



**Final 2026/2027
Integrated
Development Plan
(IDP) Review**

**Annexure H: 2026-
2027 Human
Settlement Plan
Review**



2022 - 2027

Human Settlements
Plan (HSP)

Review
Feb 2026

TABLE OF CONTENTS

No.	Content	Page
1.0	INTRODUCTION	6
1.1	Background	6
1.2	Purpose of the Human Settlement Plan	6
1.3	Methodology	7
2.0	OVERVIEW OF HUMAN SETTLEMENTS LEGISLATION & POLICIES	8
2.1	National Legislation & Policies	8
2.1.1	The Constitution of the Republic of South Africa (RSA), 1996	8
2.1.2	The Housing Act, 107 of 1997	8
2.1.3	The National Housing Code, 2000	8
2.1.4	The Housing White Paper, 1994	9
2.1.5	The Rental Housing Act, 1999	9
2.1.6	Prevention of Illegal Eviction/Unlawful Occupation of Land Act, 1998	9
2.1.7	The Spatial Planning and Land Use Management Act, 16 of 2013	9
2.1.8	Breaking New Ground (BNG), 2004	10
2.1.9	National Development Plan (NDP)	10
2.1.10	National Development Agreements: Outcome 8	10
2.1.11	Intergovernmental Relations Framework Act, 2005	11
2.1.12	Disaster Management Act, 2002	11
2.1.13	Policy on Emergency Housing Assistance	11
2.1.14	Public Finance Management Act, 1999	11
2.1.15	Municipal Systems Act (MSA), 32 of 2000	11
2.1.16	Social Housing Act, 16 of 2008	12
2.1.17	National Environmental Management Act (NEMA), 107 of 1998	12
2.1.18	Division of Revenue Act (DORA), 7 of 2003	12
2.1.19	Extension of Security of Tenure Act (ESTA), 62 of 1997	12
2.1.20	Housing Consumers Protection Measures Act, 95 of 1998	12
2.1.21	National Building Regulations and Building Standards Act, 103 of 1977	12
2.2	Municipal Finance Management Act (MFMA), 56 of 2003	13
2.2.1	Provincial Legislation & Policies	13
2.2.2	Provincial Growth & Development Strategies (PGDS)	13
2.2.3	Provincial Spatial Development Framework 2030 (PSDF)	13
2.3	Sustainable Development Goals	14
2.3.1	District & Local Legislation & Policies	15
2.3.2	Midvaal Indigent Policy 2022/23	15
2.3.3	District IDP & SDF, 2022/27	16
2.3.4	Midvaal IDP & SDF, 2022/27	17
	Midvaal Land Use SPLUMA By-Law 2017	17
3.0	ROLE OF THE SPHERES OF GOVERNMENT IN HOUSING DELIVERY	17

4.0	SITUATIONAL ANALYSIS	18
4.1	Spatial Analysis	19
4.1.1	Spatial Locality	19
4.1.2	Settlement Patterns	22
4.1.3	Housing Typologies	26
4.1.4	Land Ownership	26
4.2	Socio-Economic Analysis	28
4.2.1	Population & Household Profiles	28
4.2.2	Racial Groups	28
4.2.3	Gender Distribution	29
4.2.4	Age composition	29
4.2.5	Household Incomes	29
4.2.6	Indigent Status Quo	30
4.2.7	Migration Pattern	31
4.3	Social Facilities Analysis	31
4.3.1	Educational facilities	31
4.3.2	Health facilities	31
4.3.3	Community Halls/MPCC	32
4.3.4	Sports & Recreational facilities	32
4.3.5	Cemeteries	32
4.4	Engineering Services Analysis	34
4.4.1	Water	34
4.4.2	Sanitation services	34
4.4.3	Electricity	34
5.0	HOUSING DEMAND	36
5.1	Determination of Housing Need	36
5.1.1	Statistical Method	36
5.1.2	National Database & Housing Subsidy System (HSS)	37
5.1.3	Midvaal Informal Settlement Database	37
5.2	MIDVAAL HOUSING DEMAND ASSESSMENT	37
6.0	HOUSING DELIVERY PROGRAMMES	38
6.1	Integrated Residential Development Programme (IRDP)	38
6.2	Upgrading of Informal Settlements Programme (UISP)	38
6.3	National Upgrading Support Programme (NUSP)	39
6.4	Finance Linked Subsidy Programme (FLISP)	39
6.5	Emergency Housing Assistance Programme	39
6.6	Provision of Social & Economic Facilities	39
6.7	Military Veterans Housing Programme (MKV)	40
6.8	Rapid Land Release Programme (RLRP)	40

7.0	MIDVAAL PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENTS AREAS (PHSHDA)	40
7.1	GOVERNMENT FUNDED PROJECTS IN MIDVAAL	40
7.1.1	Completed projects.	40
7.1.2	Current housing projects (short-medium term projects)	42
7.1.2.1	Low Income Housing	42
7.1.2.2	Middle Income/Credit Linked Housing	44
7.1.3	Future housing projects	46
7.1.4	Land for future development	50
7.2	PLANNED PRIVATE DEVELOPMENTS IN MIDVAAL	50
7.3	KEY HOUSING CHALLENGES FACING THE MUNICIPALITY	51
	STRATEGIC FRAMEWORK	55
8.0	Housing Vision & Mission	55
8.1	Vision	55
8.1.1	Mission	55
8.1.2	SWOT Analysis	55
8.2 8.3	Housing Development Objectives and Strategies	57
8.4	Development Proposals	63
8.4.1	Land availability and acquisition for housing development	63
8.4.2	Promote mixed housing development.	64
8.4.3	Special Needs for Emergency Housing	64
8.4.4	Obtain accreditation for the municipality	68
8.4.5	Upgrading of informal settlements	68
8.4.6	Upgrading of Backyard Shacks	72
8.4.7	Densification	72
8.4.8	Implementation agreements	72
8.4.9	Infrastructure Master plan	72
8.4.10	Urban Management Plan	72
8.4.11	Institutional arrangements/stakeholder meetings	73
8.4.12	Social Services Master Plan	73
9.0	IMPLEMENTATION PROGRAMME	74
10	CONCLUSION	79
11	REFERENCE	80

MAPS

Map 1 - Midvaal Local Municipality in a Regional context

Map 2 - Midvaal Local Municipality Wards

Map 3 - Informal settlements in Midvaal

Map 4 - Community Facilities in Midvaal

Map 5 - Midvaal Priority Human Settlements and Housing Development Areas (PHSHDAs)

Map 6 - Dolomitic Areas in Midvaal

TABLES

Table 1: Spatial Pattern of Midvaal

Table 2: Informal Settlements in Midvaal

Table 3: Detailed Housing Typologies

Table 4: Land Ownership Breakdown

Table 5: Identified State Owned Land for Human Settlements Development

Table 6: Midvaal Population & Household Profile

Table 7: Racial Groups

Table 8: Gender Distribution

Table 9: Age Profile

Table 10: Household Income

Table 11: Educational Facilities

Table 12: Health Facilities

Table 13: Midvaal Informal Settlements & the engineering services available

Table 14: Estimated Backlog – Census vs Community Survey

Table 15: National Housing Needs Register & HSS Approvals

Table 16: Completed Housing Projects

Table 17: Number of Houses yet to be transferred to beneficiaries.

Table 18: Active low-income housing projects in Midvaal

Table 19: Middle income housing in Midvaal

Table 20: Future housing projects in Midvaal

Table 21: Estimated housing supply by 2027

Table 22: Land for Future Housing Development

Table 23: Midvaal Strategic Development Areas

Table 24: Planned private developments Initiated.

Table 25: SWOT Analysis

Table 26: Housing Development Strategies and Objectives

Table 27: Application for the Emergency Housing Programme

FIGURES

Figure 1: Land identification and Assessment criteria

Figure 2: Informal Settlements Categorization Model

1.0 INTRODUCTION

1.1 Background

According to the Municipal Systems Act (Section 32 of 2000), each municipal Council must adopt an inclusive and strategic plan for the development of the Municipality referred to as the Integrated Development Plan (IDP). The IDP has a lifespan of 5 years and is directly linked to the Council's elected term of office.

As part of the IDP process, Municipalities are expected to compile sector plans for various development sectors. The Human Settlements Plan (HSP) is one of such plans and this sector plan has a 5-year planning cycle, aligned with the IDP cycle.

In addition to the Municipal Systems Act, Section 9 (1) of the National Housing Act No. 107 of 1997 requires every Municipality as part of its IDP process, to take all reasonable and necessary steps within the framework of National and Provincial housing legislation and policy to:

- Set housing delivery goals in respect of its area of jurisdiction.
- Identify and designate land for housing development.
- Create and maintain a public environment conducive to housing development which is financially and socially viable.
- Promote the resolution of conflicts arising in the housing development process.
- Initiate, plan, co-ordinate, facilitate, promote, and enable appropriate housing development in its area of jurisdiction.
- Provide bulk engineering services and revenue generating services in so far as such services are not provided by specialist utility suppliers and
- Plan and manage land use and development.

Midvaal Local Municipality (MLM) therefore has a responsibility in ensuring that the housing needs of residents within the municipal jurisdiction are met by fulfilling the above-mentioned functions and hence the need for the formulation of this HSP.

The Midvaal 2022-2027 HSP was approved by Council as part of the 2022-2027 IDP and is subject to annual reviews. Once the revised HSP is approved, the housing strategies in the HSP will be implemented to contribute positively towards the Municipality's overall housing mission and vision.

1.2 Purpose of the Human Settlements Plan (HSP)

The HSP aims to fulfil the following:

- Ensure that there is a definite housing focus in the IDP and Spatial Development Framework (SDF) with clear direction for current and future housing delivery across all social and economic categories and locations in the Municipality.
- Facilitate the implementation of the Municipality's IDP, SDF and any other sector plan strategies.
- Ensure the effective allocation of adequate resources (specifically human and financial) for possible developments.

- Provide a practical method for housing projects prioritisation and political consent for the project execution.
- Address the growth of informal settlements and guide housing developments.
- Comply with National, Provincial and District legislation and policy frameworks relating with human settlements.
- Conform to the Gauteng National and Provincial Human Settlement Plans.
- Establish a short, medium, and long-term human settlements delivery plan.
- Respond to the current and future housing needs and challenges faced within the municipal area.
- Identify the strategic housing priorities within the municipal area.
- Assist with the preparation of Council's annual budget for housing and related expenditure for projects implemented by the Municipality.
- Guide the identification, prioritization and implementation of housing, land for housing and related projects.

1.3 Methodology

The methodology spells out the processes undertaken in the formulation of the Human Settlements Plan (HSP) and includes the following:

1.3.1 Phase 1: Introductory phase

The introductory phase includes the need for the formulation of the HSP as well as what the HSP aims to achieve by the year 2027.

1.3.2 Phase 2: Analysis

The analysis phase includes the following:

- Reviewing of legislation, policies, strategies, and documents relating to housing delivery.
- Collating and organizing of secondary data that affect housing delivery.
- Assessment of infrastructure capacities, future infrastructure demand and the availability of suitably located land.
- Assessment of existing and planned community facilities.
- Status quo of current and future housing projects.
- Status of informal settlements in relation to the provision of basic services.
- The role of the different spheres of Government in relation to housing; and
- Identification of key housing issues and challenges.

1.3.3 Phase 3: Strategy Formulation

The strategy formulation phase, includes the following:

- Compilation of the National housing programmes available.
- The Municipality's priority human settlements and housing development areas (PHSHDAs) and the status of current and future projects.
- The Municipality's housing vision and mission.
- The objectives and key housing development strategies taking into consideration the main housing issues.

- Development proposals.

1.3.4 Phase 4: Implementation Framework

The implementation framework gives the strategies identified meaningful and practical realisation. It makes the strategies measurable, achievable, and realistic. The identified strategies are linked to an implementation programme that is based on three project management principles, time, cost, and quality.

1.3.5 Phase 5: Monitoring and Evaluation

Monitoring and Evaluation oversees the implementation of the key strategies and interventions. Constant monitoring and evaluation will ensure that strategies and programmes are implemented on time, within budget and with the required quality. If the programmes and interventions are not regularly monitored and evaluated, then the implementation of the programmes will not be realised within the expected time, quality and within the budget.

2.0 OVERVIEW OF HUMAN SETTLEMENTS LEGISLATION & POLICIES

Below is a summary of some of the legislative and policy framework within which human settlements delivery takes place. These are classified according to the different spheres of Government, i.e. National, Provincial, District and Municipal.

2.1 NATIONAL LEGISLATION & POLICIES

2.1.1 The Constitution of the Republic of South Africa (RSA), 1996

The Constitution of the RSA is the supreme law of which all obligations imposed by it must be fulfilled. Section 26 of the Constitution grants everyone the right to have access to adequate housing. Government must take reasonable legislative and other measures, within its available resources to achieve the progressive realisation of this right.

Section 153(b) and 156(4) further requires that Municipalities participate in National and Provincial development programmes. It permits the National and Provincial Governments to assign administration matters, including housing delivery to Municipalities through accreditation.

2.1.2 The Housing Act, 107 of 1997

The Housing Act outlines the roles and functions of the National, Provincial and Local Government with regards to housing development and the financial arrangements available to ensure that the assigned roles to the various spheres are accomplished. The Act provides the key principles applicable to housing development for all spheres of Government including the following:

- Promotion of higher density developments.
- Education and consumer protection.
- Racial, social, and physical integration.

2.1.3 The National Housing Code, 2000

This policy provides the administrative guidelines for the implementation of the National housing policy. It sets out the underlying policy guidelines, norms and standards which apply to Government's numerous housing assistance programmes. This includes the following:

- Integrated Residential Development Programme (IRDP).
Upgrading of Informal Settlements Programme (UISP).
- Social Housing.
- Housing Assistance in Emergency Circumstances.
- Community Residential Units (CRU).
- Provision of Social and Economic Facilities.

2.1.4 The Housing White Paper, 1994

The White Paper commits Government to the establishment of socially and economically integrated communities situated in areas allowing for convenient access to economic opportunities as well as educational, health and social amenities.

2.1.5 The Rental Housing Act, 1999

The Act defines the responsibility of Government in respect of rental housing and property. It mandates the setting of mechanisms to promote the provision of rental housing property and to promote the access to adequate housing through the creation of mechanisms to ensure the proper functioning of the rental housing market.

This act also mandates the provision for Rental Housing Tribunals in defining the functions, powers, and duties of these tribunals. This legislation seeks to provide the general principles of the governing conflict resolution between tenants and landlords in the rental housing sector and to promote the sound facilitation of relations between landlords and tenants and to stipulate the requirements relating to leases.

2.1.6 The Prevention of Illegal Eviction (PIE) from Unlawful Occupation of Land Act, 1998

The PIE Act is a critical piece of legislation in South Africa giving effect to Section 26 (3) of the Constitution of the Republic of South Africa, 1996, which states that: "No one may be evicted from their home or have their home demolished without an order of court made after considering all the relevant circumstances. No legislation may permit arbitrary evictions".

Key elements of the PIE Act include the following:

- It protects the rights of tenants and prohibits unlawful eviction.
- It provides for a legal, fair, and just process for evictions, if eviction is necessary.
- It describes how to evict unlawful occupiers.
- It provides for urgent proceedings in instances where there is threat of damage, danger, or extreme circumstances.
- It describes the eviction process that will be followed if it is carried out by the State.
- It repeals the Prevention of Illegal Squatting Act of 1951 and other out of date legislation.

2.1.7 The Spatial Planning & Land Use Management Act (SPLUMA), 16 of 2013

Main objective of this act is to provide a framework for spatial planning and land-use management to address past spatial and regulatory imbalances. The act sets out the following five main development principles applicable to spatial planning, land-use management, and land development:

Spatial justice (improved access to and use of land with an emphasis on informal settlements and disadvantaged communities).

- **Spatial sustainability** (protection of prime and unique agricultural land, development in locations that are sustainable, limitation of urban sprawl and creation of viable communities).
- **Efficiency** (optimising the use of existing resources and infrastructure).
- **Spatial resilience** (allowing for flexibility in spatial plans).
- **Good administration.**

2.1.8 Breaking New Ground (BNG), 2004

The BNG policy also referred to as the “Comprehensive Plan for the Development of Sustainable Human Settlements” promotes a non-racial, integrated society through the development of sustainable human settlements and quality housing.

The BNG principles recommends that housing development should be close to socio-economic activities and that basic services such as clinics, job opportunities, schools, taxi ranks, sanitation, water and electricity should be provided for in every housing development.

In addition, housing developments should offer different housing typologies to cater for the various needs of people. Poverty which is a major problem in South Africa should also be lessened through the promotion of economic activities.

2.1.9 National Development Plan (NDP)

The NDP is a long-term strategic plan that recognises the need to unlock well-located land, especially state-owned land for affordable housing. The NDP defines a desired destination and identifies the roles that different sectors of society need to play in attaining that goal.

The NDP identifies several key strategies including the following:

- An economy that creates more jobs.
- Improving Infrastructure.
- Transition to a low-carbon economy.
- An inclusive and integrated rural economy.
- Reversing the spatial effects of apartheid.
- Social protection.
- Building safer communities.

2.1.10 National Development Agreement: Outcome 8

A National Delivery Agreement has been established between the Presidency and the National Department of Human Settlements (NDHS) on several outcomes for developments which are formulated and forms part of the National Medium-Term Strategic Framework.

This includes the following:

- Decent employment through inclusive economic growth.
 - Skilled and capable workforce to support an inclusive growth path.
- Efficient, competitive, and responsive economic infrastructure network

- Vibrant, equitable and sustainable rural communities with food security for all
- Sustainable human settlements and improved quality of household life
- Responsive, accountable, effective, and efficient local government system.
- Environmental assets and natural resources that are well protected and continually enhanced.
- Efficient, effective and development oriented public service and an empowered, fair, and inclusive citizenship.
- Social cohesion and protection.

2.1.11 Intergovernmental Relations (IGR) Framework Act, 2005

This Act relates to a framework through which National, Provincial and Local Governments promote and facilitate intergovernmental relations. It provides for mechanisms and procedures to facilitate the settlement of intergovernmental disputes and to provide for matters connected therewith.

2.1.12 Disaster Management Act, 2002

This Act commands for Provinces and Municipalities to establish and implement a framework for Disaster Risk Management (DRM) aimed at ensuring an integrated and uniform approach to DRM between the different spheres of Government.

2.1.13 Policy on Emergency Housing Assistance

This policy provides programmes that will ensure the speedy provision of temporary housing relief to people who find themselves in emergency situations. Such situations include households whose existing shelters have been destroyed by natural causes such as flooding, earthquake, tornados, fire, etc. as well as those that face threat of imminent evictions (i.e. farm dwellers, tenants, etc.) and those whose existing houses are not conducive for human habitation.

2.1.14 Public Finance Management Act (PFMA), 1999

The purpose of this Act is to regulate financial management in the National and Provincial Governments to ensure that all revenue, expenditure, assets, and liabilities of Government is managed efficiently and effectively. It ensures that the people who are entrusted with the responsibilities of managing Government funds understand their duties and take accountability of their actions.

2.1.15 Municipal Systems Act (MSA), 32 of 2000

This Act compels all Municipalities to compile housing strategies and targets as part of the IDP and within the framework of National and Provincial Policy and Legislation. The formulation of IDPs is a requisite under the Municipal Systems Act 32 of 2000, while the development of Housing Plans is a sector requirement to enable the Municipality to strategically plan housing development within its area of jurisdiction through a Municipal Housing Plan that sets housing delivery goals and ensures that sustainable housing projects are implemented.

2.1.16 Social Housing Act, 16 of 2008

The Act aims to establish and promote a sustainable social housing environment and defines the functions of National, Provincial and Local Governments in respect of social housing, allows for the undertaking of approved projects by other delivery agents with the benefit of public money and gives statutory recognition to Social Housing Institutions (SHI's).

2.1.17 National Environmental Management Act (NEMA), 107 of 1998

NEMA provides for co-operative environmental governance by establishing principles for decision-making on matters affecting the environment. The Act also allows for the provision of institutions that will promote co-operation within Government as well as procedures for coordinating environmental functions exercised by organs of state.

2.1.18 Division of Revenue Act (DORA), 7 of 2003

This Act provides for the equitable division of revenue raised nationally among the National, Provincial and Local spheres of Government per financial year. The determination of equitable share and allocations to Provinces, Local Government and Municipalities from National Government's equitable share and the responsibilities of all three spheres pursuant to such division and allocations and to provide for matters connected therewith.

2.1.19 Extension of Security of Tenure Act (ESTA), 62 of 1997

ESTA provides for measures with State assistance to facilitate long-term security of land tenure; to regulate the conditions of residence on certain land; to regulate the conditions on and circumstances under which the right of persons to reside on land may be terminated and to regulate the conditions and circumstances under which persons, whose right of residence has been terminated, may be evicted from land; and to provide for matters connected therewith.

2.1.20 Housing Consumers Protection Measures Act, 95 of 1998

This Act provides for the establishment of the National Home Builder's Regulation Council (NHBRC). The NHBRC is established as a juristic person that provides protection to housing consumers.

The Act describes details such as objectives of the Council, composition, staffing and financial matters and it provides for the registration and deregistration of home builders. It also restricts activity of a home builder unless they are registered.

The NHBRC is mandated to publish a Home Builders Manual in the Act, and the Manual describes technical and other requirements as well as agreements between housing consumers and home builders. It further provides for legal enforcement regarding mortgagees, conveyancers, and other parties.

2.1.21 National Building Regulations & Building Standards Act (NBRS), 103 of 1977 The NBRS Act provides for the promotion of uniformity in the law relating to the construction of

buildings in the areas of jurisdiction of local authorities and for the prescribing of building standards.

2.1.22 Municipal Finance Management Act (MFMA), 56 of 2003

The MFMA aims to ensure secure, sound, and sustainable management of the financial affairs of Municipalities and other institutions in the local sphere of Government; to establish treasury norms and standards for the local sphere of Government; and to provide for matters connected therewith.

2.2 PROVINCIAL LEGISLATION & POLICIES

2.2.1 Provincial Growth & Development Strategies (PGDS)

The PGDS is a strategic plan that focuses on where and what types of investment should be prioritised in different localities. The PGDS focuses primarily on a long-term strategic view (10 to 20 years) of the province and takes into consideration action-orientated collaboration and implementation plan that sets specific annual goals and targets including, the monitoring and evaluation.

According to the strategy a Municipality must:

- Structure and manage its administration, budgeting, and planning processes to give priority to the basic need of the community and to promote the social and economic development of the community; and
- Participate in National and Provincial development programmes as per the powers and functions of Municipalities clearly outlined in Section 156 (1) and (2) and (4).

2.2.2 Provincial Spatial Development Framework 2030 (PSDF)

Gauteng Spatial Development Framework 2030 is based on the following six Spatial Objectives:

- **Liveability:** Focus on the creation of settlements in which people live their lives in a way that is worthy of human beings, that enables contentment, personal growth and healthy social interactions.
- **Concentration:**
 - Allow the concentration of (i) opportunities in key nodes and along key connectors and (ii) public investment in and around these nodes or connectors.
 - Focus on the integration between land use and public transport around nodes and along connectors according to the nature of these two structural elements.
 - Bring more people closer to a greater number of opportunities in the areas of concentration through increased densities, implying a need for affordable and lower income housing as well.
- **Connectivity:** Ensure connectivity between nodes and connectivity from surrounding areas, for example lower density neighbourhoods, major industrial zones, or the rural hinterland, to areas of concentration, which implies a hierarchy of movement routes.
- **Conservation:** Allow for the maintenance of healthy natural environments, ecosystems and biophysical processes which support life, and which must be allowed to continue without significant change.

- **Diversity:** Make provision for and allow the development of various types of environments that are linked to the spatial characteristics of that geographic location. Different zones would be suitable for different types of development and housing types, which in turn would also be able to accommodate different income groups and lifestyles. The overall design of cities must suit all income groups and lifestyles and offer a multitude of equally accessible and convenient choices (i.e. everyone, depending on their personal preferences and not on the income group they belong to, should be able to choose between urban or suburban lifestyle, high- or low-density neighbourhood, public or private transport, etc.).
- **Viability:** Maximise residents' access to goods, services, and opportunities within a region, and ensure the optimal use of available land, services and facilities in the region in a manner that can be sustained over time.

The Gauteng Spatial Development Framework 2030 is furthermore based on four (4) key spatial development strategies namely:

- Building an Integrated Network.
- Capitalising on Proximity.
- Managing Settlement Development and Growth.
- Creating a Viable and Productive Hinterland.

2.2.3 Sustainable Development Goals

The Sustainable Development Goals forms part of a wider 2030 Agenda for Sustainable Development and also build on the Millennium Development Goals (MDGs). The goals include the following:

- End poverty in all its forms everywhere
- End hunger, achieve food security and improved nutrition and promote sustainable agriculture.
- Ensure healthy lives and promote well-being for all at all ages.
- Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all.
- Achieve gender equality and empower all women and girls.
- Ensure availability and sustainable management of water and sanitation for all.
- Ensure access to affordable, reliable, sustainable, and modern energy for all.
- Promote sustained, inclusive, and sustainable economic growth, full and productive employment and decent work for all.
- Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation.
- Reduce inequality within and among countries.
- Make cities and human settlements inclusive, safe, resilient, and sustainable.
- Ensure sustainable consumption and production patterns.
- Take urgent action to combat climate change and its impacts.
- Conserve and sustainably use the oceans, seas, and marine resources for sustainable development.

- Protect, restore, and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.
- Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable, and inclusive institutions at all levels.
- Strengthen the means of implementation and revitalize the global partnership for sustainable development.

2.3 DISTRICT & LOCAL LEGISLATION & POLICIES

2.3.1 Midvaal Indigent Policy 2025-2026

The indigent policy provides an opportunity to create a safety net to the poorest section of the population. Indigents are defined as people, who due to several factors, are unable to make monetary contribution towards basic services, no matter how small the amounts seem to be. Any household, earning less than the R6000 per month, qualifies to be registered as indigents. This includes pensioners, unemployed, child headed families and students.

The Municipality will benchmark the income level of indigent households with the income category as determined by the Department of Human Settlement for ownership of RDP properties.

The Midvaal indigent policy seeks to address the Constitutional obligations to provide basic services to the poor in the form of free basic municipal services, Indigents burials and employment opportunities.

The policy sets out the following principles:

- **Equity:** All people in a similar position should be treated similarly, and the Municipality must differentiate fairly between those in different circumstances and treat them accordingly.
- **Sustainability:** Policy must be financially and environmentally sustainable.
- **Reasonable choices:** All households, including indigent households are permitted to take responsibility and make choices wherever possible that best suit their circumstances.
- **Inclusivity:** Income and indigent policies for poor Midvaal residents must be integrated seamlessly with income policy for all other citizens. As households' circumstances change, they should be able to shift relatively easily across the continuum of choices.
- **Implementable:** Policy must be administratively practical and implementable.

2.3.2 District IDP & SDF, 2022- 2027

The Sedibeng IDP and SDF define a set of Development Principles towards the future development of the Sedibeng District. These development principles include the following:

- **Principle 1:** Effective environmental and land use management to achieve a sustainable equilibrium between ecosystem and biodiversity conservation, and urban related development within the district.
- **Principle 2:** Enhanced spatial efficiency through a defined range of urban and rural nodes in the district around which to consolidate economic development and infrastructure investment (spatial targeting).

- **Principle 3:** Enhancement of four Strategic Development Corridors supplemented by an extensive local transport network providing linkages between urban and rural nodes.
- **Principle 4:** Consolidation of the urban structure of the district around the nodal points by way of infill development and densification in identified Priority Housing Development Areas (PHDAs)
- **Principle 5:** Consolidate community facilities at urban and rural nodal points to enhance “one-stop” access to such facilities for the community, and to contribute towards creating “critical mass” required to stimulate local economic development.
- **Principle 6:** Enhance business activities (formal and informal) at each of the identified nodal points in the Sedibeng District and incorporate informal/ emerging business activities into Thusong Centres and modal transfer facilities.
- **Principle 7:** Concentrate industrial and agro-processing activities at the higher order nodes or along the major development corridors in the district where infrastructure is available.
- **Principle 8:** Optimally utilise the mining potential in the district in such a way that a sustainable balance is maintained between mining, agriculture, and the natural environment.
- **Principle 9:** Promote the commercial farming activities throughout the district and the establishment of the Agri Park concept.
- **Principle 10:** Utilise the existing natural, cultural-historic, and man-made resources towards development of Tourism Precincts and Corridors throughout the District.
- **Principle 11:** Ensure that all communities (urban and rural) have access to at least the minimum levels of service as enshrined in the constitution, and to direct infrastructure investment towards the economic activity nodes in the district, priority housing development areas earmarked for residential development, and communities with excessive service backlogs.
- **Principle 12:** Implement a district-wide Growth Management Strategy to ensure spatial manifestation of the SDF Development Principles.

2.3.3 Midvaal IDP & SDF, 2022 -2027

The Midvaal IDP & SDF focuses on 11 Development Drivers namely:

- **Development Driver 1:** Strive towards consolidated compact urban areas.
- **Development Driver 2:** Pursue alternative clean energy and reduce cost to industrial and commercial consumers.
- **Development Driver 3:** Implement and manage corridor and spine development initiatives.
- **Development Driver 4:** Encourage agricultural production and processing.
- **Development Driver 5:** Stimulate tourism.
- **Development Driver 6:** Foster walkable nodes and transit-orientated development (TODs).
- **Development Driver 7:** Ensure connectivity by means of a continuous, hierarchical movement network.
- **Development Driver 8:** Support quality human settlement development

- **Development Driver 9:** Prioritise environmental management.
- **Development Driver 10:** Streamline targeted engineering infrastructure investment.
- **Development Driver 11:** Implement Local Area Plans (Precinct Plan).

2.3.4 Midvaal Spatial Planning and Land Use Management By-Law, 2017

The Midvaal Spatial Planning and Land Use Management By-Law is in line with the SDF and aims to promote:

- Economic growth.
- Social inclusion.
- Efficient land development and
- Minimal impact on public health, the environment, and natural resources.

3.0 ROLE OF SPHERES OF GOVERNMENT IN HOUSING DELIVERY

The various spheres of Government have a role to play in housing delivery and according to the Housing Act, 107 of 1997, the roles and responsibilities are as follows:

3.1 National Department of Human Settlements (NDHS)

The primary role of National Government is to “establish and facilitate sustainable housing development process” through the following key functions.

- **Policy:** Determine National policy, including norms and standards, in respect of housing development
- **Goals:** Set broad National housing delivery goals, facilitate the setting of Provincial housing delivery goals and where appropriate, facilitate the setting of housing delivery goals of a Municipality
- **Performance monitoring:** Monitor the performance of the housing sector against housing delivery goals and performance indicators.
- **Capacity support:**
 - Assist Provinces to develop their administrative capacity.
 - Support and strengthen the capacity of Municipalities to manage their own affairs, to exercise their powers and perform their duties in respect of housing development.
- **Consultation:** Promote consultation on matters regarding housing development between National Government and representatives of civil society, the sectors and subsectors supplying or financing housing goods and services, Provincial Government and Municipalities and any other stakeholder in housing development.
- **Communication:** Promote effective communication in respect of housing development.

In addition to the above broad functions and in support thereof, undertake the following:

- To establish a National institutional and funding framework for housing development.
- To negotiate the apportionment of the State budget for housing development purposes.
- To allocate funds for National housing programmes to Provincial Governments.
- To prepare and maintain a multi-year housing development plan.
- To establish and finance national institutions for purposes of housing development.
- To evaluate the performance of the housing sector.

- To take steps reasonably necessary to create an environment conducive to enable all role players and individuals to achieve their respective goals in respect of housing development.

3.2 Provincial Department of Human Settlements (PDHS)

The role of the Provincial Department of Human Settlements is to:

- Determine Provincial policy in respect of housing development.
- Promote the adoption of Provincial legislation to ensure effective housing delivery.
- Take all reasonable and necessary steps to support and strengthen the capacity of Municipalities to effectively exercise their powers and perform their duties in respect of housing development.
- Co-ordinate housing development in the province.
- When a Municipality cannot or does not perform a duty imposed by the Housing Act, intervene by taking any appropriate steps in accordance with section 139 of the Constitution to ensure the performance of such duty.
- Prepare and maintain a multi-year plan in respect of the execution in the Province of every National housing programme and every Provincial housing programme, which is consistent with National housing policy.

3.3 Municipalities

Municipalities are required to:

- Ensure that inhabitants of its area of jurisdiction have access to adequate housing on a progressive basis.
- Guarantee that conditions not conducive to the health and safety of the inhabitants of its area of jurisdiction are prevented or removed.
- Make certain that services in respect of water, sanitation, electricity, roads, stormwater drainage and transport are provided in a manner which is economically efficient.
- Set housing delivery goals in respect of its area of jurisdiction.
- Identify and designate land for housing development.
- Create and maintain a public environment conducive to housing development which is financially and socially viable.
- Promote the resolution of conflicts arising in the housing development process.
- Initiate plan, co-ordinate, facilitate, promote, and enable appropriate housing development in its area of jurisdiction.
- Provide bulk engineering services, and revenue generating services in so far as such services are not provided by specialist utility suppliers.
- Plan and manage land use and development.

4. SITUATIONAL ANALYSIS

The situation analysis will examine the Spatial, Socio-Demographic, Social Services and Infrastructure analysis:

4.1 SPATIAL ANALYSIS

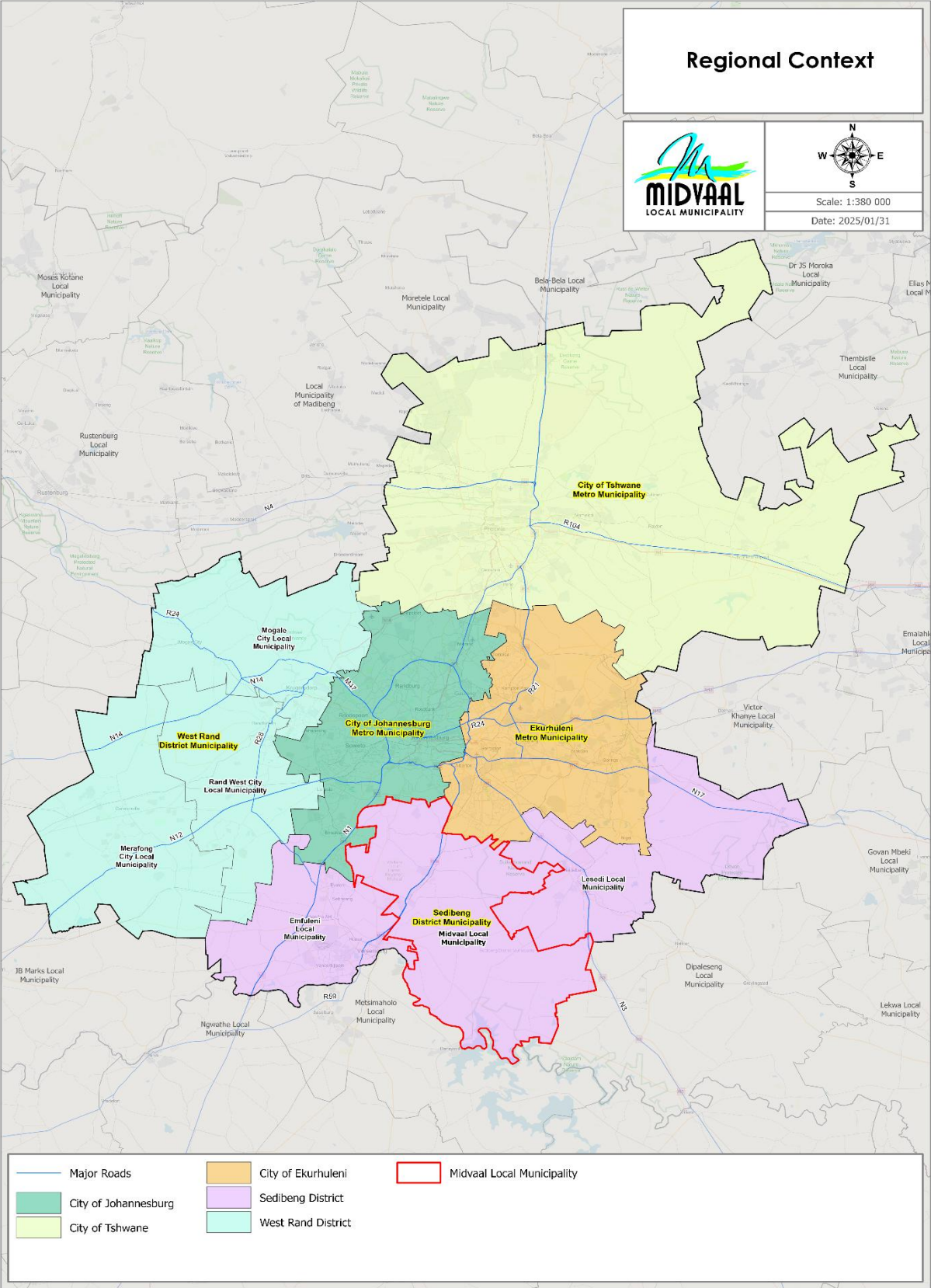
4.1.1 Spatial Locality

Midvaal Local Municipality is situated within the Sedibeng District in the south of the Gauteng Province. The City of Ekurhuleni and City of Johannesburg Metropolitan Municipalities are situated to the north (**See map 1 - Midvaal Local Municipality in a Regional context**). The Municipality is bordered by the Free State Province to the south and the Mpumalanga Province to the east. Midvaal is the biggest Municipality of the three (3) in the district, covering an area of approximately 1722 km² making up almost half of its geographical area.

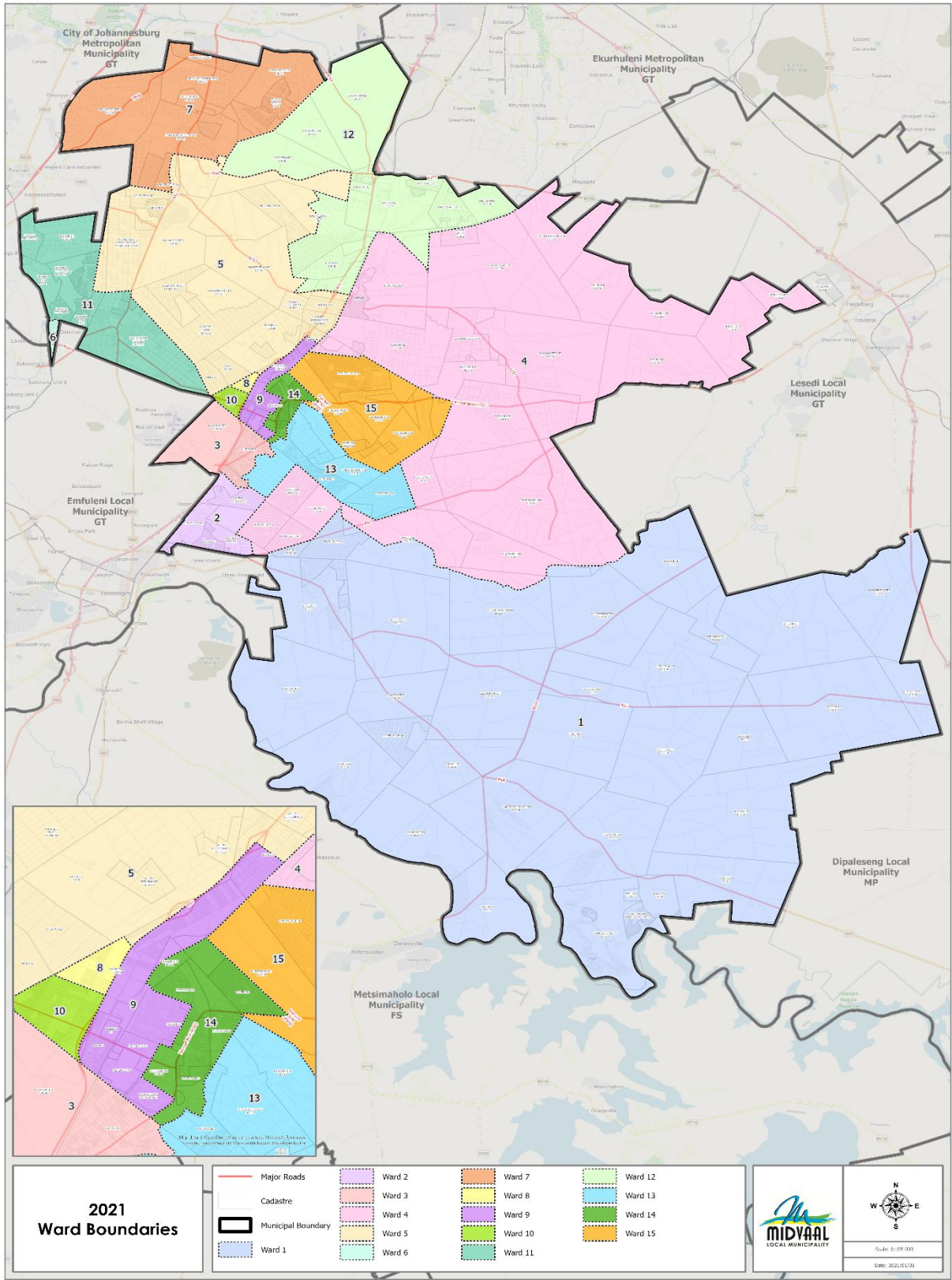
The spatial structure of the Midvaal municipal area is predominantly that of a rural area with extensive farming constituting approximately 50% of the total area of jurisdiction. There are two significant natural features impacting on the physical structure, namely the Suikerbosrand Nature Reserve and the Vaal River, which form the southern boundary of the municipality and the Gauteng Province. Secondary natural features that play a significant role in the development dynamics of the area are the Klip River, Suikerbosrand River and the Vaal Dam.

The Municipality presently comprises of 15 wards (**See map 2 - Midvaal Local Municipality wards**) and according to the Municipal Structures Act, Midvaal is defined as a category B Municipality.

Map 1: Map indicating Midvaal Local Municipality in a Regional context.



Map 2: Map indicating the Municipal wards.



4.1.2 Settlement Patterns

The settlement patterns in the Midvaal Local Municipality as per the SDF comprises of the following:

- **Tourism** - Areas such as Vaal Marina and the Suikerbosrand Nature Reserve are developed in response to the Tourism demands of residents within the Municipality as well as the Gauteng Province as a whole. Care should be taken to ensure that housing developments are done in such a way that will not jeopardise the tourism aspects.
- **Urban areas/towns** - Riversdale, Noldick, Klip River, Waterval, Randvaal, Henley on Klip, Risiville, De Deur and Meyerton are some of the major towns in the Midvaal Local Municipality. The SDF specifies Meyerton as the town that supports major economic and social functions in the Municipality. This is due to the large number of businesses and residential component in Meyerton. According to the SDF, developments within the Municipality are concentrated mostly along the corridors of these towns (i.e. R59 and R82 corridors).
- **Rural areas** - The SDF indicates that the spatial structure of the Midvaal Local Municipal area is predominantly that of a rural area character with majority of the total land being farm portions and agricultural holdings. Such areas include Valley Settlement, Nelsonia, Walkers Fruits Farm, Ironside and Homestead Apple Orchids. Rural housing in the form of farm workers accommodation is evident.
- **Townships** - There are several townships in Midvaal such as Savanna City, Sicelo, Lakeside Estates, Mamello and Lakesides Estates Extension 1 that are developed with government fully subsidised housing. The above-mentioned spatial structure is summarised in the table below:

Table 1: Spatial patterns of Midvaal

Areas	Total Number
Townships	56 (31 314 Stands)
Farms	80 (3 235 Portions)
Agricultural holdings	33 (4 169 agricultural holdings)
Informal settlements	29
Nature reserves	1
Conservancies	10
Total	209

Source: Midvaal GIS, 2025

- **Informal Settlements** - There are 29 informal settlements within the Municipality, and these informal settlements households form part of the housing backlog. Informal settlements within Midvaal are defined in line with the National Housing Code which defines informal settlements based on the following characteristics:
 - Illegality and informality
 - Inappropriate locations
 - Restricted public sector investment
 - Poverty and vulnerability and
 - Social stress

Following the above-mentioned definition, the final informal settlements list compiled took the following into consideration:

- Settlements comprising informal structures, where there is no General Plan or where settlement has not taken place according to the approved layout, were included.
- Backyard shacks and occupied/ hi-jacked buildings were explicitly excluded (even where shacks had been built inside of structures)
- Areas with an approved General Plan and formal houses but lacking services were excluded.

Most of the informal settlements in Midvaal are situated on privately owned land with a few on Municipal and Government owned land.

With regards to size, majority of the informal settlements are smaller in size. The larger informal settlements in the Municipality are situated along the R59 and closer to job opportunities and transport routes. Such informal settlements include: Sicelo, Khayelitsha, Kromdraai, Boitumelo, Piel's Farm, Skansdam and Mamello.

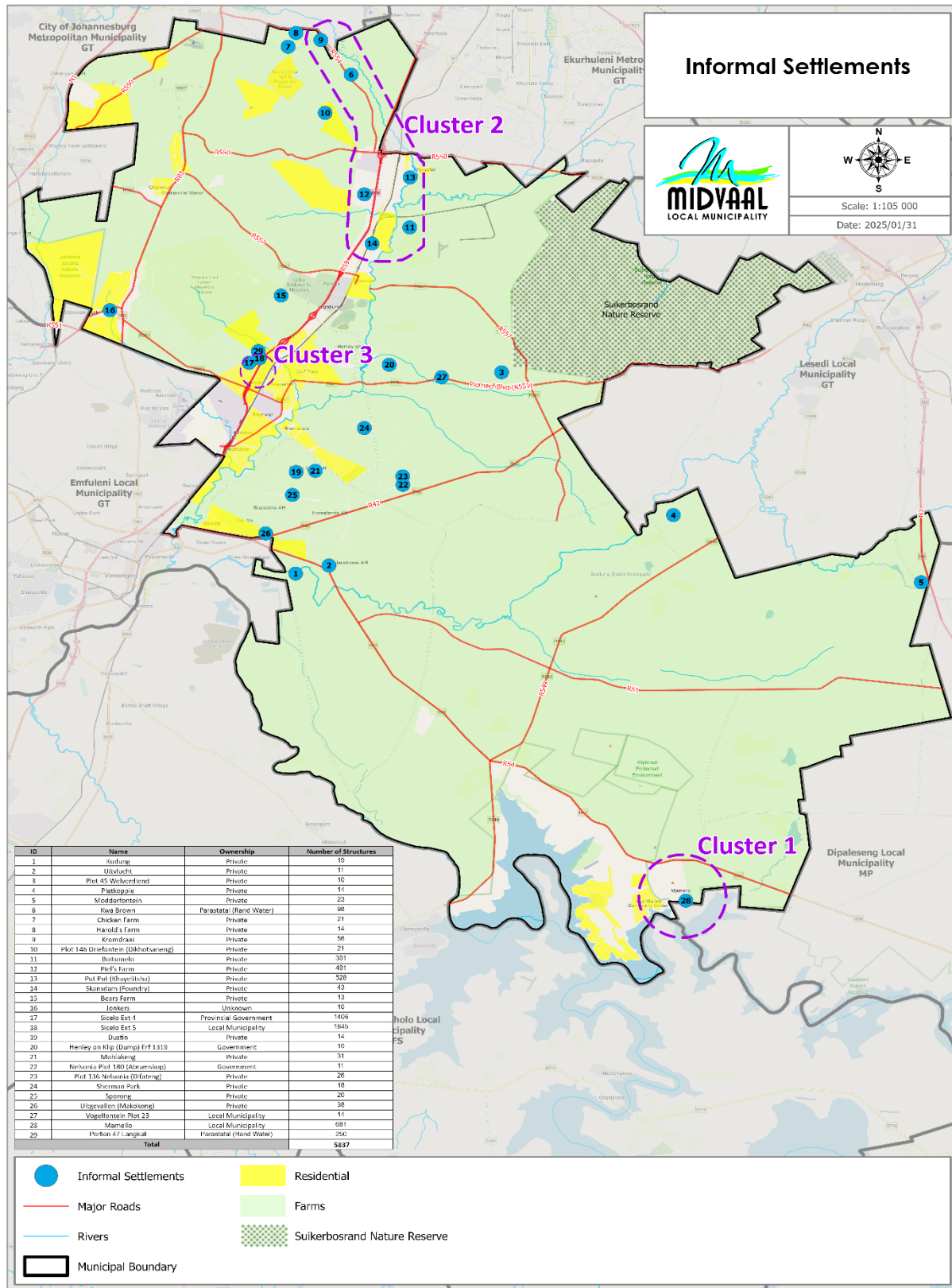
This is represented in the table below and spatially on **Map 3 - Informal settlements in the Midvaal Local Municipality.**

Table 2: List of Informal settlements in Midvaal

No	Informal Settlement	Ownership	No. of structures
1	Portion 47 Langkuil	Parastatal (Rand Water)	250
2	Kudung	Private	19
3	Uitvlucht	Private	11
4	Plot 45 Welverdiend	Private	10
5	Platkoppie	Private	14
6	Modderfontein	Private	23
7	Kwa Brown	Parastatal (Rand Water)	98
8	Chicken Farm	Private	21
9	Harold's Farm	Private	14
10	Kromdraai	Private	56
11	Plot 146 Driefontein (Dikhotsaneng)	Private	21
12	Boitumelo	Private	301
13	Piel's Farm	Private	491
14	Put Put (Khayelitsha)	Private	528
15	Skansdam (Foundry)	Private	43
16	Bears Farm	Private	13
17	Jonkers	Unknown	10
18	Sicelo Ext 4	Department of Public Works	1406
19	Sicelo Ext 5	Midvaal Local Municipality	1645
20	Dustin	Private	14
21	Henley on Klip (Dump) Erf 1319	Government	10
22	Mohlakeng	Private	31
23	Nelsonia Plot 180 (Abramskop)	Government	11
24	Plot 136 Nelsonia (Difateng)	Private	26
25	Sherman Park	Private	18
26	Sporong	Private	20
27	Uitgevallen (Makokong)	Private	38
28	Vogelfontein Plot 23	Midvaal Local Municipality	14
29	Mamello	Midvaal Local Municipality	681
Total			5837

... Source: Midvaal Community Survey 2024

Map 3- Informal settlements in Midvaal Local Municipality



4.1.3 Housing Typologies

There are both formal and informal settlement types within the Midvaal Local Municipality. According to the Stats SA, 2016 Community Survey, majority of people (82%) residing within the Midvaal Local Municipality live in a formal dwelling which includes formal houses, flats, townhouses, formal rooms in backyards and so forth.

In terms of the informal dwellings, 18% of households are living in informal structures which includes informal settlement households, backyard shacks dwellers huts and tents. This is represented below:

Table 3: Detailed Housing Typologies

Typology (Dwelling Type)	Number	Percentage
Traditional dwelling/hut/structure made of traditional materials	151	0.49%
House or brick/concrete block structure on a separate stand or yard	21405	69%
Flat or apartment in a block of flats	279	0.90%
Cluster house in complex	179	0.57%
Town house (semi-detached house in complex)	365	1.18%
Semi-detached house	654	2.11%
House/flat/room in back yard	778	2.51%
Informal dwelling/shack in back yard	944	3.04%
Informal dwelling/shack NOT in backyard, e.g. in an informal/squatter settlement or on farm	4436	14.3%
Room/flatlet on a property or a larger dwelling/servant 'quarters/granny flat	380	1.22%
Caravan or tent	118	0.38%
Other	273	0.88%
Unspecified	297	0.95%
Not applicable	709	2.29%
Total	30967	100%

Source: Stats SA Community Survey, 2016

4.1.4 Land Ownership

The following table provides a breakdown of the land ownership in terms of hectares (Ha) and percentages (%).

Table 4: Land Ownership Breakdown

Land Ownership	Hectares (Ha)	Percentage (%)
Provincial Government	326	0.90%
Midvaal Local Municipality	817	2.25%
State Owned Entities (SOEs)	347	0.95%
Private	20735	57%
Other (Unregistered & Vacant Land)	14100	38.8%
Total	36325	100%

Source: Midvaal GIS, 2023

The table above indicates that 2.25% of land in Midvaal is municipal owned, 57% is under private ownership, 0.95% is registered with SOEs and 0.90% belongs to the Provincial Government. Unregistered and vacant stands contribute 39%. One of the biggest challenges in relation to land ownership is the unavailability of well-located Municipal land for human settlements.

Out of the 4.1% Government owned land, the following hectares of land has been allocated for housing development as indicated below in table 5.

Table 5: Identified State Owned Land for Human Settlements Development

Erf Number	Project Name	Ownership	Hectares
Erf 78 Meyerton Farms	Sicelo Walk-up Units	Midvaal Municipality	6, 0714 ha
Portion 400 of the Farm Koppiesfontein 478 IR	Mamello Ext 1	Midvaal Municipality	75, 1974 ha
Erf 206 Meyerton Farms	Sicelo Shiceka Ext 5	Midvaal Municipality	11, 0633 ha
Erf 41 Meyerton Farms	Sicelo Informal Settlement Upgrading	Department of Public Works	6, 0712 ha
Portion 77 of the Farm Langkuil 373 IR	Sicelo Rapid Land Release Program	Gauteng Provincial Government	316 ha
Erven 52, 53 Meyerton Farms (Consolidated to Erf 202 Meyerton Farms)	Sicelo Informal Settlement Upgrading	Midvaal Municipality	6, 0714 ha

Portions 1, 2, 3 & 7 of Erf 188 Meyerton Farms	Sicelo De-densification and Relocation	National Government of RSA	1-3 =2697 ha Re: 2=5441m2 3= 3,2697 ha 7= 4065m2
Erf 56 Meyerton Farms	Sicelo Walk-up Units	Department of Public Works	6, 0714 ha
Erf 72 Meyerton Farms	Sicelo Walk-up Units	Department of Human Settlements	6, 0713 ha
Boitumelo Informal Settlement	Boitumelo Rapid Land Release Program	ERWAT	335, 7142 ha
Portion 47 of the farm Langkuil 373 IR	Sicelo De-densification and Relocation	Rand Water	21, 4119 ha
Portion 7 of the Farm Panfontein 437 IR	Bantu Bonke Agri-Village	National Government of RSA	876, 1345 ha

Source: Midvaal Properties & GIS 2023

4.2 SOCIO-DEMOGRAPHIC ANALYSIS

4.2.1 Population & Household Profile

The population of people residing in Midvaal has grown over the years. According to the IDP, Midvaal Local Municipality has a total population of 112 254. This shows a population growth from the Stats SA 2011 Census count of 95 301.

In terms of the number of households, there has been a significant growth as well. The number of households has grown from a base of 29 964 to 36 464 as of 2022.

It is expected that the population and number of households will double in anticipation of housing opportunities in the Savanna City Development.

Table 6: Midvaal Population & Household Profile

Year	Population	Number of Household
2011	95 301	29 964
2022	112 254	36 464
Total		100%

Source: Midvaal IDP, 2025

4.2.2 Racial Groups

Midvaal Local Municipality has a racially and culturally diverse community. As per the Stats SA, 2016 Community Survey, black Africans form most of the population at 54% followed by whites at 43%. The Coloured and Indian/Asian community make up 1.8% and 1.24% respectively.

Table 7: Racial Groups

Population Group	Total	Percentage
Black African	59781	53.56%
Coloured	2063	1.84%
Indian / Asian	1385	1.24%
White	4883	43.34%
Total	111612	100%

Source: Stats SA Community Survey, 2016

4.2.3 Gender Distribution

Majority of the people residing in Midvaal are male. The gender ratio indicates that 52% of the total population is male and 48% is female. The slightly higher percentage of male as compared to females may be attributed to the mine (Glen Donald) and factories within the area.

Table 8: Gender Distribution

Gender	Number	Percentage (%)
Male	57926	51.89%
Female	53685	48.09%
Total	111612	100%

Source: Stats SA, Community Survey, 2016

4.2.4 Age Profile

The age profile of the Midvaal population is depicted in the table below. Majority falls within the youth sector which composes approximately 58% of the total population. In addition, about 65% of the population falls within the working age group (people aged between 15-64).

Table 9: Age Profile

Age groups	Total	Percentage (%)
0–14 (Children)	25761	23.08%
15–34 (Youth)	36715	32.89%
35–64 (Adults)	36241	32.47%
65+ (Elderly)	12895	11.55%
Total	111612	100%

Source: Stats SA, Community Survey, 2016

4.2.5 Household Incomes

According to the Stats SA 2011 census statistics, 15% of households within Midvaal have no income at all. 8.0% of the households earn less than R800 per month and 53% earn less than R3500 per month. This puts pressure on the Municipality to provide free basic services to such households as a majority will fall within the indigent category. 23% of households as indicated below earn between R6400 and R13000 per month and this category need to be catered for

preferably in the low to middle-income housing programmes such as Finance Linked Individual Subsidy Programme (FLISP)

Table 10: Household Income

Annual Income	Percentage
No Income	14.5%
R1 - R4800	3.2%
R4801 - R9600	4.9%
R9601 - R19600	14.8%
R19601 - R38200	16.4%
R38201 - R76400	12.4%
R76401 - R153800	10.3%
R15301 - R307600	10.9%
R307601 - R614400	8.3%
R614001 - R1228800	3.1%
R1228801 - R2457600	0.7%
R2457601 +	0.5%
TOTAL	100%

Source: Stats SA, Community Survey 2016

4.2.6 Indigent status quo

The Midvaal Indigent Policy (2024-2025) defines indigents as persons who due to several factors are unable to make monetary contribution towards basic services, no matter how small the amounts seem to be. Any household, earning less than R6000 per month qualifies to be registered as indigents. Free or subsidised water (free supply of 6 kl water per month), electricity (free supply of electricity of 50 kWh per month) and refuse collection are provided to such households by the Municipality monthly.

According to the Indigent Database at the Finance Department, there are currently 7141 households deemed and registered as indigents in 2026. This shows an increase of 1190 from the 5951 households registered in 2025. These households are considered as economically vulnerable with a gross monthly income not exceeding R6000.

It should however be noted that households can only qualify as indigent if they are the registered property owners of either a house or a stand. In the pro-poor framework, households should be provided with housing and security of tenure, thus allowing them to register as indigents and for the Municipality to include them in the Equitable Share.

4.2.7 Migration Pattern

The Midvaal Migration Plan compiled in 2014 indicates that the migrant population signifies approximately 4% of the total population of the Midvaal Local Municipality. It is estimated that about 3,800 people will migrate to Midvaal on an annual basis.

Reasons for migration to Midvaal range from the perception of a better life, job opportunities and location. The Migration Plan further indicates that there has been both rural and urban migration within the Municipal jurisdiction. Urbanisation has resulted in a shift towards most people moving from the rural homesteads to urban regions and this influences the demand for housing within the Municipal jurisdiction.

4.3 SOCIAL FACILITIES ANALYSIS

4.3.1 Educational Facilities

Educational facilities within the Municipal jurisdiction include primary, secondary, combined schools, as well as special needs schools. This is represented in the table below.

The primary schools are located around Daleside, De Deur, Rothdene, Bantu Bonke, Meyerton, etc. whilst the secondary schools that offer training to adults are predominantly clustered around Meyerton.

With regards to the special needs' schools, these are situated in Waterval, Meyerton and De Deur and they provide dedicated education for children with disabilities. There are no Tertiary academic institutions or agricultural college in Midvaal. An Agricultural College will likely benefit the agricultural industry given the extent of the agricultural land in Midvaal and surroundings.

Table 11: Educational Facilities

Facility	Quantity
Primary schools	17
Secondary schools	5
Combined schools	7
Special Education Schools	3
Tertiary institution	0
Total	32

Source: Midvaal SDF, 2022/23

4.3.2 Health facilities

There are currently no public or private hospitals within the municipal jurisdiction. The Municipality is served by a private hospital which is situated in Three Rivers and falls under the Emfuleni Local Municipality.

The Municipality has 3 clinics which are situated in Meyerton, Randvaal and Kookrus, 1 Community Day Centre and 4 mobile clinic units. In terms of health facilities, MLM lacks adequacy.

Table 12: Health Facilities

Facility	Quantity
Public hospital	0
Private hospital	0
Clinic	3
Mobile Clinic	4
Day Care Centre	1
Total	8

Source: Midvaal SDF, 2022/23

4.3.3 Community Halls/MPCC

The Midvaal SDF describes community halls as a combination of town halls and multi-purpose community centres (MPCC). These facilities provide central locations in which community meetings are conducted and serve as gathering points. There are currently town halls in Meyerton and Rothdene, and community halls or MPCCs in Vaal Marina, Bantu-Bonke, Lakeside Estate, Sicelo, Henley-on-Klip and Ohenimuri.

4.3.4 Sports & Recreational Facilities

The Municipality has 3 sporting facilities. This is insufficient to serve the entire municipal area. 3 open gym and equipment have also been constructed and are in use.

4.3.5 Cemeteries

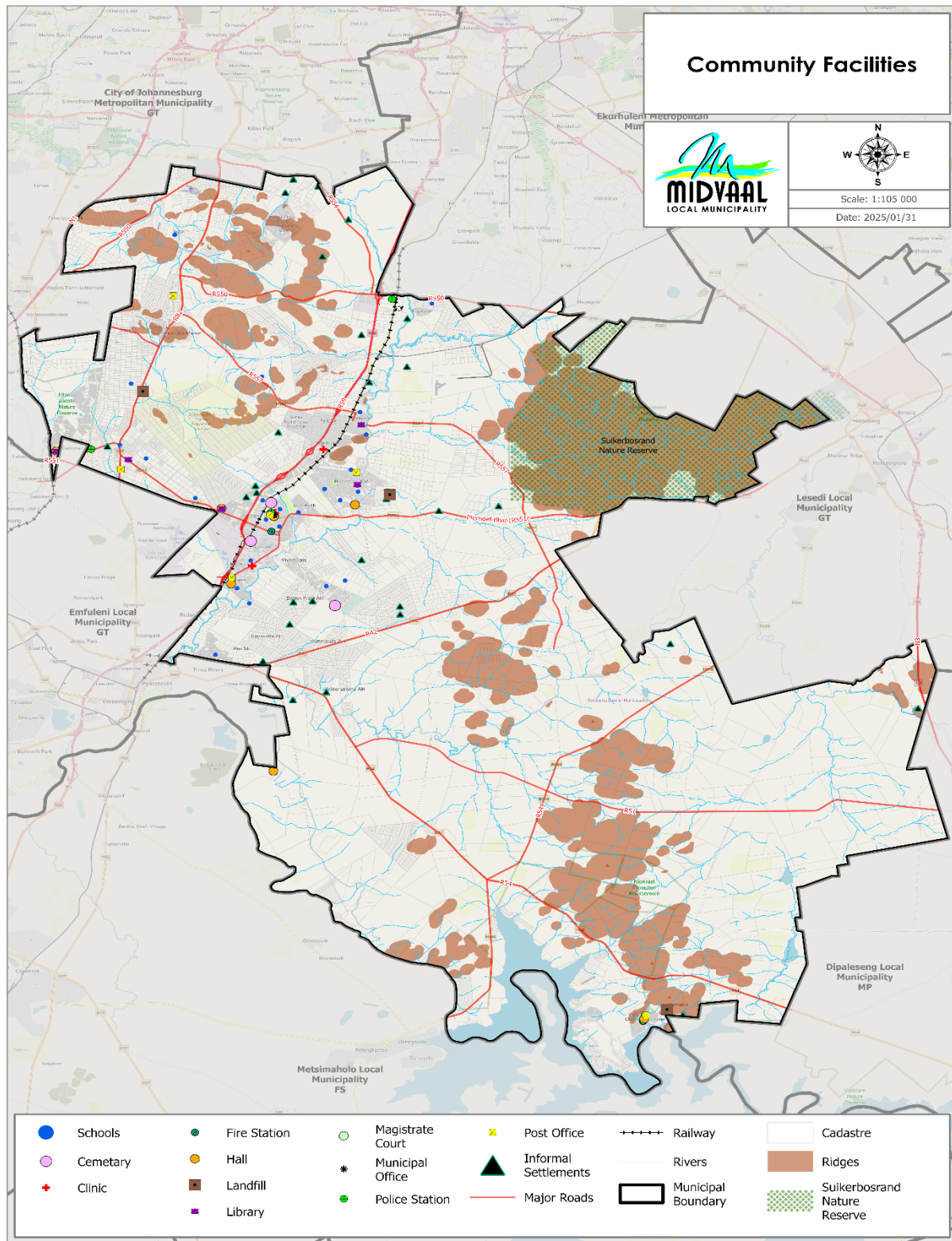
There are currently 3 cemetery sites within the Municipality and adequate land needs to be identified for the creation of new cemetery sites. Availability of land for the establishment of cemeteries is however hindered by the lack of suitable Municipal owned land.

Other community facilities within the Municipal jurisdiction are listed below:

- 4 Police Stations
- 6 Post Offices
- 1 Thusong Centre
- 1 Magistrates Court
- 6 Libraries
- 3 Landfill Sites, etc.

See below Map 4 indicating Community Facilities in Midvaal

Map 4: Community Facilities in Midvaal



4.4 ENGINEERING SERVICES ANALYSIS

The availability of infrastructure is an essential component in the delivery of human settlements, and it is recommended that a supporting Engineering Master Plan be developed.

4.4.1 Water

The Engineering Services Department compiled a Water Services Development Plan (WSDP) in 2014. According to the WSDP, 96% of households in Midvaal have access to water whilst 4% do not have access to water (the 4% is mainly applicable to farm workers and some informal settlements). In terms of the informal settlements with accessibility, the Municipality delivers water on a regular basis, and the water is provided either via a tanker or a standpipe. Rural areas within the Municipality make use of boreholes for their water consumption.

The SDF mentions that there is a need for the Engineering Services Department to upgrade the water reticulation networks especially on agricultural holdings and rural areas.

4.4.2 Sanitation Services

82% of the households in Midvaal have access to sanitation. As per the WSDP, sanitation takes different forms like waterborne or septic tanks. With regards to informal settlement areas, most of the informal settlement households within the Municipality have access to sanitation either through the Midvaal Engineering Services Sanitation Programme or the GDHS Upgrading of Informal Settlements Programme (UISP).

Such informal settlements include Piel's farm, Kromdraai, Mamello, Skansdam, Bears Farm, Boitumelo, Makokong, Dustin, Sporong, Khayelitsha and Sicelo. The smaller informal settlements are making use of pit latrines, which is unhygienic and unsafe.

The estimated backlog for households with no sanitation is 18% which are mostly farm labourers and residents of informal settlements.

4.4.3 Electricity

Majority (79%) of the households within Midvaal have access to electricity whilst approximately 21% of households do not have access. The households with lack of electricity are mostly informal settlements and farm workers who make use of either paraffin or candles due to the lack of such services.

Majority of the informal settlements within Midvaal have no access to electricity, with a few having access to high mast lights (Sicelo, Mamello, Khayelitsha, etc). The Portion 47 Langkuil informal settlement and Sicelo Extension 5 informal settlement has recently been electrified with the electrification for the Sicelo Extension 4 informal settlement is underway by the Municipality to address the illegal electrical connections.

Table 13: Midvaal Informal Settlements & Engineering Services available

No.	Informal Settlement	No. of structures	Engineering Services			
			Water	Sanitation	Electricity	Refuse
1	Kudung	19	Yes	Yes	No	Yes
2	Mamello	681	Yes	Yes	No	Yes
3	Modderfontein	23	Yes	No	No	Yes
4	Platkoppie	14	Yes	No	No	Yes
5	Uitvlucht	11	Yes	No	No	Yes
6	Boitumelo	301	Yes	Yes	No	Yes
7	Dustin	14	Yes	Yes	No	Yes
8	Mohlakeng	31	Yes	Yes	No	Yes
9	Skansdam Foundry	43	Yes	Yes	No	Yes
10	Sporong	20	Yes	Yes	No	Yes
11	Uitgevallen (Mokokeng)	38	Yes	Yes	No	Yes
12	Plot 45 Welverdiend	10	Yes	No	No	Yes
13	Bears Farm	13	Yes	Yes	No	Yes
14	Chicken Farm	21	Yes	Yes	No	Yes
15	Portion 47 Langkuil	250	Yes	Yes	Yes	Yes
16	Harold's Farm	14	Yes	No	No	No
17	Kromdraai	56	Yes	Yes	No	Yes
18	Sicelo Ext 4	1,406	Yes	Yes	Project is ongoing	Yes
19	Sicelo Ext 5	1,645	Yes	Yes	Yes	Yes
20	Jonkers	10	No	No	No	No
21	Kwa Brown	98	Yes	Yes	No	Yes
22	Piel's Farm	491	Yes	Yes	No	Yes
23	Plot 146 Driefontein (Dikhotsaneng)	21	Yes	Yes	No	Yes
24	Put Put (Khayelitsha)	528	Yes	Yes	No	Yes
25	Nelsonia Plot 180 Abramskop	11	Yes	Yes	No	Yes
26	Plot 136 Nelsonia Difateng	26	Yes	No	No	Yes
27	Henley on Klip (Dump) Erf 1319	10	No	No	No	Yes

28	Sherman Park	18	Yes	No	No	Yes
29	Vogelfontein Plot 23	14	Yes	No	No	No
Total		5837				

Source: UISP & Engineering Services Department, 2025

5.0 HOUSING DEMAND

5.1 Determination of Housing Need

The Municipality currently does not have accurate data on the housing demand of all the residents and income groups within the municipal jurisdiction. The Municipality relies mainly on the Census/Community survey statistics, GDHS Housing Subsidy System (HSS) Information, Informal Settlement Enumeration data and the National Housing Needs Register (NHNR). There are however limitations to these methods as the data could be outdated or inaccurate.

5.1.1 Statistical Method

The statistical method utilises information from the Census 2011 and the 2016 Community Survey. The information relating to individuals' incomes and those residing in traditional dwellings, informal dwelling/ shack in backyard and informal dwelling/ shack not in backyard can be used to estimate the demand for housing.

As per the table below, the Census 2011 statistics estimates the housing backlog at **5546**. The 2016 Community Survey on the other hand, estimates the housing backlog at **5649**.

It should be noted that there isn't a significant difference between the 2 statistical methods. The Community Survey of 2016 shows an increase of 103 informal households from the 2011 Census.

Table 14: Estimated backlog - Census 2011 data vs Community Survey 2016

Type of Informal Dwelling	Number of Structures (Community Survey 2016)	Number of Structures (Census 2011)
Traditional dwelling/hut/structure made of traditional materials	151	150
Informal dwelling/shack in back yard	944	944
Informal dwelling/shack NOT in backyard e.g. in an informal/squatter settlement or on farm	4436	4435
Caravan or tent	118	117
Total	5649	5546

Source: Community Survey, 2016 & Census 2011

5.1.2 National Housing Needs Register (NHNR) & Housing Subsidy System (HSS)

The NHNR is a central database that offers households the opportunity to register their needs for adequate shelter by providing information about their current living conditions, household composition and to indicate the type of housing assistance they require from Government.

Currently, households on the NHNR residing in Midvaal Municipality is estimated at **12896**. Out of the registered people on the database, **3035** have completed housing subsidies and their applications are approved on the HSS (See table below).

Table 15: National Needs Register & HSS Approvals

			
GAUTENG	NHNR and Approved on HSS	On NHNR Only	NHNR Total
Midvaal Municipality			
Meyerton	2373	8979	11352
Randvaal	110	255	365
Walkerville	552	627	1179
TOTAL	3035	9861	12896

Source: GDHS, 2026

5.1.3 Midvaal Informal Settlement Database

The informal settlements within the Municipality are enumerated to keep record of the household's residing in the informal areas and for planning purposes. The last informal settlement survey was undertaken in December 2024 by a service provider appointed by the Municipality (Red Ants Security and Relocation Services).

There are 29 informal settlements in Midvaal and the number of households living in informal settlements is estimated at **5837**, the number is expected to grow given the natural growth of informal settlements. This means about 5837 households living in shacks, mud structures and containers need various housing opportunities.

5.2 MIDVAAL HOUSING DEMAND ASSESSMENT

For the purpose of this HSP, the information on the NHNR will be used to determine the Municipality's housing backlog. According to the NHNR, the housing backlog is estimated at **12896**. These are households that have formally registered for Government housing opportunities. The NHNR is utilised to determine the housing backlog as until beneficiaries register and complete housing subsidy applications, they are unable to qualify for Government housing opportunities.

6.0 HOUSING DELIVERY PROGRAMMES

The following National housing programmes and Provincial plans are facilitated in Midvaal:

6.1 Integrated Residential Development Programme (IRDP)

The IRDP provides for the acquisition of land and servicing of stands for a variety of land uses including commercial, recreational, schools and clinics, as well as residential stands for both low, middle, and high-income groups. The land use and income group mix will be based on local planning and needs assessment.

The IRDP can be undertaken in phases or in a single phase as described below:

Phase 1: Land, Services and Township proclamation

This phase entails planning, land acquisition, township establishment and provision of serviced residential and other land use stands to ensure a sustainable integrated community.

Phase 2: Construction

This comprises of the construction of houses for qualifying housing subsidy beneficiaries and the sale of stands to non-qualifying beneficiaries and to commercial interests.

6.2 Upgrading of Informal Settlements Programme (UISP)

This UISP is aimed at the in-situ upgrading of informal settlements. The UISP seeks to upgrade the living conditions of millions of poor people by providing secure tenure and access to basic services and housing as described below.

The UISP programme aims to bring about social cohesion, stability and security in integrated developments and to create jobs and economic well-being for communities which did not previously have access to land, business services, formal housing, social and economic amenities in the following ways:

Security of Tenure: To enhance the concept of citizenship, incorporating both rights and obligations, by recognising and formalising the tenure rights of residents within informal settlements.

Health and Security: To promote the development of healthy and secure living environments by facilitating the provision of affordable and sustainable basic municipal engineering infrastructure to the residents of informal settlements.

Empowerment: To address the social and economic exclusion by focusing on community empowerment and the promotion of social and economic integration, building social capital through participative processes, and addressing the broader social needs of communities.

6.3 National Upgrading Support Programme (NUSP)

The NUSP was designed to support the National Department of Human Settlement (NDHS) in its implementation of the UISP as there were significant blockages in the programme despite the wide array of policies in place. No comprehensive informal settlement response strategies at the Local and Metropolitan Government levels in many statutory plans, such as the IDPs and housing sector plans were successful.

The NUSP by the NDHS ensures that technical support is provided to Municipalities. This programme includes the assessment and categorisation of informal settlements, formulation of municipal informal settlement strategies, systematic resource planning towards such strategies and in some cases, detailed settlement level plans, informal economy and livelihood strategies and protocols for engaging communities.

6.4 Finance Linked Subsidy Programme (FLISP)

FLISP is for applicants whose total monthly household income is between R3501 and R22000. This subsidy provided by Government is based on a sliding scale whereby the less your total household income, the greater the subsidy provided. The subsidy provides a once-off down payment which is to be used as a deposit to secure a mortgage/bond from a bank. Applications for FLISP subsidies can be made to the GDHS or the developer of a project.

6.5 Emerging Housing Assistance Programme

It may be necessary to temporarily re-house households while services are being installed, or formal houses are being built on sites previously occupied by informal structures. Likewise, it may be necessary to provide temporary housing relief to households in stress following natural or manmade disasters (e.g. where settlements have been destroyed by fire or houses have been rendered uninhabitable by storms and need to be repaired).

In such cases, the National Disaster Relief Fund renders the first line of Government assistance. The Emergency Housing Assistance Programme may then be used for temporary housing for disaster victims until such time as they can be provided with permanent houses.

6.6 Provision of Social & Economic Facilities

This programme deals with the development of primary public, social, and economic facilities within existing and new housing areas, as well as within informal settlement upgrading projects, in cases where municipalities are unable to provide such facilities.

Capital funding for the following facilities can be provided through the Programme:

- Medical care facilities
- Community halls
- Community Park/playground
- Taxi ranks
- Sport facilities
- Informal trading facilities and
- Basic ablution facilities.

6.7 Military Veterans Housing Programme (MKV)

This programme aims to provide housing opportunities (50 square metre houses) to war veterans who were actively involved in service prior to the transitional government (pre-1994). The programme stipulates a criterion that must be fulfilled for a beneficiary to qualify. Qualifying beneficiary's household income should be less than R125000 per annum or income of R10416 per month and the housing benefit should not exceed a total value of R175,000.

6.8 Rapid Land Release Program (RLRP)

The RLRP is a programme aimed to make serviced stands available to qualifying households who would not be able to meet their own housing needs without Government assistance. Individuals earning between R3501 to R7000 under this programme will receive serviced land for free, however they must be able to demonstrate their potential to build incrementally within 18 months – 60 months (5 years).

The sizes of the stands provided in the RLRP range between 150m²–200m² and the programme provides at least seven (7) standard building plans for beneficiaries to choose from (including double storeys). Building plans shall be subject to approval of the municipal building approval processes at a cost to the beneficiary.

7.0 MIDVAAL PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS

Housing delivery within the Municipality is delivered in 2 forms, Government led developments and private sector developments. The government led developments are provided as per the PSHSDAs whilst the private sector developments are initiated by private developers.

The government led developments within Midvaal are as per PSHSDAs submitted to the GDHS, aimed at ensuring that the delivery of housing is used to restructure and revitalise towns and cities, strengthen the livelihood prospects of households and fostering integrated urban forms.

Below are the PSHSDA's:

- Savanna City Development
- Sicelo Housing Developments (Erf 206 Meyerton Farms, Sicelo informal settlement upgrading, Erf 78 Meyerton Farms, Erf 56 Meyerton Farms, Erf 72 Meyerton Farms and Portions of Erf 188 Meyerton Farms)
- Mamello Extension 1 Project
- Panfontein Agri Village Project
- Langkuil Project (Portion 47 of the Farm Langkuil 363-IR).
- Boitumelo informal settlement upgrading (Remaining Extent of Portion 3 of the Farm Witkop 180IR).

It should be noted that the NDHS is yet to gazette the above mentioned PSHSDA's for Midvaal. There have been attempts with the NDHS to ensure the process to gazette is undertaken, feedback is still awaited. Whilst this is ongoing, the GDHS is implementing the said developments as per their business plans.

7.1 GOVERNMENT FUNDED PROJECTS IN MIDVAAL

7.1.1 Completed projects.

Listed below are the housing projects that have been completed by the GDHS in partnership with the Municipality over the past fifteen (15) years. These completed projects are situated in wards 6, 8, 10 & 11, where the majority of the Municipality's housing backlog is located.

All the listed projects fall under the fully subsidised housing category, which caters for low-income earners (monthly income not exceeding R3500 per month). Some of the completed and occupied houses are yet to be transferred to beneficiaries (title deed registration) by the GDHS.

Conveyancer has been recently appointed by the GDHS to finalise the transfers, process is underway. Municipality will continue to facilitate the process to ensure that the beneficiaries of the outstanding houses receive their title deeds from the GDHS.

Table 16: Completed housing projects

Project Name	Ward	Target market	Project Type	Completed & Allocated Houses
Sicelo Proper North and South	8 & 10	Low-income earners	Fully subsidised	1089
Lakeside Estates Extension 1	6	Low-income earners	Fully subsidised	1247
Lakeside Estates	6	Low-income earners	Fully subsidised	1187
Sicelo Shiceka Ext 5 (Erf 206 Meyerton Farms)	8	Low-income earners	Fully subsidised	290
Savanna City	11	Low-income earners	Fully subsidised	2800
Savanna City (MKV)	11	Low-income earners	Fully subsidised	98
Sicelo Shiceka Ext 5 (Erf 78 Meyerton Farms (Phase 1))	10	Low-income earners	Fully subsidised	180
Sicelo Shiceka (Portion 47 Langkuil)	5	Low-income earners	Site and service	252
Total				7143

Table 17: Number of houses yet to be transferred to beneficiaries

Project Name	Ward	Completed & Allocated Stands/Houses	Number of Houses Not Transferred Beneficiaries Yet to
Sicelo Proper North and South	8 & 10	1089	38
Sicelo Shiceka Ext 5 (Erf 206 Meyerton Farms)	8	290	100
Savanna City (Fully Subsidised)	11	2800	628
Savanna City (MKV)	11	98	98
Sicelo Shiceka Ext 5 (Erf 78 Meyerton Farms)	10	180	180
Total		4457	1044

Source: Finance Department, 2024

7.1.2 Current housing projects (short-medium term projects)

The GDHS and the Municipality have commenced with projects to eradicate the housing backlog through the delivery of housing units in wards 1, 8, 10 and 11.

The current housing projects are short-medium term projects and comprise of fully subsidised houses (IRDP), MKV houses, provision of serviced stands and walk-up units with full title deeds.

7.1.2.1 Low Income Housing

The following housing projects are currently ongoing:

- **Sicelo Shiceka (Erf 78 Meyerton Farms Project (Phase 2) - Walk-up Units with full title)** – This project aims to assist in eradicating the Sicelo Informal Settlement (Extension 4 and 5) backlog and backyard shacks in wards 8 and 10. Contractor and Consultant for Phase 2 of the project comprising of 540 walk-up units has been appointed by the GDHS. Phase 2 of the project will comprise of a Brick-and-Mortar project. Contractor has completed the installation of engineering services. Top structures construction is ongoing and is at 95% completion. Internal infrastructure is yet to be installed to enable the completion of the project.
- **Savanna City Development (Fully Subsidised Houses)** – This project is a Private Public Partnership (PPP) and mega project comprising of 18399 opportunities, with a component of 5517 fully subsidised houses. To date, 2800 of the 5517 fully subsidised houses have been completed and allocated to beneficiaries from Midvaal Local Municipality as well as neighbouring Municipalities such as Emfuleni Local Municipality and the City of Johannesburg Metropolitan Municipality. The inclusion of beneficiaries from the said Municipalities in the project, is due to a cross-border agreement. According to the Developers records, 2300 houses have been transferred to beneficiaries. Title deed

registration for the remaining allocated houses is still underway by the Conveyancer appointed by the GDHS.

- **Savanna City Development (MKV Houses)** – The Savanna development will provide 200 housing opportunities to Military Veterans in Midvaal and surrounding areas who meet the stipulated criteria set by the GDHS. To date, 98 houses have been allocated to MKV beneficiaries. The outstanding 108 houses are yet to be completed by the Developer.
- **Mamello Extension 1 Project (Fully Subsidised Houses)** – This project aims to assist in the relocation of households residing in the Mamello Informal Settlement, neighbouring farms and informal settlements such as Uitvlucht and Kudung. The project size for this development is 515 housing units with social amenities such as schools, creches, community facility, church sites, commercial sites, taxi rank, etc. Contractor was appointed by the GDHS for the installation of bulk infrastructure but has since vacated site due to various project challenges including limited servitude for the bulk infrastructure installation. The municipality has since acquired additional servitude for the development to proceed. Attempts are being made by the GDHS to revive the project. The GDHS is in the process of appointing a consultant to review and amend the engineering designs (bulk water and sewer), prepare a TIA, design the access roads, etc.
- **Sicelo Shiceka (Portions of Erf 188 Meyerton Farms – Serviced Stands)** – This project is to assist with the provision of serviced stands to beneficiaries earning between R3501 and R22000 to build houses for themselves. Project size is for the provision of 152 serviced stands. Beneficiaries for this project will be drawn from the GDHS Housing Subsidy System (HSS) for the allocation of stands. Planning related activities such as Rezoning, Subdivision and Consolidation applications, Dolomitic Stability Investigations, Engineering Designs and Layout Plan has been completed. Awaiting the GDHS to appoint a Contractor for the installation of engineering services as per the approved engineering designs (water, sewer, roads and electricity). Thereafter, the serviced stands will be allocated to beneficiaries as per the GDHS Rapid Land Release policy.

The above-mentioned short-medium term housing projects will yield 4026 housing opportunities to cater for low-income households in Midvaal. This is summarised in the table below:

Table 18: Active low-income housing projects in Midvaal

Project Name	Ward	Targeted Informal Settlements	Project Type	Project Size	Allocations to Date	Remaining Stands/Houses per Project
Savanna City	11	All inform al settlements in Midvaal	Fully subsidised	5517	2800	2717
Mamello Ext 1	1	Mamello, Kudung and surroundings	Fully subsidised	515	0	515

Sicelo Shiceka (Erf 78 Meyerton Farms)	10	Sicelo	Fully subsidised	720	180	540
Sicelo Shiceka (Portions of Erf 188 Meyerton Farms)	8	Sicelo	provision of serviced stands	152	0	152
Savanna City (MKV)	11	All areas within Midvaal and surroundings	Fully subsidised	200	98	102
Total				7104	3078	4026

7.1.2.2 Middle Income/Credit Linked Housing

The middle-income housing programme aims to assist households falling within the 'gap' market, i.e. those who are too rich to qualify for the fully subsidised houses but too poor to afford a bond for a house. Finance Linked Individual Subsidy Programme (FLISP) is intended to assist these households to access housing, by providing a subsidy that can be used to pay the deposit on a house or to decrease the size of the home loan.

The following project is ongoing to cater for this market and is partially funded by Government:

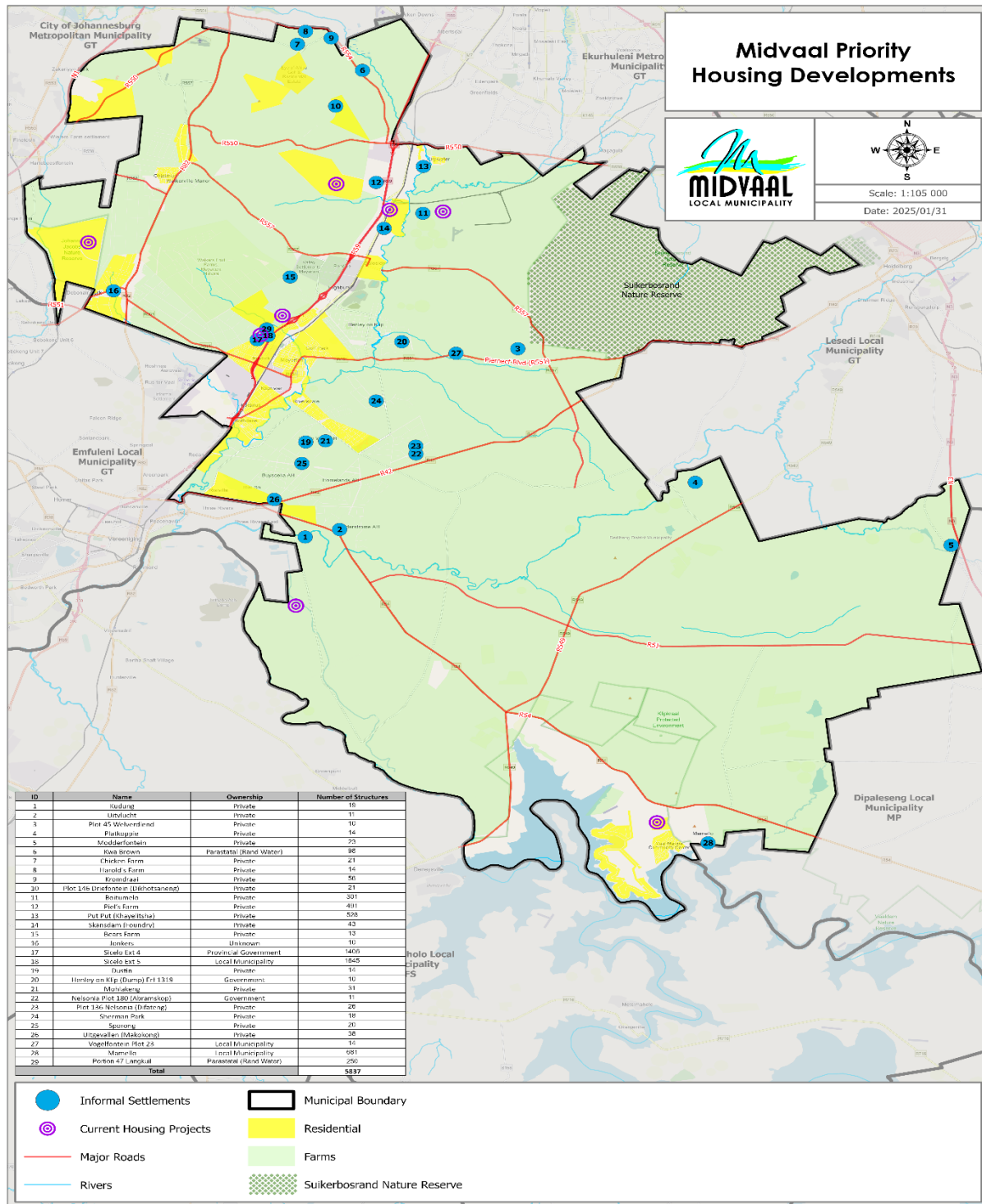
- **Savanna City Development (FLISP)** – This project is market driven and comprises of 5518 opportunities. The beneficiaries of this project need to meet certain criteria stipulated by the NDHS as per the subsidy instrument. To date, 1063 FLISP houses out of the 5518 have been allocated to qualifying beneficiaries in the Savanna project. Developer continues to construct the remaining houses.

Table19: Middle Income Housing in Midvaal

Project Name	Ward	Targeted Informal Settlements	Project Type	Project Size	Allocations to Date	Remaining Houses per Project
Savanna City (FLISP)	11	All areas within Midvaal and surroundings	Partially subsidised	5518	1063	4455
Total				5518	1063	4455

It should be noted that the provision of the low-medium income projects will yield and supply a total of **8481** housing opportunities, which will assist in addressing part of the estimated housing backlog of **12896**.

Map 5: Midvaal Priority Human Settlements and Housing Development Areas (PHSHDAs)



7.1.3 Future housing projects

There are projects within Midvaal currently in the planning phase. These projects are listed below and will contribute to the future housing needs and the eradication of the housing backlog. The projects will yield about **16682** housing opportunities. It should be mentioned that these projects could take between 5-10 years to be implemented.

Table 20: Future Housing Projects in Midvaal

Project	Ward	Project Type	Target Beneficiaries	Project size	Progress to date
Sicelo Erf 72 Meyerton Farms	10	Walk-up units with full title deed	Sicelo informal settlement	720	• Rezoning application from Res 1 to Res 3 has been approved by the Municipality. • The consultant appointed by the GDHS submitted the SDP and Building Plans to the Municipality for consideration, both of which have been approved. • Awaiting the GDHS to appoint a Contractor for the installation of services and top structure.

Boitumelo Informal Settlement Upgrading	4	Rapid Land Release Program (Provision of serviced stands)	Boitumelo, Khayelitsha, Piel's Farms and neighbouring informal settlements	4700	- Feasibility Study is completed. - Engagements are ongoing with the Ekurhuleni Metropolitan Municipality for the donation of land. - Relevant Town Planning activities are to be undertaken, once the land donation request has been resolved.
Sicelo Erf 56 Meyerton Farms	8	Walk-up units with full title deeds	Sicelo informal settlement	720	Rezoning application from Res 1 to Res 3 has
					been approved by the Municipality. - The consultant appointed by the GDHS has submitted the Site Development Plan (SDP) to the Municipality. - SDP approval is pending the submission of a Rehabilitation Plan by the GDHS given the soil conditions, awaiting submission.

Sicelo Informal Settlement Upgrading	8	Res 1, 3 & others	Sicelo informal settlement	842	- All planning processes are completed. - Project cannot commence, as the informal settlement is densely populated. - Municipality to relocate some households to alternative projects before project implementation.
Bantu Bonke Agri-Village	1	Agri Village	Bantu Bonke and surrounding informal settlements	500	- Feasibility and Cost Benefit Analysis study completed. - Awaiting the GDHS to include the project in their Business Plan and undertake the necessary planning studies.
The Grace	12	Walk-up units with full title deeds	Boitumelo, Khayelitsha, Piel's Farms, Harold's Farm and neighbouring informal settlements	700	- Township application approved by the Municipality. - Project to commence once bulk challenges are resolved.

Portion 77 Langkuil development	5	Mixed housing development	Sicelo informal settlement	8500	- The consultant appointed by the GDHS has submitted a Township Establishment application to the Municipality. - Application is under consideration.
Total				16682	

The current and future housing priority projects once completed will result in an oversupply of housing opportunities as indicated in the table below. About **25163** housing units will be available to Midvaal residents by 2027; this is over the housing demand of **12896**.

Table 21: Estimated housing supply by 2027

Project Type	Project Name	Project Size	No of units
Low Income earners (Fully subsidized, MKVs, Walk-ups & provision of serviced stands)	Sicelo Siceka (Erf 56 Meyerton Farms)	720	20714
	Savanna City	2717	
	Sicelo Informal Settlements Upgrading	842	
	Bantu Bonke Agri Village	500	
	Sicelo (Erf 78 Meyerton Farms)	540	
	Sicelo (Erf 72 Meyerton Farms)	720	
	Mamello Ext 1	515	
	Savanna City (MKV)	108	
	Boitumelo Rapid Land Release Program	4700	
	The Grace	700	
	Sicelo (Portions of 188 Meyerton Farms De-densification & Relocation)	152	
	Portion 77 Langkuil	8500	
Middle Income earners (FLISP)	Savanna City	4455	4455

Total		25169	25169
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7.1.4 Land for future housing development

The following land parcels have been acquired by Government for future developments to accommodate households in the Sicelo, Bantu Bonke, Uitvlucht, Skansdam and neighbouring areas. Detailed studies will have to be undertaken prior to the implementation of these projects.

Table 22: Land for Future Housing Development

Property Description	Ward	Ownership	Target Beneficiaries	Project Size	Land Size
Portion 77 of Langkuil	5	Gauteng Provincial Government	Sicelo informal settlement	8500	316 ha
Portion 7 of Panfontein 437 IR	1	Department of Rural Development and Land Reform	Bantu Bonke, Kudung, Uitvlucht and surrounding informal settlements	500	876, 1345 ha
Portion 32 of the farm Nooitgedacht 176 IR	12	Gauteng Provincial Government	Skansdam and surrounding informal settlements	TBC	179 ha
Total				9000	1371, 1345ha

7.2 PLANNED PRIVATE DEVELOPMENTS INITIATED IN MIDVAAL

The table below provides details on housing developments pursued by the private sector. These projects are targeted at the middle to upper income earners.

Table 23: Planned Private Developments Initiated

Project Name	Ownership	Project Type	Project Size	Status
Uitvlucht Project	Private	Medium to high residential	Res 1 – 1926 Res 2 – 2439 Res 2 – 210	Township establishment yet to be completed
Gateway Eco Estate	Private	Medium to high residential	Res 1 – 1518 Res 2 – 453 Res 3 -2093	Township establishment approved
Savanna City (Bonded & Proposed Res 3)	Private	Middle-high residential	Bonded – 3654 Res 3 – 2635	1075 bonded houses are completed and occupied. Construction of the bonded houses is ongoing
The Grace	Private	Middle-high income	Res 1 – 1414	Township establishment approved; however bulk challenges exist.
Total			16342	

7.3 KEY HOUSING CHALLENGES FACING THE MIDVAAL LOCAL MUNICIPALITY

Challenges facing the Midvaal Local Municipality in terms of housing delivery include the following:

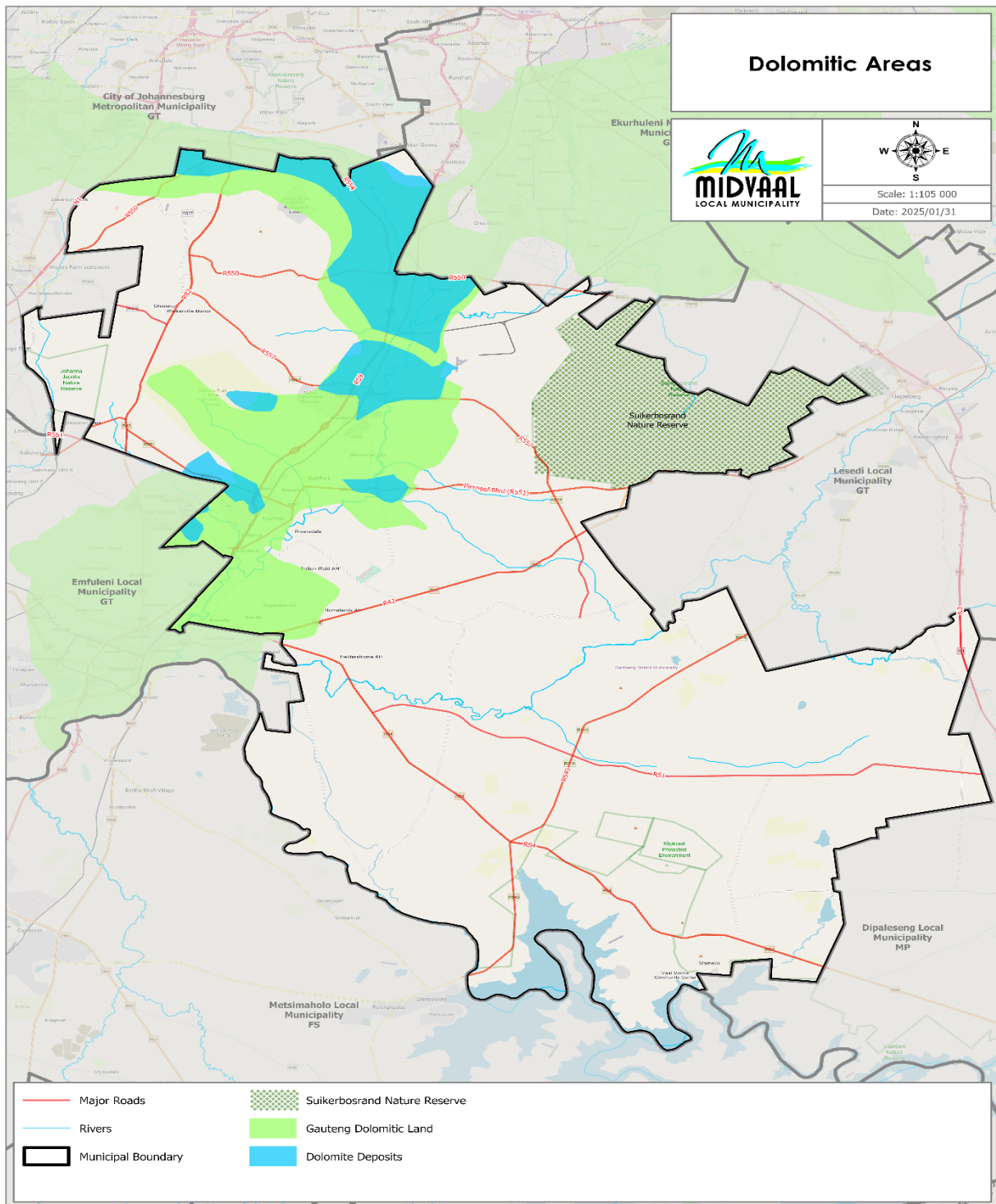
- **Land availability and acquisition challenges:** Well-located, municipally owned land for housing development is scarce, posing a significant challenge to expanding housing opportunities.
- **Dolomitic conditions:** Land in areas such as Slangfontein, Meyerton Farms, Klipriver, Witkop, Golf Park, Henley on Klip, Kookrus, etc is highly dolomitic and hinders the housing development process since such land is either not developable or costly to develop as additional studies such as a Geotech Study and Dolomite Stability Investigations are required (**See Map 7: Dolomitic Areas in Midvaal**)
- **Limited housing typologies:** Majority of the Government housing projects implemented by the GDHS in the Municipality is for low-cost housing (fully subsidised houses). National housing programmes such as social housing, CRU/rental housing and Rural housing that will cater for middle and high-income earners are non-existent. Such typologies need to be initiated to suit the target group's needs.
- **Inadequate Municipal Housing Capacity:** The Municipality's Human Settlements Unit comprises of only 2 officials (x1 Deputy Director and x1 Housing Officer). This shows the inadequate capacity to handle all housing project matters in the Municipality, more

especially since the Municipality is applying to be Accredited for Level 1 accreditation functions.

- **Insufficient infrastructure for housing development:** The current bulk infrastructure capacity is limited hence affecting the Mamello, The Grace and Savanna City Developments. Ageing infrastructure upgrades are a necessity in these areas. Without these Engineering Services, housing delivery is impossible.
- **Growth in informal housing and settlements:** Community surveys are conducted in the informal settlements, subject to budget availability or through the UISP. There has been growth in the informal households especially in the larger informal settlements such as Piel's Farm, Sicelo, Mamello, Khayelitsha and Boitumelo. There has also been an increase in backyard shacks specifically in Lakeside and Sicelo. The issue of informality increases the housing backlog resulting in the Municipality not being able to eradicate the housing backlog. Rental housing option is a necessity.
- **Limited basic services within informal settlements:** Majority of the informal settlements within the Midvaal jurisdiction are on privately owned land and this makes it difficult for the Municipality to provide permanent/cost effective basic services. Some informal settlements have access to limited basic services more especially sanitation and electrification. The informal settlements included in the GDHS UISP Business Plans is assisting the Municipality in providing better and improved interim services in 8 informal settlements (Piel's Farm, Sicelo, Mamello, Khayelitsha, Kwa Brown, Skansdam, Kromdraai and Boitumelo).
- **Restricted Disaster Management Assistance:** There is a lack of serviced sites, housing, or camps for the temporary relocation of families who encounter disasters. In addition, there is no funding available to the Municipality for disaster relief primarily in informal settlements. Public Safety & Roads Department and the Sedibeng District Municipality (SDM) supply limited, short-term, and unsustainable assistance to affected families. The Municipality needs to explore the possibilities of accessing the Disaster Relief Fund or any other funding for disaster relief purposes through the GDHS.
- **Illegal sale of subsidised Government houses:** Although the Housing Act clearly states that a person shall not sell or alienate from his or her dwelling or site within a period of eight (8) years from the date of occupation, beneficiaries are not complying with this clause and selling their fully subsidised houses illegally. The effect of this is that beneficiaries who sell their houses do so at a price below the market value, return to live in informal settlements, become non-qualifiers and have expectation of receiving further housing assistance from the Municipality, hence adding to the backlog. Community awareness campaigns are essential in this regard to educate beneficiaries of the effects of illegal sales.
- **Non-Accreditation of Housing Delivery Functions to Midvaal:** The GDHS is the implementation agent for housing delivery in the Municipality. The role of the Municipality in terms of the housing process is therefore limited. This prevents the Municipality from being able to intervene effectively in areas of housing delivery. The Municipality has submitted a formal housing accreditation Level 1 application to the GDHS and NDHS, engagements are ongoing to enable the Municipality to obtain the housing accreditation level 1 status.

- **Housing quality concerns:** While progress has been made in the delivery of low-cost housing, questions around quality remain. Quality concerns continue to be raised by community members more especially with the Sicelo Erf 78 Meyerton Farms project (phase 1). Relevant stakeholders need to have a mindset of adhering to all building standards.
- **Lack of Social amenities in Housing Developments:** With housing being the dire need for the eradication of informal settlements, it gets more priority resulting in inadequate land earmarked for social amenities such as schools, churches, clinics, and crèche. In certain instances, land earmarked for social amenities remain vacant years after completion of the houses. This can be because of uncoordinated Provincial and Local planning.

Map 6: Dolomitic Areas in Midvaal



8.0 STRATEGIC FRAMEWORK

8.1 Housing Vision & Mission

8.1.1 Vision

To plan, co-ordinate and facilitate the provision of human settlements linked with social facilities and job opportunities in an integrated, sustainable, and effective manner that responds to the housing needs of Midvaal residents.

8.1.2 Mission

A municipality aimed at serving its community by providing adequate access to human settlements through effective partnerships with relevant stakeholders.

8.2 SWOT ANALYSIS

The table below indicates the strengths, weaknesses, opportunities and threats in terms of housing delivery:

Table 24: SWOT Analysis

Strengths	Weaknesses
• Availability of a functional Human Settlements Section which forms part of the Development & Planning Department • Land Invasion within the municipal area is under control and relevant municipal by- laws are in place to deal with non-compliance. • Ward Land Invasion Committee (WLIC) established to assist in resolving issues pertaining to land invasion.	• Inadequate Municipal Housing Capacity – technical capacity within the Municipality is generally limited to fulfil its housing functions. Currently, there are only 2 staff to undertake all housing roles and functions. • Insufficient bulk infrastructure in the Municipal area prohibits housing development. • Dolomitic soil conditions in specific areas within the Municipality restricts and compromises housing development. • Inadequate Consumer Education Awareness and Campaigns for housing beneficiaries. This results in beneficiaries being unclear about their roles and responsibilities as new homeowners. Also, the Town Planning and Building Control processes to be followed by beneficiaries in the extension of homes and establishment of businesses is uncertain. Enforcements to ensure compliance through Attorneys becomes an expensive exercise.

	• Uncertainty regarding how best to cater for the non-qualifiers of Government housing programmes within the area. • Lack of proper co-ordination between the relevant municipal departments (e.g.
	Engineering, Social Services, Disaster Management, etc.) • Limited job creation and skills development through housing projects. In most cases, only short-term jobs are created, and this does not fully address the unemployment issues. • Non effective disaster management interventions resulting in a lack of improvement in the lives of those who are affected by natural disaster
Opportunities	Threats
• Build on a strong IGR between the various spheres of Government. • Formation of stronger partnerships with private sector developers is a necessity. • Increasing demand and acceptance for Rental/Social Housing to cater for medium-high income groups and non-qualifiers. • Introduction of mixed income housing projects. This will ensure social integration and create vibrant communities. • Plan for housing Accreditation Level 1 application to enable the Municipality to receive funding directly from National Treasury and take ownership of future housing developments	• Land invasion and illegal occupation of land and completed houses (RDPs, etc). • Increasing demand for housing and migration due to urbanisation. • Long administrative processes in the housing delivery chain causing project delays. These include delays in land acquisition and transfer, township establishment processes, environmental approvals, beneficiary registration and approvals, etc. • Inadequate, affordable, and safe housing for all population could result in people immigrating from Midvaal to neighbouring Municipalities. • Well-located land for housing development is scarce, and this can result in urban sprawl. • Unavailability of funds and land for relocation of beneficiaries on dolomitic land. • Job creation using Emerging Contractors/SMMEs has ensued in administrative overload and quality concerns for the Municipality

8.3 HOUSING DEVELOPMENT OBJECTIVES & STRATEGIES

Taking the key housing issues and challenges highlighted in item 7.3 and the SWOT analysis into consideration, the following objectives and strategies are devised:

Table 25: Housing Development Strategies and Objectives

Priority Housing Issue	Objectives	Strategies
Land availability and acquisition	• To identify adequate, well-located municipal owned land for housing development within the Urban Development Boundary (UDB) • To ensure unutilised state-owned land within the municipal jurisdiction is donated and transferred to the Municipality for housing development as per the National housing programmes to address shortage of housing. • To assist in resolving land acquisition challenges that arise between the GDHS and private landowners within Midvaal.	• Conduct land audit to have accurate information on land availability. This is however subject to budget availability. • Establish a set of guidelines for assessing well-located land for housing development (e.g. locality, ease of access, infrastructure availability, etc.) • Consult with the relevant Government Departments and institutions to ensure unutilised state-owned land is reserved and transferred to the Municipality for sustainable housing development. • Approach the Housing Development Agency (HDA) to assist and fast track land acquisition processes and transfers between private landowners and the GDHS. • Offer incentives (where possible) to private landowners to persuade them to sell their properties for housing developments

Integrated Residential Development	• To facilitate and promote developments that offer various housing typologies to diverse income earners. • To offer social and rental housing opportunities to increase revenue and assist “non-qualifiers” of fully or partially subsidised housing. • To ensure housing developments integrate communities whilst at the same time providing the necessary social and economic activities. To encourage Private Public Partnerships (PPP) for inclusion and community development • To formulate skills development programmes that addresses youth unemployment. Promote the inclusion of local SMME’s and local labourers in housing developments. • To report, monitor and evaluate housing projects. To promote the Green Building Policy guidelines as approved by Council.	• Identify the housing needs of residents within the Municipality. • Promote the creation of sustainable human settlements. Assess the need for Rental and Social housing through community surveys or the National Housing Needs Register (NHNR) and provide opportunities based on the need and affordability. Capacitate the Municipality to be able to deal with rent collection, construction quality standards and other related housing challenges. • Conduct an audit on the availability of infrastructure to support diverse housing typologies. • Embrace forward planning for housing development. Assess available social facilities and determine future needs. Provide incentives for PPPs. • Develop policies that promote SMMEs & Youth development. Define clear roles and responsibilities for each sphere of government regarding Monitoring and Evaluations (M&E) • Participate in effective M&E of housing projects and assist the GDHS in dealing with challenges. Adopt the Green Building Policy guidelines.
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Rapid Land Release Program (RLRP)	• To provide serviced stands to qualifying beneficiaries • To provide security of tenure and title deeds to beneficiaries	• Conduct enumeration in applicable settlements and areas to source accurate information on households in need of the program. • Develop a set of guidelines in terms of qualifying criteria. • Assess available and required infrastructure for the programme and projects. • Explore funding streams for the installation of services. • Establish a Technical Team to deal with planning issues (relevant studies, layout plans, dolomite study, infrastructure assessment and installation, etc.) • Establish a Project Steering Committee (PSC) to ensure community participation and success of the programme. • Provide relocation assistance to households, subject to budget availability. • Appoint Conveyancer for the transfer of title deeds
Eradication of Informal Settlements	• To monitor existing informal settlements • To prevent the expansion of informal settlements or the formation of new informal settlements.	• Appoint service provider to patrol and monitor the municipal jurisdiction daily. • Keep up to date information of informal settlement households. • Link informal settlements and households to existing and future housing developments • Form partnership with the GDHS, private developers and other relevant stakeholders for the implementation of housing programmes to eradicate backlog.

Informal settlement and backyard upgrading	• Upgrade informal settlements on suitable municipal owned/state owned land (e.g. Sicelo Shiceka and Boitumelo) as per the UISP • Relocate households on unsuitable land into formal housing projects. • Support backyard accommodation as per the GDHS Backyard Rental Policy	• Keep an up-to-date informal settlement database. • Monitor the existing informal settlements. • Ensure control measures are put in place to avoid expansion of informal settlements. • Refer matters of non-compliance to the appointed Attorneys, if necessary, for litigation. • Formulate an informal settlement plan. • Accommodate non-qualifiers by ensuring that serviced site is made available to them in this programme. • Determine the status quo of backyard shacks. • Support backyard rental projects as per the stipulated norms and standards. • Address National Building Regulation (NBR) compliance issues, taking into consideration the GDHS Backyard Rental Policy • Ensure the Building Control Section enforces compliance on backyard accommodation. • Partner with the GDHS and other stakeholders for the successful implementation of this programme.
Infrastructure Development	• To ensure the provision of adequate and quality infrastructure to meet the needs of various housing programmes. To • provide informal settlements with satisfactory basic services.	• Align housing developments with the Engineering Departments Infrastructure Master Plan. • Apply for adequate MIG funding to ensure the service level for engineering services is satisfactory.

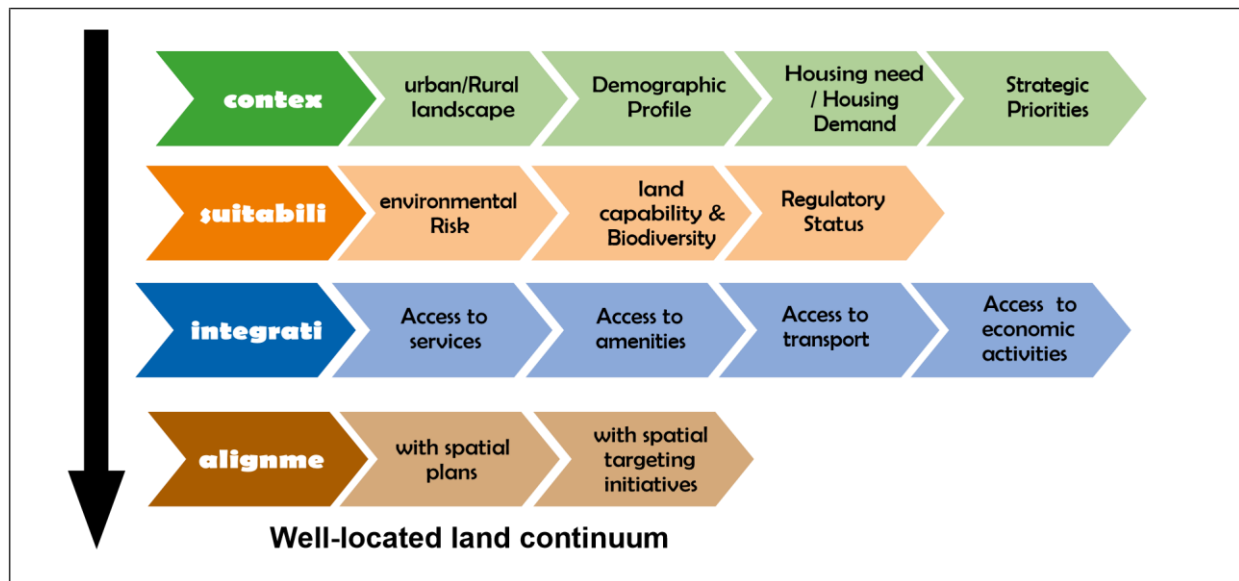
		Explore alternative financial institutions. • Implement prioritized projects in line with overall priority areas of housing project services
Institutional Arrangements Restructuring	• To ensure that the Development & Planning Department is capacitated to deliver on housing programmes. • Apply for Level 1 Accreditation by end of 2025 and Level 2 Accreditation by 2027	• Engage with the GDHS on the requirements to qualify for Accreditation and technical assistance available. • Strengthen the Development & Planning Department to enable it to meet the accreditation standards set by the NDHS. • Fill in vacant positions and appoint additional key housing personnel (technical, property management, project management, etc.) to meet key deliverables. • Identify skills gaps/training needs, funding required and implement the required programmes
Emergency Housing Assistance	• To provide emergency assistance to destitute households	• Assess disasters as and when they occur • Engage with the GDHS on available funding. Compile an Emergency Housing Guideline

8.4 DEVELOPMENT PROPOSALS

8.4.1 Land availability and acquisition for housing development

The effective delivery of housing in Midvaal requires the identification and acquisition of well-located land. The process of identification is, however, played out in a contested space between both the public and private sector and land uses. Therefore, care must always be exercised. The Housing Development Agency (HDA) has developed land identification and assessment criteria as indicated below:

Figure 1: Land identification and Assessment criteria



The Municipality will ensure that land identified for housing development is evaluated taking the above criteria into account. The Municipality will consider the housing needs of beneficiaries and identify land that is closer to economic opportunities and with access to engineering services. Such land should be in-line with the Midvaal SDF's development focus areas. Furthermore, the integration of people is crucial in housing developments if apartheid planning is to be addressed, land for housing developments should therefore integrate people and not exempt marginalized people.

The Municipality will ensure that the Spatial Planning and Land Use Management Act (SPLUMA) 2013 (Act No 16 of 2013) development principles, namely, principle of spatial resilience, spatial sustainability, spatial justice, efficiency and good administration is taken into consideration in the identification of land for housing development as well as township establishment processes.

Given that Municipal owned land is inadequate, and land is affected by dolomitic soil conditions, the necessary steps need to be undertaken to ensure that suitable state-owned land (e.g. Public Works, Provincial Government, etc.) are identified to be donated or transferred to the Municipality for sustainable housing development. Consultation with the different spheres of Government is

essential. Land audits need to be conducted on state owned land within the jurisdiction to have accurate information regarding location, size, infrastructure available, geotechnical conditions, housing demand in the area, etc. Construction on dolomitic land should adhere to the Municipality's Dolomite Risk Management Policy.

In instances where housing developments are undertaken by private entities, the Municipality should undertake the necessary negotiations to ensure that a percentage of the project accommodates low-income earners as per the GDHS Inclusionary Housing Policy. Inclusionary housing is a form of planned mixed-income community where developers are incentivized or required to set aside a proportion of their building units, often 10%-20%, for low- or moderate-income households.

8.4.2 Promote mixed housing developments (Integrated Residential Development)

Mixed-income housing projects have a potential to transform the socio-spatial division in urban areas, contributing to the creation of compact inclusive cities where people of different incomes live in harmony and equally benefit from the social and economic opportunities available. In the Midvaal Municipality, there are greater opportunities for building a cohesive urban society.

To ensure that this is a success, the various housing needs of Midvaal residents need to be catered for. It is important for the Municipality to facilitate a diverse range of housing programmes that should include low-cost housing, social housing, Rental housing, FLISP and bonded houses, such as the Savanna City Development. Implementation agreements need to be signed between MLM and the GDHS to ensure the roles and responsibilities of each sphere of government is clearly defined. Further, this may mean that more Private and Public Partnerships need to be established to ensure mixed housing opportunities can be delivered.

Social and Rental housing is currently lacking in the Municipality. Such needs should be identified and recognised as these housing typologies can cater for the gap market. Community facilities (e.g. schools, clinics, parks, etc.) should be considered and accommodated for when approving such housing developments. Engagements with the necessary Provincial Departments (e.g. Department of Health, Department of Education, etc.) need to be undertaken to make certain that houses are not occupied by beneficiaries without the availability of schools, clinics, libraries, sports facilities and so forth.

Housing developments should also be linked to economic opportunities that will enable communities to sustain themselves on a long-term basis and contribute to increasing the Municipality's revenue base. The Municipality's LED programmes, capital projects and policies will play a major role in this regard.

8.4.3 Special Needs for Emergency Housing

There are various cases that renders communities homeless, and the National Housing Code identifies the following instances:

a. Homelessness Through Extraordinary Circumstances (Reactive)

This applies to a situation declared a disaster (possibly where initial steps have been taken under the Disaster Risk Management Act), or to situations that are not declared but have caused destitution. Extraordinary circumstances include the following:

- Floods
- Earthquakes
- Strong winds
- Sinkholes
- Severe rainstorms
- Disastrous industrial accidents
- Hail/snow.
- Evictions/house demolition
- Devastating fires
- Social/political unrest

b. Households and Communities Living in Hazardous Conditions (Proactive)

This applies to dangerous conditions and any condition that poses a threat to life, health, and safety that can be addressed through a housing intervention. Dangerous conditions include:

- Land or houses highly vulnerable to any of the risks outlined above (i.e. floods, strong winds, severe rainstorms, fires, living under power lines, and others)
- Dolomitic land (prone to sinkholes)
- Land under-mined at shallow depth
- Rectification of pre-1994 government housing (through the Rectification Programme)
- Threat of eviction from land or unsafe buildings/structures, or threat of demolition of structures
- Threat of dislocation due to civil conflict or unrest.

c. Households and Communities Living in the way of Services or Proposed Services

The following services apply:

- Water
- Power lines
- Sewerage
- Roads/railways
- Established reserves and
- In-situ (on-site) upgrades

The Emergency Housing Programme is provided for in the National Housing Code and the main objective of the programme is to provide temporary assistance in the form of secure access to land and/or basic municipal engineering services and/or shelter in a wide range of emergency situations of exceptional housing need through the allocation of grants to municipalities. Midvaal Municipality will explore the various assistance to be made available to affected communities as and when these incidents occur.

The Municipality will:

- Choose the appropriate emergency housing response.
- Assess and understand the emergency housing situation.
- Consider and apply the key principles of the programme (reducing vulnerability, restoring human dignity, etc.)
- Consider the trade-offs (transit camps, Temporary Relocation Area (TRAs), starter kits, etc.)
- Align the Emergency Housing Programmes with other programmes (UISP, IRDP, etc.)
- Look towards a permanent solution, where applicable.
- Apply and secure the emergency housing funding.
- Ensuring appropriate community engagement and participation
- Consider the livelihoods and vulnerability.

(*Application of the Emergency Housing Programme will only apply to informal settlements included in the approved HSP).

Table 26: Application of the Emergency Housing Programme

Options for the use of the Policy				
	Policy reference	Situation Category	When to use	Considerations to be addressed by the intervention
On-site assistance	1.1	Temporary on-site assistance. No relocation required	Settlements devastated by fire or severe weather events (e.g. informal settlements) The site of the emergency is suitable for future permanent development	- Reducing vulnerability - Building method - Materials to be used (materials offered must be the same for all beneficiaries) - Permanent future solution on the site or on another site within an acceptable timeframe - Community negotiation (partnerships with NGOs)
	3.2	Temporary onsite assistance. Resettlement at a later stage to a 'permanent temporary settlement area'	Settlements devastated by fire or severe weather events (e.g. informal settlements) The site of the emergency is not suitable for permanent settlement but is habitable on a temporary basis (i.e. absence of imminent threat to health and safety OR the hazards can be addressed/mitigated)	
Relocation with assistance	1.2	Relocation to a permanent location with assistance on a temporary basis	Settlements devastated by fires or severe weather events or eviction where land is uninhabitable (imminent threat to health and safety) and households must be resettled Resettlement land is suitable for permanent housing development	- Length of stay on relocated or resettled site - Key trade-offs including choices between on-site settlement or relocation, as well as between temporary or permanent relocation - Key land use trade-offs

	1.3	Temporary assistance through resettlement to an existing developed area	Settlements devastated by fires or severe weather events or eviction where emergency land is uninhabitable (imminent threat to health and safety) and people must be resettled Resettlement land is suitable for permanent housing development. Resettlement land is located within an existing developed area	- On-site assistance to be provided in conjunction with relocation (i.e. transit camps, Temporary Relocation Area (TRAs), starter kits) - Length of time needed to provide accommodation (TRAs can take a long time to establish) - Location of the site in relationship to key facilities, resources, and amenities - Community engagement with all stakeholders including the receiving community - Budgeting for maintenance of temporarily established areas
	Policy reference	Situation category	When to use	Considerations to be addressed by the intervention
Relocation with assistance (continued)	3.1	Assistance with relocation to temporary settlement area To be relocated again, once a permanent housing solution is possible	When households are settled on land or in buildings that are temporarily or permanently uninhabitable for any reason Settlements devastated by fires or severe weather events (e.g. informal settlements)	- Community engagement with all stakeholders including the receiving community. - Budgeting for maintenance of temporarily established areas. - Maintenance of areas established under the Programme and long-term solutions for qualifiers and non-qualifiers.

	3.3	Temporary assistance with resettlement to a 'permanent temporary settlement area'	Emergencies or evictions where households must be moved, and a suitable and available site does not exist for future development	• Destruction of livelihoods and fragmentation of social networks
Formal house repair or reconstruction	3.2	Permanent formal housing to be repaired or rebuilt	When formal housing is destroyed or damaged (usually caused by fires or severe weather events) and the site is suitable for permanent settlement This can only be used if the homeowner does not have insurance. Other stipulations apply	• Emergency housing is used as an interim measure while housing is being relieved (alignment with disaster applicable) and skills • Contracting of local labor transfer • Limitations on use of the Program cases of formal house reconstruction (cannot be applied to covers, those superstructure insurance, or those secure tenure). Additionally, no part of the project linked subsidy can be used to repair or reconstruct the dwelling

8.4.4 Housing Accreditation for the Municipality

For the Midvaal Local Municipality to deliver housing, the Municipality should seek to achieve Level 1 Accreditation by the end of 2025 and Level 2 Accreditation by 2027. With accreditation, the delegation of the housing functions from the GDHS to the Municipality will comprise of:

- **Level One Accreditation:** This includes beneficiary management, subsidy budget planning and allocation and priority programme management and administration.
- **Level Two Accreditation:** This comprises of Midvaal undertaking the full programme management and administration of all housing programmes together with the functions in the Level One Accreditation.

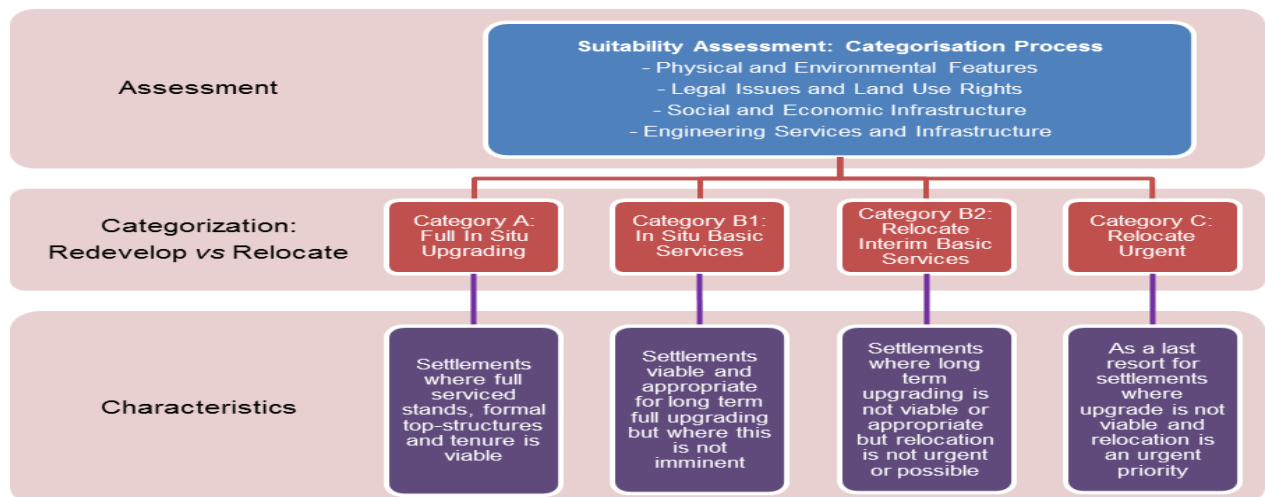
Accreditation will enable the Municipality to have control over the planning and administration of this HSP and to ensure the acceleration of human settlements developments whilst at the same time improving the quality of life of households residing in Midvaal.

The organogram of the Municipality's Human Settlements Section should be strengthened through the creation and filling of posts for project management and implementation (both technical and administrative) to enable the Municipality to meet the necessary accreditation standards as set by the NDHS. Similarly, training and skills development programmes should be provided to municipal officials to ensure housing functions are undertaken successfully.

8.4.5 Upgrading of Informal Settlements Programme (UISP)

The UISP is aimed at improving the living conditions of people residing in informal settlements (slums). The programme is designed to provide residents with the tools, infrastructure, and support needed to upgrade their living conditions and secure their rights. The Assessment and Categorisation of informal settlements in Midvaal will be undertaken as per the diagram below in the UISP Framework.

Figure 2: Informal Settlements Categorization Model



Currently, 8 informal settlements in the Midvaal Local Municipality are being considered for upgrading by the GDHS (implementing agent) as part of the UISP. The informal settlements included in the GDHS Business Plan and budgeted for include the following:

- Sicelo informal settlement (Category B2)
- Boitumelo informal settlement (Category B2)
- Kromdraai informal settlement (Category B2)
- Piels Farm informal settlement (Category B2)
- Mamello informal settlement (Category B2)
- Kwa Brown informal settlement (Category B2)
- Skansdam informal settlement. (Category B2)
- Khayelitsha informal settlement (Category B2/C)

Interim sanitation services in the 8 informal settlements mentioned above were previously inadequate. Through the engagements in the UISP platforms, the GDHS has appointed 4 service providers who have supplied 1541 chemical toilets to the 8 informal settlements (including maintenance) for a duration of 10 months. Municipality has been requested to make alternative arrangements to take over the provision of the services after the 10-month period. A more sustainable sanitation services is proposed for the Sicelo informal settlement, processes are underway.

6 Consultants have been appointed by the GDHS to undertake planning related activities for the 8 informal settlements included in the GDHS Business Plans. The scope of work for the appointed Consultants includes the following:

- Conduct all required feasibility studies to make proper determination of appropriate interventions / decisions like in-situ upgrading or relocation of informal settlements to suitable land.
- Conclusion of the Social Compact Contract
- Provision of Emergency Sanitation Services
- Development of an Upgrading/Relocation Plan
- Facilitate Land Acquisition, if required.
- Oversee Township Establishment, if required
- Design of Permanent Engineering Services
- Installation of permanent engineering services.
- Upgrading of the informal settlement.
- Support to all municipalities regarding the implementation of the Upgrading of Informal Settlements Programme (UISP).

Bi-weekly meetings are held with the GDHS on the status of UISP scope of work. A report will be presented to the Council on the recommendations from the UISP upgrading/relocation plans, prior to acceptance and implementation.

8.4.6 Upgrading of Backyard Shacks

There are several backyard shacks within Midvaal, more especially in townships such as Lakeside and Sicelo. This highlights the need for quality and affordable rental accommodation within the Municipal jurisdiction. Backyard rental is a means of increasing municipal revenue through the payment of rates, taxes, etc. and as means of accommodation to non-qualifiers of Government assisted housing programmes. In terms of strategies, an accurate database should be developed for backyard shacks within the Municipality. Communities need to be educated on the effects of increased backyard development and the impact on the available municipal services should be determined and upgraded, where applicable.

Minimum norms and standards in terms of the National Building Regulations (NBR) and South African National Standards (SANS) should be formulated by the Building Control Section on how best to accommodate backyard shacks. The Backyard Policy as compiled by the GDHS needs to be taken into consideration and backyard structures need to comply with the Municipal by-laws.

8.4.7 Densification

Future housing programmes should be aligned with the municipal Densification Policy. The future housing determination should be informed by availability of infrastructure (bulk water, sewer, and electricity), access to public transport systems, access to public and recreational facilities, employment opportunities and recreational facilities.

8.4.8 Implementation agreements

Implementation agreements refer to an agreement that the Municipality should enter into with various housing delivery institutions be it public or private partnerships. The agreement should spell out the housing delivery process, housing typology, housing specifications and systematic processes that need to be followed, roles and responsibilities of various stakeholders, terms of reference (TOR) of various committees to be established, expected delivery period, and committed budget. This will ensure that housing is delivered in accordance with scope, budget, and time.

8.4.9 Infrastructure Master Plan

An Infrastructure Master Plan that is aligned with municipal priority development areas should be formulated. This plan will serve as a guide to future housing developments and will outline the short, medium, and long-term infrastructure planning of the Municipality. The plan will thus have to inform when and where future housing developments should be undertaken. The Engineering Services Department has completed an Electricity, Roads and Storm-water master plan. The water and sanitation master plan is underway.

8.4.10 Urban Management Plan

An Urban Management Plan should inform how general urban management should be undertaken in the various housing development programmes. It should describe various urban management aspects of the development such as informal trading areas, development character, architecture,

street furniture, waste management, by-law enforcements and social amenities such as mobile clinics, libraries, etc. The plan will further provide guidelines on how public and common spaces should be managed.

8.4.11 Institutional Arrangements & Stakeholder Meetings

Each development comes with its own operational mechanisms, and the delivery of human settlements should not be seen as delivery of housing only but as articulated in the vision of the HSP should be seen as delivery of human settlements linked with the necessary facilities. It is therefore important to ensure that in planning for housing, there is a simultaneous process indicating how many public facilities will be required and the necessary budget. This means that there should be Stakeholder Engagements to ensure that there is parallel coordinated housing delivery process which also gives an indication of how and when the various facilities will be delivered.

It is crucial to give an indication of the human capital required to capacitate the Municipality where there is not enough staff compliment to ensure the successful implementation of housing that necessary arrangements are made. The housing delivery process should be coordinated from the onset with effective institutional management system which comprises of task teams, project steering committees and stakeholder engagement forums.

8.4.12 Social Services Master Plan

A Social Services Master Plan needs to be devised taking into consideration the lack of social services such as schools, clinics, cemeteries, community facilities, cemeteries and so forth in the Municipality. For the Municipality to ensure the provision of integrated human settlements, the Social Services Department needs to ensure social amenities are available to households. The Social Services Master Plan should be aligned with the municipal priority development areas as depicted in the SDF.

9.0 IMPLEMENTATION PROGRAMME

Strategic Objective	Activity	Estimated Cost	Accountable Department	Time Frame
To identify adequate, well-located land for housing development and assist in resolving land acquisition challenges that arise between the GDHS and private landowners	• Liaise with the Finance Section for the conducting of land audits for housing development	No cost involved	Finance	1 year
	• Devise a set of criteria to be used in classifying suitable and well-located land (e.g. geo-tech, availability of infrastructure/ engineering services, SDF compliance, etc.)	No cost involved	D&P & Engineering Services	1 year
	• Secure land owned by State/SOEs (e.g. Rand Water, Eskom, Public works, etc.) for housing development through consultations and negotiations	No cost involved	D&P & Legal Services	1 year
	• Facilitate (where necessary) the land acquisition processes between the GDHS and private owners	No cost involved	D&P & Legal Services	As and when required
Promote and facilitate the creation of mixed housing developments integrated with the job opportunities and social facilities.	• Identify the housing needs within the Municipality	No cost involved	D&P & GDHS	1-2 years
	• Conduct an audit on the availability of infrastructure to support diverse housing typologies and affordability levels	To be determined	D&P & Engineering Services	1-2 years
	• Embrace forward planning for housing development.	No cost involved.	D&P & Engineering Services	On an annual basis

Strategic Objective	Activity	Estimated Cost	Accountable Department	Time Frame
	Develop implementation agreements which should be agreed upon between the GDHS, MLM and relevant Stakeholders preceding to the commencement of a project.	No cost involved	D&P & Legal Services & relevant Stakeholder Dept	As and when required
	Report, monitor and evaluate housing construction and the installation of engineering services.	No cost involved	D&P & Engineering Services	As and when required
Promote Emergency Assistance Programme	Conduct assessment of the - emergency/disaster - Sign MOU with relevant department to access Disaster Relief Fund - Compile an assistance plan	To be determined	D&P, SDM, Protection Services & Service Provider	1-2 years
Informal settlement upgrading	- Develop an informal settlement database. - Assess and formulate an informal settlement plan. - Facilitate the implementation of informal settlements upgrading programme. This should be in-line with the National Housing Code	To be determined	D&P, GDHS & Engineering Services	1-3 years

Eradication of Informal Settlements	• Monitor informal settlements on a regular basis. • Prevent the formation of new informal settlements. • Link existing informal settlements to projects in the IDP	To be determined	D&P, GDHS & Engineering Services	Ongoing basis
Regulate backyard rental to provide affordable and quality rental accommodation.	• Establish an accurate database for all backyard shacks in MLM. • Formulate minimum norms and building standards as well as the legislative framework to accommodate backyard shacks in MLM. • Enforce municipal by-laws where necessary. • Upgrade backyard shacks taking into consideration infrastructure availability, health issues and densities	To be determined	D&P, GDHS & Engineering Services	1-3 years
Promote job opportunities in housing development (SMMEs & general labourers) and identify the training needs.	• Liaise with the GDHS and private developers to ensure sufficient job creation and skills transfer	No costs involved	D&P & GDHS	As and when required
	• Develop LED policies and programmes and identify funding for the required training and implement training programmes.	To be determined	D&P	1-2 years

Capacitate the Department (technical and admin) to ensure staff can undertake housing development functions	• Devise a realistic organogram for the Department to enable the unit to function properly and ensure project management	To be determined	D&P & HR	1-3 years
	• Advertise and appoint adequate staff	To be determined	D&P & HR	
	• Provide the necessary training (property management, beneficiary registration, project management, etc.) for current and new staff to enable them perform tasks required	To be determined	D&P & HR	
Develop HSP with a clear Housing Vision and Mission	• Draft HSP with strategies and objectives • Align the HSP with the Municipality's IDP & SDF and other relevant National and Provincial policies and plans	No cost involved	D&P	May 2026
	• Workshop (Public Participation) the HSP	No cost involved	D&P	

Attain Accreditation Level 1 and 2	• Engage with the GDHS on the Accreditation requirements and functions. • Compile and submit the necessary business plans to the NDHS. • Request approval for accreditation from the NDHS • Determine the accreditation roles and responsibilities required from the Municipality. • Provide the necessary skills and training regarding beneficiary management, subsidy budget planning and allocation, housing programme management	To be determined	D&P & GDHS	1-4 years
Rapid Land Release Programme (Boitumelo & Sicelo)	• Identify land for the RLRL as per the policy. • Undertake the necessary studies (Geotech/Flood line) and planning (Rezoning/Layout Plan, etc. • Source funding for the installation of permanent engineering services	To be determined	D&P, Engineering Services & GDHS	1-3 years

10. CONCLUSION

Although Midvaal Local Municipality is currently not accredited to implement or carry out housing developments, the Municipality has a responsibility to ensure residents within its jurisdiction have access to adequate housing. This is done through the planning, co-ordinating and facilitation of housing development in partnership with the GDHS, private developers and other relevant stakeholders.

The Midvaal HSP aims to assist the Municipality in undertaking its housing roles and in ensuring that appropriate housing typologies are undertaken in the Municipal area. The HSP, like the Integrated Development Plan (IDP) will be reviewed on an annual basis to accommodate new projects, update current projects information, align with National and Provincial programmes and plans.

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