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# PORTFOLIO COMMITTEE ON HUMAN SETTLEMENTS, WATER AND SANITATION

09 OCTOBER 2020

## BUSINESS PLAN 2020/2021 [HSDG/UISP/TRG] & DISTRICT DEVELOPMENT MODEL

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# [A.] PURPOSE OF PRESENTATION

The purpose of the presentation is to brief the Portfolio Committee of Human Settlements, Water and Sanitation on the following:-

## PART 1: BUSINESS PLAN 2020/21

Mpumalanga Provincial Department of Human Settlements' Business Plan for the 2020/21 Financial Year, *for noting and further guidance*, whilst noting the following:-

- ✓ *Sector Strategic focus*
- ✓ *Original housing delivery targets*
- ✓ *Revised housing delivery targets*
- ✓ *Impact of COVID-19 pandemic*
- ✓ *Constraints affecting delivery of housing targets*

## PART 2: DISTRICT DEVELOPMENT MODEL

Progress made by the Mpumalanga Provincial Department of Human Settlement's in contributing towards the "DDM One District, One Plan, and One Budget".



# [B.] CONSTITUTIONAL MANDATE AND LEGISLATIVE FRAMEWORK

Chapter 2 (Bill of Rights) of The Constitution, Section 26 requires the state to:

- Take reasonable legislative and other measures, within its available resources, to achieve the progressive realisation of everyone's right of access to housing; and
- To ensure no-one is evicted from their home, or has their home demolished, without an order of the court made after considering all the relevant circumstances.

The Constitution further provides that housing is a competency that is held concurrently by National and Provincial Spheres of Government.

As such, within the context of the sector, the 'right of access to adequate housing' is construed as the right to the following:

***“...Security of tenure; Availability of services, materials, community based facilities and infrastructure; Affordability; Habitability; Accessibility; Location; and Cultural Adequacy...”***

As required by the Division of Revenue Act (DoRA), the Receiving Officer is required to produce a Business Plan as part of the grant conditions.

As a minimum, the Business Plan should among other key requirements, detail the following:-

- ✓ *Medium-term strategic framework targets, outputs and outcomes;*
- ✓ *Outputs and targets;*
- ✓ *Cashflow projections (payment schedule);*
- ✓ *Project information;*
- ✓ *Planned projects and spending per priority mining town;*
- ✓ *Professional fees and pre-planning; and*
- ✓ *Number of jobs opportunities to be created.*

# PART 1: BUSINESS PLAN 2020/21

## [C.] HUMAN SETTLEMENTS' STRATEGIC FOCUS

The Business Plan articulates the detailed plan on how the Medium-Term Strategic Framework [MTSF] (2019-2024) targets will be achieved by emphasizing the following:-







- 1) Upscale the informal settlements upgrading through the Upgrading Informal Settlements Programme (UISP);
- 2) Utilize the Integrated Residential Development Programme (IRDP) to invest in the sixteen (16) Priority Human Settlements and Housing Development Areas [PHSHDAs];
- 3) Prioritize public spaces investment programme;
- 4) Ensure provision of social services and other amenities;
- 5) Address homeownership and rental housing through a variety of interventions to address hierarchy of subsidy needs;
- 6) Adopt a rapid land release programme for identification, acquisition, assembly and development of human settlements that includes green-fields and informal settlements.

In line with the recommendations put forward by the Technical MINMEC (for consideration and approval by MINMEC) recovery from the challenges experienced (still being) in the last 3 – 5 years, the **STRATEGIC FOCUS [SF]** for human settlements delivery can be broadly classified as follows:-

- I. **SF1: Accelerating Informal Settlements Upgrading;**
- II. **SF2: Development of Serviced Sites in Support of Rapid Land Release; and**
- III. **SF3: Increasing Access to Affordable Rental Housing Opportunities.**

# [D.] SUMMARY ON THE APPROVED BUSINESS PLAN 2020-21 [HSDG/TRP/UISP]

A summary of the Human Settlement Development Grant (HSDG) budget and delivery targets as documented on the approved Business Plan 2020/21 is presented below:-

 <p>HSDG budget <b>R 1,08 Billion</b></p>	 <p>Low-cost (RDP) houses <b>4 245</b></p>	 <p>Servicing of sites <b>3 726</b></p>
 <p><b>FLISP</b> No. of beneficiaries <b>100</b></p>	 <p>Community Residential Units (CRU) <b>136</b></p>	 <p>Issuance of Title Deeds <b>7 835</b></p>



## [E.] REVISED BUSINESS PLAN 2020-21...cont'd

The Department's revised target for the 2020/21 financial year is presented as follows:-

PERFORMANCE TARGET	ORIGINAL ANNUAL TARGET 2020/21	REVISED ANNUAL TARGET 2020/21	REDUCTIONS
Number of serviced sites	3 726	3 426	300
Number of low-cost houses completed (IRDP/UISP/CRU/FLISP/Mining Towns)	4 481	4 419	62
Number of bulk water and sanitation projects completed	8	8	0
Number of title deeds registered (Current, pre-1994 and post-1994 projects)	7 835	4 109	3 726
Human Settlement Development Grant (HSDG)	R 1 081 044 000	R 966 417 000	R 114 627 000
Title Deeds Restoration Programme	R 38 400 000	R 13 300 000	R25 100 000

**NOTE:** The **HSDG** saw a reduction of **R 114 million** to **R966 thousands** towards the contribution to the COVID-19 Relief Fund. This further reduced the targets as shown above.  
The **TRG** saw a reduction of **R25.1 Million** to **R13.3 Million**.

## 1. SUSTAINABLE INTEGRATED HUMAN SETTLEMENTS INITIATIVES

- The **Mpumalanga Sustainable Human Settlements Master Plan, 2013** and approved by the **Executive Council** (EXCO) in 2014 identified a number of land parcels in the Province earmarked for development of human settlements.
- The Master Plan serves as a guiding framework in the planning and implementation of sustainable Integrated Human Settlements within the Province and thus seeks to address incongruities related to human settlements developments.
- To date, a total of **61 Integrated Human Settlements** are committed and currently being planned/implemented as per the Mpumalanga Sustainable Human Settlements Master Plan.
- The 61 Integrated Human Settlements Projects are currently being implemented in the three District Municipal Areas within the Priority Human Settlements and Housing Development Areas [PHSHDAs].
- The delivery on the 61 Integrated Human Settlements commenced in the **previously MTSF** and will continued to be delivered in the **current MTSF period**.

## 2. CONSTRUCTION OF LOW-COST (RDP) HOUSES

The Department plans to construct **4 191 housing units** (top structures) in all three (3) districts of the province to meet the housing requirement under the various housing programmes:-

○ Integrated Residential Development Programme (IRDP)	772
○ People's Housing Programme (PHP)	877
○ Upgrading of Informal Settlement Programme (UISP)	1 841
○ Rural Housing Programme	634
○ Military Veteran Housing Programme	17
○ Emergency Housing Assistance Programme	50

**Transformation Targets** - Eleven (11) enterprises owned or co-owned by young people were awarded projects worth R137 551 474. This amount is anticipated to be spent over the current financial year. The spending during the first quarter on the budgeted amount for youth is R2 350 798. This involves 22 young people as sole owner or co-owners of the companies.

Sixty one (61) enterprises owned by women were awarded construction projects worth R940 047 415. This amount is anticipated to be spent over the current financial year. The spending during the first quarter on the budgeted amount for women is R14 250 425.

## 3. REVITALIZATION OF MINING TOWNS

- Focus on provision of bulk infrastructure in mining towns
- Eradication of informal settlements in Emalahleni and Steve Tshwete

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## 4. SERVICING OF SITES

- The Department is in the process of **servicing 3 426 sites** in all the 3 districts under HSDG.

### Projects under servicing of sites (Nkangala)

NAME OF SETTLEMENT	PROJECT LOCATION	TOTAL SITES	2020/21 ANNUAL SITES TARGET	CURRENT PROGRESS	BULK AVAILABILITY
Rondebosch Integrated Human Settlement	Steve Tshwete Municipality	6595	500	Contractor has established on site and planned to deliver 500 sites	Bulk is being addressed via that ring-fenced mining town budget
Kwazamokuhle 9 Integrated Human Settlement	Steve Tshwete Municipality	722	326	Contractor is on site has delivered 230 sites in Q2	Bulk sewer project also running in parallel
<b>TOTAL</b>			<b>826</b>		

## Projects under Servicing of Sites (Gert Sibande)

NAME OF SETTLEMENT	PROJECT LOCATION	TOTAL SITES	2020/21 ANNUAL SITES TARGET	CURRENT PROGRESS	BULK AVAILABILITY
Amsterdam Integrated Human Settlement	Mkhondo Municipality	1009 stands	332	Contractor on site and progressing according to programme	Link connections required to be installed by the Municipality
Ermelo Ext. 44 Integrated Human Settlement	Msukaligwa Municipality	5731 stands	500	The Contractor is on site and progress is according to programme	Bulk water funding availed by the Municipality
Vukuzakhe B 44 Integrated Human Settlement	Dr Pixley ka Isaka Seme	756 stands	400	Project is near completion to deliver the 400 sites	Link connections required to be installed by the Municipality
<b>TOTAL</b>			<b>1 232</b>		

## Projects under Servicing of Sites (Ehlanzeni)

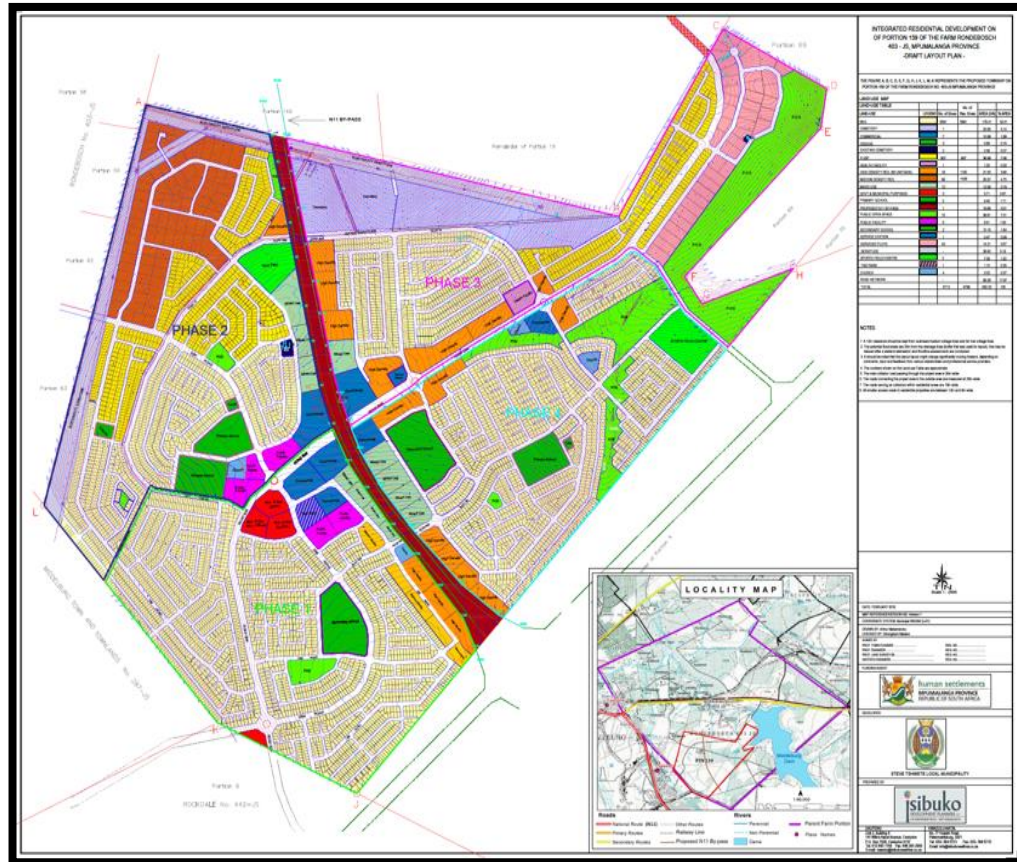
NAME OF SETTLEMENT	PROJECT LOCATION	TOTAL SITES	2020/21 ANNUAL SITES TARGET	CURRENT PROGRESS	BULK AVAILABILITY
Kumana Integrated Human Settlement	Bushbuckridge Municipality	756 stands	300	The Contractor is on site and progress is according to programme to deliver the sites	Link connections required to be installed by the Municipality
Burlington Integrated Human Settlement	Bushbuckridge Municipality	651 stands	300	The Contractor is on site and progress is according to programme	Bulk water funding availed by the Municipality
Komatipoort Extension 18 Integrated Human Settlement	Nkomazi Municipality	1002 stands	200	Site Establishment ongoing as at end of September 2020	Tripartite agreement for bulk signed with the Municipality



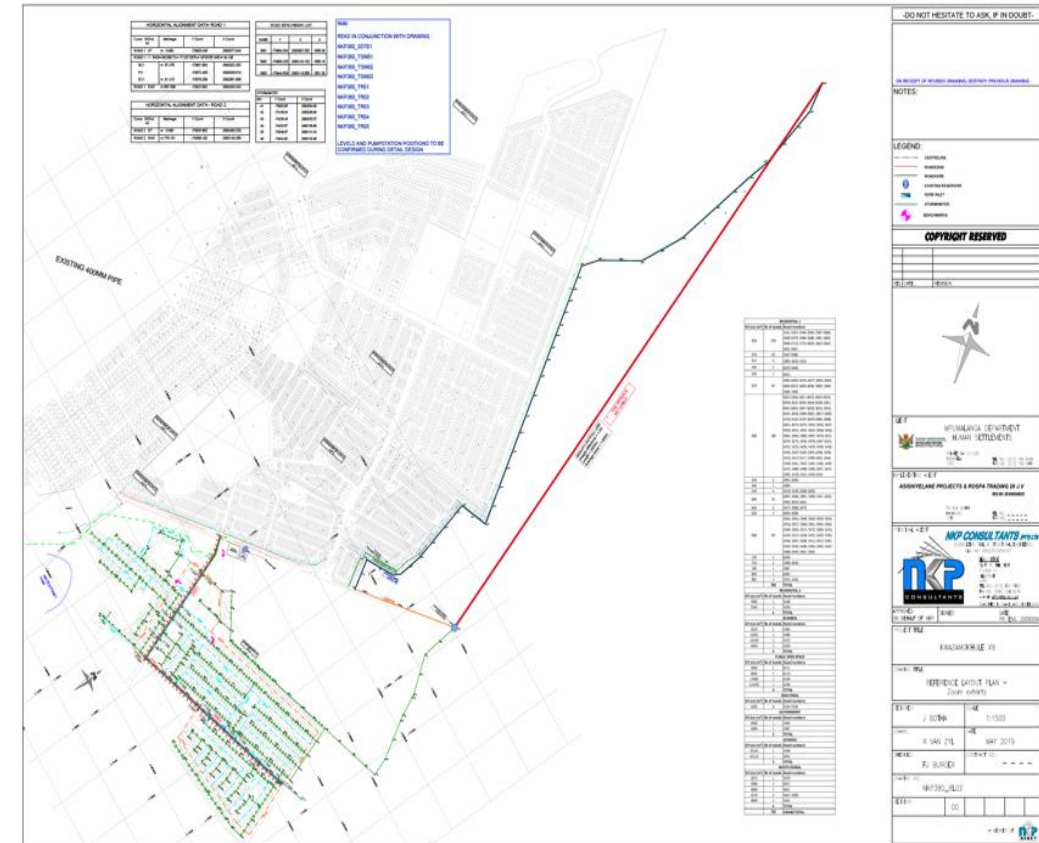
# UNPACKING THE REVISED BUSINESS PLAN 2020-21...[Cont'd]

NAME OF SETTLEMENT	PROJECT LOCATION	TOTAL SITES	2020/21 ANNUAL SITES TARGET	CURRENT PROGRESS	BULK AVAILABILITY
Msholozì	City of Mbombela Municipality	4986 stands	600	The Contractor(s) has established on site. Challenges are being experienced due to disputes in local labour rates between the Implementing Agent and the community structures	Tripartite agreement for bulk signed with the Municipality
<b>TOTAL</b>			<b>1400</b>		

## Rondebosch Integrated Human Settlements



## Kwazamokuhle Ext.9 Integrated Human Settlements

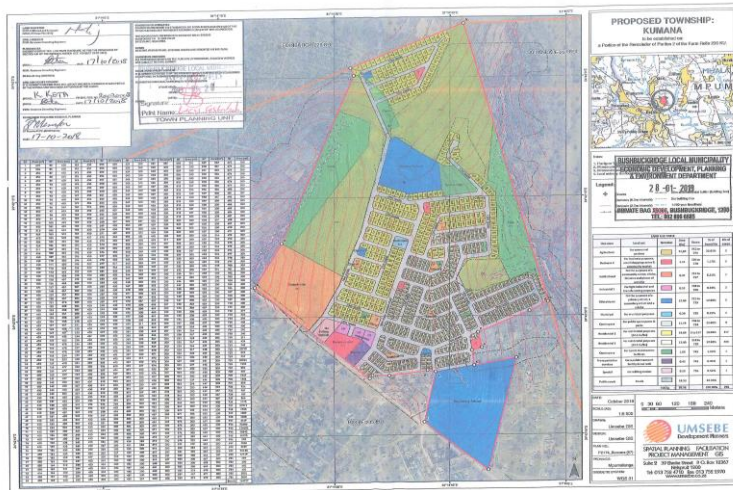




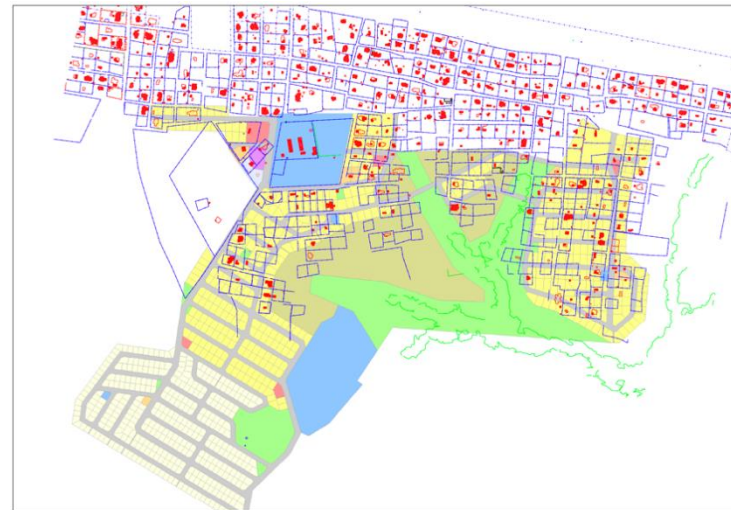




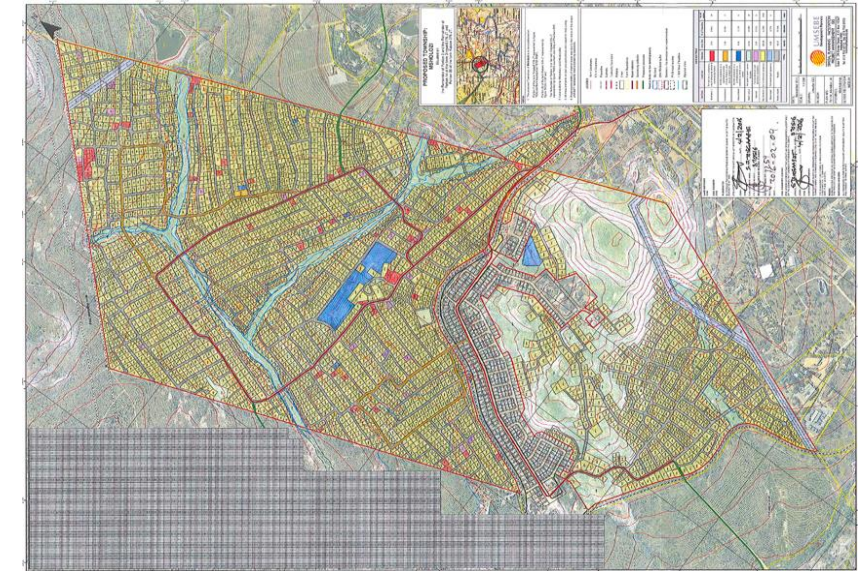
## Kumana Integrated Human Settlements



## Burlington Integrated Human Settlements



## Msholozhi Integrated Human Settlements



## 5. COMMUNITY RESIDENTIAL UNITS (CRUS)

- The Province is currently implementing 7 Community Residential Units Projects which will have a total yield of more than 1000 units over the MTEF period.
- Due to the global spread of the COVID-19 pandemic, budgetary resources were redirected to combat the spread of the virus.
- For that purpose, R 20 million has been deducted from the Rental Programme under CRUs (i.e. R77 Million initially allocated was reduced to R57 Million).
- This ultimately affected the original delivery targets as this meant delivery targets had to be adjusted to align with the reduced budget allocation.
- There are 136 units which were planned for delivery during 2020/21 financial year, however the target has been amended in line with the budget cuts.
- The focus will be mainly to cater for the civil works, completion of foundations and commencement of the super-structure and completion of **only 128 units** scheduled for the next financial year.

## 6. SOCIAL AMENITIES

- The Province is currently implementing 3 Social Economic Amenities. The budget cuts did not affect the original allocation in this regard.

## 7. TITLE DEEDS PROGRAMME (PRE-1994 AND POST 1994)

- Mpumalanga Province has delivered a total number of 3 207 title deeds over the past MTSF period.
- The current backlog is 51 301 houses that still need to be registered.
- It should be noted however that the backlog is composed of houses that are built in un-proclaimed townships, state land scattered within the 18 municipalities in the Province.
- There are approximately 3 200 title deeds that have been registered and in the process of being handed over to the rightful beneficiaries.
- The Title Deeds Restoration Grant (TRG) and Human Settlements Development Grant (HSDG) have been reduced to cater for COVID 19 interventions.
- The TRG has been reduced from R38.4 Million to R13.3 Million.
- The targets have since been reduced in order to align with revised budget.



## 7.1 Title Deeds Programme (Pre-1994 and Post 1994)

Outputs	Original Annual Targets	Revised Annual Targets	Budget
Pre-1994	1000	800	R1 120 000.00
Pre 1994 Searches	1000	300	R9 000.00
Pre 1994 Verification	1000	500	R150 000.00
Post-1994	5547	2200	R308 0000.00
Post Searches	7000	1766	R52 980.00
Post Verification	7000	1559	R479 700.00
T/ Establishment	29	27	R7749328.00
Advert for Missing Beneficiaries	100	50	R100 000.00

## 7.2 Title Deeds Programme (Current Projects)

Outputs	Original Annual Targets	Revised Annual Targets	Budget
Current Searches	1288	1109	R33 270.00
Current Verification	1288	1109	R332 700.00
Current Title Deeds	1288	1109	R1 552 600.00

## 7.3 Title Deeds Programme (Challenges and Remedial Measures)

CHALLENGES	REMEDIAL / ACCELERATION PLAN
<ul style="list-style-type: none"><li>• Township registers have not been opened in Proclaimed Townships</li><li>• Outstanding SPLUMA and Clearance Certificates applications as requested by Conveyancers not approved by Municipalities</li><li>• Site verifications not done due to Covid -19 Regulations restricting movement and contact amongst individuals</li><li>• Slow and delayed performance by both Conveyancers and Town Planners due to COVID 19 related challenges</li></ul>	<ul style="list-style-type: none"><li>• Fast track the finalization of Township Registers and proclaim townships</li><li>• Department to directly request the certificates from Municipalities through the Office of the Municipal Managers for affected beneficiaries</li><li>• Instruct conveyancers to add field work teams on site to cover for lost time,</li><li>• Closely and strictly monitor the performance and adherence to delivery plans for Town Planners and Conveyancers</li></ul>

## 7.3 Title Deeds Programme (Challenges and Remedial Measures)

CHALLENGES	REMEDIAL / ACCELERATION PLAN
<ul style="list-style-type: none"><li>• Rightful beneficiaries as registered on HSS are no longer occupying the houses</li><li>• Misallocation of rightful beneficiaries on HSS i.e. Tekwane South Project</li></ul>	<ul style="list-style-type: none"><li>• To advertise on various media and municipal notice boards calling upon rightful beneficiaries to sign the transfer documents in order to allow the registration process</li><li>• Beneficiary Management to finalise the verification process and allocation of the rightful beneficiaries.</li></ul>

# EQUITABLE SHARE – SPECIAL MUNICIPAL INTERVENTIONS




As per a resolution taken by **EXCO**, the Department is assisting Local Municipalities with mainly sewer spillages and bulk infrastructure interventions as indicated below:-

Local Municipality	Project Description	Allocated Budget 2020/21
<b>Sewer Spillage Interventions</b>		
Govan Mbeki	Leandra Sewer Spillages	25 000 000
Govan Mbeki	Embalenhle Sewer Spillage – Pump stations upgrade	18 000 000
Msukaligwa	Ermelo Ext. 32,33,34 Sewer Spillages	50 900 000
<b>TOTAL: Sewer Spillages</b>		<b>93 900 000</b>

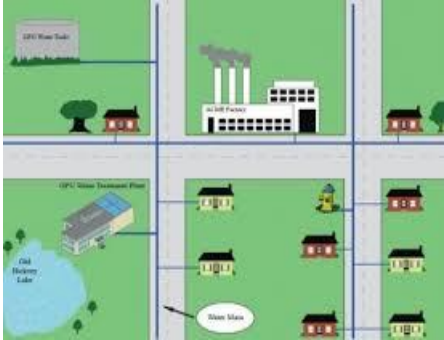

# EQUITABLE SHARE – SPECIAL MUNICIPAL INTERVENTIONS...cont'd

Local Municipality	Project Description	Allocated Budget 2020/21
<b>Other Bulk Infrastructure Interventions</b>		
Dr Pixley Ka Isaka Seme	Sewer pump station and reticulation in Amersfoort	14 000 000
Mbombela	Parliamentary Village	20 000 000
<b>TOTAL: Other bulk</b>		<b>34 000 000</b>





# [E.2] PERFORMANCE REVIEW AS AT END OF JULY 2020

	<p>Revised HSDG 2020/21 Budget</p>	<p>R 966 417 000</p>
	<p>Expenditure to Date</p>	<p>R 212 157 776</p>
		<p><b>20%</b></p>
	<p>Number of Housing Units Completed (IRDP/UISP) (4<sup>th</sup> month)</p>	<p>626 / 1 846</p>
		<p><b>34%</b></p>



	<p>(PLANNING – Site Servicing - IHS/UISP Projects) Number of Serviced Sites delivered (4<sup>th</sup> month)</p>	<p>100 / 1 234</p>
		<p>8%</p>
	<p>Number of Title Deeds delivered under current projects (No pre &amp; post 94 Title Deeds delivery planned) (4<sup>th</sup> month)</p>	<p>689</p>
		<p>16,7%</p>

## MUNICIPAL INTERVENTIONS – BULK INFRASTRUCTURE

	<p><b>Equitable Share / HSDG 2020/21 Budget</b></p>	<p><b>R 220 830 000</b> (Sewer Spillages – R93 900 000) (Other Bulk - R126 930 000)</p>
	<p><b>Expenditure to Date</b></p>	<p><b>R21 389 000</b> (Sewer Spillages – R12 020 000) (Other Bulk - R9 369 000)</p>
		<p><b>10%</b></p>
	<p><b>Construction in progress (4<sup>th</sup> month) 15%</b></p> 	<p><b>15%</b> (Sewer Spillages - 13%) (Other Bulk - 7%)</p>

## [E.3] IMPACT OF THE COVID-19 PANDEMIC

The five (5) week national lockdown saw the halt of all economic and construction activities.

This had a drastic impact on performance outcomes in the 1<sup>st</sup> quarter of the financial year which necessitated the Department to initiate a **RECOVERY STRATEGY AND ACCELERATION PLAN**.

In support of the recovery strategy and acceleration plan, the following actions were initiated:-

## FINALISATION OF TOWNSHIP ESTABLISHMENT PROCESSES

- A total of 13 townships have already been finalised / proclaimed and occupancy audit being conducted, thereafter, allocated to Conveyancers to effect transfers.
- A total of 7 new integrated human settlements were approved by the Municipal Planning Tribunals in the First Quarter, paving a way for the Rapid Land Release Programme in two Districts.
- A total of 10 township establishment applications were approved as part informal settlements upgrading programme and targeted for permanent services installation.

## CONSTRUCTION OF TOP STRUCTURES, SOCIAL AMENITIES AND SERVICING OF SITES

- Upscaling of construction activities following resumption during alert level-4 of the lockdown.
- Contractors were advised to complete all houses nearing completion (i.e. wall-plate and roof level before starting new works).
- Housing delivery targets were upscaled for appointed contractors with good performance track record as a contingency plan in case of underperformance by poor performing contractors.

## ISSUANCE OF TITLE DEEDS

- Acceleration of consumer education to beneficiaries on the challenges caused by sales, rentals and not being available to sign transfer documents.
- Municipalities to take decisions on the unavailable erf files and Department of Home Affairs to be engaged to deal with beneficiaries with no “Dom passes”.
- Consumer education to be conducted and encourage family members to obtain letters of Authority.

## [E.4] CHALLENGES AFFECTING DELIVERY ON THE BUSINESS PLAN

- Due to the sudden reopening of the economy, there is high demand and scarcity of building material such as cement. This is having serious impact on progress on site as major suppliers prefer bulk sell to civil engineering contractors working on larger projects.
- Progress is usually disrupted when a COVID-19 case is detected on site. The site or part thereof is usually closed-off.
- Many contractors are struggling to adjust to the new normal i.e. compliance with the new OHS and COVID-19 regulations.
- The unavailability of bulk municipal engineering services infrastructure in most municipalities remains a serious challenge in the provision of the needed basic services and envisaged rapid land release in favour of the both the poor households and the gap-market.
- Community disruptions due to business ('extortion') forums demanding work has delayed the starts of many projects. The Department continuously tries to solve these challenges through the Project Steering Committees, Community Steering Committees and Law Enforcement Agencies within the affected municipalities. This has affected both site servicing and bulk infrastructure projects.



## CHALLENGES AFFECTING DELIVERY...cont'd

- Untraceable original documents for the Pre 1994 projects, including ID copies, erf files from municipalities and letters of authorities.
- Difficulties to perform physical site verification where there are illegal occupation of houses as the occupants refuse entry to the field workers.
- Lack of support from municipalities on issuing relevant certificates.
- Untraceable beneficiaries, sold and rented houses.

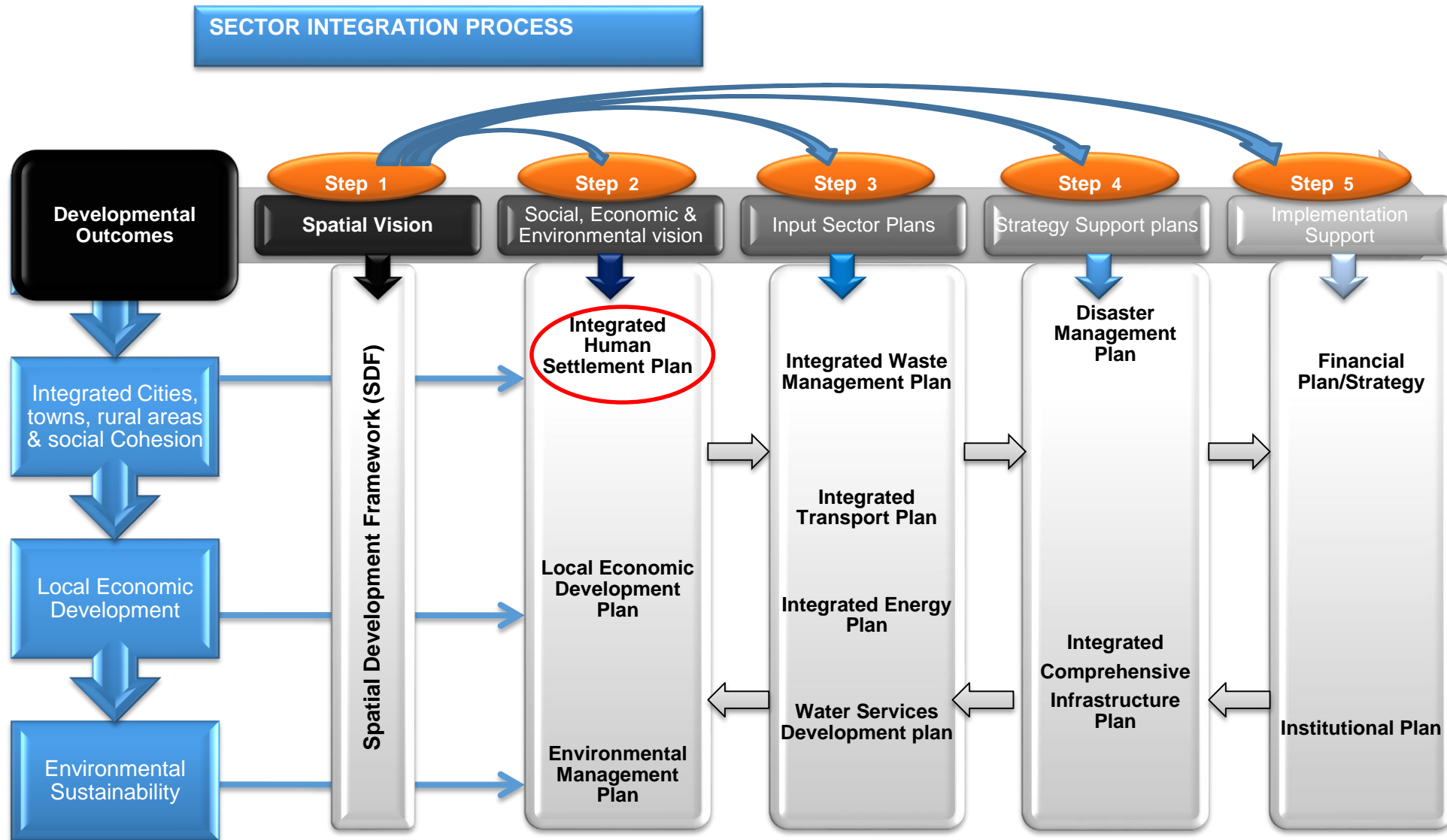
# PART 2: DISTRICT DEVELOPMENT MODEL

# CURRENT HUMAN SETTLEMENTS DELIVERY INSTRUMENTS

# [F.] HUMAN SETTLEMENTS MASTER PLAN - DELIVERY INSTRUMENT

- ❏ The **MPUMALANGA SUSTAINABLE HUMAN SETTLEMENTS MASTER PLAN** was approved in principle in December 2014 by the **Mpumalanga Executive Council [EXCO]**, subject to an **IMPLEMENTATION PLAN** being developed.
- ❏ Subsequently, the **Executive Council [EXCO]** approved an **IMPLEMENTATION PLAN** that is currently being used in the implementation of the **Mpumalanga Human Settlements Master Plan**.
- ❏ The **Master Plan** serves as an provincial instrument that is key in the realization of the **Mpumalanga Vision 2030** which is, at the level of the Province, the ultimate **Implementation Framework** for the country's **NATIONAL DEVELOPMENT PLAN – 2030**.
- ❏ Whilst concerted efforts are being made in accelerating the implementation of the **14 INTEGRATED HUMAN SETTLEMENTS** in all three District Municipal Areas by ensuring access to basic services and provision of the much needed social amenities, an additional **33 NEW INTEGRATED HUMAN SETTLEMENTS** are being established as part of the 2018/2019 planned targets.
- ❏ Upon completion beyond the current MTSF period, all **47 INTEGRATED HUMAN SETTLEMENTS** being implemented and initiated within the MTSF period will deliver a total of **149 898 Housing Opportunities** plus other urban supporting infrastructure.

# HUMAN SETTLEMENTS MASTER PLAN - DELIVERY INSTRUMENT



# **USING THE PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS [PHSHDAs] AS AN INSTRUMENT IN THE SECTOR - TOWARDS THE IMPLEMENTATION OF THE DDM MODEL**



# [G.] PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS

The implementation of the PSHSDAs as an instrument of the DDM in the Province, will result in a development of a Human Settlements Framework for Spatial Transformation and Consolidation which aims at: -

- **Ensuring housing delivery that advances spatial restructuring and consolidation within priority spaces; *and***
- **Facilitate inclusive residential property markets & asset creation.**

It will further result in programmes and interventions that are spatially targeted with transformation objectives which include but not limited to promotion of a: -

- **Forward-looking land assembly and township establishment;**
- **Upgrading of Informal Settlements;**
- **Declared Social (Rental) Housing Restructuring Zones;**
- **Opportunities for Greenfield Development (new places); and**
- **Distressed/ dilapidated/ degenerating communities/ precincts.**

The implementation of the PSHSDAs will form part of the **Medium-Term Strategic Framework** of **2019/20 - 2023/24** of Human Settlements which aims at implementing a coherent programme.

## [G.] PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS

The proposed PSHDAs were identified as per Chapter 3, Section 13(2) of the Housing Development Agency Regulations, 2008 which calls for an **Imminent Declaration of Priority Housing Development Areas** in the Country as sites/ spaces for: -

- *development of new post-apartheid cities & urban forms;*
- *accelerated release of State-owned land and acquisition of suitable land for human settlements; and*
- *mixed use, high density and multiple typology housing and human settlement development.*

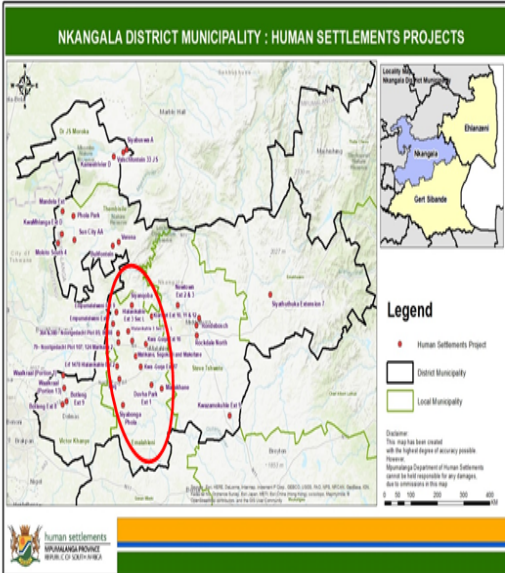
Consultations meetings with Municipalities were held on the 18<sup>th</sup> February 2019 and 16<sup>th</sup> July 2019.

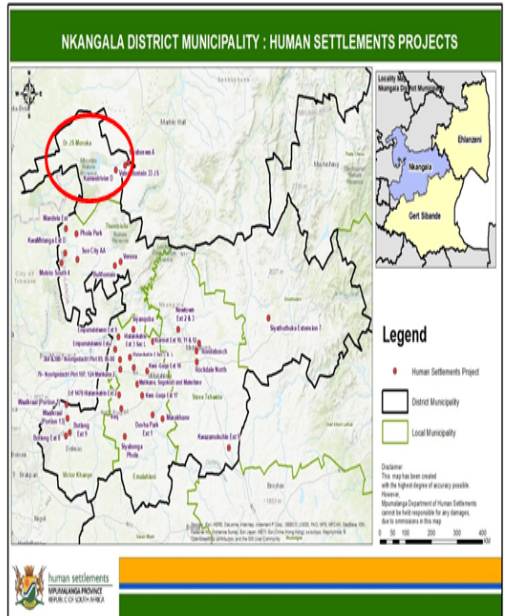
On the 17<sup>th</sup> May 2019, the National Department of Human Settlements published a **Notice** under **Gazette No. 42464 (Volume 647)** in terms of which six (6) PSHDAs were proposed and the Public, Institutions and Municipalities to provide inputs and comments on the proposed PSHDAs. The Public and Institutions were expected to provide inputs and comments within 60 days from the date of notice, the 17<sup>th</sup> July 2019 being the closing date.

Municipalities were expected to provide motivations and include **Council Resolutions** in support of or otherwise of proposed PSHDA within 120 calendar days from the date of the notice.

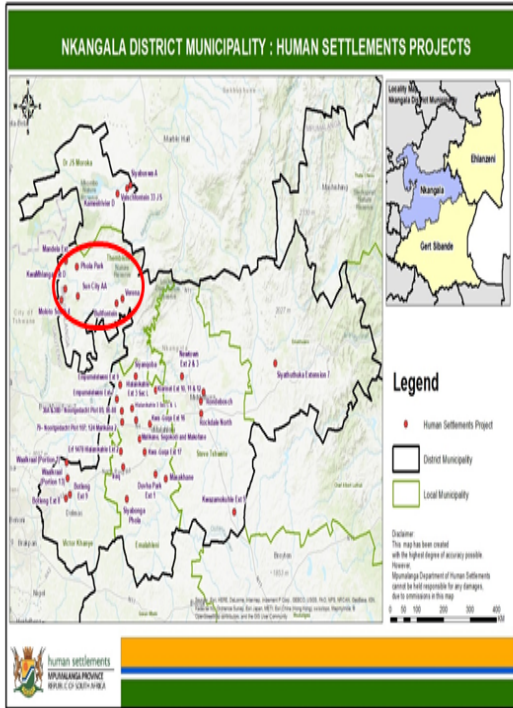
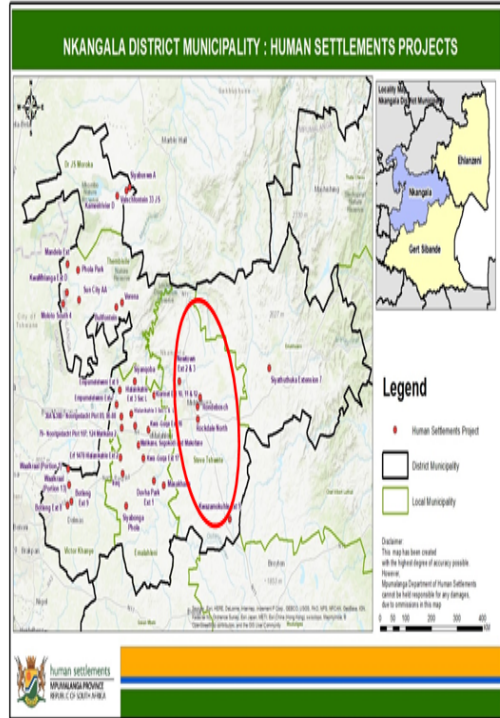
To date a total of 16 PSHDAs within 10 municipal areas have since been declared.

# PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS [PHSHDAs]

NKANGALA DISTRICT MUNICIPAL AREA	
<b>EMALAHLENI LOCAL MUNICIPALITY</b> 	<p><b>PHSHDA 1:</b> <u>Emalahleni West: Empumelelweni Extensions</u> (Sub-places: <u>Nooitgedacht Farm Portions</u>; <u>Hlalanikahle Extensions</u>; <u>Kwa-Guga</u>)</p> <p><b>PHSHDA 2:</b> <u>Siyangoba, Klarinet</u> (Sub-places: <u>Blesboklaagte Farm portions</u> &amp; <u>Pine Ridge</u>)</p> <p><b>PHSHDA 3:</b> <u>Emalahleni Central, Corridor Hill</u> (Sub-places: <u>Benflur Extensions</u>; <u>Springvalley Farm Portions</u>; <u>Dhuva Park</u>; <u>Naauwpoort farms</u>)</p> <p><b>PHSHDA 4:</b> <u>Phola &amp; Ogies</u> (Sub-places: <u>Iraq</u> (<u>Weldebeesfontein farm portions</u>)).</p> <p><b>PHSHDA 5:</b> <u>Ga-Nala</u> (Sub-places: <u>Ga-Nala North</u>, <u>Ga-Nala South</u>, <u>Ruitkuil Farm Portions/Thubelihle</u>).</p>
IN PRINCIPLE APPROVAL BY THE RELEVANT AUTHORITY	AS RESOLVED BY COUNCIL

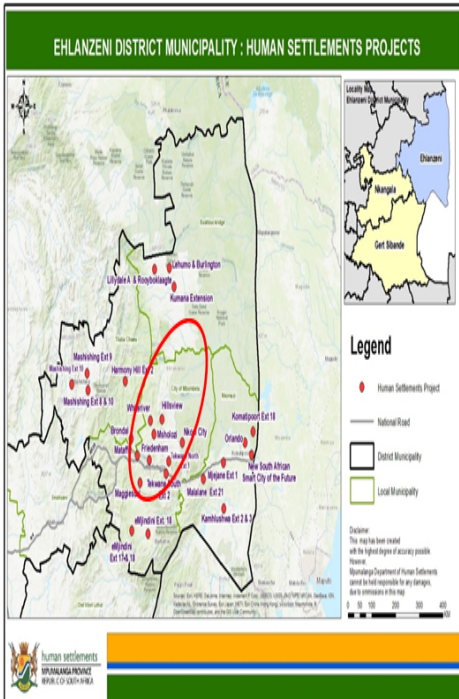
NKANGALA DISTRICT MUNICIPAL AREA	
<b>DR JS MOROKA LOCAL MUNICIPALITY</b> 	<p><b>PHSHDA 1:</b> <u>Siyabuswa Extensions</u>.</p> <p><b>PHSHDA 2:</b> <u>Makola</u>; <u>Mogononong</u>; and <u>Mthambotini areas</u>.</p>
IN PRINCIPLE APPROVAL BY THE RELEVANT AUTHORITY	AS RESOLVED BY COUNCIL

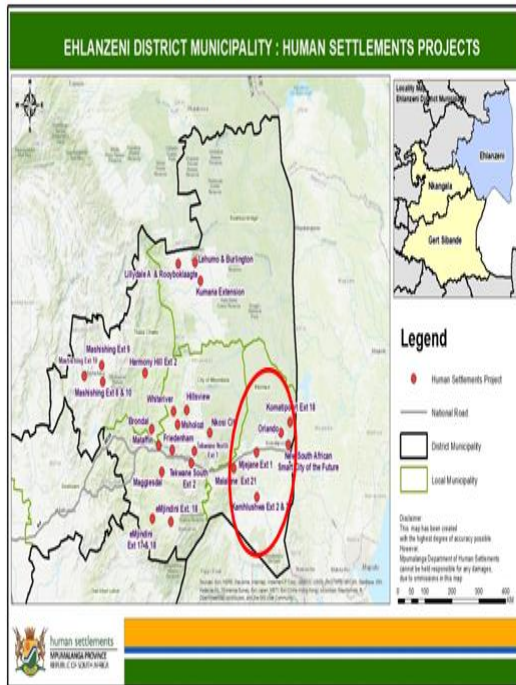
# PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS [PHSHDAs]

NKANGALA DISTRICT MUNICIPAL AREA		NKANGALA DISTRICT MUNICIPAL AREA	
THEMBISILE HANI LOCAL MUNICIPALITY	<p>PHSHDA 1: <u>KwaMhlanga</u></p> <p>PHSHDA 2: <u>Moloto</u></p> <p>PHSHDA 3: <u>Verena</u></p> <p>PHSHDA 4: <u>Kwaggafontein</u></p>	STEVE TSHWETE LOCAL MUNICIPALITY	<p>PHSHDA 1: <u>Rondebosch</u></p> <p>PHSHDA 2: <u>Hendrina/KwaZanele Extensions</u></p> <p>PHSHDA 3: <u>Mhluzi/Newtown</u></p>
			
IN PRINCIPLE APPROVAL BY THE RELEVANT AUTHORITY	AS RESOLVED BY COUNCIL	IN PRINCIPLE APPROVAL BY THE RELEVANT AUTHORITY	AS RESOLVED BY COUNCIL



# PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS [PHSHDAs]

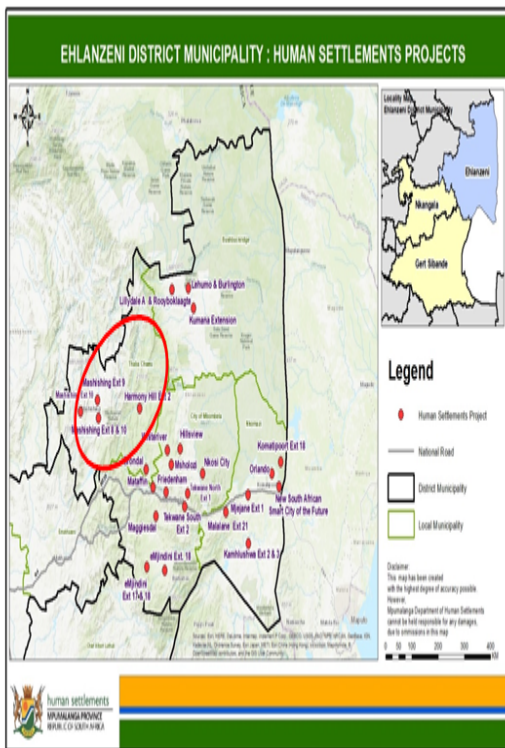
EHLANZENI DISTRICT MUNICIPAL AREA	
<b>CITY OF MBOMBELA LOCAL MUNICIPALITY</b> 	<p>PHSHDA 1: <u>Tekwane Urban Hub (Tekwane South Extension 2 and Tekwane West Extension 1)</u></p> <p>PHSHDA 2: <u>Nkosi City (Dantjies Area)</u></p> <p>PHDA 3: <u>Mpumma Green (Dixie Farm 311 JU)</u></p> <p>PHSHDA 4: <u>Remainder of the Farm Woodhouse, 309 JT (Mataffin)</u></p> <p>PHDA 5: <u>Msholozhi Area (Portion 2 and Remainder of the Farm Dingwell, 276 JT)</u></p> <p>PHSHDA 6: <u>Plot 26 (Portion of Portion 3) of the farm Katoen 278 JT (Rockys Drift Extension 34)</u></p> <p>PHSHDA 7: <u>Remainder of the Farm Dingwell 276 JT</u></p> <p>PHSHDA 8: <u>Remainder of Portion 6 of the Farm Dingwell 276 JT (Rockys Drift Extension 38)</u></p> <p>PHSHDA 9: <u>Maggiesdal Casa da Lua</u></p> <p>PHSHDA 10: <u>White River Extension 71 and 112</u></p> <p>PHSHDA 11: <u>Drum Rock Extension 8</u></p> <p>PHSHDA 12: <u>Remainder of Portion 26 of the Farm Grootgeluk 477 JT (Ngodwana Area)</u></p> <p>PHSHDA 13: <u>Portion 1 of the Farm Bigger 664 JT</u></p> <p>PHSHDA 14: <u>Nelsville Farm</u></p> <p>PHSHDA 15: <u>Boshrand Heights, Boschrand GHeights Extension 1</u></p> <p>PHSHDA 16: <u>Gutshwa Area</u></p> <p>PHSHDA 17: <u>Kanyamazane Hostel</u></p>
IN PRINCIPLE APPROVAL BY THE RELEVANT AUTHORITY	AS RESOLVED BY COUNCIL

EHLANZENI DISTRICT MUNICIPAL AREA	
<b>NKOMAZI LOCAL MUNICIPALITY</b> 	<p>PHSHDA 1: <u>SEZ Smart City (Komatipoort)</u></p> <p>PHSHDA 2: <u>Hectorspruit/Mjejana</u></p> <p>PHSHDA 3: <u>Impala</u></p> <p>PHSHDA 4: <u>Malelane</u></p> <p>PHSHDA 5: <u>Kaapmuiden and Stentor</u></p> <p>PHSHDA 6: <u>KaMhlushwa</u></p>
IN PRINCIPLE APPROVAL BY THE RELEVANT AUTHORITY	AS RESOLVED BY COUNCIL

# PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS [PHSHDAs]

## EHLANZENI DISTRICT MUNICIPAL AREA

### THABA CHWEU LOCAL MUNICIPALITY



IN PRINCIPLE APPROVAL BY THE RELEVANT AUTHORITY

PHSHDA 1: Sabie(Simile, Harmony Hill, New village, Sipsop 2, Hendriksdal 2, Rietfontein and Cyclone)

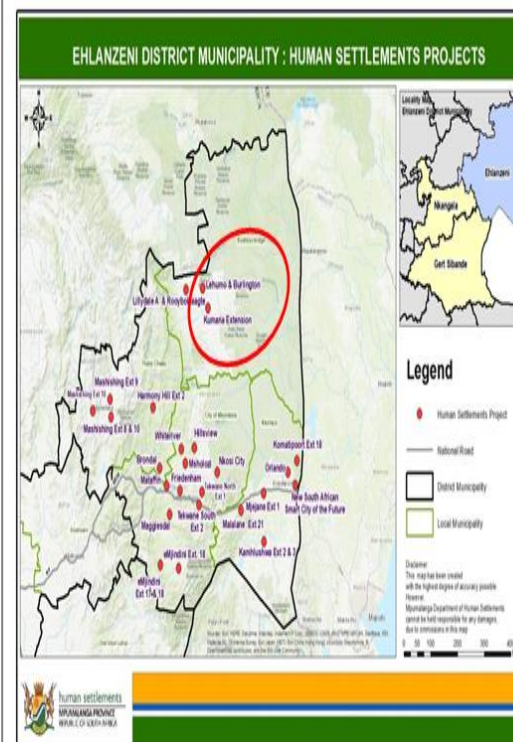
PHSHDA 2: Graskop(Graskop Town, Glory Hill, Newtown, Bourkes Lurke, Moremela, Dientjie, Hostel Area and Vaalhoek)

PHSHDA 3: Brondal(Brondal, Sipsop, Hendriksdal 1, Brompo, Mataffin, Rockysdrift and Witklip)

AS RESOLVED BY COUNCIL

## EHLANZENI DISTRICT MUNICIPAL AREA

### BUSHBUCKRIDGE LOCAL MUNICIPALITY



IN PRINCIPLE APPROVAL BY THE RELEVANT AUTHORITY

PHSHDA 1: Hospital View Area

PHSHDA 2: Maviljan Nodal Cluster

PHSHDA 3: Injaka Precinct Area

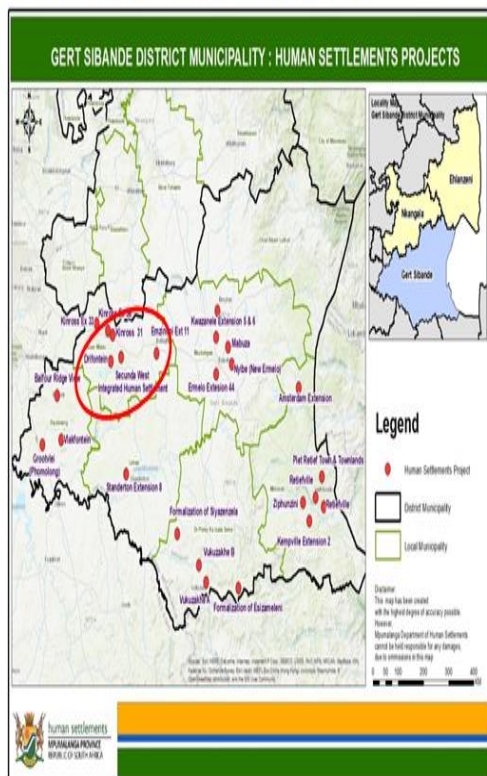
AS RESOLVED BY COUNCIL



# PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS [PHSHDAs]

## GERT SIBANDE DISTRICT MUNICIPAL AREA

### GOVAN MBEKI LOCAL MUNICIPALITY



PHSHDA 1: Greater Secunda Area

PHSHDA 2: Bethal/Emzinoni area

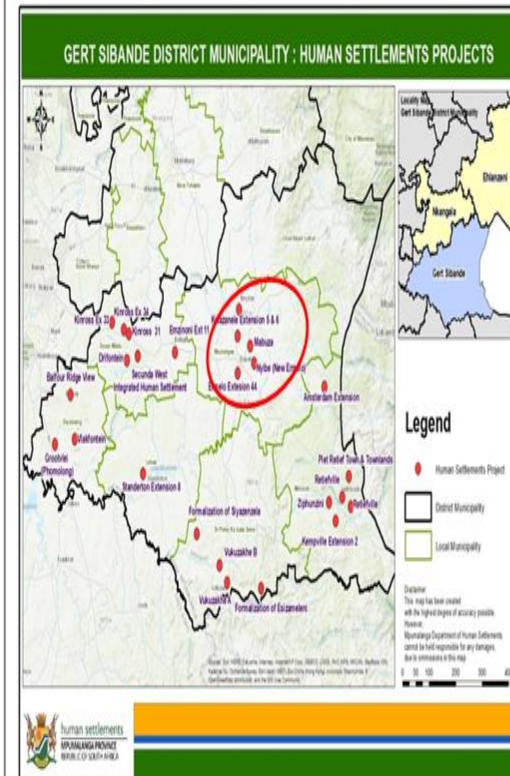
PHSHDA 3: Leandra Area

IN PRINCIPLE APPROVAL BY THE RELEVANT AUTHORITY

AS RESOLVED BY COUNCIL

## GERT SIBANDE DISTRICT MUNICIPAL AREA

### MSUKALIGWA LOCAL MUNICIPALITY



PHSHDA 1: Khayelihle (Wesselton Ext 11), Thuthukani Settlement (Wesselton Ext 10), Wesselton Ext 6, Wesselton – Qambekile Section, Wesselton Ext 7, Emerlo Ext 44, Wesselton Ext 2, Wesselton Ext 10, Nyibe Informal Settlement, Mabuza Informal Settlement, Old Wesselton (Jikeleza), Wesselton Ext 3, Ebhubesini, Emadamini, Enkanini, Wesselton Ext 5 and Jikeleza.

IN PRINCIPLE APPROVAL BY THE RELEVANT AUTHORITY

AS RESOLVED BY COUNCIL

# ROAD-MAP TOWARDS THE IMPLEMENTATION OF A “ONE DISTRICT, ONE PLAN, ONE BUDGET”

# [H] IMPLEMENTATION OF A “ONE DISTRICT, ONE PLAN, ONE BUDGET”

- Cabinet endorsed the District Development Model (DDM) as an intergovernmental vehicle for integrating and coordinating the implementation of all of Government development initiatives.
- The President appointed Ministers and Deputy Ministers as District Champions to work with Provincial Champions and District political leadership to oversee all government efforts.
- The deployment of Minister's and Deputy Ministers is anchored on achieving the cooperative governance principles and provide a coherent government for the 52 District and Metro spaces.
- Through collaboration with the **PROVINCIAL DDM COUNCIL** and **DISTRICT DDM COUNCIL**, and **DDM Champions, Provincial CoGTA** as the lead Department working with all Sector Departments, is in the process of developing **District Engagement Sessions** and **DDMs One Plan/One Budget** respectively.
- The Department of Human Settlements has seconded Senior Officials to serve as on the three District DDM Technical Team.
- The level of development within the PHSHDAs finds expression in the **District Profiles** which give a clear *state of development of District, based on demographic datasets, and socio-economic challenges and opportunities*).
- The PHSHDAs respond to the resolutions of the District Development Model Workshop held on the 13 and 14 February 2020 in so far as the sector is concerned.

# [H.1] 2019 – 2024 MTSF HUMAN SETTLEMENTS PRIORITIES

In line with the above-mentioned policy objectives and directives, the Department shall seek to delivery on the following place-making elements as its **2019 – 2024 MTSF Human Settlements Priorities and Delivery Outputs** towards the realization of the DDM Objectives and towards the attainment of pre-determined objectives as contained in the **National Development Plan, 2030**; and **Mpumalanga Vision 2030**.

STRATEGIC PRIORITIES FOR 2019 – 2024 MTSF	HOW THIS WILL BE ADDRESSED
Work closely with the private sector to develop major development projects that brings together economic nodes, human settlements, smart technologies and public transportation that impact on spatial transformation. These include building at least one new South Africa city of the future	<ul style="list-style-type: none"> <li>• Liveable Neighbourhood</li> <li>• Access to adequate housing</li> <li>• A functional property market</li> </ul>
Transform the property market to promote access to urban opportunity and social integration through access to well-located, affordable housing and decent shelter, thereby reversing urban fragmentation and highly inefficient sprawl	<ul style="list-style-type: none"> <li>• Adequate housing</li> <li>• A functional residential property market</li> <li>• Liveable neighbourhoods</li> </ul>
Improve the alignment of housing provision with other public investments and service provision, including schools and health facilities and transport networks, complementing more integrated residential, industrial and commercial development	<ul style="list-style-type: none"> <li>• Priority Housing Development Areas [<i>i.e. City of Mbombela; Govan Mbeki; eMalahleni; Steve Tshwete; Thaba Chweu; Bushbuckridge; and Nkomazi, Msukaligwa, Dr JS Moroka, Thembisile Hani municipal areas</i>]</li> </ul>
Release land at the disposal of the state for site and service to afford households the opportunity to build and own their own home	<ul style="list-style-type: none"> <li>• Access to well-located land</li> <li>• People's Housing Process</li> </ul>
Address the title deeds backlog, along with associated institutional and capacity gaps, to ensure that the transfer of title deeds move with higher speed.	<ul style="list-style-type: none"> <li>• A functional residential property market</li> </ul>



# [H.2] 2019 – 2024 MTSF HUMAN SETTLEMENTS DELIVERY OUTPUTS

IMPACT INDICATORS	BASELINE	2019– 2024 TARGET	KEY ACTIONS
A <b>reduction in the number of households living in inadequate housing</b> e.g. households in informal dwellings, backyards, traditional dwellings	178 271 housing backlog (StatsSA 2018)	147 375 reduced backlog	Reduce housing backlog from 178 271 to 147 375 by <u>30 896</u> housing opportunities in the MTSF (i.e. 28 196 units, 1 300 CRU, 400 Social Housing & 1 000 FLISP)
Number of households with access to basic services (water, sanitation)	28 819 sites serviced last MTSF	39 585 sites	Deliver 39 585 serviced sites
Number of <b>new integrated sustainable human settlements</b> developments established	14 Integrated Human Settlements in implementation – Last MTSF	47 new integrated Human Settlements	Establish integrated sustainable human settlements with a range of housing typologies, presenting a potential yield of 88 945 additional housing opportunities, in close proximity to economic opportunities, health, educational and other social amenities
Percentage of households living in <b>formal dwelling</b>	87.7% (StatsSA 2018)	90.%	Increase by 2.3% of households living in formal dwelling. The 2.3% is determined by the reduction variance of <b>traditional dwellings</b> and <b>informal dwellings</b> .
Percentage of households living in <b>traditional dwelling</b>	3.9% (StatsSA 2018)	2.1%	A reduction from 3.9% to 2.1% will be achieved by the construction of 10 685 housing opportunities mainly through rural and farm worker Instruments amongst others
Percentage of households living in <b>informal dwelling (migration effect)</b>	8,4% (StatsSA 2018)	7.9%	A reduction from 8.4% to 7,9% of households living in informal dwellings will be achieved through the delivery of 20 495 housing opportunities through various instruments
Number of <b>jobs created</b>	15 919 jobs created last MTSF	25 000 jobs created	25 000 jobs will be created through construction of houses and servicing of sites

**Notes:** The population of Mpumalanga is estimated at **4 520 000** people [Source: StatsSA, 2018]

# [H.3] IDENTIFIED DDM CATALYTIC PROJECTS

PROGRAMMES	KEY AREAS OF FOCUS / PROVINCIAL CATALYTIC PROJECTS
Accelerating the implementation of the 14 Existing Integrated Human Settlements	a) Servicing of sites and construction of top structures in settlements where bulk infrastructure is in place and township establishment processes finalised
Finalising township establishment related processes in the 47 new Integrated Human Settlements	Focusing on the <b>9 Priority Housing Development Areas [PHDAs]</b> - a) <b>New Smart City</b> (In and around the SEZ / One Stop Border Post) b) <b>Nkosi City Integrated Human Settlement</b> c) <b>Secunda West Integrated Human Settlement</b> d) <b>Mataffin Precinct Integrated Human Settlement</b> e) <b>Rondebosch Integrated Human Settlement</b> f) <b>Dingwel Integrated Human Settlement</b> g) <b>Kriel (Rietkuil) Integrated Human Settlement</b>
Upscaling 37 <b>Informal Settlements Upgrading</b> initiatives	a) All <b>informal settlements</b> in well located land upgraded to at least Phase 3 – Priority Housing Development Areas.
Delivery of 10 <b>Rental Housing Opportunities</b> to cater for migrant workers and cater for rental housing opportunities	a) <b>Malalane Ext. 21 CRUs</b> b) <b>Mbombela CBD CRUs</b> c) <b>Sabie CRUs</b> d) <b>eMjindini CRUs</b> e) <b>Mhluzi CRUs</b>
Delivery of 20 <b>Social and Economic Facilities</b> to ensure access to supporting urban infrastructure in established human settlements	a) Targeting the <b>14 Integrated Human Settlements (BNG) Projects</b> and also delivering in areas without access to social amenities in the <b>Rural Areas</b> in particular
Upscale the delivery of affordable <b>Housing Opportunities for the Gap Market</b> to cater to the beneficiaries not qualifying for full government subsidy	a) <b>Leverage funding commitment</b> from SASOL Mining and other Mining Houses to cater for housing opportunities for persons falling within Gap Market – <b>Priority Housing Development Areas [PHDAs]</b> .
Accelerate the delivery of secured land tenure rights options such as <b>Individual Title Deeds</b>	a) All <b>Proclaimed Areas</b> where government subsidy units have been delivered

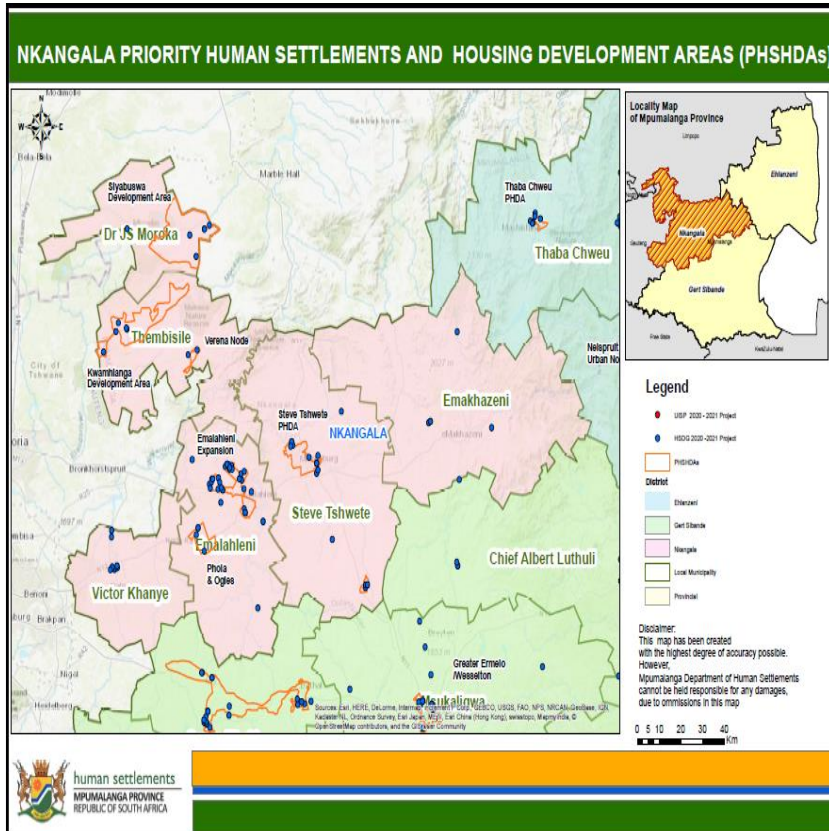


# [I] SUMMARY OF THE 5 YEAR GOVERNMENT PROGRAMME OF ACTION – DDM

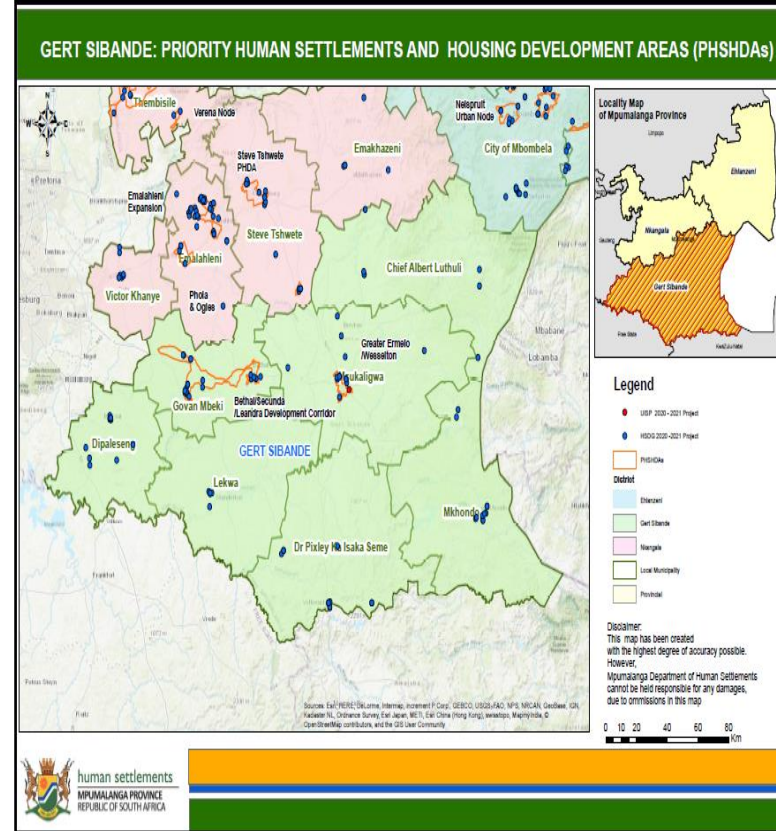
KEY AREAS OF FOCUS / PROVINCIAL CATALYTIC PROJECTS	MTEF BUDGET ESTIMATES	KEY IMPLEMENTATION PARTNERS
a) Servicing of sites and construction of top structures in settlements where bulk infrastructure is in place and township establishment processes finalised – Priority Housing Development Areas.	R4 121 023 000 <b>[HSDG]</b>	LMs; DoHSW&S; CoGTA; DoE; DoH; DSD; DHA; SASOL; Mining Houses; NHBRC
a) Rectification of asbestos roofed houses and completion of incomplete houses		
a) All informal settlements in well located land upgraded to at least Phase 3 – Priority Housing Development Areas.		LM's; DRDLR; DTI; DME; DFIs; DoE; DoH; DSD; DSBD; DSCR; DEDT; CoGTA
a) Provision of Socio-economic Amenities targeting Integrated Human Settlements (BNG) Projects and also delivering in areas without access to social amenities, the Rural Areas in particular		
a) New Smart City (In and around the SEZ / One Stop Border Post) b) Nkosi City Integrated Human Settlement c) Secunda West Integrated Human Settlement d) Mataffin Precinct Integrated Human Settlement e) Rondebosch Integrated Human Settlement f) Dingwel Integrated Human Settlement g) Kriel (Rietkuil) Integrated Human Settlement	R258 266 000 <b>[HSDG]</b>	LMs; CoGTA; PT, NT, DPME, DoHSW&S; Private Land Owners; DRDLR; DTI; DME; DFIs; DoE; DoH; DSD; DSBD; DSCR; DEDT
a) Malalane Ext. 21 CRU; Mbombela CBD CRU; Sabie CRU; eMjindini CRU; Mhluzi CRU	R137 765 000 <b>[HSDG / TDRG]</b>	NDHSW&S, SHRA, LMs
a) Delivery of secured land tenure rights options in all proclaimed areas		CoGTA; DHSW&S; LMs; DRDLR
a) Leverage funding commitment from SASOL Mining and other Mining Houses to cater for housing opportunities for persons falling within Gap Market – Priority Housing Development Areas.	To be determined <b>[PPP]</b>	DME; NT, PT, DoHSW&S; DFIs; Commercial Banks; LMs
a) Installation of bulk municipal engineering services infrastructure	R 585 890 000 <b>[Equitable Share]</b>	EXCO; PT; CoGTA; DoHSW&S

# EHLANZENI, NKANGALA AND GERT SIBANDE DDMs (Being Developed)

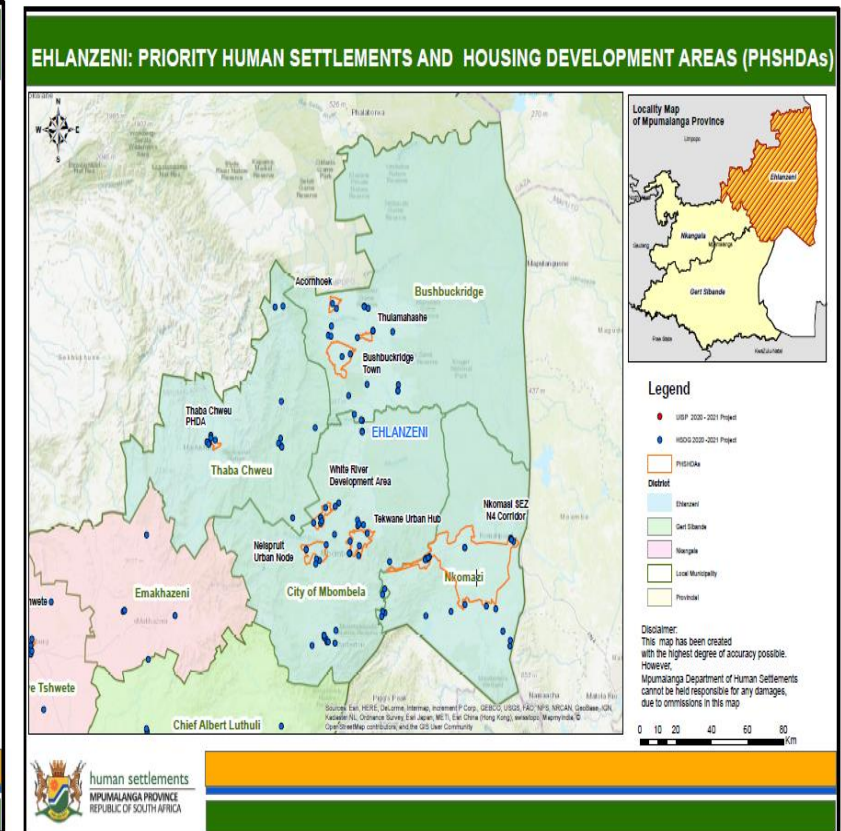
## NKANGALA DISTRICT DEVELOPMENT MODEL



## GERT SIBANDE DISTRICT DEVELOPMENT MODEL



## EHLANZENI DISTRICT DEVELOPMENT MODEL



## PART 1: BUSINESS PLAN 2020/21

- With all the measures put in place by the Department, it is the Department's considered opinion that the Business Plan performance started recovering towards the end of the second and will see significant recovery in the third quarter as all contractors are back on site and are accelerating works on site in order to meet the service delivery targets for the 2020/21 financial year.
- The delivery of sites usually happens during the third and fourth quarters due to the construction sequencing of most of the Civil works. The Contractors are being monitored closely so as to claw back on the work that is behind and ensure that the overall targets will be met.
- All bulk infrastructure projects have acceleration plans in place/or in development to ensure that they are completed as planned in the current financial year and are closely monitored



## PART 2: DISTRICT DEVELOPMENT MODEL

- Despite fiscal challenges affecting the sector, intensive efforts have to be made in the MTSF period towards the delivery of Integrated Sustainable Human Settlements that take into account **factors** such as the (1) ***proximity to economic opportunities***, (2) ***'project implementation readiness' in terms of established townships***, (3) ***sufficient levels of bulk municipal engineering infrastructure*** [i.e. WATER, SEWER, ELECTRICITY, ROADS, PUBLIC TRANSPORT INFRASTRUCTURE] and (4) ***social amenities***
- In the 2019 – 2024 MTSF, all stakeholders [i.e. **Local and District Municipalities**; National and Provincial Sector Departments dealing with **Bulk Municipal Engineering Services Infrastructure**; Education; Health; Social Development; Public Works, Roads and Transport and Sports, Culture and Recreation; Economic Development and Tourism; as well as the **Private Sector**] must play an **IMPORTANT ROLE in improving the living conditions of all Mpumalanga Residents**, this in line with contemporary policy directives.
- The Department is now more resolute in ensuring that all its human settlements development endeavours during the **2019 – 2024 MTSF** will precisely respond to the set policy directives towards **retrofitting existing settlements** and **creating new settlements** offering the majority of Mpumalanga Residents **access to adequate housing, affordable services in better living environments**, within **A SPATIALLY JUST AND TRANSFORMED PROVINCIAL SPACE ECONOMY THAT ENABLES EQUAL ACCESS TO SOCIAL SERVICES AND ECONOMIC OPPORTUNITIES**

# [K.] RECOMMENDATIONS

It is herewith recommended that the **Portfolio Committee** notes and give guidance on the following:-

- ✓ The Business Plan 2020-21 (*revised*) with downward adjustment of the budget and delivery targets.
- ✓ The 1<sup>st</sup> quarter performance of the Business Plan 2020/21.
- ✓ The impact of the COVID-19 pandemic on performance of the Business Plan 2020/21.
- ✓ Recovery Strategy and Acceleration Plan.
- ✓ Progress in the identification of Programmes and Projects to find expression in the envisaged DDM “**One District, One Plan, and One Budget**”.



THANK YOU  
DANKIE  
REA LEBOHA



NDOLIVHUAA  
ENKOSI

HI NKHENSILE  
SIYATHOKOZA  
SIYABONGA