING TENDENCIES IN DIHLABENG

### 12.1 BETHLEHEM

AREA	TOTAL NUMBER OF RESIDENTIAL ERVEN	OCCUPIED RESIDENTIAL ERVEN	UNOCCUPIED RESIDENTIAL ERVEN
Bethlehem	5234	4904	330
Bohlokong	12500	11700	800
Bakenpark	339	339	-----

#### *Informal Settlement(s)*

NAME OF INFORMAL SETTLEMENT	NO OF INFORMAL UNITS	COMMUNAL WATER SUPPLY & SANITATION
Silahliwe (Bohlokong)	950	Yes
Capt Charles (Bohlokong)	450	No

#### 12.1.1 Current development trends

There is a housing project currently underway in Bakenpark Extension 7 & 8, consisting of approximately 3200 sites. The project is intended to address the existing housing backlog of over 14000 in Dihlabeng.

In Panorama, Bethlehem, there are 270 unserviced sites available. These sites were planned for middle-high income groups, however, the Municipality has been unable to service them as a result of financial constraints. In an event that these sites are serviced in the near future, they will go a long way in addressing the housing shortage for the middle-high income category.

### 12.2 CLARENS

AREA	TOTAL NUMBER OF RESIDENTIAL ERVEN	OCCUPIED RESIDENTIAL ERVEN	UNOCCUPIED RESIDENTIAL ERVEN
Clarens	695	497	198



Kgubetswana	1016	1016	-----
LaRola	20	20	-----
Golf Estate	72	72	-----
Mount Horeb (Private Development)	89	89	-----

### ***Informal Settlement(s)***

<b>NAME OF INFORMAL SETTLEMENT</b>	<b>NO OF INFORMAL UNITS</b>	<b>COMMUNAL WATER SUPPLY &amp; SANITATION</b>
Kgubetswana	220	No

#### **12.2.1 Current development trends**

In terms of the Spatial Development Framework, the portion of land to the South of the existing township has been reserved for future residential extension, and an application for township establishment must still be lodged in this regard. There is also a portion of land identified to the east of the existing township, on the other side of the R711, for township development. All these planned developments will be dependent on the outcome of feasibility studies and the availability of bulk infrastructure.

### **12.3 FOURIESBURG**

<b>AREA</b>	<b>TOTAL NUMBER OF RESIDENTIAL ERVEN</b>	<b>OCCUPIED RESIDENTIAL ERVEN</b>	<b>UNOCCUPIED RESIDENTIAL ERVEN</b>
Fouriesburg	780	780	-----
Mashaeng	3039	3039	-----

#### **12.3.1 Current development trends**

There is a high demand for housing in the area, due to the growing population, which is mainly as a result of the migrants from Lesotho. Most of these migrants are illegal, and they cross the border in search of better prospects in South Africa. Due to poor topography and geotechnical conditions, there is limited space available for residential extension. There is an area though, which has been identified for township development, located North-east of the existing township.

## 12.4 PAUL ROUX

AREA	TOTAL NUMBER OF RESIDENTIAL ERVEN	OCCUPIED RESIDENTIAL ERVEN	UNOCCUPIED RESIDENTIAL ERVEN
Paul Roux	438	210	228
Fateng Tse Ntsho	1537	1537	-----

### *Informal Settlement(s)*

NAME OF INFORMAL SETTLEMENT	NO OF INFORMAL UNITS	COMMUNAL WATER SUPPLY & SANITATION
Fateng informal settlement	60	No

### 12.4.1 Current development trends

Similar to Mashaeng, there isn't much land available for future residential extension in Fateng Tse Ntsho as a result of unfavourable geographical terrain. There is land, however that has been identified for township development, and the area is located to the North of the existing township.

## 12.5 ROSENDAL

AREA	TOTAL NUMBER OF RESIDENTIAL ERVEN	OCCUPIED RESIDENTIAL ERVEN	UNOCCUPIED RESIDENTIAL ERVEN
Rosendal	529	101	428
Mautse	728	728	-----

### *Informal Settlement(s)*

NAME OF INFORMAL SETTLEMENT	NO OF INFORMAL UNITS	COMMUNAL WATER SUPPLY & SANITATION

### 12.5.1 Current development trends

Most of the people residing in Mautse are from the surrounding areas, and do not necessarily work there. The area does not offer much in terms of economic opportunities, hence there is less migrating as compared to other areas. A new township, consisting of 1000 stands has been approved for the area, and it is anticipated that the number of erven available will be more than enough to eradicate the existing informal settlement.

## 13. COMMUNITY NEEDS

During the public participation process, the community raised the following issues with regards to housing. These needs have been taken into account in the formulation of the strategies in section 11

Bethlehem/ Bohlokong	Clarens/ Kgubetswana	Paul Roux/ Fateng-tse-Ntsho	Fouriesburg/ Mashaeng	Rosendal/ Mautse
<ul style="list-style-type: none"> <li>▪ RDP Houses only for the needy shacks to be eradicated</li> <li>▪ Fair system of allocation for RDP houses to avoid corruption</li> <li>▪ All RDP houses to be electrified after being built</li> <li>▪ Sites for medium-income housing to be provided as well</li> <li>▪ Development of site with school, clinics, churches, parks, business sites, crèches, hall and library</li> <li>▪ By laws to eradicate shacks</li> <li>▪ By Laws to be implemented</li> <li>▪ Bulk service or all new developments</li> <li>▪ Inclusion of community member staying in old, dilapidated and renting be in the waiting list</li> <li>▪ RDP houses to have provision for the disable and elderly</li> </ul>	<ul style="list-style-type: none"> <li>▪ RDP houses to be built in Kgubetswana</li> <li>▪ Additional business sites</li> <li>▪ Fencing of municipal store room</li> <li>▪ Audit inspection for RDP houses</li> <li>▪ Procurement of land for township development</li> <li>▪ Bulk service or all new developments</li> <li>▪ RDP houses to have provision for the disable and elderly</li> <li>▪ Identification of new sites</li> </ul>	<ul style="list-style-type: none"> <li>▪ Township establishment</li> <li>▪ Audit of vacant sites</li> <li>▪ Allocate new site for cemetery</li> <li>▪ Formalization of Maseko section</li> <li>▪ Bulk service or all new developments</li> <li>▪ RDP houses to have provision for the disable and elderly</li> <li>▪ Selection criteria to accommodate those that don't fall within the RDP requirements</li> </ul>	<ul style="list-style-type: none"> <li>▪ Sites (Township establishment</li> <li>▪ Inspection for housing be lawful</li> <li>▪ Fencing of municipal store room</li> <li>▪ Bulk service or all new developments</li> <li>▪ RDP houses to have provision for the disable and elderly</li> </ul>	<ul style="list-style-type: none"> <li>▪ More stands be provided for people who are renting and those living in shacks</li> <li>▪ Conduct Land Audit town and location</li> <li>▪ Improve housing inspection</li> <li>▪ Fast track Title Deeds</li> <li>▪ Sites be sold for period of twelve months</li> <li>▪ Bulk service or all new developments</li> <li>▪ RDP houses to have provision for the disable and elderly</li> <li>▪ Provision of RDP houses at Helena farm</li> </ul>

## 14.

## 15. CURRENT AND PLANNED HOUSING PROJECTS (2011-2015)

### 14.1 Proclaimed areas

PROJECT	VALUE	CATEGORY	ESTIMATED NUMBER OF HOUSING UNITS	PROGRESS	REMARKS
<b>BETHLEHEM</b>					
Mixed housing development in Bakenpark Ext. 5 & 7	To be determined	Low-middle income (Breaking New Ground)	±3200	Construction phase	Installation of bulk and internal services underway. Construction of houses yet to commence
Low cost housing development in Mautse Extension 3	To be determined	Low income	±1000	Construction phase	Sites already allocated to beneficiaries. Non-availability of bulk water and sewer hampering the development

### 14.2 Future Housing Projects (In Line With The Spatial Development Framework)

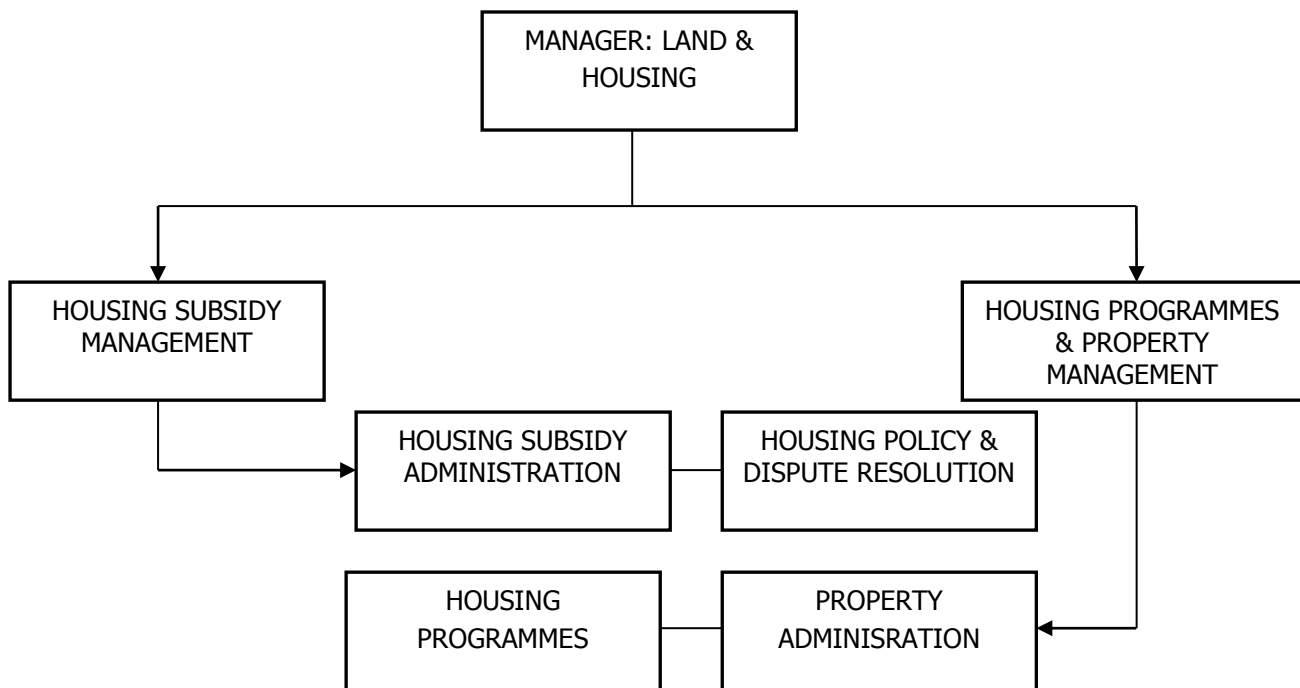
DESCRIPTION OF LAND	SIZE (ha)	CATEGORY	ESTIMATED NUMBER OF SITES	PROGRESS	REMARKS
<b>BETHLEHEM</b>					
Wolhuterskop 94, Bethlehem		Middle-high income	±500	Planning phase	There is insufficient bulk infrastructure in the area to accommodate the development
<b>CLARENS</b>					
Remainder of Clarens Townlands: Portions 578 & Saron 1205	83	Low income	±850	Planning phase	
<b>FOURIESBURG</b>					
Fouriesburg Townlands 228	123	Low income	±2000	Planning phase	

**PAUL ROUX**

Farm Store 433	Rexford	141	Low income	2200	Planning phase	
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**16. PROPOSED ORGANISATIONAL STRUCTURE OF THE HOUSING DIVISION**

In order for the Department to function effectively and deliver on the mandate to provide sustainable human settlements, the following structure is proposed:



△  
The above organogram only includes the key sub-units that should form part of the Department, and does not include positions for every housing official.

**17. REFERENCES**

- ❑ Municipal Housing Sector Plan Manual
- ❑ Dhlabeng Integrated Development Plan (2009/2010)
- ❑ Dhlabeng Spatial Development Framework (2009/2010)