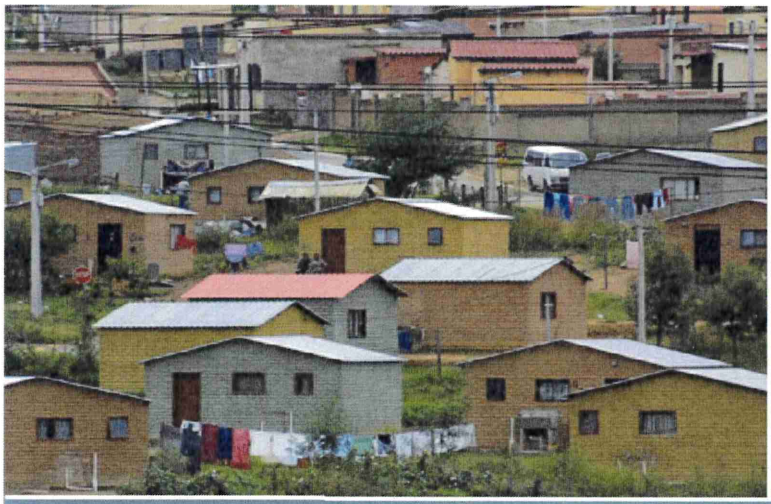
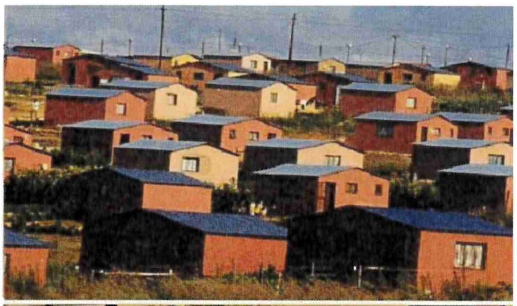
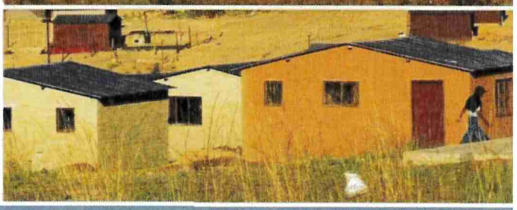
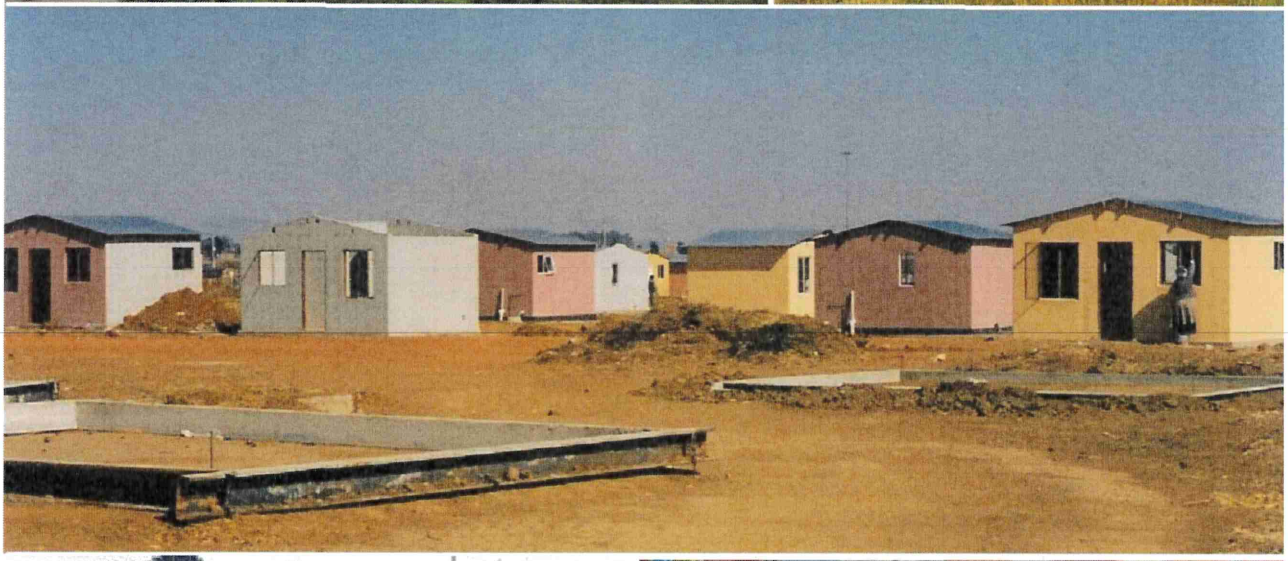
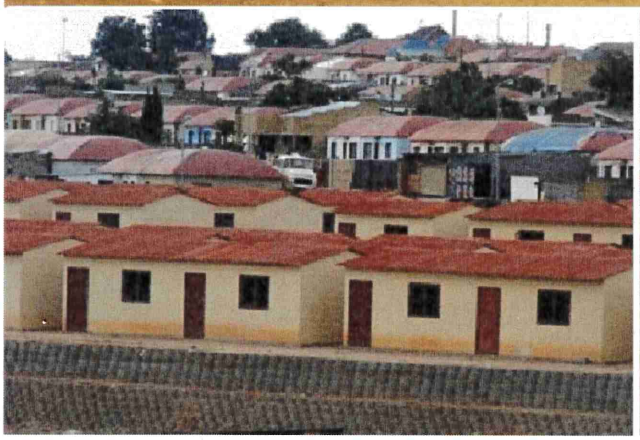
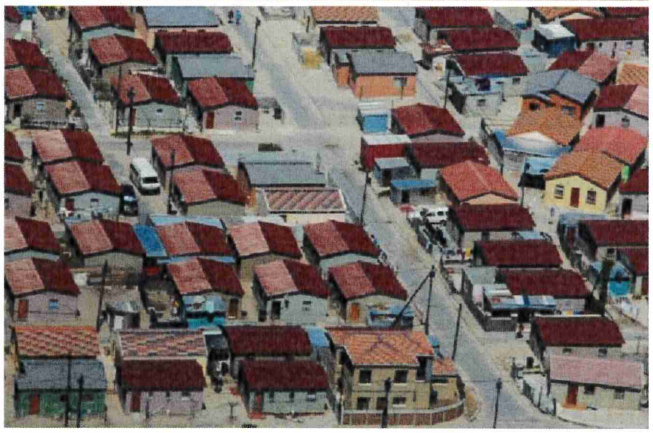
INTEGRATED HUMAN SETTLEMENT SECTOR PLAN

JOHN TAOLO GAETSEWE DISTRICT MUNICIPALITY

Council Resolution: 6.4.27/05/2026	**Approved Date: 27/05/2026**
Effective Date: 1 July 2026	**Review Date: Annually**

SPEAKER

DATE

MR. I.E AISENG
JOHN TAOLO GAETSEWE
DISTRICT MUNICIPALITY
SPEAKER

JOHN TAOLO GAETSEWE DISTRICT MUNICIPALITY

INTEGRATED HUMAN SETTLEMENTS SECTOR

PLAN

DRAFT REPORT 2026/27

JOHN TAOLO GAETSEWE INTEGRATED HUMAN SETTLEMENTS SECTOR PLAN 2026-2027

EXECUTIVE SUMMARY

Over the past decades South Africa has embarked on building a better life for all by providing basic services as constitutional requirements. In terms of Section 9 (1)(f) of the Housing Act, 1997 (Act No. 107 of 1997) "Every municipality must, as part of the municipality's process of integrated development planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to initiate, plan, co-ordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction".

Municipalities are expected to prepare and adopt Integrated Development Plans (IDPs) as the basis for planning and coordinating service delivery. Within the IDP certain sector plans also need to be prepared, and the Integrated Human Settlements Sector Plan, is one of these. The Integrated Human Settlements Sector Plan is part of the IDP process and stands as a chapter within a municipality's IDP; it is not a stand-alone plan resulting from a separate planning process.

The Integrated Human Settlements Sector Plan aims to provide the strategic direction for transforming human settlements in the John Taolo Gaetsewe District aligned to the Provincial Department. This transformation relates to accelerating human settlement delivery on well-located land that provide opportunities to beneficiaries to access the property market and have sufficient access to social amenities and economic opportunities. This transformation will further support the integration of communities and the spatial restructuring of the towns and villages in the Municipal area.

The John Taolo Gaetsewe District Municipality, formerly known as the Kgalagadi District, is situated in the north eastern quadrant of the Northern Cape Province and is bordered by the ZF Mgcawu and Frances Baard District Municipalities to the south and west; the North West Province (Dr. Ruth Segomotsi Mompati District Municipality) to the east and northeast; and Botswana to the northwest. Administratively, the JTGDM comprises three Local Municipalities of Gamagara, Ga-Segonyana, and Joe Morolong.

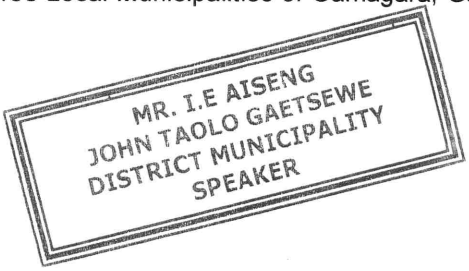


Table 1: Total Population - Local Municipalities of JTG District Municipality, 2011, 2016 and 2022

	2011	2016	2022	Average Annual growth
John Taolo Gaetsewe	224 799	242 264	272 454	1.87%
Gamagara	41 617	53 656	29 580	-3.31%
Ga-Segonyane	93 651	104 408	117 454	2.20%
Joe Morolong	89 530	84 201	125 420	3.27%

Source: StatsSA 2022

The JTGDM has had an increase of about 30 190; 242 264 in 2016 to 272 454 in 2022; indicating annual growth rate of about 1.87%. The increase of the population in the district is evident in the local municipalities of Ga-Segonyana (12,5%) and Joe Morolong (48,9%). According to StatsSA (2022), there has been a major decline of about 44.9% in the population of Gamagara Local Municipality in the 10-year period between 2016 and 2022; this is mainly due to the out-migration from the municipality to the Ga-Segonyana and Joe Morolong Local Municipalities.

The Gamagara Local Municipality decreased, in terms of population, with an average annual growth rate of -3.31%, the Ga-Segonyana Local Municipality had the second highest growth in terms of its population, with an average annual growth rate of 2.20%. The Joe Morolong Local Municipality had the highest average annual growth rate of 3.27% relative to the other within the John Taolo Gaetsewe District Municipality (StatsSA 2022).

However, the South African Regional Explorer statistics (2022), indicated the increase in the Ga-Segonyana and Gamagara local municipalities as it has been the trend since 2011 StatsSA report. The report indicates an increase of about 14857; 242 264 in 2016 to 257 121 in 2022; with an annual growth rate of about 1.92%. The increase of the population in Ga-Segonyana (12.6%), Gamagara (12.3%) and about 3.2% in the population of Joe Morolong Local Municipality in the 10-year period between 2016 and 2022 (South African Regional Explorer, 2022).

Table 2: Comparison of total Population - Local Municipalities of JTG District Municipality, 2012, 2017 AND 2022

	2012	2017	2022	Average Annual growth
Joe Morolong	80,400	80,200	82,800	***0.29%***
Ga-Segonyana	89,200	103,000	116,000	***2.65%***
Gamagara	42,900	52,100	58,500	***3.16%***
John Taolo Gaetsewe	212,512	235,587	257,121	***1.88%***

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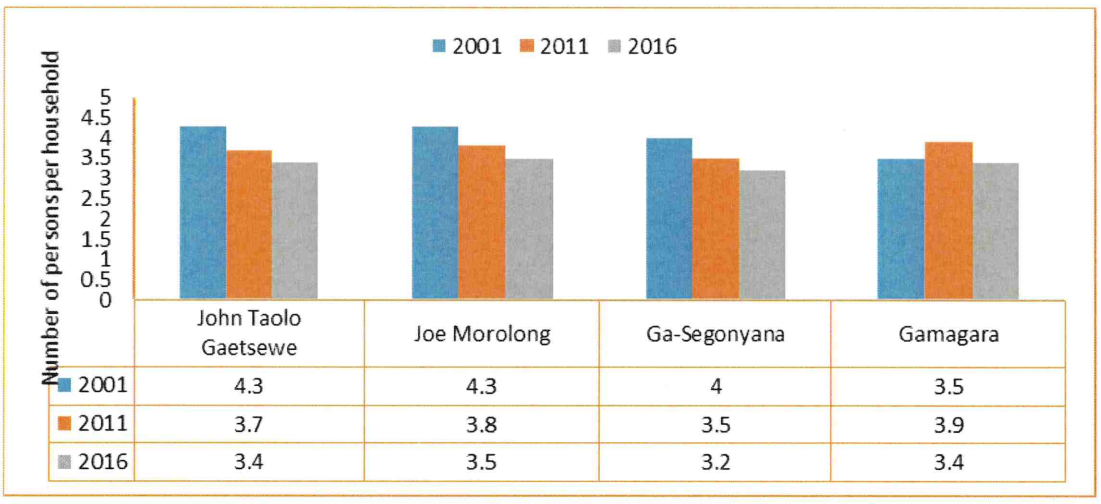
Source: South African Regional Explorer, 2022

Gamagara Local Municipality increased the most, in terms of population, with an average annual growth rate of 3.16%, while Ga-Segonyana Local Municipality had the second highest growth in terms of its population, with an average annual growth rate of 2.65%. The Joe Morolong Local Municipality had the lowest average annual growth rate of 0.29% relative to the other within the John Taolo Gaetsewe District Municipality (South African Regional Explorer, 2022).

The increase in population growth is attributed to in-migration and high fertility rate. It is clear that the trend in the district municipal area is towards a growing population. This is largely attributable to the mining activities around the district area.

The household sizes decreased from 2011 to 2016 in all local municipalities within the district. A huge decrease is experienced in Gamagara LM from 3.9 in 2011 to 3.4 in 2016, this may be due to the high number of rental accommodation status which includes the in-migration (within the district) and out-migration (from outside the district) arising from work opportunities in Gamagara LM. The low decrease in Joe Morolong LM and Ga-Segonyana LM is as a result of the increase in the number of households and high dependency due to level of poverty within the areas, especially in Joe Morolong LM where a high number of outmigration is experienced.

Figure 1: Household size within JTG District Municipality



	John Taolo Gaetsewe	Joe Morolong	Ga-Segonyana	Gamagara
2001	4.3	4.3	4	3.5
2011	3.7	3.8	3.5	3.9
2016	3.4	3.5	3.2	3.4

Source: StatsSA 2011 & 2016

The 2016 Community census indicates the following as Distribution of households and annual growth between 2011 and 2016 by district and local municipality

Table 3: Distribution of households and annual growth between 2011 and 2016 by district and local municipality

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Backlog indicator	Total Households		Growth (calculated)
	Census 2011	CS 2016	
Joe Morolong	23,705	23,919	0,2%
Ga-Segonyana	26,816	32,669	4,4%
Gamagara	10,807	15,723	9,1%
John Taolo Gaetsewe	61,328	72,310	3,6%

The 2016 Community survey indicates that households in the district increased from 61,331 in 2011 to 72,310 (17, 9%) households. 8,604 (11, 9%) of the households in the district are RDP/government subsidised dwellings. The regarding the quality of the houses the survey indicated that 3,988 (46, 8%) was good, 2357 (27, 6%) houses average and 2,180 (25, 6%) very poor.

The John Taolo Gaetsewe District is largely a mining area with mines planning to expand in the upcoming years. With the expansion of the mines additional employment opportunities will be created which will result in an increase in population. This increase in population will not only be the additional employment opportunities but also the additional employed individuals' families and the employment multiplier. The employment multiplier refers to the additional employment opportunities created to cater for the commercial and community services that the new households will require. A study conducted by the SMEC in 2013, namely the Northern Cape Department of Economic Development and Tourisms' Gamagara Mining Corridor Study estimates maximum population growth scenario for each of the Municipalities in the John Taolo Gaetsewe District over the next five years.

Taking Census growth rates and the Gamagara Mining Corridor Study (SMEC, 2013) into consideration, the household numbers in the John Taolo Gaetsewe District Municipality are expected to increase with 44,897 households from 2019 to 2024. These households will be in need of serviced erven and housing units. The estimated number of households in the monthly income group R3, 501 to R22, 000 (gap market bracket) will be 12,457 over the term 2019 to 2024. During the same term another estimated 24,094 households will be part of the low-income group (below R3, 500).

The estimated housing backlog for 2024/25 and future housing demand was calculated taking into potential household growth and applying a filter of 10% for households that may not qualify for subsidy instruments, or may not wish to benefit from housing programmes. The analysis clearly illustrated that portion of the households staying in inadequate dwellings, earn incomes within the middle- and high-income brackets.

Table 4: Summary of Housing Need Indicators for John Taolo Gaetsewe District Municipality

Backlog indicator	Measure	Score

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Level of overcrowding	This would provide an indication of the need for additional dwelling units	Average household size is 3.7. The average size of households in inadequate dwellings is 3.1.
Backlog: Number of "inadequate" dwellings	This would give a clue as to the number of houses currently living in inadequate shelter, requiring more adequate shelter	13,780 (2011 Census)
Household growth 2019 – 2024	Indicator of possible new household information trends since the latest Census, including growth due to mining expansion – all income groups	72,310 households
Supply of subsidized housing (2019 – 2024)	This would indicate the rate at which supply of adequate housing is occurring in the Municipality	A total of 316 units were delivered from 2022-23
Future Demand: Subsidized housing (2019-2024)	Number of households earning less than R3,500 per month (low-income group)	24,094
Future Demand: Gap housing (2019-2024)	Number of households earning between R3,501 and R22,000 per month	12,457
Urban: rural proportion indicator	Ratio of the number of people living in defined rural areas to the number living in urban areas	25% urbanisation rate

The John Taolo Gaetsewe District Integrated Human Settlements Strategy should realize the objectives and actions set out by National and Provincial Government by ensuring that human settlement planning supports a compact and dense settlement development, housing units are on land accessible to job opportunities and economic activities, provision of integrated public transport and a greater diversity of housing and financing options to communities.

The proposed Municipal Vision for Human Settlements echoes the vision of the National and Provincial Departments of Human Settlements, including Vision 2030 of transforming human settlements namely:

- By 2030, human settlements will have transformed to sustainable and efficient human settlements offering the residents access to adequate housing on well-located land, affordable services in better living environments, within a more equitable and functional residential property market.

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The common issues affecting the entire District in terms of its Strategic Priority "Integrated Human Settlements" development are included in the table below.

Table 5: Human Settlements Strategic Issues

Strategic Priority		Common Issues affecting entire District	Municipalities affected
Integrated Human Settlements	1	Lack of sufficient funding allocations to implement the projects in the Business Plans result in Millennium Development Goals and Outcome 8 targets not met.	All
	2	Allocations per LM and for projects from CoGHSTA not confirmed over a medium planning term.	All
	3	Projects deliver relatively small number of units per area, mainly due to reduced allocations.	All
	4	Unavailability of municipal-owned land for housing purposes. Large portions of land owned by mines and traditional authorities	All, especially Kuruman, Kathu, and LMs with traditional land.
	5	Acquisition of land for human settlement and security of tenure purposes (full title deed), constrained by release of land owned by traditional authorities or National Government.	All
	6	Allocation of sites, especially on traditional land, without municipal consent and planning, increase the backlog.	Joe Morolong, Ga-Segonyana
	7	Land Invasion, especially of land earmarked for human settlements purposes.	Gamagara, Ga-Segonyana
	8	Upgrading/eradication of informal settlements.	Gamagara; Ga-Segonyana
	9	Eradication of inadequate mud houses.	Joe Morolong, Ga-Segonyana

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Strategic Priority		Common Issues affecting entire District	Municipalities affected
	10	Provision of infrastructural services of which the bulk availability and funding are constraining factors.	All, but especially Kathu, Dibeng
	11	Business Plans are individually compiled and submitted by each LM and the District.	All
	12	Housing options provided to communities limited as only certain housing instruments are implemented.	All
	13	Delivery of FLISP and Rental stock and mixed developments have been slow	All
	14	Increase in mining development result in increased demand and housing backlog.	All, but especially Gamagara and Ga-Segonyana
	15	Geo-technical constraints to housing delivery include areas subject to dolomite and asbestos contamination	Ga-Segonyana; Joe Morolong.
	16	Integrated Human Settlement Forums not formed or active that include private sector, especially mines, and public sector.	All
	17	Project not being completed by schedule due to cash-flow constraints of the appointed service providers	Gamagara LM
	18	Mushrooming of informal settlement of backyard dwelling.	Gamagara LM AND Ga-Segonyana

The successful implementation of human settlements is measured by the District Municipality by means of the IDP Priorities and Objectives contained in the table below. The KPI's were the individual projects in the IDP.

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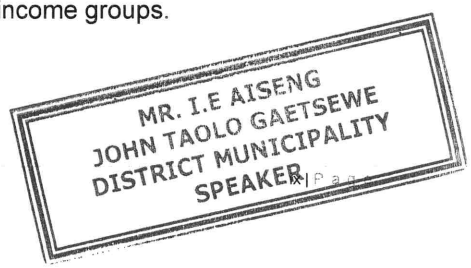
Table 6: Targeted Delivery of Housing Units

IDP Priority	Integrated Human Settlements				
IDP Objective	**To provide adequate housing to the residents of the district**				
		Gamagara	**Joe Morolong**	**Ga-Segonyana**	**JTG**
Housing Backlog 2024	**Total Backlog/Need**	**7300**	**4 817**	**7 441**	**19 558**
Future Growth in Households (2021-2030) – Maximum growth scenario	Future Demand: Low Income	12,180	5,046	6,867	24,094
	Future Demand: Gap Market	9,035	765	2,657	12,457
Proposed Average Supply/ Delivery of units – 2021-2030	**Total Housing Delivery/Supply Rate**	**2 609 units/year**	**1 112 units/year**	**1 770 units/year**	**5 491 units/year**
	Supply for Backlog Eradication by 2030	488 units/year	530 units/year	817 units/year	1 836 units/year
	Supply for Future	1218	505	687	2,409
	Growth – Low Income group (moderate growth)	units/year	units/year	units/year	units/year
	Supply for Future Growth – Gap Market	903 units/year	77 units/year	266 units/year	1,246 units/year

The municipal targets for housing supply should balance their yearly allocations towards addressing the backlog, vs providing for the upgrading of informal settlements and providing for the household growth and gap market. This balance is necessary to ensure that the municipality provide for the backlog and for the income groups that increase their revenue base and hence support the municipal financial sustainability.

In this respect, the following prioritisation criteria are recommended for the prioritisation of projects for the 2021 – 2030 term:

- 80% of allocations to be reserved for projects that address the housing backlog, including the upgrading of informal settlements and backyard dwellers and low-income groups.



- 15% of allocations should be towards beneficiaries in the gap market segment.
- 5% of allocations should specifically be dedicated to Vulnerable Groups. Additional allocations to vulnerable groups may be included in the allocations to address the backlog and gap market, to achieve a higher allocation to vulnerable groups per year.

These percentages are informed by the Census 2011 proportional division of the housing backlog per income segment. It is foreseen that these percentage allocations would be adapted over time as the backlog decreases and the tendency continue that household income increases.

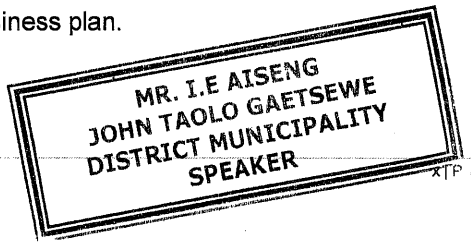
The criteria above focus strongly on addressing the 2023 housing backlog. The focus should also be to achieve the targets of transforming human settlements towards sustainable and integrated developments that empower the beneficiaries with access to the property market. This would lead to indigents to grow to households that are able to improve their property and afford to pay their bills towards the municipal revenue base.

The following prioritisation criteria are recommended to achieve the transformation of human settlements and increasing the revenue base of the Municipality.

- 50% of all project allocations should be located on well-located land, as per the Outcome 8 and NDP outputs, and include the upgrading of informal settlements on well-located land.
  - During this planning period, the Municipality, with the support of the Mine and HDA, should prepare and/or acquire additional well-located land for human settlement purposes in order to ensure that from 2024 onwards, all projects will be on well-located land. All endeavours should be taken to achieve this target earlier, and not to construct units on land that will keep beneficiaries within the poverty trap.
- 70% of all project allocations should be within spatial nodes/priority areas for investment and support the integration of towns and neighbourhoods. These projects should provide for mixed housing typologies/income segments and land uses, and/or the provision of institutional or rental stock either within town centres, restructuring zones, or near economic and social opportunities. This percentage is proposed to be 20% in the case of Joe Morolong due to its rural settlement pattern and lack of strong economic nodes.

The recommended increase in supply of housing units requires several factors to be addressed before it could be achievable, especially considering the varying and decrease in the average rate of supply the past few years:

- Additional funding is required for the increase in delivery of units. This will require that CoGHSTA approve an increase based on a strong motivated business plan.



- In addition to the funding to be sourced from COGHSTA, additional funding for the acquisition of land, land preparation (planning and servicing) and construction of units in the various income groups should be sourced from other public and private entities. Stronger partnerships should be established with the mines in the Gamagara Corridor through the Gamagara Development Forum. This forum should be extended to deal with the calculated backlog and housing demand, and how each party could contribute towards the development of human settlements in the region.

- To source additional funding, a clear Business Plan should be compiled that sets out the current housing status, housing demand, implementation challenges, planned projects and MTEF. This Sector Plan and the NUSP reports will provide this information to the Business Plan. The Business Plan could be drafted per Municipality of District Wide. A strong business plan that motivates the need to eradicate the backlog, to upgrade the informal settlements and to provide for the influx of households due to the mining in the Gamagara Corridor area, should be facilitated by the district. The district could consider approaching HDA or COGHSTA to provide support to this initiative.

- It should also be considered that the Business Plan be focussed towards the Gamagara Corridor Area and that the entire area be escalated as a Priority Area for human settlements development. Currently there is an initiative to support the Gamagara Corridor Master Plan by installing services for the 5100 new erven and 1265 erven which are to ensure that investment of human settlements, are focusses nationally on the pressures for housing experienced in the Gamagara Corridor. This Priority Project were approved by COGHSTA, through the recommendation as Priority Projects in the District Sector plan. It should be noted that will these projects are underway, there are currently no Bulk Services for the new development of the 5100 erven. CoGHSTA and HDA are tasked with the mandate to secure funding so that when the services are completed the project will not be turned into white elephants, having services in the ground but no bulk water to supply the development

- The district has shown that it has the capacity in terms of its resources, systems, and procedures to take on the increase responsibility. The district has intensified the human resource capacity by employing permanently additional stuff like Town Planner, Engineering technician, and Clerks to capture on the NHNR system. Additional stuffing is also realised through the interns from Integrated Skills Development Grant and Rural Road Management System grant programmes spearheaded by the district. After the interns are professionalised, they will be absorbed by the district to further intensify efforts to carry out the Human Settlement mandate.

- Strong Project Management Team is available and established, trained, and equipped to champion and successfully manage the increased number of projects.

- The projects on the pipelines are regularly updated and discussed quarterly at the Human Settlement Forum and Integrated Infrastructure Forum and furthermore proof their implementation readiness for construction and their potential high risks are managed and mitigated.

- The projects applied for should proof to support the objectives of this plan, and therefore its alignment to Outcome 8 targets, the NDP, the Municipal SDF and economic priority areas of investment in the district.

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- The Human Settlements unit forms part of the District Integrated Infrastructure Forum. The IIF is functional, sits on a quarterly basis, and support the aim of the district to be the driver of human settlements in the district, and to integrate human settlements initiatives. This Forum is the vehicle to ensure the roll-out of the housing programmes and other initiatives and form the base from which capacity building was provided, and alignment with other role players in the housing industry.

During the planning period 2014-2019 the Gamagara Municipality received 299 hectares purchased for municipality by HDA, the town planning was concluded, and installation of services is underway for Kathu West 5700 sites. The negotiations between the Kumba mines and Gamagara municipality also yielded over 100 hectares to integrate Kathu and Sesheng, for construction of low-cost housing purposes. The areas were well-located to support the integration of the two areas. Town planning has been concluded on this area as well and installation of services is underway for 1265 sites. The Kumba Mine as part of the Dingleton Resettlement Programme donated 142 service stands for construction of low-cost housing and a further 104 units on the Siyathemba flat will be converted into sectional titles.

To address the issues faced by housing delivery in the Municipality, objectives and strategies were formulated for the transformation and implementation of integrated and sustainable human settlements during the planning term 2019 - 2024. The objectives are directly aligned to the Provincial Priorities and Outcome 8 outputs. The objectives and strategies are further aligned to the NDP actions for Transforming Human Settlements.



Table7: Human Settlement Objectives and Strategies

National & Provincial			Municipal	
Priority	**Outcome 8 Priority Programme**	**Northern Cape Provincial Metrics**	**Objectives**	**Strategies/Activities**
Informal Settlements Upgrading	Output1: Accelerated delivery of housing opportunities	Improved quality of household life of 9,320 informal households.	To address the short- and medium-term needs of households within informal settlements and backyards	Provision of basic services and/or social services to informal settlements identified and upgrade their security of tenure.
				Drafting of an integrated Business Plan for Upgrading of Informal Settlements using the NUSP assessment and findings and MTEF as base, to motivate for additional funding from public and private funders.
		Plan to eradicate informal settlements with HDA.	To manage and eradicate informal settlements and land invasions	To actively identify potential new land invasions and manage the prevention of invasions in terms of the relevant legislative procedures.
				To draft District Wide Policies for the prevention, management, upgrading and relocation of informal settlements.
				To engage HDA to facilitate the identification of alternative well-located land.
		Implementation of NUSP Programme at 6 priority municipalities.	Implementation of NUSP at Gamagara and Ga-Segonyana Municipalities	Provide support to the NUSP programme and plan for the implementation of the strategy and recommendations.
				Consider engaging HDA to facilitate the upgrading of informal settlements, to draft an Informal Settlements Upgrading Plan, prepare the land, undertake community

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National & Provincial			Municipal	
Priority	**Outcome 8 Priority Programme**	**Northern Cape Provincial Metrics**	**Objectives**	**Strategies/Activities**
				engagements and identify alternative land for relocation purposes.
				Support the Municipalities with Community Engagement Plans and Re-Settlements Plans
Accreditation and Institutional Capacity	Output1: Accelerated delivery of housing opportunities	Accreditation of 8 municipalities.	To strengthen the institutional capacity Level 2 accreditation	Signature of Service Level Agreements between District and Local Municipalities
				The District Municipality was accredited Level 2 in May 2021
				Appointment and training of Institutional Resources to strengthen the capacity to administer human settlements on District and Local Municipal level.
				Drafting of District Wide Housing Policies (Subsidy Allocation and Beneficiary Management; Social and Rental Housing Policies etc.)
				Identify Priority Project(s) for the district to be implemented.
				Training on and operationalise the Housing Subsidy System on District Level and rolling it out to LM's
			To efficiently provide Project Management and Implementation Support to	Establish project management teams for approved projects. The Teams to be trained in project management skills and supported with systems to manage the projects efficiently.

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National & Provincial			Municipal	
Priority	**Outcome 8 Priority Programme**	**Northern Cape Provincial Metrics**	**Objectives**	**Strategies/Activities**
			housing project implementation	
			To ensure coordinated and efficient human settlement planning aligned to Municipal SDF and IDP.	Establish Integrated Human Settlement Forum for the District as an IGR vehicle for capacitation, project planning, budgeting, reporting and implementation support.
				Facilitate the development of Human Settlements Grant Business Plans that are integrated and aligned with the District Business Plan.
				Compile an Integrated District Wide Housing Demand Database and Register, including a system for continuous updating of housing data and project status.
				Integrate housing subsidy planning and budgeting with infrastructural budgeting and provision of social amenities.
Increase development of affordable high density rental housing	Output 1: Accelerated delivery of housing opportunities	Affordable rental housing units to be delivered to address the need of 2 960 households through: 1. Community	Efficient land and resource utilisation through provision of affordably priced rental accommodation.	Identify land owned by the Municipality that is well-located for rental stock.
				Housing Need Register to provide for rental need for income groups R1,500 - R3,500(CRU) and from R2500– R7500(Social Housing) to determine the demand.

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National & Provincial			Municipal	
Priority	**Outcome 8 Priority Programme**	**Northern Cape Provincial Metrics**	**Objectives**	**Strategies/Activities**
		Residential Units 2. Social Housing 3. Transfer of rental sock.		Engage SHRA and NDoH to provide training on rental or communal options and success factors in the delivery of rental stock, potential partners to engage and property management options available.
				Consumer education on CRU and Social Housing options.
Land Assembly and Preparation	Output 3: More efficient land utilisation	1. Acquisition of well-located land for human settlements through the HDA	Acquisition and development of well-located land and buildings for human settlements that supports spatial restructuring of settlements.	DM and HDA to facilitate the identification and acquisition of well-located land and buildings within the district, aligned to the SDF and where the housing demand is confirmed. Land identified through a land audit, should be assessed for its compliance to policy directives for suitable and well-located land for human settlements purposes.
		2. Utilisation of state-owned land	Optimal and efficient use of existing state-owned land.	Compile pre-feasibility studies and appraisal of well-located state-owned land or buildings to establish its suitability and potential for human settlement options, towards a pipeline for housing project implementation. HDA could support the district with this strategy.
				Confirm that municipal densification policies support the intended housing instruments on the land identified; alternatively, compile Densification Policies for areas identified for future integrated and mixed developments, and specifically rental stock.

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National & Provincial			Municipal	
Priority	**Outcome 8 Priority Programme**	**Northern Cape Provincial Metrics**	**Objectives**	**Strategies/Activities**
				To establish a Traditional Land Task Team with traditional authorities, that will facilitate the demarcation and servicing of sites on traditional land, prior to allocation of sites, and potential release of land to allow access to other housing instruments that require security of tenure, including rental stock.
				Consider to approach HDA to prepare the land identified and/or acquired for human settlement development.
Upscale Affordable Housing Finance	Output 4: Improved Property Market	Provide housing opportunities for households earning between R3,500-R12,000	To provide a wider range of housing opportunities and funding options to potential beneficiaries	Establish a Development Forum to ensure alignment with economic investments and mining growth in the municipal area and involve private sector in the provision of housing need for the gap market, especially where demand is high due to mining growth. Establish Implementation Partnerships with private sector for integrated human settlement developments.
				Partnerships with private sector for integrated human settlements developments.
				To engage with public and private entities in the financing sector regarding gap market financing instruments, especially for beneficiaries of subsidies such as FLISP.
				Identify land and buildings suitable for the gap market and integrated developments with support from HDA, and

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National & Provincial			Municipal	
Priority	Outcome 8 Priority Programme	Northern Cape Provincial Metrics	Objectives	Strategies/Activities
				prepare feasibility studies for a mixed income development model.
				Consider alternative building technologies and ensure quality housing products are delivered.



The national target to address **Outcome 8: Output 4 - More efficient land utilisation for human settlements development,** is to set aside at least 6250 hectares of well-located public land for low income and affordable housing. The District and Local Municipality have a role to play in achieving this target.

The housing demand estimated for the planning period 2021- 2030 requires that approximately 335 hectares of land to be available in the JTG District to supply in the estimated housing backlog and another 2,246 hectares to accommodate the household growth in total with various housing options from both the public and private sector. This land need is divided per local municipality as follows for the planning period 2019- 2024:

Gamagara Municipality: Approximately 336 hectares are required to accommodate the housing backlog and various housing options due to the household growth.

- **Ga-Segonyana Municipality**: Approximately 225 hectares are required to accommodate the housing backlog and an estimated 536 hectares to accommodate the household growth in total. Town Planning is nearing completion in Promised land, over 5600 housing needs are expected to be addressed and in Wrenchille the construction of 241 houses is underway, it is envisaged that these two projects will reduce the backlog substantially.
- **Joe Morolong Municipality**: Around 180 hectares are required to accommodate the housing backlog and an estimated 306 hectares to accommodate the household growth. Plans are underway of Town planning in Churchill and that it is anticipated that over 3500 backlogs will be addressed.

HDA supports the district area with the acquisition and assembly of land for human settlement purposes. It is proposed that the district facilitate the identification of all land available and proposed to be acquired, for HDA to assess its potential and facilitate the land assembly processes. Where land audits have been completed, the HDA could assist to verify the suitability of the land identified in the audit, in terms of the criteria for well-located land.

Once the land has been acquired or set aside for human settlements development, the Municipality may approach the HDA in consultation with the province, to prepare the available land for human settlement development. It is recommended that it includes the preparation of human settlements implementation pipeline and programme.

Gamagara and Ga-Segonyana is currently benefitting from the NUSP Programme. The role of the district in respect of informal settlements and the NUSP programme, is to provide support to the Local Municipalities with the acquisition of budgetary funding for the implementation of the Medium-Term Expenditure Frameworks. This could be in the form of providing budget from the district coffers or assisting to motivate and source funding from COGHSTA and the various funding agencies identified in the report. The drafting of an integrated Business Plan for Upgrading of Informal Settlements using the NUSP findings as base, could support the motivation for additional funding from public and private funders.

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Where settlements should be relocated and the Municipalities do not have the resource capacity to facilitate and fund the relocation processes, the district should consider supporting the local municipality with a re-settlements plan. The assistance of Housing Development Agency in the facilitation of the planning and upgrading of informal settlements, including the sourcing of funding for services, is recommended to fast-track and properly manage these processes. HDA could also assist with the identification or acquisition of alternative land for re-settlements.

Support should also be provided in respect of formulation of Policies to manage and prevent illegal occupation of land, the prioritisation of upgrading and the processes for the relocation of settlements. By formulation these policies and procedures district wide, will prevent contradicting policies between neighbouring municipalities.

The district could also support its municipalities with a Community Engagement Plan to ensure the community is well informed of their options, the strategy planned and budget available to improve their current state.

A Project list and Programme of Planned Human Settlement Projects were compiled in consultation with the Municipality. It incorporates the recommendations from the NUSP report, as well as the projects in the Provincial Annual Performance Plan.

This report is the Final John Taolo Gaetsewe Integrated Human Settlements Sector Plan, 2020 – 2024.



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List of Acronyms and Abbreviations

ASGISA	Accelerated Shared Growth Initiative of South Africa
BNG	Breaking New Ground
CAGR	Compound Annual Growth Rate
CBO	Community Based Organisation
CHC	Community Health Centres
CLaRA	Communal Land Rights Act
COGHSTA	Department of Cooperative Governance, Human Settlements and Traditional Affairs
CRU	Community Residential Units
DBSA	Development Bank of Southern Africa
DFA	Development Facilitation Act, 1995
DM	District Municipality
DRDLR	Department of Rural Development & Land Reform
DORA	Division of Revenue Act
DOT	Department of Transport
DWA	Department Water Affairs
EEDBS	Enhanced Extended Discount Benefit Scheme
EIA	Environmental Impact Assessment
EPHP	Enhanced Peoples Housing Process
ESTA	Extension of Security of Tenure Act (No. 62 of 1997)
FLISP	Finance Linked Individual Subsidy Programme
GIS	Geographical Information System
GVA	Gross Value Added
HDA	Housing Development Agency
HSS	Housing Subsidy System
IDP	Integrated Development Plan
IEP	Integrated Environmental Plan
IGR	Intergovernmental Relations
ITP	Integrated Transport Plan
IRDP	Integrated Residential Development Programme
IWMP	Integrated Waste Management Plan
JTGDM	John Taolo Gaetsewe District Municipality
LDOs	Land Development Objectives
LED	Local Economic Development
LM	Local Municipality
MDG	Millennium Development Goals
MEC	Member of Executive Council
MFMA	Municipal Finance Management Act

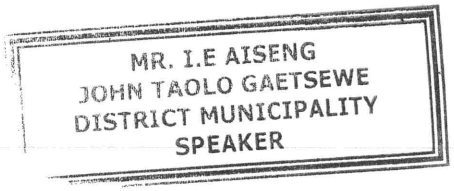
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MIG	Municipal Infrastructure Grant
MINMEC	Ministers and Members of Executive Council
MSA	Municipal Systems Act
MTEF	Medium Term Expenditure Framework
MTSF	Medium Term Strategic Framework
MVA	Megavolt-Amperes
NDoH	National Department of Human Settlements
NDP	National Development Plan, Vision 2030
NHFC	National Housing Finance Corporation
NURCHA	National Urban Reconstruction and Housing Agency
PHP	Peoples Housing Process
SDBIP	Service Delivery and Budget Improvement Plan
SDF	Spatial Development Framework
SHRA	Social Housing Regulatory Authority
STP	Social Transformation Plan
UISP	Upgrading of Informal Settlements Programme
VIP	Ventilated Improved Pit
WC/WDM	Water Conservation / Water Demand Management Measures
WSDP	Water Services Development Plan
WTW	Water Treatment Works
WWTW	Waste Water Treatment Works



List of Terms and Definitions

Affordable rental accommodation	Affordable rental accommodation refers to rental in formal structures that meet the conditions of rental legislation, is affordable to households earning R7500 and less and which is subsidized by government. These units must subscribe to prescribed quality, typology and environmental standards.
Child	Child is a person under the age of 18 years
Child-headed households	Child-headed households are households headed by a child and that contains only children.
Economically active person	A person of working age (between 15 and 65 years inclusive) who is available for work, and is either employed, or is unemployed but has taken active steps to find work in the reference period.
Employed	Employed: "Those who performed work for pay, profit or family gain for at least one hour in the seven days prior to the interview or who were absent from work during these seven days but did have some form of paid work to return to.
Gap Housing/ market	"Gap housing" is a term that describing the shortfall, or "gap" in the market between residential units supplied by the state and houses delivered by the private sector. The gap housing market comprises people who typically earn between R3500 and R15000 per month, which is too little to enable them to participate in the private property market, yet too much to qualify for state assistance.
Higher Education	Higher education refers to all learning programmes leading to qualifications higher than Grade 12 or its equivalent in terms on the National Qualifications Framework as contemplated in the South African Qualifications Authority Ac, 1995 (Act No. 58 of 1995), including tertiary education as contemplated in schedule 4 of the Constitution.



Household income	Household income refers to receipts by all household members of a household, in cash and in kind, in exchange for employment, or in return for capital investment, or receipts obtained from other sources such as pensions etc.
Informal Settlements (NUSP definition)	Statistics South Africa defines an informal dwelling as: "a makeshift structure not erected according to approved architectural plans, for example shacks or shanties in informal settlements or in backyards."[1] An informal settlement is defined as: "an unplanned settlement on land which has not been surveyed or proclaimed as residential, consisting mainly of informal dwellings (shacks)." Informal settlements can typically be identified on the basis of the following characteristics: illegality and informality; inappropriate locations; restricted public and private sector investment; poverty and vulnerability; and social stress.[2]
Labour force	All employed and unemployed persons of working age (ages 15 to 65 years).
Official and expanded definition of unemployment	The unemployed are those people within the economically active population who: (a) did not work during the seven days prior to the interview, (b) want to work and are available to start work within two weeks of the interview, and (c) have taken active steps to look for work or start some form of self-employment in the four weeks prior to the interview. The expanded definition of unemployment excludes criterion (c).
Older persons	Older persons are individuals aged of 60 years and older.
Sustainable human Settlements and improved quality of household life are defined by	■ Access to adequate accommodation that is suitable, relevant, appropriately located, affordable and fiscally sustainable. ■ Access to basic services (water, sanitation, refuse removal and electricity).

[1] Statistics South Africa. 2011/16/22. Concepts and Definitions for StatsSA 2010, Version 3. Pretoria.,
[2] Department of Human Settlements (DHS). 2009. Upgrading of Informal Settlements Programme. Volume 4, Part 3 of the National Housing Code (2009) p. 16.

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- Security of tenure irrespective of ownership or rental, formal or informal structures.
- Access to social services and economic opportunity within reasonable distance.

Unemployment rate

The percentage of the economically active population that is unemployed.

Vulnerable groups

Vulnerable groups will include persons with disabilities, older persons, vulnerable women and orphans.

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CHAPTER 1: INTRODUCTION

1.1 INTRODUCTION

The Former Premier of the Northern Cape Mrs. Sylvia Lucas stated on 21 February 2014 in the State of the Province Address that "*We will ensure that all people of the Northern Cape have access to adequate human settlements and quality living environments through programmes such as integrated and sustainable human settlements, thereby providing basic services and infrastructure in existing informal settlements.*"

Over the past decades South Africa has embarked on building a better life for all by providing shelter and basic services as constitutional requirements. The Housing Act, 1997 (Act No. 107 of 1997) ("the Housing Act") states in Section 9 (1) (f) that "Every municipality must, as part of the municipality's process of integrated development planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to initiate, plan, co-ordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction".

1.2 OBJECTIVES OF THE INTEGRATED HUMAN SETTLEMENTS SECTOR PLAN

In terms of Section 25 and 26 of the Municipal Systems Act 2000 (Act No. 32 of 2000), all municipalities are required to compile Integrated Development Plans (IDPs). These plans are single, all-inclusive strategic plans, and form the basis for planning and coordinating service delivery.

Within the IDP certain sector plans, which are the requirements of other national departments, also need to be prepared, and the Integrated Human Settlements Sector Plan, is one of these. The Integrated Human Settlements Sector Plan is part of the IDP process and stands as a chapter within a municipality's IDP; it is not a stand-alone plan resulting from a separate planning process.

All of these development plans are aimed at ensuring that clear and workable plans, reinforcing each other, are in place, with the sole purpose being to achieve meaningful development and improving the living conditions of people. The Integrated Humans Settlements Sector Plan demonstrates the municipality's plans, budget and organisational capacity to deliver on the directive set out by the Housing Act.



Some of the main purposes of the Integrated Human Settlements Sector Plan are to:

- Ensure the effective allocation of limited resources, financial and human, to a wide variety of potential development initiatives.
- Provide guidance in prioritising housing projects, to obtain consensus for the timing and order of their implementation.
- Ensure more integrated development through co-ordinating cross-sector role players to align their developmental interventions into one plan.
- Ensure that budget allocations for housing are effectively applied.
- Provide effective linkages to a municipality's spatial development framework (SDF).
- Ensure that there is a definite housing focus within the IDP and SDF, with clear direction for future housing delivery;
- Provide the IDP with adequate information about housing, its choices, priorities, benefits, parameters, as well as strategic and operational requirements; and to
- Ensure that there is indicative subsidy budgeting and cash flow at the municipal level.

The main objectives of an Integrated Human Settlements Sector Plan are:

- To ensure that human settlements planning reflects a broad range of community level needs and concerns and is based on credible data;
- To align the municipality's plans with national and provincial human settlements plans and priorities and to inform provincial multi-year and annual performance plans and budgets;
- To undertake human settlements planning as part of a broader, integrated and proactive urban management strategy of the municipality;
- To provide detailed human settlements project plans within a clear implementation and funding strategy;
- To develop an institutional structure and unpack clear roles and responsibilities of relevant stakeholders critical to achieving integrated human settlements planning;
- To provide a clear monitoring and evaluation framework for the human settlements function;
- To present a proactive risk management strategy; and
- To develop a clear communications plan.

The Integrated Human Settlements Sector Plan should be developed in accordance with the IDP and should be used together with the IDP's spatial framework and summary financial and operation related

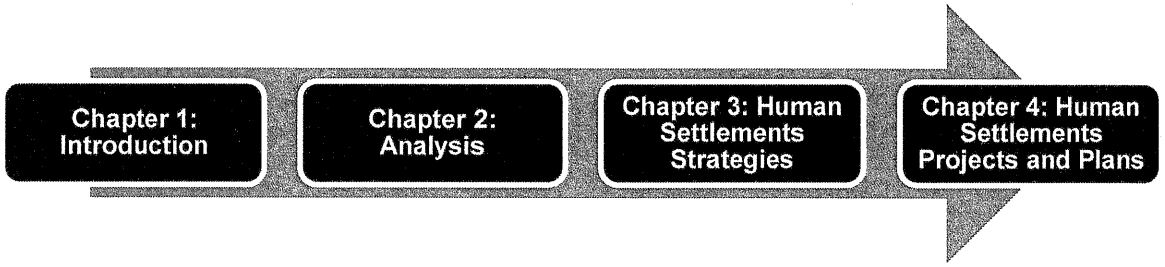
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outputs, such as the 5-year financial plan, 5-year capital investment programme, 5-year action programme, and the integrated monitoring and performance management system. Like the IDP, the Integrated Human Settlements Plan is a 5-year plan, which needs to be reviewed annually. This should be done with the review of the IDP, which is also a legislative requirement.

The methodology that was followed was adapted from the IDP guidelines as well as the Municipal Human Settlement Sector Plan guidelines (aligned with the provisions of the National Housing Code, 2009 Part 3: Volume 3 Integrated Development Plans).

1.3 STRUCTURE OF THE REPORT

The structure of the report is informed by the Guidelines for Municipal Human Settlement Sector Plans (undated), and is illustrated below:



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CHAPTER 2: ANALYSIS PHASE

This chapter aims to identify, explore and prioritise development issues within the John Taolo Gaetsewe District Municipality. The following references documents were consulted in the development of Integrated Human Settlements Sector Plan for the District:

- Gamagara Municipality Reviewed SDF, 2021
- Gamagara Mining Corridor Study (SMEC), 2013
- Gamagara IDP, final review, 2023-2024
- Gamagara Integrated Housing Sector Plan, 2022 – 2027
- Ga-Segonyana Final SDF, 2019
- Galowe Feasibility Study
- Ga-Segonyana Water and Sanitation Master Plan, 2015
- Joe Morolong SDF, October 2017
- John Taolo Gaetsewe District Municipality, SDF, 2023
- John Taolo Gaetsewe District Municipality Draft IDP, 2025/2026
- Northern Cape Socio-Economic Features of Household and Population living in informal dwellings, 30 Dec 2013
- Northern Cape Provincial Growth and Development Strategy
- Northern Cape COGHSTA Annual Report, 2013
- Northern Cape COGHSTA Housing Project List 2019-2024
- Department of Health 2024
- Housing Code

The setting of local development priorities is also meant to be determined through a process that combines technical and participatory analyses. This is to be followed by prioritisation activities that combine technical, participatory as well as political inputs. There are therefore a number of stages where housing issues are explored as part of the analysis phase; and for development of this Integrated Human Settlements Sector Plan these stages were influenced and guided by an analysis of the environments in which the municipality operates. These environments are illustrated in the figure below and discussed in more detail in the sections following.

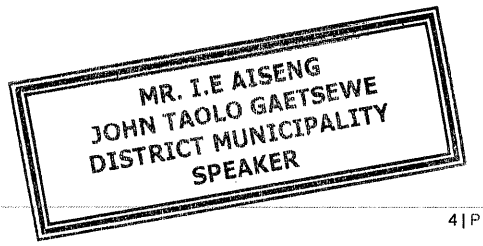
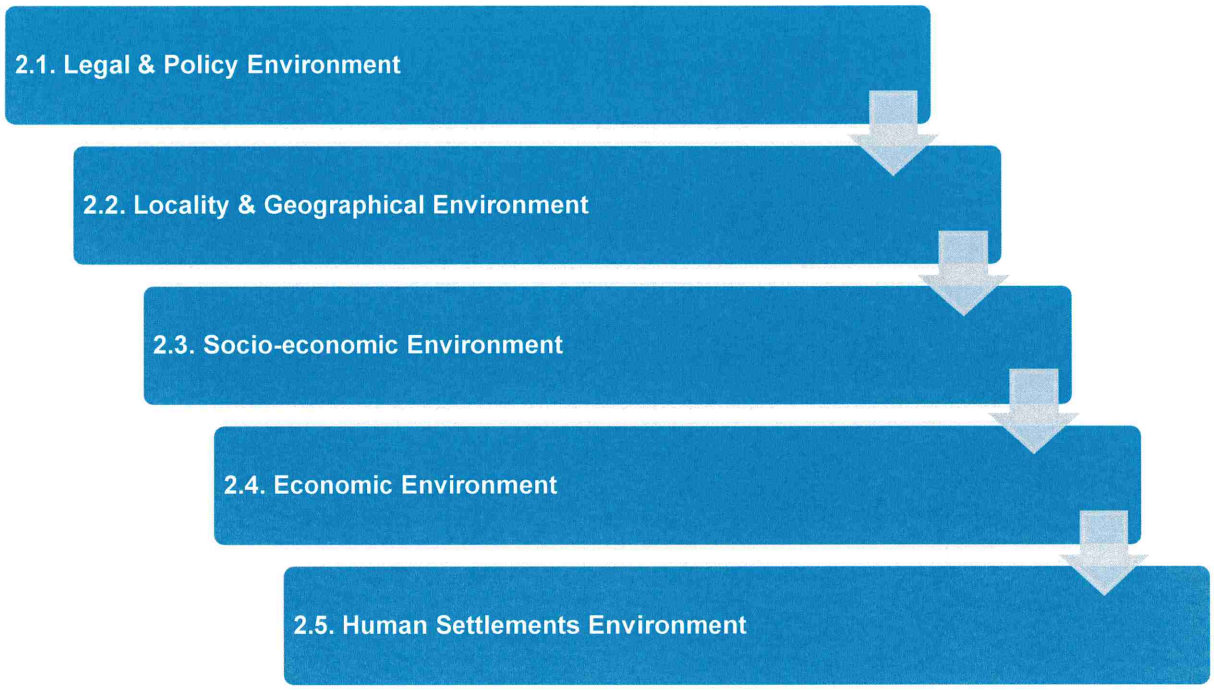


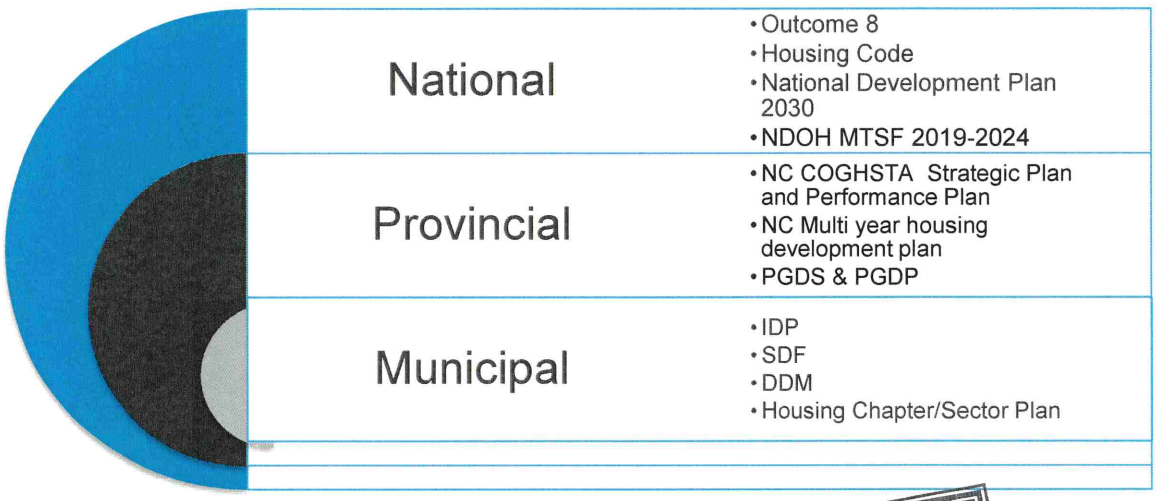
Figure 1: Environments of the Analysis Phase



2.1 LEGAL AND POLICY ENVIRONMENT

The compilation of an Integrated Human Settlements Sector Plan is guided by legislation, policy documents and other inter-governmental relations. The relevant Acts and housing subsidy allocation guidelines are discussed in this section, whilst the main development policy documents are discussed in Chapter 3: Human Settlements Strategy, since they inform the strategic direction that human settlements delivery should take. In summary, human settlements planning is directed by the following policy frameworks and strategic documents as indicated in the figure below:

Figure3: Policy Reference Framework



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2.2 LOCALITY AND GEOGRAPHICAL ENVIRONMENT

The John Taolo Gaetsewe District Municipality, formerly known as the Kgalagadi District, is situated in the northeastern quadrant of the Northern Cape Province and is bordered by:

- The Siyanda and Frances Baard District Municipalities to the south and west;
- The Northwest Province (Dr Ruth Segomotsi Mompati District Municipality) to the east and northeast; and
- Botswana to the northwest.

Administratively, the JTGDM comprises three Local Municipalities:

- The Gamagara Local Municipality.
- The Ga-Segonyana Local Municipality; and
- The Joe Morolong Local Municipality, which encapsulates the geographical area, covered by the former District Management Area and the former Moshaweng Local Municipality.

2.2.1 GAMAGARA MUNICIPALITY

The Gamagara Municipality serves an area of 2619 square kilometres, which is approximately 10% of the total John Taolo Gaetsewe District area, and is located in the north-eastern sector of the Northern Cape, on the N14 National Road between Upington and Vryburg. It is approximately 200km north-east of Upington and 280km north-west of Kimberley.

The Gamagara Local Municipality is a category B municipality, and the municipality is composed of four (4) towns which are Kathu, Sesheng, Olifantshoek and Dibeng. Dingleton has been relocated to Kathu due to mining activity that is planned by Sishen Iron OremMine. The municipality is classified as a small mining town. The municipal area consists of the following wards namely:

- WARD 1: Kathu
- WARD 2: Babatas, Dibeng, Bestwood and Rheitzhof plots
- WARD 3: Diepkloof, Skerpdraai and Olifanthoek Town
- WARD 4: Ditloung and Welgelee
- WARD 5: Sesheng and Mapoteng
- WARD 6: 1/3 Kathu, Siyathemba, Rooisand and Smartietown
- WARD 7: Dibeng Township
- WARD 8: Siyathemba

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Kathu, 'the town under the trees', came into being because of Iscor's iron ore mining activity in the Kalahari. Municipal status was allocated to the town of Kathu in July 1979. Kathu is connected by rail (Dingleton Station) via Kimberley, as well as by road to all the main centres namely Johannesburg, Bloemfontein, Windhoek and Cape Town, and has an airport with a tarmac runway. The municipality originally consisted of 2 towns, namely Sishen and Kathu.

Sishen is located to the west of Kathu and was initially planned as a high-density residential area for mine workers, without families of any social structure. It consists of group housing units that belong to the mine to the west, with small pockets of other houses to the west thereof. Due to pressure from labour unions and Government policy on hostels, group homes are to be changed to single flat units for employees of the mine. The larger residential housing component of Sesheng is located nearer to Kathu in the form of single residential houses (Ext. 5).

Dibeng is located approximately 28km northwest of Kathu alongside the R380 road in the Northern Cape Province. The settlement consists of two suburbs, namely Deben and Haakbosdraai. Dibeng started off as a small settlement on the banks of the Gamagara River, which provided water for the small town. The locations of the residential areas are characterized by the river in the centre of town and the rocky limestone outcrops directly east and west of the river. Dibeng consists entirely of single residential houses but can be split into a low-density area to the west and higher density houses to the east. Dibeng was given its name by the Tswana and means "first drinking place".

Dingleton developed in a linear form along the one side of the then main road between Upington and Kuruman. Dingleton was consisted of almost total of low density single residential houses. The town is surrounded by large mine activities and the resettlement of Dingleton residents is eminent due to expansions of mining activities in this direction. The town is currently left with few residents who are awaiting to move to Siyathemba were other residents are residing.

Olifantshoek is south-west of Kathu, south-west of Kuruman and north-east of Upington, with the amalgamation of municipalities in 2000 Olifantshoek Municipality became part of the Tsantsabane Local Municipality, until 2006 when it was amalgamated with the Gamagara Local Municipality. The town is a low/medium density residential area, but due to new developments which are underway it will in future become a high-density residential area.

Babatas is an area along the N14, it is a new settlement established through the land restitution programme. The area is yet to be proclaimed by the municipality and once that is process is completed formalisation processes of the settlement will be initiated.

The Gamagara Corridor "comprises the mining belt of the John Taolo Gaetsewe and Siyanda districts and runs from Lime Acres and Danielskuil to Hotazel in the north. The corridor focuses on the mining of iron and manganese" (NCPSDF 2012: 68).



2.2.2 GA-SEGONYANA MUNICIPALITY

The Ga-Segonyana Local Municipality is in the north-eastern part of the Northern Cape Province and forms part of the John Taolo Gaetsewe District Municipality (hereinafter JTGDM). Before March 2006, Ga-Segonyana Local Municipality was a cross-border municipality, straddling between the Northern Cape and Northwest Provinces. However, following the re-demarcation process both the Ga-Segonyana Local Municipality and the John Taolo Gaetsewe district are located within the Northern Cape Province.

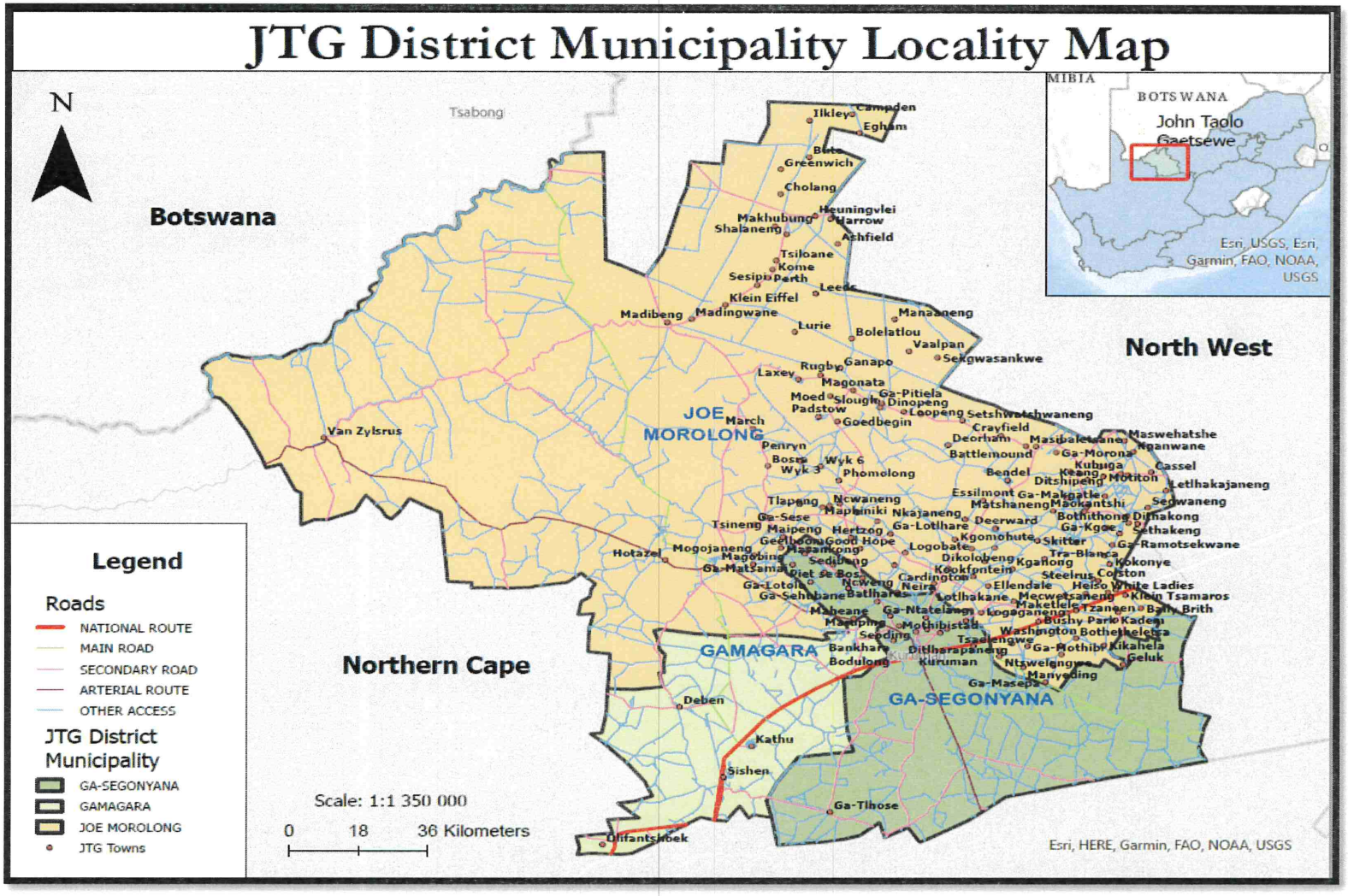
Ga-Segonyana Local Municipality was established in 2000 through the amalgamation of Kuruman and Mothibistad Municipalities. The municipality consists of 34 residential areas of which 20% is constituted of urban and peri-urban areas and 80% is rural areas. The municipality covers an area of 4 491km2. The CBD of the municipality is situated in Kuruman and residential areas of the municipality are within the 80km with the population estimated at 104 408 (Census, 2016). Waiting for Census 2022. 80% of the population stays in rural villages. There are 34 residential areas divided into fifteen wards, and the council consists of 15 ward councillors and 14 proportional representative (PR) councillors with its seat in Kuruman. All rural residential areas are administered by the Traditional Authorities. These areas do not obtain title deeds because they are not formalised. There are two Traditional Leaders (Chiefs) representing the Batlharo Ba-ga Motlhware and the Batlhaping Ba-ga Jantjie in the municipal council.

2.2.3 JOE MOROLONG MUNICIPALITY

Joe Morolong Local Municipality (JMLM) is a Category B municipality, and it is classified as one of the B4 municipalities in the province. The municipality was established on 6 December 2000, and it is named after Taolo Joseph Morolong who was born at Ditshipeng Village in 1927. JMLM is in the John Taolo Gaetsewe District in the Northern Cape Province, covering a land area of approximately 20,172km². JMLM has a total number of 183 villages classified into 15 wards. Each ward has its own ward Councillor who, together with the 14 PR Councillors, make up the JMLM Municipal Council. There are Tribal authorities in our municipal jurisdiction with eight (8) Paramount Chiefs. The JMLM is characterized by rural establishments that are mostly connected through gravel and dirt roads, and it is regarded as the poorest area in the district. According to the 2016 Community Survey of Statistics South Africa, there are about 84 201 people living in JMLM, with 20 707 households. There are 168 schools, 4 police stations, 24 clinics and 3 community health centres within the municipal jurisdiction. The primary economic sectors in JMLM are agriculture, mining and community services.

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Figure 4: JTGDM Locality Map



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2.3 SOCIO-ECONOMIC ENVIRONMENT

2.3.1 Demographic profile

An overview of the demographic situation in the municipality provides an understanding of the current number of people residing within the area and the population growth that may influence the housing situation.

The section below makes use of the following datasets:

- Statistics SA: Population Census 2011
- Statistics SA: Community Survey, 2016
- Statistics SA: Population Census 2022
- South African Regional Explore 2022 and 2023

2.3.2. Population

The population of the John Taolo Gaetsewe District Municipality accounts for 20.1% of the total population in the Northern Cape Province. It is the third largest population size after the Frances Baard and ZF Mgcawu Districts. This position has been consistent throughout the period between 2011, 2016 and 2022.

The JTGDM has had an increase of about 30 190; 242 264 in 2016 to 272 454 in 2022; indicating annual growth rate of about 1.87%. The increase of the population in the district is evident in the local municipalities of Ga-Segonyana (12,5%) and Joe Morolong (48,9%). According to StatsSA (2022), there has been a major decline of about 44.9% in the population of Gamagara Local Municipality in the 6-year period between 2016 and 2022; this is mainly due to the out-migration from the municipality to the Ga-Segonyana and Joe Morolong Local Municipalities, however the JTG District and Gamagara Municipalities are of a believe that the 2022 StatsSA is unreal and both municipality are still challenging the results as their believe that the population of Gamagara is increasing everyday.

The Gamagara Local Municipality decreased, in terms of population, with an average annual growth rate of -3.31%, the Ga-Segonyana Local Municipality had the second highest growth in terms of its population, with an average annual growth rate of 2.20%. The Joe Morolong Local Municipality had the highest average annual growth rate of 3.27% relative to the other within the John Taolo Gaetsewe District Municipality (StatsSA 2022).



Table 8: Total Population - Local Municipalities of JTG District Municipality, 2011, 2016 and 2022

	2011	2016	2022	Average Annual growth
John Taolo Gaetsewe	224 799	242 264	272 454	1.87%
Gamagara	41 617	53 656	29 580	-3.31%
Ga-Segonyana	93 651	104 408	117 454	2.20%
Joe Morolong	89 530	84 201	125 420	3.27%

Source: StatsSA 2022

However, the South African Regional Explorer statistics (2022), indicated the increase in the Ga-Segonyana and Gamagara local municipalities as it has been the trend since 2011 StatsSA report. The report indicates an increase of about 14857; 242 264 in 2016 to 257 121 in 2022; with an annual growth rate of about 1.92%. The increase of the population in Ga-Segonyana (12.6%), Gamagara (12.3%) and about 3.2% in the population of Joe Morolong Local Municipality in the 10-year period between 2016 and 2022 (South African Regional Explorer, 2022).

Table 9: Comparison of total Population - Local Municipalities of JTG District Municipality, 2012, 2017 AND 2022

	2012	2017	2022	Average Annual growth
Joe Morolong	80,400	80,200	82,800	***0.29%***
Ga-Segonyana	89,200	103,000	116,000	***2.65%***
Gamagara	42,900	52,100	58,500	***3.16%***
John Taolo Gaetsewe	212,512	235,587	257,121	***1.92%***

Source: South African Regional Explorer, 2022

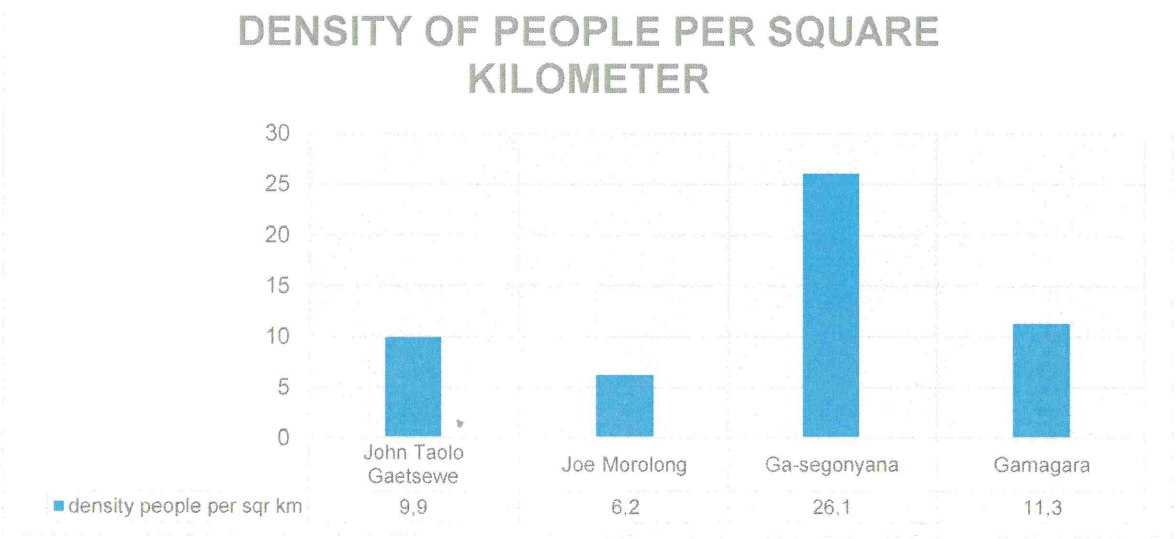
Gamagara Local Municipality increased the most, in terms of population, with an average annual growth rate of 3.16%, while Ga-Segonyana Local Municipality had the second highest growth in terms of its population, with an average annual growth rate of 2.65%. The Joe Morolong Local Municipality had the lowest average annual growth rate of 0.29% relative to the other within the John Taolo Gaetsewe District Municipality (South African Regional Explorer, 2022).

The increase in population growth is attributed to in-migration and high fertility rate. It is clear that the trend in the district municipal area is towards a growing population. This is largely attributable to the mining activities around the district area.

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In 2022, with an average of 9.9 people per Km², John Taolo Gaetsewe District Municipality had a higher population density than Northern Cape which is 3 people per Km².

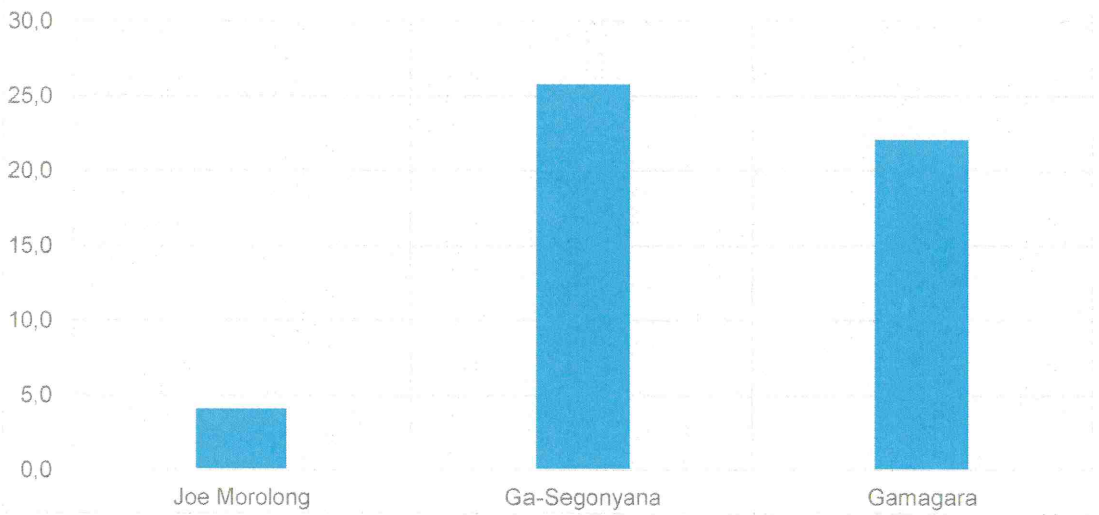
Figure 4 Population Density - Local Municipalities and the Rest of John Taolo Gaetsewe District Municipality, 2022 [number of people per KM²].



Source: StatsSA, 2022

In 2022, with an average of 9.4 people per square kilometre, John Taolo Gaetsewe District Municipality had a higher population density than Northern Cape (3 people per Km²).

Figure 5: comparison of Population Density - Local Municipalities and the Rest of John Taolo Gaetsewe District Municipality, 2022 [number of people per KM2]



Source: South Africa Regional Explorer v2404 (2022).

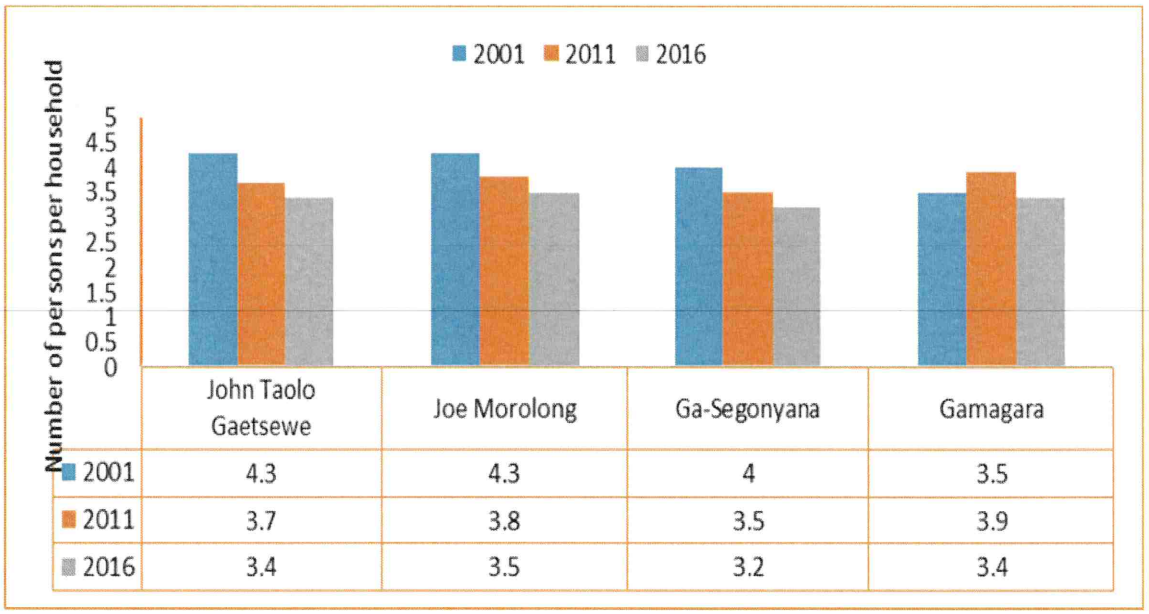
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In terms of the population density for each of the regions within the John Taolo Gaetsewe District Municipality, Ga-Segonyana Local Municipality has the highest density, with 25.8 people per square kilometre. The lowest population density can be observed in the Joe Morolong Local Municipality with a total of 4.1 people per square kilometre (South African Regional Explorer 2022).

2.3. Household sizes

The household sizes decreased from 2011 to 2016 in all local municipalities within the district. A huge decrease is experienced in Gamagara LM from 3.9 in 2011 to 3.4 in 2016, this may be due to the high number of rental accommodation status which includes the in-migration (within the district) and out-migration (from outside the district) arising from work opportunities in Gamagara LM. The low decrease in Joe Morolong LM and Ga-Segonyana LM is as a result of the increase in the number of households and high dependency due to level of poverty within the areas, especially in Joe Morolong LM where a high number of outmigration is experienced.

Figure 5 Household size within JTG District Municipality



	John Taolo Gaetsewe	Joe Morolong	Ga-Segonyana	Gamagara
2001	4.3	4.3	4	3.5
2011	3.7	3.8	3.5	3.9
2016	3.4	3.5	3.2	3.4

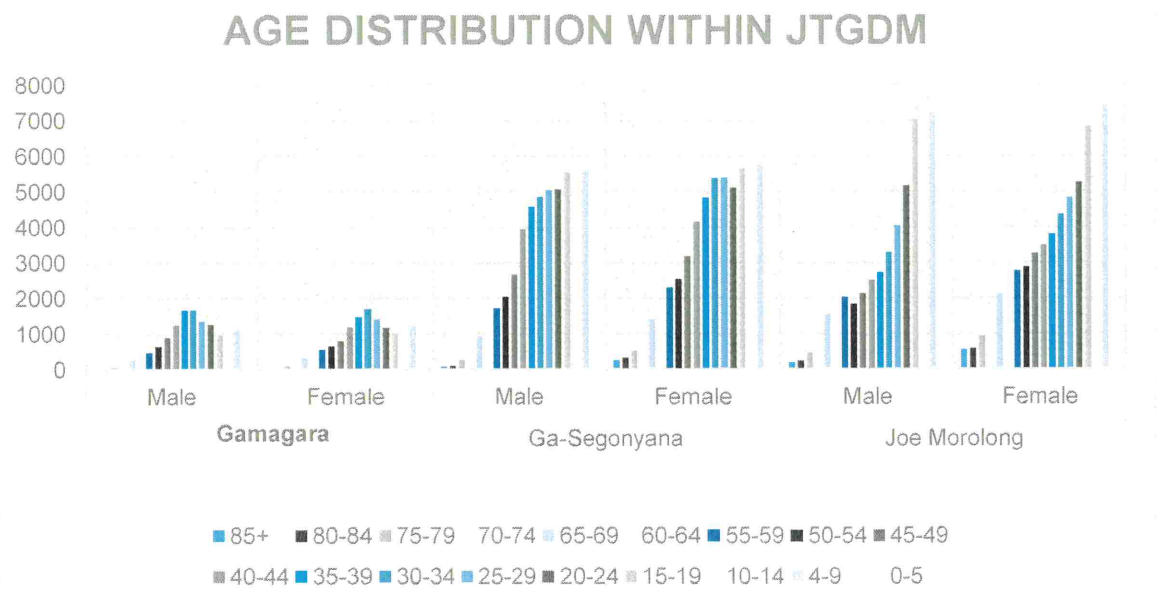
Source: StatsSA 2011 & 2016

2.4. Age Profile

The age profile of the JTGDM is as follows: 0 - 14 years: 31.4%; 15 - 64 years: 62.9%; and older than 65: 5.7%. It is not that different from the national profile on Census 2016 (i.e. 0 - 14 years: 31.92%; 15 - 64 years: 63.2%; and older than 65: 4.76%). The figure below shows a generally youthful population between the age segment 15 – 34 of 93 487 people i.e. 34.3% (StatsSA, 2022).

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Figure 6: Age distribution within JTG District Municipality



Source: StatsSA 2016

2.5. Gender Profile

The gender split in the JTGDM is 47.4% male and 52.6% female. There are generally more females than males in all municipalities with the exception of Gamagara; where there are more males than females, mainly because of the presence of job opportunities that attract men from other areas outside the district (StatsSA 2022).

Table 11 : Gender Ratio

	John Taolo Gaetsewe	Joe Morolong	Ga-Segonyana	Gamagara
Male	129166	58039	56318	14809
Female	143288	67381	61136	14771
Total population	**272 454**	**125 420**	**117 454**	**29 580**

Source: StatsSA 2022

The gender split in the JTGDM is 48.1% male and 51.9% female. There are generally more females than males in all municipalities with the exception of Gamagara; where there are more males than females, mainly because of the presence of job opportunities that attract men from other areas outside the district (South African Regional Explorer, 2022).

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Table 12: Comparison Population by gender - John Taolo Gaetsewe, 2022

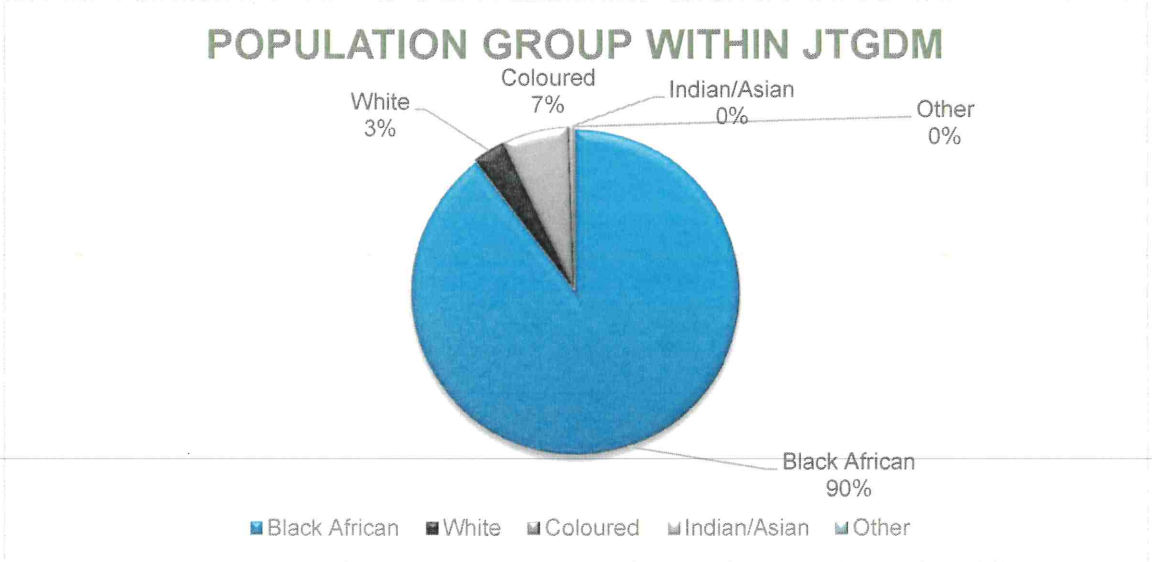
Municipality	Male	Female	Total
John Taolo Gaetsewe District Municipality	123, 796	133, 796	257, 121

Source: South African Regional Explorer (2022)

2.6. Racial Distribution

According to StatsSA 2022 the racial profile of the JTGDM is as follows: Black/African: 90%; Coloured: 7%; Asian and Indian: 0%; White: 3%; other: 0% (StatsSA 2022).

Figure 12: Population group within JTGDM:

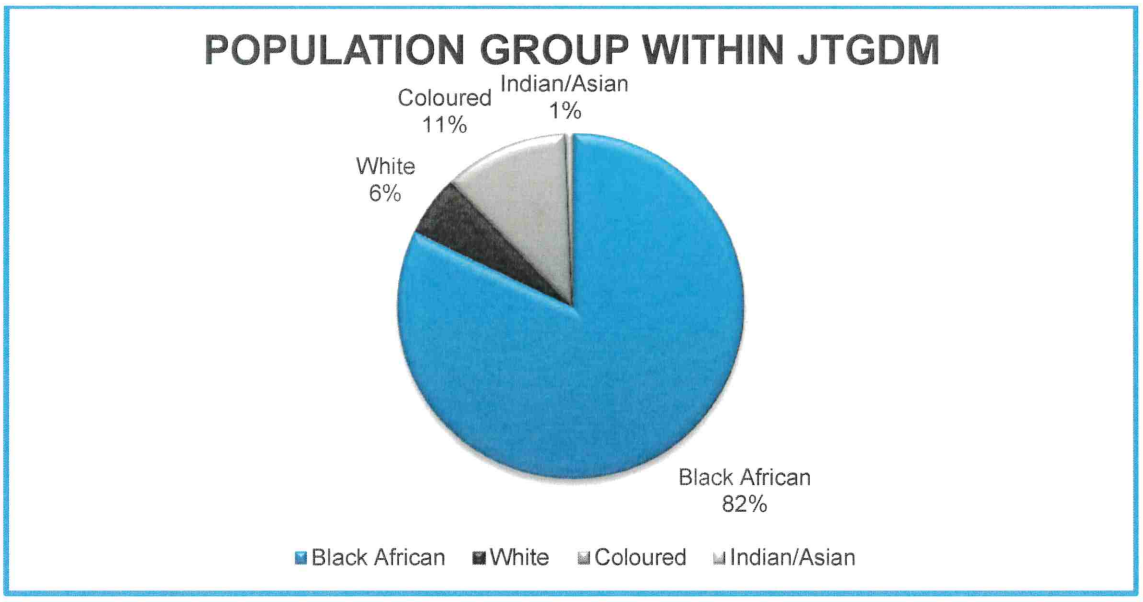


Source: StatsSA 2022

According to South African Regional Explorer (2022), the racial profile of the JTGDM is as follows: Black/African: 82%; Coloured: 11%; Asian and Indian: 1%; White: 6% (According to South African Regional Explorer, 2022).

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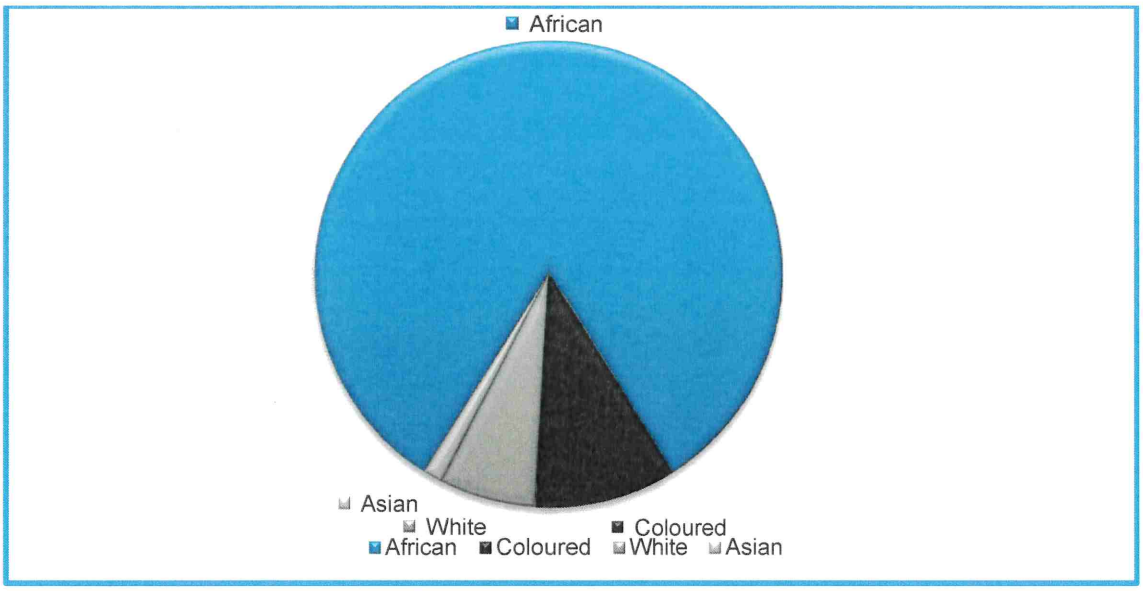
Figure 7: comparison of Population group within JTGDM



Source: South African Regional Explorer, 2022

The growth in the number of African headed households was on average 2.84% per annum between 2012 and 2022, which translates in the number of households increasing by 14 300 in the period. Although the Asian population group is not the biggest in size, it was however the fastest growing population group between 2012 and 2022 at 9.44%. The average annual growth rate in the number of households for all the other population groups has increased with 2.57% (South African Regional Explorer, 2022).

Figure 8: Number of households by Population group within JTGDM, 2022



Source: South African Regional Explorer 2022

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Table 13: Population by population group, gender and age - John Taolo Gaetsewe, 2022

	African		White		Coloured		Asian	
Age	Female	Male	Female	Male	Female	Male	Female	Male
00-04	11,900	12,700	621	589	1,400	1,420	68	44
05-09	12,900	12,600	469	541	1,310	1,170	33	45
10-14	11,900	11,600	388	370	1,170	1,290	33	40
15-19	9,950	9,540	331	329	1,220	1,180	12	35
20-24	7,460	6,850	515	511	1,310	1,530	36	102
25-29	8,320	7,640	606	671	1,640	1,800	59	180
30-34	9,210	7,510	670	647	1,540	1,660	38	271
35-39	9,120	7,630	567	656	1,130	1,220	21	201
40-44	6,500	5,470	398	582	789	967	44	133
45-49	5,190	4,430	434	478	649	713	28	56
50-54	4,080	3,960	410	451	706	691	6	20
55-59	3,940	3,500	398	372	520	490	18	20
60-64	3,530	2,650	328	357	405	355	4	12
65-69	2,780	1,880	330	247	346	196	6	12
70-74	1,800	1,180	261	208	202	119	0	5
75+	2,260	1,220	677	320	267	167	2	4
Total	111,000	100,000	7,400	7,330	14,600	15,000	408	1,180

Source: South African Explorer, 2022

In 2022, the John Taolo Gaetsewe District Municipality's population consisted of 82.16% African (211 000), 5.73% White (14 700), 11.50% Coloured (29 600) and 0.62% Asian (1 590) people. The largest share of population is within the babies and kids (0-14 years) age category with a total number of 84 600 or 32.9% of the total population. The age category with the second largest number of people is the young working age (25-44 years) age category with a total share of 30.3%, followed by the teenagers and youth (15-24 years) age category with 40 900 people. The age category with the least number of people is the retired / old age (65 years and older) age category with only 14 500 people, as reflected in the population pyramids below (South African Regional Explorer, 2022).

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2.7. EDUCATION

Education, together with many features outlined, is a measure of quality of life. Education levels affect financial literacy and knowledge about how housing schemes, markets, policy and tenure works. The adult education levels (individuals 20 years and older) of the John Taolo Gaetsewe District Municipality is depicted below:

Table 13: District Adult Education Levels, 2011

	Northern Cape	John Taolo Gaetsewe	Joe Morolong	Ga-Segonyana	Gamagara
No schooling	175 584	42 628	18 569	16 320	7 739
Grade 0	43 087	10 508	4 455	4 758	1 296
Grade 1/Sub A/Class 1	30 584	7 323	3 880	2 576	867
Grade 2/Sub B/Class 2	25 270	6 046	2 769	2 537	740
Grade 3/Standard 1/ABET 1	44 975	11 165	5 057	4 468	1 640
Grade 4/Standard 2	46 382	10 886	4 988	4 214	1 685
Grade 5/Standard 3/ABET 2	47 613	9 996	4 546	3 533	1 917
Grade 6/Standard 4	59 918	11 604	4 571	4 580	2 453
Grade 7/Standard 5/ABET 3	66 386	11 966	4 542	4 917	2 507
Grade 8/Standard 6/Form 1	84 813	13 606	5 055	5 927	2 624
Grade 9/Standard 7/Form 2/ABET 4/Occupational certificate NQF Level 1	84 188	15 446	5 067	6 817	3 562
Grade 10/Standard 8/Form 3/Occupational certificate NQF Level 2	109 531	19 191	5 501	8 575	5 115
Grade 11/Standard 9/Form 4/NCV Level 3/ Occupational certificate NQF Level 3	83 298	18 533	4 909	9 661	3 964
Grade 12/Standard 10/Form 5/Matric/NCV Level 4/ Occupational certificate NQF Level 3	212 153	36 578	6 802	18 144	11 631
NTC I/N1	663	279	12	88	179
NTCII/N2	1 569	576	98	153	325
NTCIII/N3	2 098	695	124	210	360

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N4/NTC 4/Occupational certificate NQF Level 5	3 173	1 112	130	444	538
N5/NTC 5/Occupational certificate NQF Level 5	2 244	851	82	285	484
N6/NTC 6/Occupational certificate NQF Level 5	3 707	1 283	263	418	602
Certificate with less than Grade 12/Std 10	499	79	-	36	43
Diploma with less than Grade 12/Std 10	1 301	310	20	132	157
Higher/National/Advanced Certificate with Grade 12/Occupational certificate NQF	5 007	727	207	199	322
Diploma with Grade 12/Std 10/Occupational certificate NQF Level 6	13 728	1 899	262	1 046	590
Higher Diploma/Occupational certificate NQF Level 7	5 120	979	272	234	474
Post-Higher Diploma (Master's	2 578	439	129	201	109
Bachelor's degree/Occupational certificate NQF Level 7	10 910	1 297	215	789	293
Honours degree/Post-graduate diploma/Occupational certificate NQF Level 8	5 091	795	96	459	240
Master's/Professional Master's at NQF Level 9 degree	1 318	210	80	63	66
PHD (Doctoral degree/Professional doctoral degree at NQF Level 10)	505	113	10	29	74
Other	3 988	1 127	147	618	363
Do not know	14 582	3 722	1 149	1 878	696
Unspecified	1 917	296	193	103	-

Stats SA 2022.

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Approximately 14% of the adults in the John Taolo Gaetsewe District have no form of schooling or education. 20% of the adults finished matric (grade 12 or standard 10) and 8% obtained a higher education.

The table below is a comparison, national, provincial and district of the highest educational levels for citizens above the age of 15:

Table 14: Highest level of education: age 15+

	John Taolo Gaetsewe	Northern Cape	National Total	John Taolo Gaetsewe as % of province	John Taolo Gaetsewe as % of national
No schooling	9,350	44,500	1,420,000	21.0%	0.66%
Grade 0-2	2,370	13,000	415,000	18.2%	0.57%
Grade 3-6	13,400	75,700	2,510,000	17.7%	0.53%
Grade 7-9	21,400	164,000	5,790,000	13.0%	0.37%
Grade 10-11	39,000	210,000	9,890,000	18.6%	0.39%
Certificate / diploma without matric	331	2,280	140,000	14.5%	0.24%
Matric only	44,100	254,000	13,400,000	17.4%	0.33%
Matric certificate / diploma	12,000	53,200	2,690,000	22.6%	0.45%
Matric Bachelors degree	3,380	22,100	1,790,000	15.3%	0.19%
Matric Postgrad degree	1,820	10,300	909,000	17.6%	0.20%

Source: IHS Markit Regional Explorer, 2022

The number of people without any schooling in John Taolo Gaetsewe District Municipality accounts for 21.03% of the number of people without schooling in the province and a total share of 0.66% of the national. In 2022, the number of people in John Taolo Gaetsewe District Municipality with a matric only was 44,100 which is a share of 17.39% of the province's total number of people that has obtained a matric. The number of people with a matric and a Postgrad degree constitutes 15.26% of the province and 0.19% of the nation.EMPLOYMENT STATUS

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The labour force of a country consists of everyone of working age (above a certain age and below retirement) that are participating as workers, i.e. people who are actively employed or seeking employment. This is also called the economically active population (EAP). People not included are students, retired people, stay-at-home parents, people in prisons or similar institutions, people employed in jobs or professions with unreported income, as well as discouraged workers who cannot find work.

Table 15 :Employment Profile in the JTGDM

Area	Employed	Unemployed	Discouraged Work-seeker	Other not economi-cally active	Age less than 15 years	N/A	Total
Northern Cape	282791	106723	39913	306291	-	410143	1145861
DC45: John Taolo Gaetsewe	43825	18518	10967	64361	-	87127	224799
NC451: Joe Morolong	7828	4912	6200	29569	-	41022	89530
NC452: Ga-Segonyana	19940	10154	3895	25238	-	34426	93651
NC453: Gamagara	16058	3453	873	9553	-	11680	41617

Source: StatsSA 2011

Definition: The economically active population (EAP) is defined as the number of people (between the age of 15 and 65) who are able and willing to work, and who are actively looking for work. It includes both employed and unemployed people. People, who recently have not taken any active steps to find employment, are not included in the measure. These people may (or may not) consider themselves unemployed. Regardless, they are counted as discouraged work seekers, and thus form part of the non-economically active population.

Total 16: employment, 2012-2022

	John Taolo Gaetsewe	Northern Cape	National Total
2012	40,600	285,000	14,000,000
2013	40,700	297,000	14,400,000
2014	44,100	308,000	15,000,000
2015	46,900	312,000	15,500,000
2016	46,400	313,000	15,800,000
2017	47,200	318,000	16,000,000
2018	47,600	326,000	16,200,000

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2019	47,600	331,000	16,200,000
2020	43,400	317,000	15,400,000
2021	38,500	307,000	14,800,000
2022	41,300	324,000	15,300,000
Average Annual growth			
2012-2022	***0.18%***	***1.28%***	***0.88%***

Source: IHS Markit Regional Explorer, 2022

In 2022, John Taolo Gaetsewe employed 41 300 people which is 12.77% of the total employment in Northern Cape Province (324 000), 0.27% of total employment in South Africa (15.3 million). Employment within John Taolo Gaetsewe increased annually at an average rate of 0.18% from 2012 to 2022.

Table 17: Working Age Population in John Taolo Gaetsewe, Northern Cape and National Total, 2011 and 2021

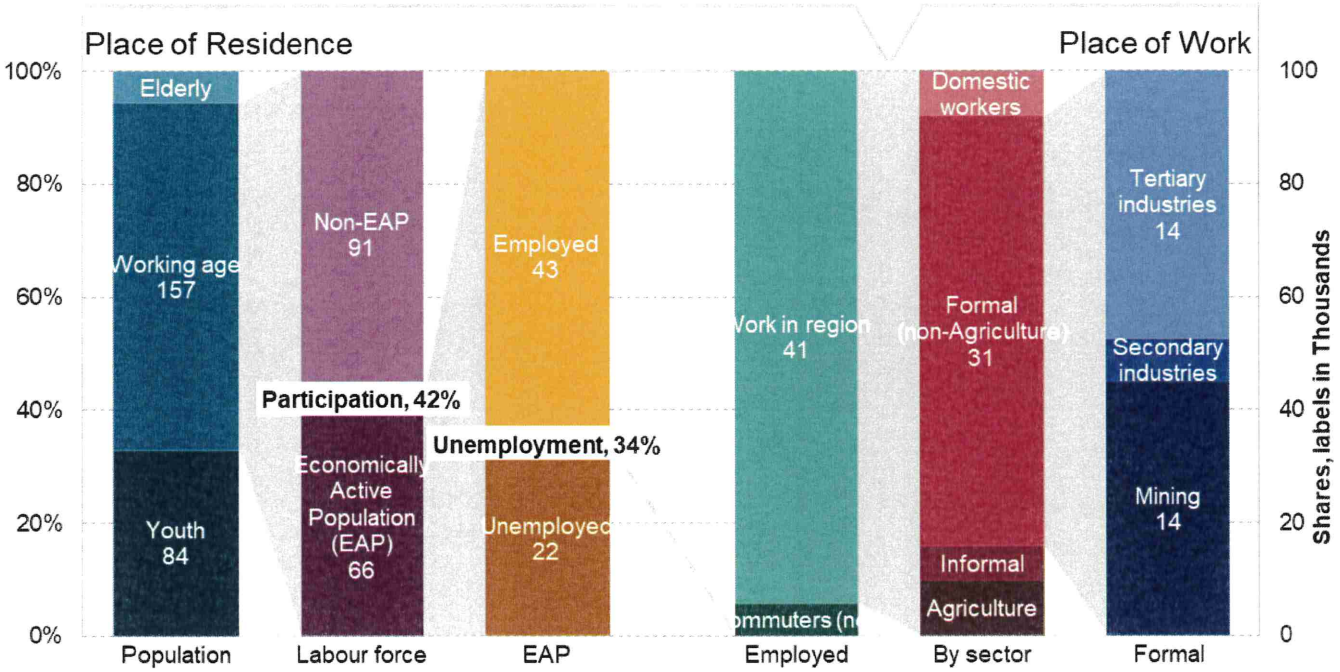
	John Taolo Gaetsewe		Northern Cape		National Total	
	2012	2022	2012	2022	2012	2022
15-19	21,300	22,600	110,000	113,000	5,010,000	5,100,000
20-24	19,700	18,300	110,000	103,000	5,410,000	4,580,000
25-29	19,500	20,900	105,000	111,000	5,220,000	5,210,000
30-34	15,900	21,600	87,400	110,000	4,220,000	5,600,000
35-39	12,500	20,500	72,000	105,000	3,470,000	5,220,000
40-44	9,840	14,900	63,600	86,500	2,950,000	4,060,000
45-49	8,920	12,000	58,400	70,000	2,590,000	3,240,000
50-54	8,470	10,300	52,500	60,500	2,240,000	2,710,000
55-59	7,380	9,260	44,700	54,500	1,850,000	2,340,000
60-64	5,560	7,640	36,200	47,800	1,490,000	1,970,000
Total	**129,000**	**158,000**	**740,000**	**862,000**	**34,500,000**	**40,000,000**

Source: IHS Markit Regional Explorer, 2022

The working age population in John Taolo Gaetsewe in 2022 was 158 000, increasing at an average annual rate of 2.04% since 2012. For the same period the working age population for Northern Cape Province increased at 1.55% annually, while that of South Africa increased at 1.51% annually.



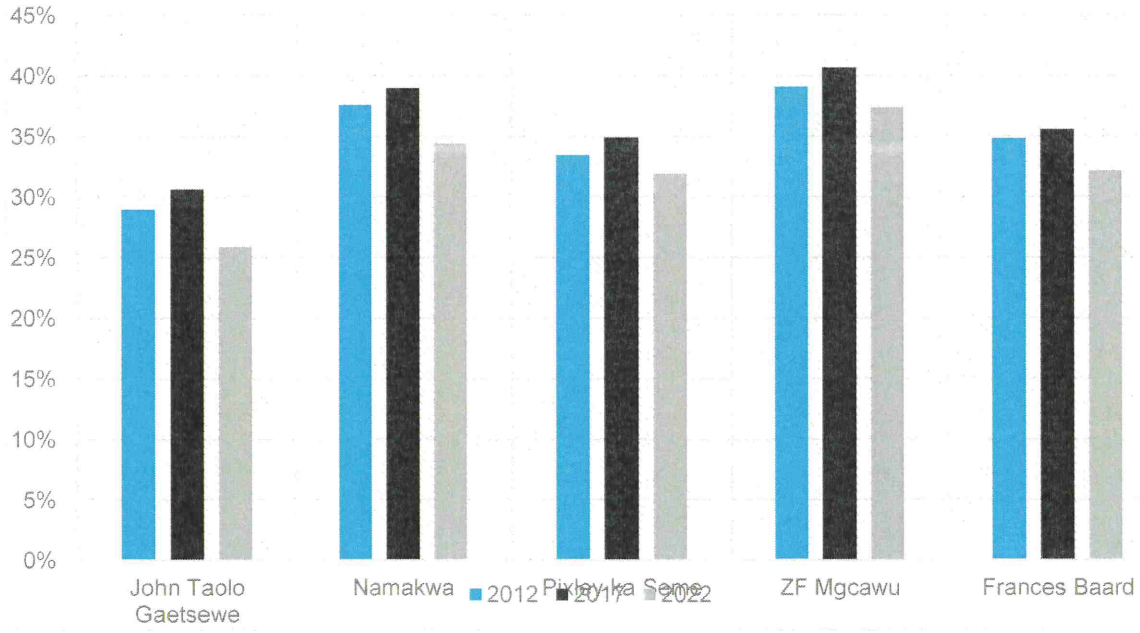
Figure 9: Place of residence and Place of work



Source: IHS Markit Regional Explorer, 2022

The graph above combines all the facets of the labour force in the John Taolo Gaetsewe District Municipality into one compact view. The chart is divided into "place of residence" on the left, which is measured from the population side, and "place of work" on the right, which is measured from the business side.

***Figure* 10: EAP AS % of Total Population - John Taolo Gaetsewe V/S Northern Cape, 2011, 2016, 2022**



Source: IHS Markit Regional Explorer, 2022

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In 2012, 29.0% of the total population in John Taolo Gaetsewe District Municipality were classified as economically active which decreased to 25.9% in 2022. Compared to the other regions in Northern Cape Province, ZF Mgcawu District Municipality had the highest EAP as a percentage of the total population within its own region relative to the other regions. On the other hand, John Taolo Gaetsewe District Municipality had the lowest EAP with 25.9% people classified as economically active population in 2022.

2.8. INCOME LEVELS

Almost 41% District population receives no monthly income, and around 24% earn less than R400 a month. These figures indicate the poor economic condition of the District. Of all the LMs, Gamagara is in better position. In this municipality, approximately 32% people receives no income as compared to 42% in Joe Morolong and 44% in Ga-Segonyana.

Table 18: Employment Profile in the JTGDM

Category	Northern Cape	John Taolo Gaetsewe	Joe Morolong	Ga-Segonyana	Gamagara
No income	446759	91618	37428	40856	13334
R 1 - R 400	211687	54726	30237	21626	2863
R 401 - R 800	39314	6435	2702	2557	1177
R 801 - R 1 600	181198	24659	11228	9561	3870
R 1 601 - R 3 200	61469	9429	1411	4345	3673
R 3 201 - R 6 400	44516	7624	1097	3873	2654
R 6 401 - R 12 800	40617	7395	1215	3612	2569
R 12 801 - R 25 600	24971	4438	772	1903	1763
R 25 601 - R 51 200	7085	1468	202	510	756
R 51 201 - R 102 400	1688	266	35	93	138
R 102 401 - R 204 800	984	135	23	52	60
R 204 801 or more	703	89	14	38	36
Unspecified	66693	13160	2540	3708	6912
Not applicable	18178	3356	625	917	1814
Total	1145861	224799	89530	93651	41617

Source: StatsSA 2011

In 2021 the Trade sector recorded the highest number of informally employed, with a total of 727 employees or 34.76% of the total informal employment. This can be expected as the barriers to enter the Trade sector in terms of capital and skills required is less than with most of the other sectors. The Transport sector has the lowest informal employment with 140 and only contributes 6.68% to total informal employment.



Table 20 Formal and Informal Employment by Broad Economic Sector - John Taolo Gaetsewe District Municipality, 2021

	Formal employment	Informal employment
Agriculture	4,000	N/A
Mining	14,100	N/A
Manufacturing	1,080	238
Electricity	120	N/A
Construction	1,170	250
Trade	4,360	960
Transport	607	198
Finance	2,040	239
Community services	7,910	652
Households	3,360	N/A

Source: IHS Markit Regional Explorer, 2022

The informal sector is vital for the areas with very high unemployment and very low labour participation rates. Unemployed people see participating in the informal sector as a survival strategy. The most desirable situation would be to get a stable formal job. But because the formal economy is not growing fast enough to generate adequate jobs, the informal sector is used as a survival mechanism.

2.9. MIGRATION

An understanding of where demand originates from, and from whom can inform decisions regarding the types, tenure and location of homes needed as well as decisions on spending and prioritisation. Households have preferences with regards to choose of settlement, as well as tenure aspirations that should be respected. Urbanisation and a rapid increase in population affect future trends that guide planning and the setting of priorities.

Urban migration occurs for a number of reasons and there are pushing and pulling forces. Below are the pushing and pulling factors in JTG DM

Typical pulling forces can be:

- Job opportunities
- Better living conditions
- Political and / or religious freedom
- Education
- Security
- Family links

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- Industry

Typical pushing forces can be:

- Job opportunities;
- Opportunities (economic, social and physical);
- Education;
- Access to basic engineering services;
- Environmental degradation;
- Political;
- Medical care / health;
- Poor housing.

The people of the Northern Cape are relatively immobile and tend to stay in the same place for their lifetime. In 2011, 83.2% of the Northern Cape's population had been there at least since 2001 or born later and not moved.

The portion of the districts population that has been living in the same place since 2001 (both born before and after 2001) totals 79%, while 19% (both born before and after 2001) have not been living in the same place since 2001.

Figure 11: Population living in the same place since October 2001

Living in this place since 2001	Number of Individuals	Percentage of Total
Yes	130,514	58%
No	37,971	17%
Born after October 2001 but never moved	47,961	21%
Born after October 2001 and moved	4,987	2%
Not Applicable	3,366	1%
Total	**224,799**	**100%**

2.10. HEALTH

2.10.1. Health facilities within the JTGDM

According to StatsSA (General Household survey, 2021), 13% of the Northern Cape population has medical aid and the remaining 87% rely on public health care services (Department of Health 2024). This 87% population rely on the public health care. The table below presents the list of CHC facilities per district. There are two government hospitals in the district, i.e., Tshwaragano Hospital (Batlharos) and Kuruman Hospital. The department reported to have 12 health care facilities in the Ga-Segonyana municipal area; Joe Morolong has 28 health care facilities and Gamagara has 6, refer to table

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Table 20: Health care facilities in the district

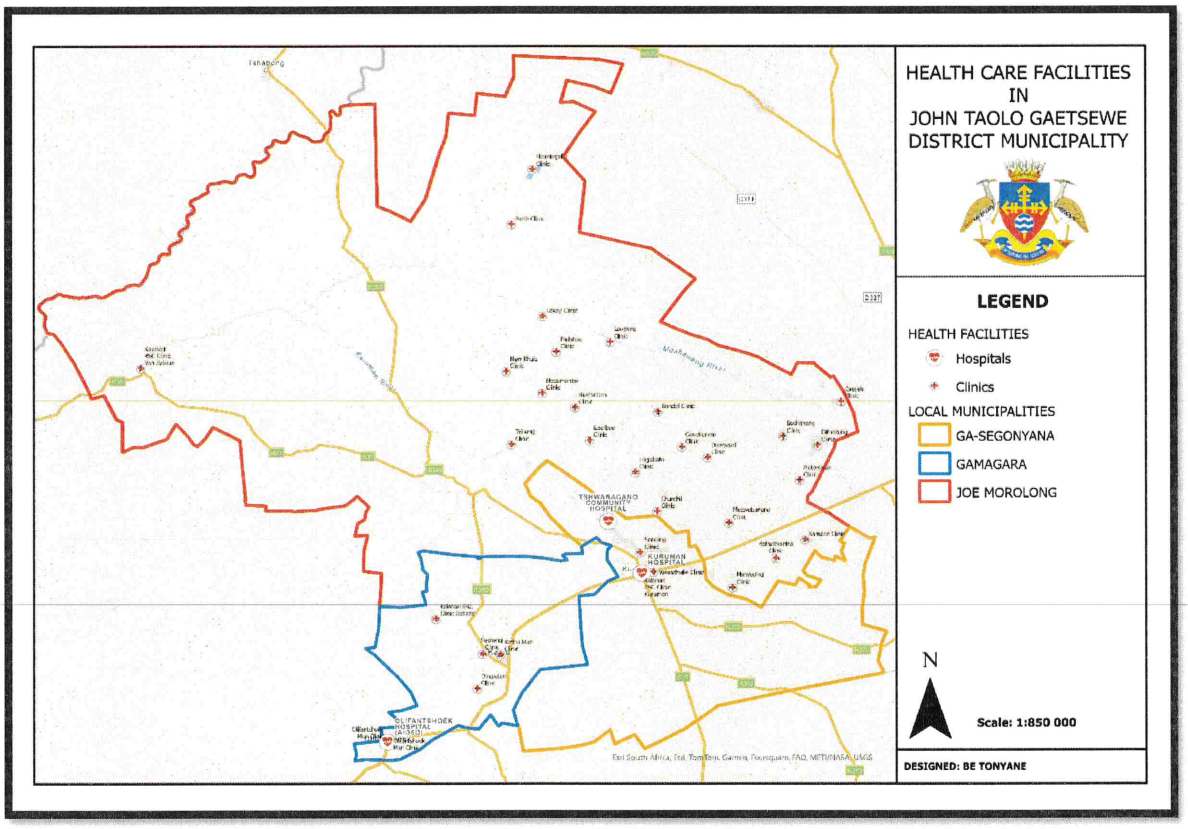
SUB-DISTRICT	HEALTH AREA	FACILITY NAME
Ga-Segonyana	**Ga-Segonyana**	Kagung PHC
		Tshwaragano Hospital
		Kagisho CHC
		Wrenchville PHC
		Batho Pele Mobile
		Maruping PHC
		Gateway PHC
		Seoding PHC
		Keolopile Olepeng PHC
		Kuruman PHC
		Bankhara Bodulong PHC
		Kuruman Hospital
Joe Morolong	**Kamden**	**Kamden CHC**
		Dithakong PHC
		Manyeding PHC
		Churchhill PHC
		Deerward PHC
		Mecwetsaneng PHC
		Gasehunelo PHC
		Bothetheletsa PHC
		Pieterham PHC
		Logobate PHC
	Cassel	**Cassel CHC**
		Bothithong PHC
		Bendel PHC
		Ditshipeng PHC
		Glenred PHC
		Heuningvlei PHC
		Perth PHC
		Mosalashuping PHC
		GW Maroro PHC
	Loopeng	**Loopeng CHC**
		Gadiboe PHC
		Tsineng PHC
		Laxey PHC
		Van Zylrus PHC
		Metsimantsi PHC
		Penryn PHC
		Padstow PHC
		Rusfontein PHC
		Dingleton PHC

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Gamagara	**Gamagara**	Jan Witbooi PHC
		Kathu PHC
		Katrina Koikoi PHC
		Olifanshoek CHC
		Pako Seboko PHC

Source: Department of Health, 2024

Map 1 : Distribution of Health Facilities in the district



Source: Department of Health, 2024

2.10.2. HIV / AIDS

HIV/AIDS has been recognised as one of the most pressing issues for both international and national development. Shortly after the pandemic reached its peak in 1999, world leaders came together to begin to halt and reverse the pandemic by the year 2015 in order to reach the Millennium Development Goals, particularly Goal 6 which sets out the initiative on the fight against HIV/AIDS. According to United Nations AIDS (UNAIDS) the efforts of eradicating HIV/AIDS have seen the number of new infections decrease by 19% over the past few years. However, the epicentre of HIV/AIDS is still felt the greatest in Sub-Saharan countries particularly South Africa.[3]

[3] United Nations: Aids Program (UNAIDS)

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Since 1990, the South African Department of Health has undertaken a series of annual unlinked and anonymous HIV Surveys amongst women attending antenatal clinics (ANCs) of the Public Health Service. The prevalence in Northern Cape has remained static.

The estimated overall HIV prevalence rate in South Africa is approximately 10%. The total number of people living with HIV is estimated at approximately 5,26 million in 2013. For adults aged 15–49 years, an estimated 15,9% of the population is HIV positive.

Table 21: Overview of HIV prevalence 2011

Indicator	John Taolo Gaetsewe DM	DM contributor to the NC
Antenatal clients tested for HIV	76%	26%
Antenatal client's HIV 1st test positive	14%	35%
Estimated number of infants born to HIV positive women	61%	22%
HIV positive infants (tested at 6 weeks)	4%	18%
HIV pre-test counselled (excluding antenatal)	94%	16%

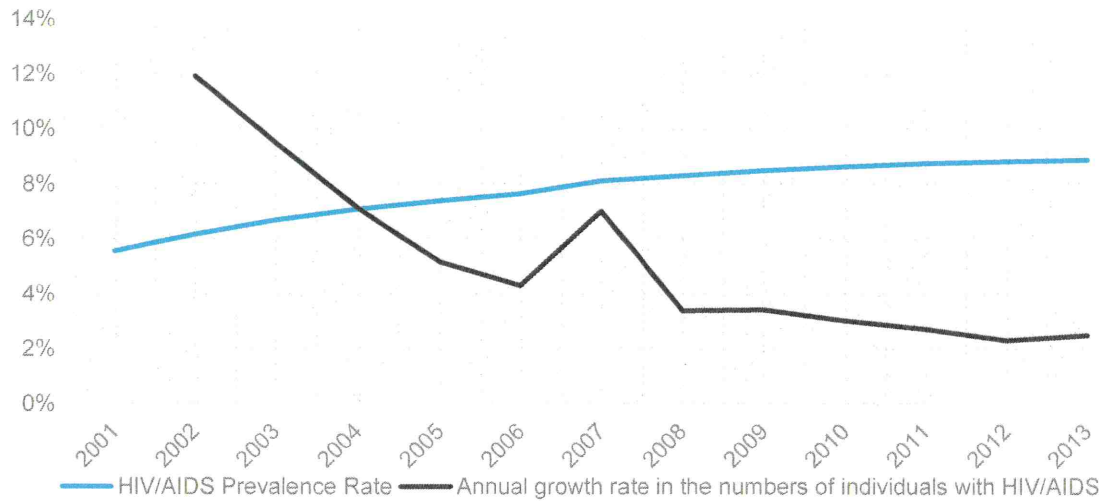
Source: Department of Health, 2024

From the table above it is revealed that approximately 76% of pregnant mothers were tested for HIV within John Taolo Gaetsewe District Municipality in 2011, of which only 14% were tested positive. An estimated 61% of infants are born to HIV positive women in John Taolo Gaetsewe District Municipality of which only 4% of babies are tested for HIV at 6 weeks of age. The table further indicate that 94% of individuals who underwent HIV tests within the district, decided to undergo pre-test counselling.

The HIV/AIDS prevalence rate (portion of the total population living with HIV/AIDS) and the annual percentage increase in the number of individuals with HIV/AIDS from 2001 to 2013 for the John Taolo Gaetsewe District Municipality is depicted in Figure.

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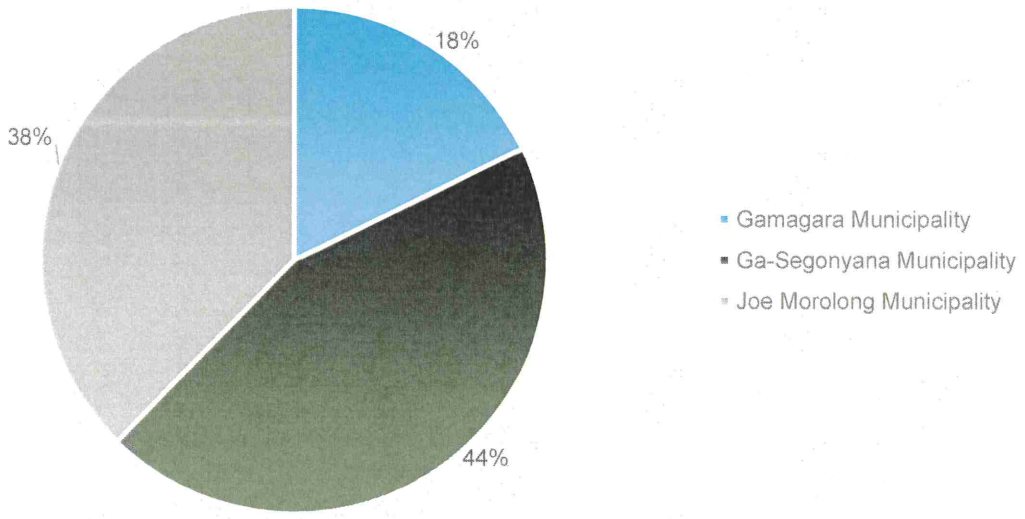
Figure 11: District HIV/AIDS Indicators, 2001 to 2013



Source: Department of Health, 2024

The trend of the John Taolo Gaetsewe District Municipality's HIV/AIDS prevalence rate is experiencing a steady but low annual increase. In 2001 the Municipality recorded an HIV/AIDS prevalence rate of 5.6%, which has increased to 8.9% in 2013. It should be noted that although the HIV/AIDS prevalence rate is showing a steadily annual increase, the annual growth in the number of individuals with HIV/AIDS, although experiencing a positive growth rate, is showing an annual decline (from 2001 to 2002 the number of individuals with HIV/Aids increased 11.9%, from 2012 to 2013 the number of individuals with HIV/AIDS increased 2.5%.

Figure 12: HIV/AIDS Distribution per Municipality, 2013



Source: Department of Health, 2024

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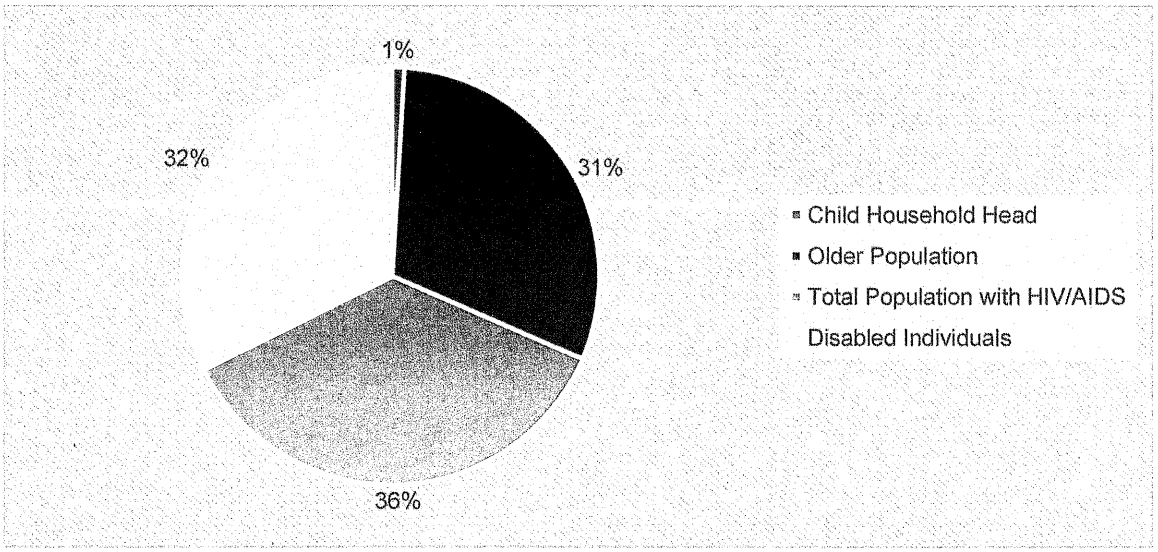
2.10.3. VULNERABLE GROUPS

According to Statistics South Africa vulnerable groups will include, persons with disabilities, older persons, vulnerable women and orphans. Due to the limitations of current available data, the following data (2011) were utilised to categorise four groups that are potentially vulnerable in order to construct a profile of vulnerable groups for the John Taolo Gaetsewe District Municipality:

- Number of households with children as the household head – children referring to an individual under the age of 18 (Statistics South Africa, Census 2011)
- The number of individuals classified as older – old referring to individuals aged 60 years and older[4]. (Statistics South Africa, Census 2011)
- The total number of individuals HIV/AIDS positive. (Quantic Research, Standardised Regional Data, 2013)
- The total number of individuals with a disability – referring to individuals who cannot perform/undertake the following actions: hearing, communication, remembering/concentration, walking/climbing stairs, taking care of themselves. It should be noted that due to the fact that one individual can have more than one disability, this number can be lower – there are however no information available to refine this group. (Statistics South Africa, Census 2011)

The following figure illustrates the total portion each of the four vulnerable groups discussed above contributes towards the overall total of vulnerable individuals in the John Taolo Gaetsewe District Municipality.

Figure 13: Vulnerable Groups



Stas SA 2022

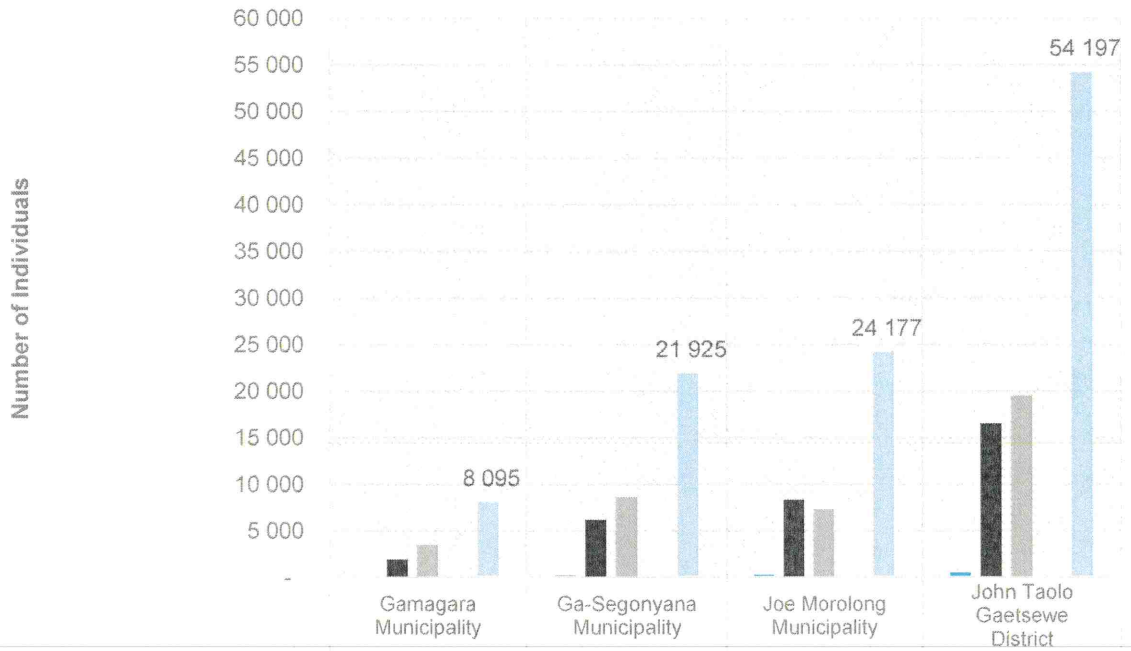
[4] *Statistics South Africa: Social profile of vulnerable groups in South Africa. 2002 – 2011. Report No. 03-19-00 Online:* http://www.statssa.gov.za/publications/Report-03-19-00/Report-03-19-002011.pdf

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The highest portion of the overall vulnerable groups is individuals with HIV/AIDS (36%), followed by disables individuals (32%) and older population (31%).

Figure 14 shows the total number of individuals per vulnerable group for the John Taolo Gaetsewe District and its three Local Municipalities.

Figure 14: Number of Individuals per Vulnerable Group, 2011



	Gamagara Municipality	Ga-Segonyana Municipality	Joe Morolong Municipality	John Taolo Gaetsewe District
Child Household Head	37	208	265	510
Older Population	1 946	6 226	8 378	16 550
Total Population with HIV/AIDS	3 499	8 673	7 371	19 543
Disabled Individuals	2 613	6 818	8 163	17 594
Total	8 095	21 925	24 177	54 197

Stats SA 2022

A total of 54,197 individuals can be classified as vulnerable in the John Taolo Gaetsewe District. The Municipality with the highest number of individuals classified as vulnerable is the Joe Morolong Municipality (24,177 individuals). The Joe Morolong has the highest number (265) of households with children as the household head as well as older population (8,378 individuals) and disabled individuals (8,163). The Ga-Segonyana Municipality has the highest number of individuals with HIV/AIDS (8,673 individuals).

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2.10.4. SOCIAL INFRASTRUCTURE

2.10.4.1. Educational facilities

Education, together with many features already outlined, is a measure of quality of life. Education levels affect financial literacy and knowledge about how housing schemes, markets, policy and how tenure works. The table below indicates the educational facilities in the municipal areas.

The district has the highest number of schools with 179 public ordinary schools, 6 private schools and 1 special-needs school recorded in 2019 preliminary figures, with 77 417 learners and 2 469 educators. The socio-political and economical history of this district renders it the district with the largest number of extremely disadvantaged schools. Most of the children (31.9%) in the age range 0 – 14 are in this district.

Table 21: Existing social facilities

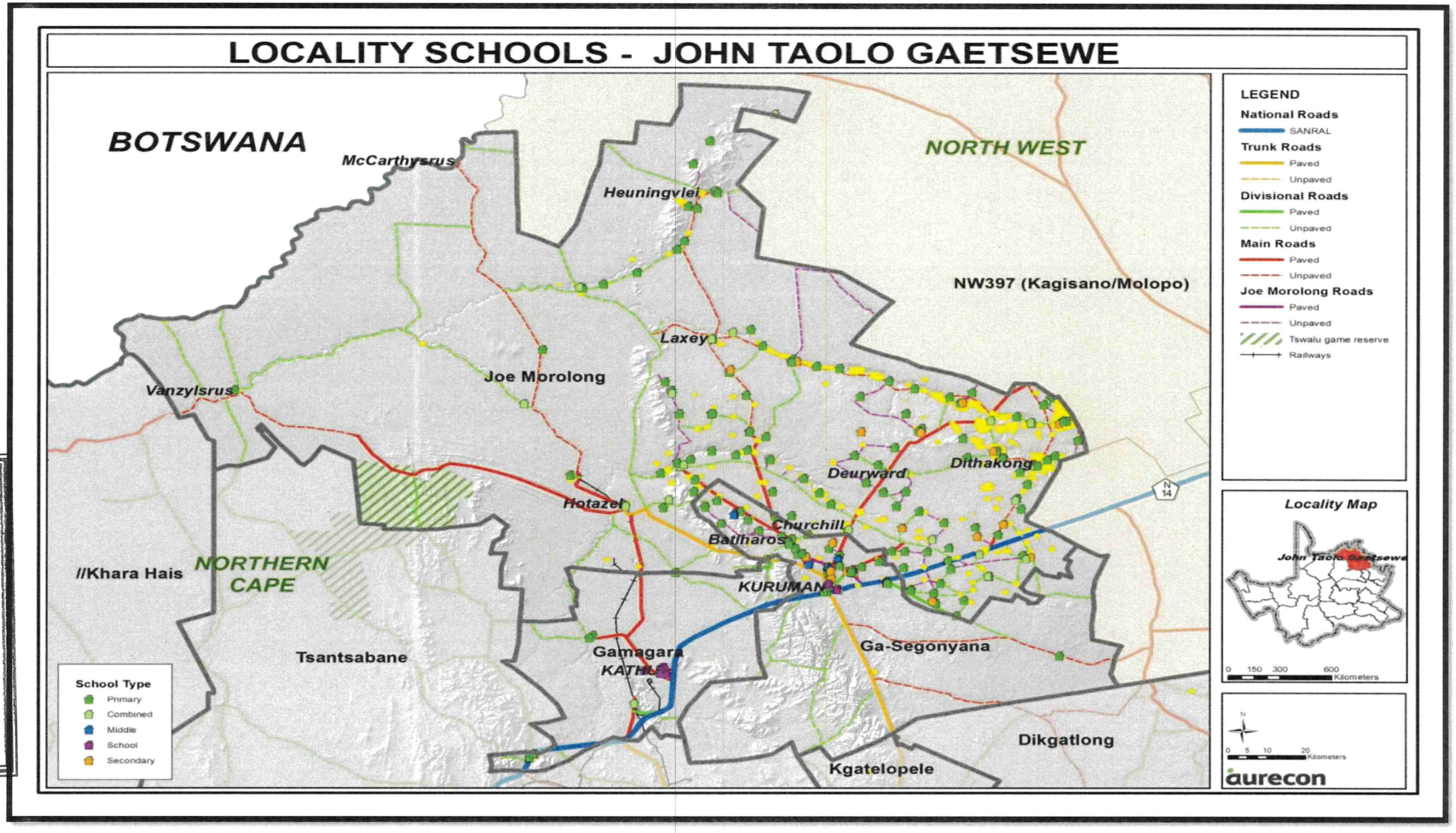
SOCIAL FACILITIES	No.
Primary schools	137
Secondary schools	34
Cemeteries	205
Libraries	48
Community Halls	24
Post Offices	9
Police Stations	13
Tertiary Institutions	2
Clinics	36
Hospitals	3
Sports Facilities	6

Source: DSDF, 2023

Education facilities are well provided throughout the Gamagara Municipality. Each town has at least one school of a primary level. The schools are not confined to specific areas but are generally found within proximity to residential uses where they best serve the community. The map below indicates the spatial distribution of schools.

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Map 3: Locality of Schools in the John Taolo Gaetsewe District



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3. SOCIAL INFRASTRUCTURE

3.1. Social Needs Expressed in District

The table below shows the needs expressed by profiled households in John Taolo Gaetsewe District. The greatest need experienced by 28.1% of the respondents was for education services of which the most important was for school uniforms. Health services' needs were expressed by 26.9% of profiled persons and the main need was for a medical check-up for illness. Another 18.5% or 20,352 persons articulated a need for housing or a shelter. Assistance with learnerships was a need expressed by 8.6% of profiled persons. A need for social grants was cited by 4.9% of respondents who were eligible for a grant but not receiving a grant. Of those 4.2% of household members that required assistance concerning their small business, the majority needed assistance in applying for funding. Compensation for occupational injuries and/or diseases was the most important identified labour service need (2.8%). Overall, 2.4% of profiled persons needed assistance from the Department of Home Affairs mainly with identity documents. Social assistance was needed by 2.1% of the profiled persons and the main need was for child maintenance services.

Table 22: Needs Expressed in JTG District

Services needed	Number (out of 110 142)	% out of 110 142 persons	Type of service most needed
Education	30,907	28.1%	School Uniform
Health	29,681	26.9%	Medical check-up for illness
Housing and shelter	20,352	18.5%	Permanent Housing
Learnerships	9,478	8.6%	
Social grants	5,380	4.9%	Child Support Grant
Small business	4,586	4.2%	Assistance to apply for funding
Labour issues	3,045	2.8%	Compensation for occupational injuries/diseases
Official documentation	2,672	2.4%	Identity Document
Social development	2,350	2.1%	Child Maintenance

3.2. Summary of existing social facilities

Social facilities are a vital aspect of human settlements as they serve as sources for social and public services, including health, education, recreation, and cultural and social spaces among other services. To ensure the sustainability of urban development it is important to achieve a balance between the conflicting interests of land-use planning. In this regard, a key objective of the PSDF is to promote the rehabilitation of existing settlements and to ensure that any future developments are sustainable (i.e., Supportive of environmental integrity, human well-being, and economic efficiency).

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Table 23: Existing social facilities

SOCIAL FACILITIES	No.
Primary schools	137
Secondary schools	34
Cemeteries	205
Libraries	48
Community Halls	24
Post Offices	9
Police Stations	13
Tertiary Institutions	2
Clinics	36
Hospitals	3
Sports Facilities	6

Source: DSDF, 2023

Table 24: Showing exiting Gamagara LM Social facilities

Gamagara LM – 53 656 (2016)					
Planning Thresholds	**Walking Distance**	**Minimum Requirements**	**Existing**	**Required**	**Shortfall**
Primary School	5 km Radius	1 000 - 7 000 people	6	14	8
Secondary/ High School	5 km Radius	2 500 - 12 500 people	3	8	5
Library	8-10 km Radius	5 000 - 20 000 people	5	5	0
Clinic	5 km Radius	5 000 – 7 000 people	6	9	3
Hospital	30 km Radius	300 000 - 900 000 people	1	1	0
Police Station	8 km Radius	60 000 – 100 000 people	4	1	0
Post Office	5-10 km Radius	10 000 – 20 000 people	3	4	1
Community Halls	10 km Radius	10 000 – 60 000 people	1	2	1

Source: DSDF 2023

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Table 24: Showing Joe Morolong LM Social Facilities

Joe Morolong LM – 84 201 (2016)					
Planning Thresholds	**Walking Distance**	**Minimum Requirements**	**Existing**	**Required**	**Shortfall**
Primary School	5 km Radius	1 000 - 7 000 people	97	22	0
Secondary/ High School	5 km Radius	2 500 - 12 500 people	17	12	0
Library	8-10 km Radius	5 000 - 20 000 people	34	7	0
Clinic	5 km Radius	5 000 – 7 000 people	24	15	0
Hospital	30 km Radius	300 000 - 900 000 people	0	1	1
Police Station	8 km Radius	60 000 – 100 000 people	5	2	0
Post Office	5-10 km Radius	10 000 – 20 000 people	3	6	3
Community Halls	10 km Radius	10 000 – 60 000 people	13	3	0

Source: DSDF, 2023

Table 25: Ga-Segonyana LM Social Facilities

Ga-Segonyana LM – 104 408 (2016)					
Planning Thresholds	**Walking Distance**	**Minimum Requirements**	**Existing**	**Required**	**Shortfall**
Primary School	5 km Radius	1 000 - 7 000 people	34	27	0
Secondary/ High School	5 km Radius	2 500 - 12 500 people	14	14	0
Library	8-10 km Radius	5 000 - 20 000 people	9	9	0
Clinic	5 km Radius	5 000 – 7 000 people	6	18	9
Hospital	30 km Radius	300 000 - 900 000 people	2	1	0

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Police Station	8 km Radius	60 000 – 100 000 people	4	2	0
Post Office	5-10 km Radius	10 000 – 20 000 people	3	7	4
Community Halls	10 km Radius	10 000 – 60 000 people	10	3	0

Source: DSDF, 2023

Table 26: Showing JTGDM 5-year forecasting of social facilities

JOHN TAOLO GAETEWE DISTRICT MUNICIPALITY															
Planning Thresholds	Walking Distance	Minimum Requirements	Existing	2023 295 936		2024 304 518		2025 313 350		2026 322 437		2027 331 787		2028 341 409	
				Required	Shortfall	Required	Shortfall	Required	Shortfall	Required	Shortfall	Required	Shortfall	Required	Shortfall
Primary School	5 km Radius	1 000 - 7 000 people	137	74	0	77	0	79	0	81	0	83	0	86	0
Secondary/ High School	5 km Radius	2 500 - 12 500 people	34	40	6	41	7	42	8	43	9	45	11	46	12
Library	8-10 km Radius	5 000 - 20 000 people	48	24	0	25	0	26	0	26	0	27	0	28	0
Clinic	5 km Radius	5 000 – 7 000 people	36	50	14	51	15	53	17	54	18	56	20	57	21
Hospital	30 km Radius	300 000 - 900 000 people	3	1	0	1	0	1	0	1	0	1	0	1	0
Police Station	8 km Radius	60 000 – 100 000 people	13	4	0	4	0	4	0	5	0	5	0	5	0
Post Office	5-10 km Radius	10 000 – 20 000 people	20	20	0	21	1	21	1	22	2	23	3	23	3
Community Halls	10 km Radius	10 000 – 60 000 people	9	9	0	9	0	9	0	10	1	10	1	10	1

Source: DSDF, 2023

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3.3. SOCIAL AND HEALTH SERVICES

The Northern Cape Department of Health Service Transformation Plan outlines a plan to provide equitable distribution of health facilities so that:

- At least 85% of the population has access to a clinic within 10 minutes' drive and a maximum travel time of 40 minutes.
- Community health centre (CHC) within 30 minutes' drive.
- District hospital within one hour's drive.
- Regional hospital facility within two hours' drive from where they live.
- Tertiary hospital within three hours' drive.

The table below indicates the overall service provided within the municipal area.

Table 26: Health facilities in the area

Sub-district	Health area	Facility name
Ga-Segonyana	**Ga-Segonyana**	Kagung PHC
		Tshwaragano Hospital
		Kagisho CHC
		Wrenchville PHC
		Batho Pele Mobile
		Maruping PHC
		Gateway PHC
		Seoding PHC
		Keolopile Olepeng PHC
		Kuruman PHC
		Bankhara Bodulong PHC
		Kuruman Hospital
Joe Morolong	**Kamden**	Kamden CHC
		Dithakong PHC
		Manyeding PHC
		Churchhill PHC
		Deerward PHC
		Mecwetsaneng PHC
		Gasehunelo PHC
		Bothetheletsa PHC
		Pieterham PHC
		Logobate PHC
	Cassel	Cassel CHC
		Bothithong PHC
		Bendel PHC

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		Ditshipeng PHC
		Glenred PHC
		Heuningvlei PHC
		Perth PHC
		Mosalashuping PHC
		GW Maroro PHC
	Loopeng	Loopeng CHC
		Gadiboe PHC
		Tsineng PHC
		Laxey PHC
		Van Zylrus PHC
		Metsimantsi PHC
		Penryn PHC
		Padstow PHC
		Rusfontein PHC
Gamagara	**Gamagara**	Dingleton PHC
		Jan Witbooi PHC
		Kathu PHC
		Katrina Koikoi PHC
		Olifanshoek CHC
		Pako Seboko PHC

Source: Department of Health, 2024

Table 27: Showing proposed Health facilities of preferred option (Scenario F)

Referral			Name of facility	Proposed level in preferred option (Scenario F)
RH/L2	DH/L1	CHC		
Kuruman Hospital	**Kuruman**	**Camden**	Bothetheletsa	Clinic
			Camden	CHC
			Ditshipeng	Clinic
			Glenred	Clinic
		Dithakong	Bothithong	Clinic
			Cassels	Clinic
			Deerward	Clinic
			Dithakong	CHC
			Pietersham	Clinic
		Kagiso	Churchill	Clinic
			Kagiso	CHC
			Mecwetsaneng	Clinic
			Seoding	Clinic
		Loopeng	Heuningvlei	Clinic
			Laxey	Clinic
			Loopeng	CHC
			Padstow	Clinic
			Perth	Clinic
		Tswaragano	Gadiboe	Clinic

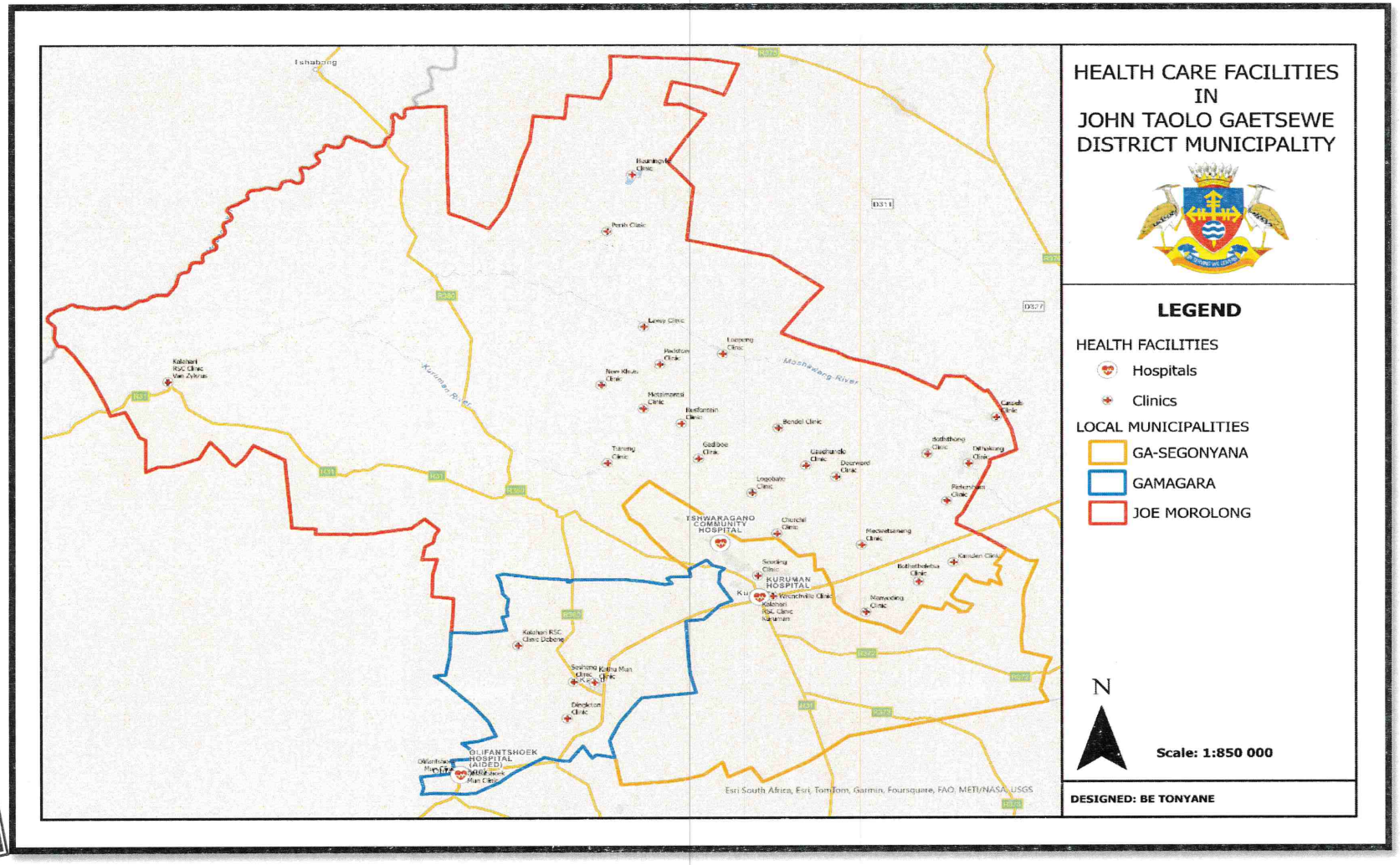
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			Logobate	Clinic
			Maphiniki	Clinic
			Metsimantsi	Clinic
			Penryn	Clinic
			Tshwaragano	CHC
			Rusfontein	Clinic
			Tshwaragano Gateway	Clinic
			Tsineng	Clinic
		Olifantshoek	Olifantshoek	Clinic
			Olifantshoek	CHC
		Kuruman	Bankhara/Bodulong	Clinic
			Deben	Clinic
			Dingleton	Clinic
			Gasehunelo	Clinic
			Kagung	Clinic
			Kathu	Clinic
			Kuruman	Clinic
			Manyeding	Clinic
			Mapoteng	Clinic
			Maruping	Clinic
			Van Zylsrus	Clinic
			Wrenchville	Clinic
			Kuruman	Regional Hospital

Source: Department of Health, 2024

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MAP 5 : Location of Health Facilities in the John Taolo Gaetsewe District



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4. ECONOMIC ENVIRONMENT

Error! Reference source not found. indicates that the Ga-Segonyana Municipality experienced the overall highest GVA growth rate from 2001 to 2011. The Gamagara and the Joe-Morolong Municipalities both experienced a negative growth rate during this period. Indications are that the transport, storage and communication, wholesale and retail trade, catering and accommodation and the finance, insurance, real estate and business services sectors experienced the overall highest growth in all the Municipalities and the District. The mining sector, which is the most prominent sector in the district only experienced a positive growth in the Ga-Segonyana District.

4.1. Mining and development

The John Taolo Gaetsewe District used to be one of the richest mining regions in the Northern Cape until the 1980s, when a sharp decline in mining employment took place and the asbestos mining industry all but closed. Currently, manganese ore, iron ore and tiger's eye are extensively mined in the area, with the Sishen iron-ore mine being one of largest open-cast mines in the world, and the associated iron-ore railway from Sishen to Saldanha being one of the longest iron-ore carriers in the world. Several opportunities in the mining and associated beneficiation sectors exist in the area, notably the following:

- Vast, extensive manganese deposits, which can be exploited both by large companies and small-scale operators where deposits are not suitable for large scale operations.
- Iron and manganese smelters.
- Semi-precious stones (e.g. granite, Tiger's Eye); and
- Industrial minerals, such as clay, sand and salt (EMF 2011).[5]

The main mining companies in the area are South 32, Assmang, Kumba, Kudumane Manganese Resources, UMK, Aquila and Amari. The major operational mines in the area are: Hotazel manganese mine, King mine, Khumani mine, Nchwaning, Gloria mine, UMK mine, Kalagadi mine, Black Rock mine, Sishen, Wessels mine and Mamatwan mine.

The Gamagara Municipal area is predominantly a mining area, and the economy is largely based on mining. This area is expanding its mining activities with the resulting increase in employment and population.[6]

The mining activities of the different mines affect all the municipalities in the district and especially have an effect on housing. Several minerals are mined in the area, including manganese ore and iron ore. Two of the biggest mine houses in the area are Kumba and Assmang. Sishen Mine in Kathu is owned

[5] John Taolo Gaetsewe District SDF, 2023
[6] John Taolo Gaetsewe District LED strategy,

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and operated by Kumba Iron Ore, and is one of the world's seven largest open pit mines.[7] Small-scale Kieselguhr mining takes place at Olifantshoek.

The Northern Cape Department of Economic Development and Tourism identify the following three distinctive mining areas that will have a bearing on future urban developments of the John Taolo Gaetsewe District Municipality:

- **Avontuur Mining Field** in the North: Gravenhage Manganese by Aquila Steel
- The **Kalahari Manganese Field** between Kathu and Hotazel/Blackrock and home of the Assmang- and BHP Billiton Mines such as Mamatwan- Wessels- and Nchwaning mines as well as quite a few new mines such as Kudumane-, UMK-, Amari-, Kalagadi Manganese-and Tshipi Borwa Mines.
- **The northern tip of the Postmasburg Managanese Field** around and just south of Kathu: Mostly iron ore mines such as Kumba`s Sishen Iron Ore-, Khumani- and Burke Mines.

The following discussion of these three mines was adapted

The Avontuur Mining Field:

- Personnel and contractors: The most important aspect of this mine is the 480 new personnel that will come in when the mine starts to produce in 2014. Some of them will have to be housed, most probably in Blackrock or Hotazel as nearest urban areas to the mine which is about 40km north of Blackrock. The ordinary miners will most probably stay in nearby villages and settlements and will be bussed to and from the mine daily. Housing and social amenities in these two towns will have to be provided.
- Production volumes output: The 1mt output by the mine is quite significant.
- Lifespan of mine: The 17-20 years of production is also significant, and this is based only on known deposits and reserves. There is no indication of the possibility of more mines in that area or further expansion of the Gravenhage Mine. If expansion and more mines are realistic, this Mining Field should play a significant role in the area for many years.
- Impact on urban and regional areas: John Taolo Gaetsewe District Municipality has firmly indicated that all urban development should take place in existing towns, and no further housing will be allowed on mining property. This Mining Field will thus impact on Blackrock and Hotazel as well as the nearby villages and settlements.

The Kalahari Manganese Field:

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[7] I lead mining, http://www.ileadmining.co.za/tag/iron-ore-mining

- Operations: In this Mining Field six mines are already operational whilst a further two significant mines in terms of production volumes are about to start operations. The Amari Mine is still some years away from becoming operational but will gradually start to bring staff into the area.
- Personnel and contractors: The expected personnel increase is 1,695 new workers plus a further 1,129 contractors that will be working for the Mines in this Field. If for practical reasons only 100 of the Gravenhage Mine`s personnel will also settle in Hotazel, 1,795 new miners will reside in Hotazel.
- Production volumes output: The current output of 10.05mt will increase to 19.45mt which represents an increase of 9.4mt. Representing a doubling of output for the Field. This will have a significant impact on manufacturing and repair services as well as the sales of equipment and consumables to the mines.
- Lifespan of the mines: The known reserves in the Kalahari Manganese Field are estimated to last thousands of years at current outputs. Even with the demise of smaller mines in the next 20 years, mining of manganese should continue, based on the demand for the product- other role players will come in or existing mines will expand their operations. This is making the Kalahari Manganese Field the most stable mining area in the Corridor. The importance of Hotazel as a Regional Development Node is once again stressed.
- Impact on urban and rural areas: The impact of the future mining activities will have a huge impact on the sleepy town of Hotazel. The recommendation that the Joe Morolong Local Municipality with the assistance of the District Municipality, appoint a planning firm to monitor and plan the development of Hotazel as diligently as possible is still very relevant. Working with the different mines to determine their most urgent needs in terms of housing and other land-uses, will lead to timeous planning and township establishment as well as provision of all necessary municipal services. The future role of Blackrock must also get attention.
- The development of the village and settlement system into Human Development Hubs around Hotazel and other labour sending areas should simultaneously get attention. Strengthening these settlements will determine a future urban pattern and will allow residents to share in all the amenities and services that urban areas can offer.

The Northern tip of Postmasburg Manganese Field:

- Operations: The three large mines around Kathu are producing Iron ore and will have the biggest impact on Kathu in terms of more personnel being appointed and production increased. All three mines are operational.
- Personnel and contractors: This is the melting pot in terms of mining expansion and urban development over the next 10-15 years:
  - The mines have indicated that within the next 10-15 years more than 10,645 new mining jobs can be created by the three mines.

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- There will be a loss of 500 contractors at the Khumani mine and Kumba did not give any indication of the status of contractors at Kumba.

- Production volumes output: The current 55.5mt ore will increase with 12.5mt to 68mt per annum which represents a big increase and which will stimulate mining and freight activities.

- Lifespan of the mines: The lifespan ranges between 25-34 years based on current calculations. Kumba has indicated clearly that high levels of production will be kept up until 2027 after which there will be a sharp drop in the number of employees due to downscaling before eventual closure 5 years later. This leaves Gamagara Local Municipality with a short period in which to broaden the very narrow economic base of the Municipality.

- Impact on urban and rural areas: Due to the sharp increase to maximum levels of employment in a short period of time, Kathu will experience even more explosive growth in a town that can barely cope with the provision of land, sites and services. The pressure on the provision of all kinds of social amenities, Health Care facilities, Recreational facilities, Industrial development and Public Transport will increase to a very high level. The problem in Kathu is the total expenditure that is needed to provide all these infrastructure and amenities for a period of 25 -30 years after which the massive decline in mining activities will turn the town in a ghost town if no alternatives can be found.

According to the SMEG Report (2013) the following is the likely scenarios that the population explosion will have on the different towns:

- The largest impact will be on Kathu and its satellite towns, Dibeng and Olifantsfontein, as well as Hotazel in Joe Morolong Local Municipality. Both will grow dramatically fast over the next 8 years, stay on that high level for a further 7-8 years and then downscaling will hit Kathu from 2027 onwards. Hotazel may not be affected negatively as the Manganese Mines will still continue with ample reserves to mine.

- Kuruman will not be affected that much as it is expected that the housing pressure will more be on provision for senior personnel and not in such big numbers. This will depend on the development of Hotazel as the area where the middle and lower segments will stay.

- There might be several changes in the settlement patterns in the rural areas: Areas providing a large number of workers for a particular mine or group of mines in the same area can get more structural and services development and be prioritised a to be developed as full Human development Hubs and even local nodes. If housing is to be provided for instance in Kathu and Hotazel, major migration patterns can evolve from the settlements into these towns.

The table below provides an overview of the houses planned within the mines:

Table 26: Houses planned within the mines

Mine	Area	2014	Next 3 years	Next 5 years

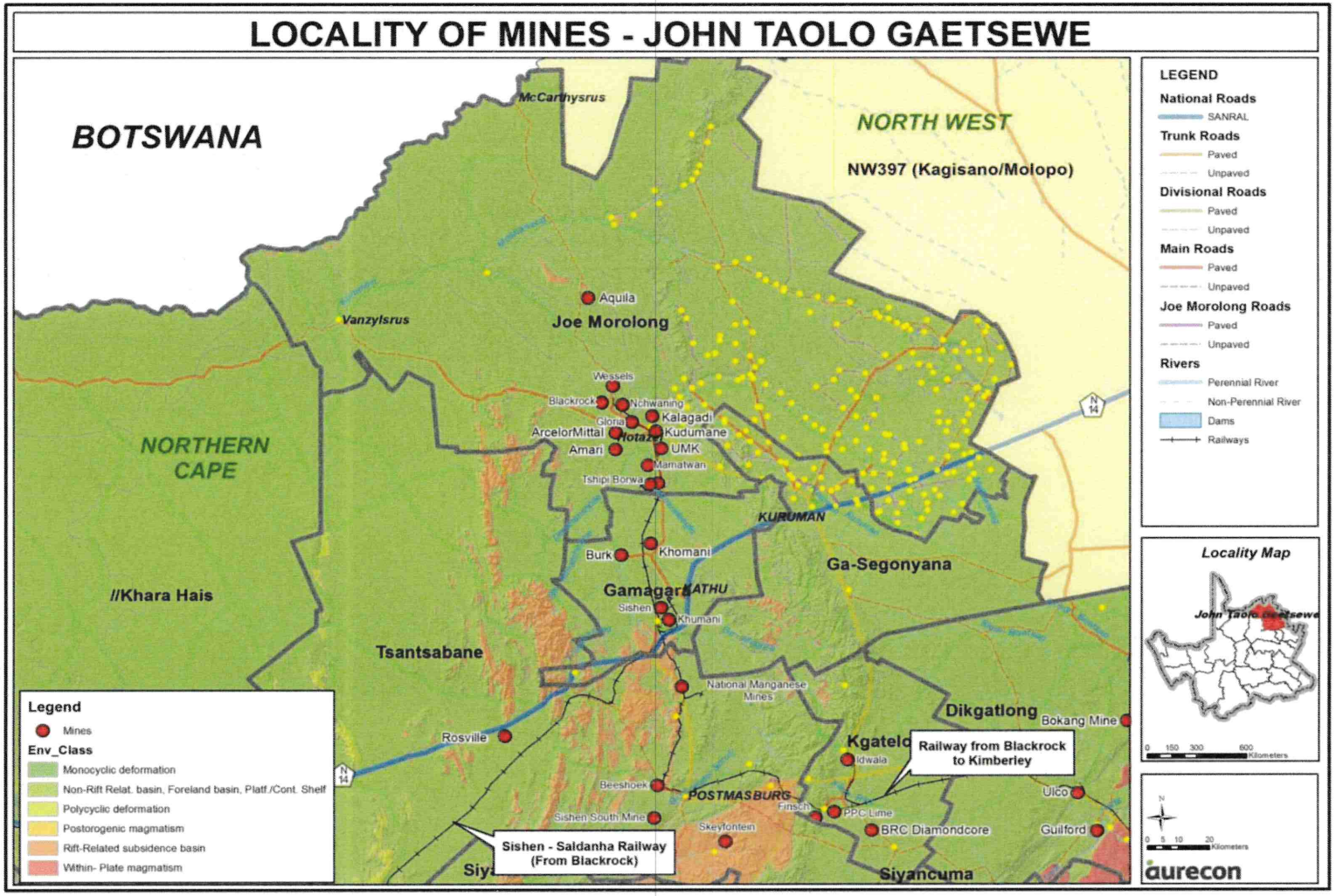
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Assmang Khumani Iron Ore, Assmang Beeshoek Iron Ore, Blackrock Mine Operations (Nchwaning & Gloria)	Postmasburg	90	Mine not in position to give information as this depends on the planning of the mine.	Mine not in position to give information as this depends on the planning of the mine.
	Kathu	35		
	Kuruman	81		
Kalagadi Manganese	Kathu, Kuruman, Hotazel		The mine has compiled a Housing Feasibility study but has not yet been approved. It is in the planning to build more than **300 houses** in the areas of Kuruman, Kathu and Hotazel within the next 3 years.	
Sishen (Kumba)	Kathu	-		1000

The maps following indicate the mineral deposits and mine locations in the John Taolo Gaetsewe District.

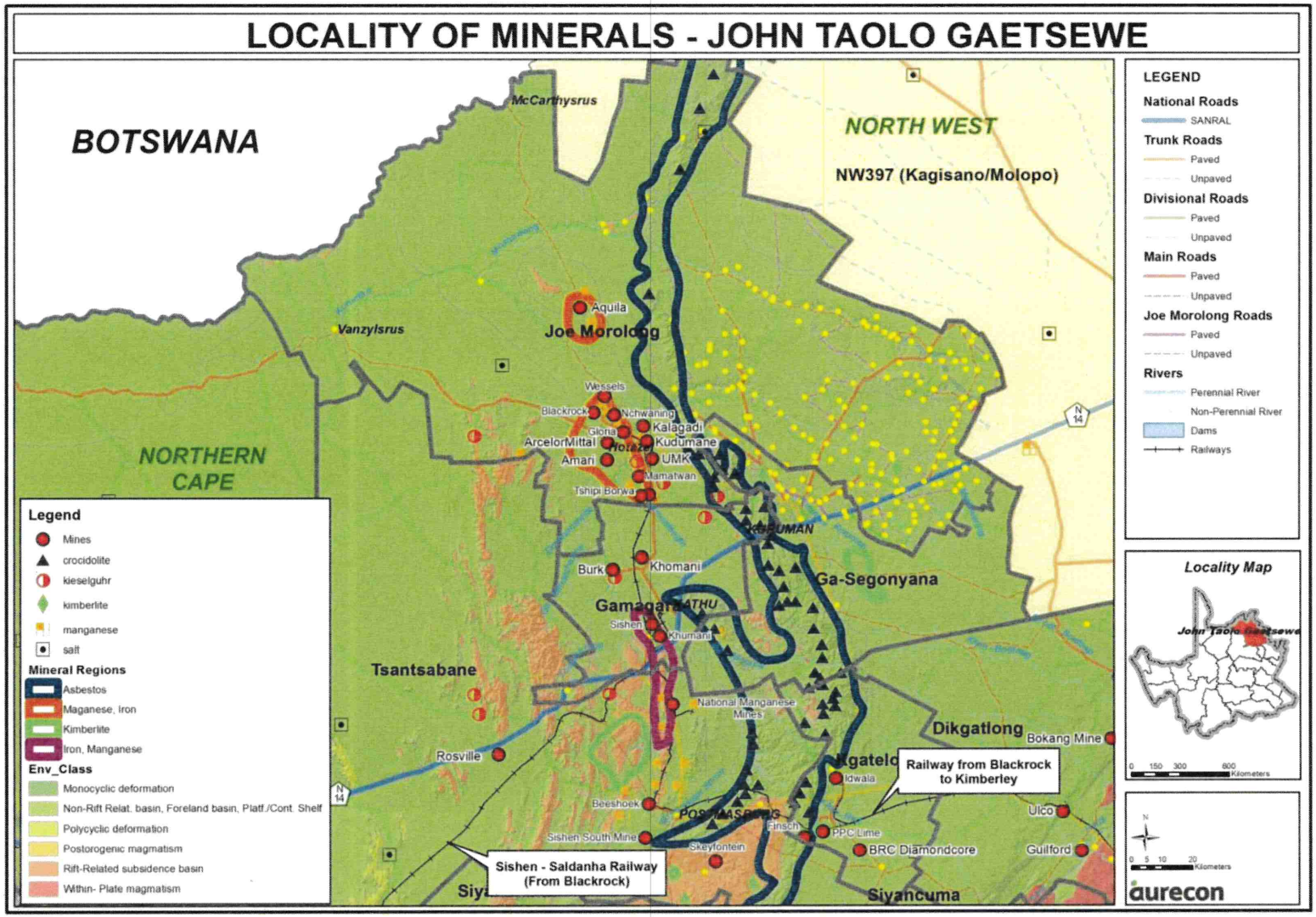
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Figure 16: Locality of Mines in the John Taolo Gaetsewe District



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Figure17: Locality of Minerals in the John Taolo Gaetsewe District



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4.2. HUMAN SETTLEMENTS ENVIRONMENT

4.2.1. Housing profile and need

The specific right to have access to adequate housing is enshrined in Section 26 of the Constitution. To fulfil this mandate, the district needs to profile the housing need of the households staying in inadequate housing.

This section aims to describe the type of dwellings wherein the households reside. This information forms the basis for the calculation of the housing backlog and demand. The section will be concluded with a profile of the households staying in inadequate dwellings, to understand where they are located and what their income levels are.

Housing dwelling types can be sub-divided into two group's namely adequate housing and inadequate housing:

Adequate Housing	Inadequate Housing
■ House or brick/ concrete block structure on a separate stand or yard or on a farm	■ Traditional dwelling/ hut/ structure made of traditional materials
■ Flat or apartment in a block of flats	■ Informal dwelling (shack; in backyard)
■ Cluster house in complex	■ Informal dwelling (shack; not in backyard, e.g. in an informal/ squatter settlement or on a farm)
■ Townhouse (semi-detached house in a complex)	■ Caravan/ tent
■ Semi-detached house	
■ House/ flat/ room in backyard	
■ Room/ flatlet on a property or larger dwelling/ servants quarters/ granny flat	

Due to the poor condition of caravans and tents in the Local Municipalities, the caravan/tent dwelling type is also regarded as inadequate.

The following tables and figures illustrate the housing profile of the district and could be used for further interpretation:

- Household tenure status
- Number of households resident in adequate and inadequate housing
- Average household size per dwelling type
- Housing need/inadequate housing on Municipal and Main Place level

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- Location of households' resident in inadequate housing in terms of urban, traditional or rural areas
- Income structure (household income per month) of households' resident in inadequate housing
- Income category of households' resident in inadequate housing
- Household Head Economic Status, Inadequate Housing
- Economic Status and Gender of the household heads of households' resident in inadequate housing.

Income Category	Monthly Income	Annual Income	Number of Households	As % of Total Households Residing in Inadequate Housing
Low Income	R 0 to R 3,500	R 0 to R 38,200	11,639	84.5%
Middle Income	R 3,501 to R 25,600	R 38,201 to R 307,200	2,043	14.8%
High Income	R 25,601 or more	R 307,201 or more	87	0.6%
Total			**13,769**	**100%**

**The total number of households resident in inadequate dwellings total 13,780 (refer to Table 26, but due to the fact that a small portion of households don't respond to questions incorrectly, or respond "other" or "not applicable" which is not included - a very slight variance may occur.*

The majority (84.5%) of households living in an inadequate dwelling fall in the low-income category, which mean that they earn between R0 and R3,500 per month. A total of 2,043 households that live in inadequate dwellings fall in the middle-income category and 77 in the high-income category. Figure 2 is a graphical representation of a detailed breakdown of table above

Figure 2: Income Structure (Household Income per Month) of Households Resident in Inadequate Housing

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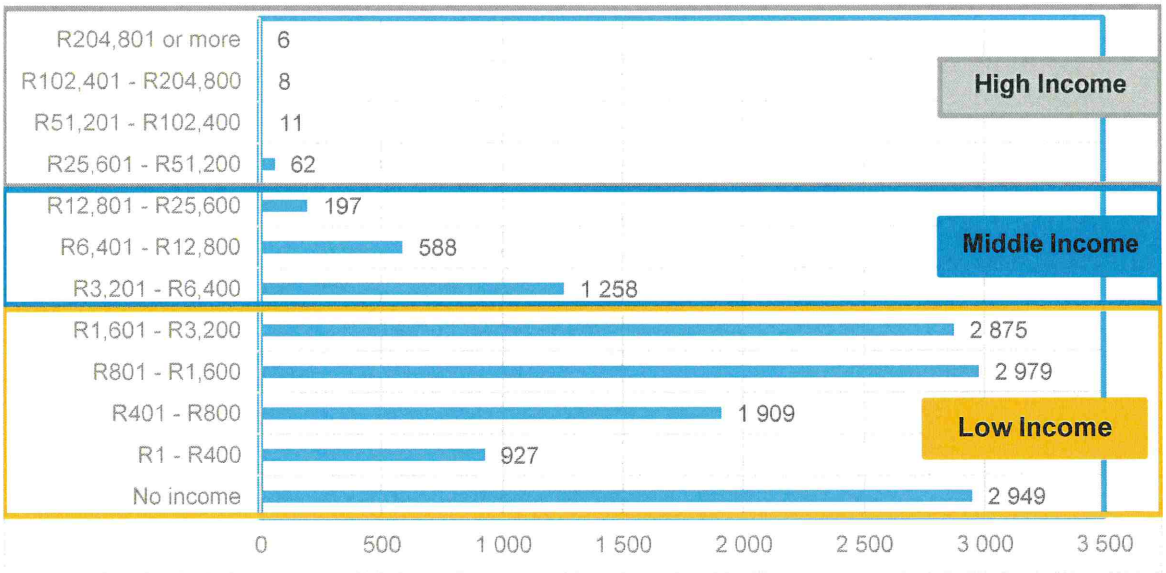


Table 31: Household Head Economic Status and Gender of Households Resident in Inadequate Housing 2011

Economic Status	Gender	Total Household/ Gender	Percentage of Total/ Gender	Total Household/ Economic Group	Percentage of Total/ Economic Group
Employed	Male	3,491	25%		
	Female	1,241	9%		
	Total Employed			4,732	34%
Unemployed	Male	897	7%		
	Female	659	5%		
	Total Unemployed			1,556	11%
Discouraged work-seeker	Male	658	5%		
	Female	610	4%		
	Total discouraged work seeker			1,268	9%
Other not economically active[8]	Male	2,720	20%		
	Female	3,487	25%		
	Total other not economically active			6,207	45%
Age less than 15 years	Male	8	0%		
	Female	9	0%		

[8] According to Statistics South Africa, a person who is not working and not seeking work or not available for work is classified as not economically active. This group includes full time students, housewives, the disabled who cannot work, retired people and others who cannot work. The term is only officially applied to those of working age, 15 to 65.

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	Total age less than 15 years			17	0%
Total Male		**7,774**	**56%**		
Total Female		**6,006**	**44%**		
Total		**13,780**	**100%**	**13,780**	**100%**

Source: StatsSA 2011

The largest portion of households living in inadequate dwellings' household head is not economically active (45%), followed by employed (34%) and unemployed (11%). A total of 6,006 of the household's heads of households living in inadequate dwellings are female (44%) and 7,774 male (56%).

The following summarises the profile of John Taolo Gaetsewe District's inadequate housing including the profile of the households residing therein:

- From 2001 to 2011 good progress was recorded with the increase of 15,885 households that now stay in an adequate house (51% increase).
- Half of the households in the district are resident in dwellings that they own and that are fully paid off.
- The number of households that are resident in dwellings that they rent increased 125% from 4,775 in 2001 to 10,756 in 2011.
- 13,780 households in the John Taolo Gaetsewe District are resident in inadequate dwellings, which translate to approximately 23% of the district's total households.
- Unfortunately, the number of households resident in inadequate dwellings increased 5% from 2001 to 2011, which is an increase of 634 units.
- Traditional dwellings or structures represent the largest portion of the backlog, (almost 12% of the districts households) and relate to 7,121 households.
- Informal backyard dwellings grew the most with 293% from 758 in 2001 to 2,979 in 2011.
- The average household size of a household resident in an inadequate dwelling is 3.1. The average household size of households' resident in an informal dwelling in an informal/squatter settlement is 2.8 and 2.6 for a household resident in an informal backyard dwelling.
- The highest number of households living in inadequate dwellings is located in tribal or traditional areas (10,575 households – 76.8% of the total). 20.7% of households living in inadequate dwellings, or 2,845 households, are located in urban areas and 2.5% (349 households) on farm areas.
- The largest portion of the housing backlog of the district is found in the Joe Morolong Municipality (46%), followed by the Ga-Segonyana Municipality
- The majority of households resident in inadequate dwellings in the district (85% or 11,639 households) fall within the low-income category, meaning that they earn between R0 and R3,500 per month.

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Approximately 15% or 2,043 household's residents in inadequate dwellings fall in the middle-income group and less than 1% (87 households) fall within the high-income category.

- The largest portion of households heads resident in inadequate dwellings are not economically active (45%) or employed (34%). Overall, the household heads of households living in inadequate dwellings are 56% male and 44% female.

4.3. ESTIMATED HOUSING DEMAND

The estimation of the housing need is a key outcome of the Integrated Human Settlements Sector Plan. The base required to calculate the housing need, is the Census figures on housing backlog presented in the foregoing section. In additional thereto, the population projections and growth rate need to be established to enable projection of housing need over time. Local knowledge remains important and hence the figures contained in municipal and other planning documents such as the IDP and SDF, are used as indicators of housing need and demand. The methodology for the estimation of housing backlog and need follows the discussion of the above three baseline information sources.

4.3.1. Planning documents

Planning documents considered for this District Human Settlement Sector Plan are the Municipal SDF, IDPs and other department's sector plans that are delivering infrastructure programmes in the district's jurisdiction. The Cooperative Governance Human Settlement and Traditional Affairs (CoGHSTA) has the following as the project pipeline for each local municipality.

Table 32: Joe Morolong Local Municipality projects considered for funding by CoGHSTA

Project Description	Project Location	Joe Morolong Local Municipality									
		Land owner-ship	Land Acqui -sition	EIA & Geotec h	Town-ship establis h-ment	Water	Electr-icity	Sanit-ation	Roads	Benef-itiary list	Top-Structur e ready
Mixed development (3500)	Churchill	Tribal (Vacant)	Yes	Yes	Busy	No	No	No	No	No	No
Rural Housing (5373)	Various	Tribal (occupie d)	No	Partly	No	Yes	Yes	Yes	No	Yes	Yes
IRDP	Langdon Farm	Municipal (Vacant)	No	No	No	No	No	No	No	No	No
Cross border Rectification project (5373)	Various	Tribal (occupie d)	No	Partly	No	Yes	Yes	Yes	No	Yes	Yes

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Table 33: Gamagara Local Municipality project funded by CoGHSTA

Project Description	Project Location	Gamagara Local Municipality									
		Land owner-ship	Land Acqui-sition	EIA & Geotech	Town-ship establish-ment	Bulk Water	Bulk Electr-icity	Sanit-ation	Roads	Benef-itiary list	Top-Structure ready
Rental and ISUP (1600)	Kathu	Municipal (Vacant)	N/A	Yes	Yes	Yes	Yes	Yes	No	No	No
Rental & ISUP (5700)	Kathu	Municipal (Vacant	N/A	Yes	Yes	No	No	No	No	No	No
ISU (1265)	Sesheng	Municipal (Occupied)	N/A	Yes	Yes	Yes	Yes	Yes	No	No	Partly
Diepkloof ISU (120)	Olifantshoek	Municipal (Occupied)	N/A	Yes	Yes	Yes	Yes	No	No	Yes	No
Skerpdraai ISU (362)	Olifantshoek	Municipal (Occupied)	N/A	Yes	Yes	Yes	Yes	No	No	Yes	No
Welgelee 1 ISU (118)	Olifantshoek	Municipal (Occupied)	N/A	Yes	Yes	Yes	Yes	No	No	Yes	No
Welgelee 2 ISU (68)	Olifantshoek	Municipal (Occupied)	N/A	Yes	Yes	Yes	Yes	No	No	Yes	No
Infills (200)	Olifantshoek	Municipal (Occupied)	N/A	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Informal (1200)	Olifantshoek	Municipal (Occupied)	N/A	Yes	Yes	Yes	Yes	No	No	Yes	No
Dangerzone (8) relocation	Olifantshoek	Municipal (Occupied)	N/A	No	No	No	No	No	No	Yes	No
Infills (300)	Mapoteng	Municipal (Occupied)	N/A	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
ISUP (1326)	Dibeng-Riemvasmaak	Municipal (Occupied)	N/A	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Infills (457)	Dibeng	Municipal (Occupied)	N/A	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes

- It should be noted that the Olifantshoek requires WWTW upgrade to cater for this new development

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Table 34: Ga-Segonyana Local Municipality project funded by CoGHSTA

Project Description	Project Location	Ga-Segonyana Local Municipality									
		Land owner-ship	Land Acqui -sition	EIA & Geotec h	Town-ship establis h-ment	Bulk Water	Bulk Electr-icity	Sanit-ation	Roads	Benef-itiary list	Top-Structur e ready
ISUP (5660)	Promisedlan d	Municipal (Occupied)	N/A	Yes	ongoin g	No	No	No	No	No	No
Kuruman Catalytic ISUP (5000)	Kuruman	Municipal (Vacant)	N/A	Yes	No	Yes	Yes	No	No	No	No
ISU (300)	Bankhara-Bodulong	Municipal (Occupied)	N/A	No	Yes	Yes	Yes	Yes	No	Yes	No
ISU (236)	Obama Hills	Municipal (Occupied)	N/A	No	No	No	No	No	No	Yes	No
IRDP (200)	Wrenchville	Municipal (Vacant)	N/A	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Rectification (1000)	Mothibistad	Municipal (Occupied)	N/A	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Rectification (750)	Magobe	Tribal (Occupied)	N/A	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Rectification	Seoding	Tribal (Occupied)	N/A	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
Rectification (500)	Batlharos	Tribal (Occupied)	N/A	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes

4.3.1.1. Gamagara Local Municipality

The IDP further indicates that approximately 76% of households' resident in the Gamagara Municipality is resident in adequate housing.

Although informal dwellings in an informal/squatter settlement represent the most significant portion of the inadequate housing (14% of Gamagara's households), informal backyard dwellings (representing 9% of Gamagara's households).

Given the above, there are still thousands of unrecorded backyard dwellers who have erected shacks within the yards of the previously constructed RDP houses in Mapoteng and Sesheng who will need to be provided with better housing. It is envisaged that the Sesheng 1265 and Kathu 5700 projects will absorb those backyard dwellers. The following are the housing delivery plans as captured in the Gamagara LM's IDP

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Table 35: Planned projects for Gamagara local municipality 2026-27 as reflected in the IDP

Planned and Running projects	Actual progress made
Kathu 5700 Development	Civil services concluded and handed over to the Municipality. Project completed and handed over to Municipality for beneficiary selection and identification. Bulk services are a serious challenge for the project according to the municipality, so far cost estimation is R1.8 billion.
Sesheng 1265 Development	Project under Litigation Processes. Matter in court over contractor and developer's dispute for over 6 years
Siyathemba 142	Construction of 142 houses -Construction on progress. The project is budgeted for this current and outer Financial Years for completion of the project
Construction 1327 units Olifantshoek (Dipkloof)	EIA Geotech.township, Establishment,electricity water and sanitation
Olifanshoek skerpdry 616	EIA Geotech.township, Establishment,electricity water and sanitation
Olifanshoek Welgelee 01-118	EIA Geotech.township, Establishment,electricity water and sanitation
Olifanshoek Welgelee 02-371	EIA Geotech.township, Establishment,electricity water and sanitation
Olifanskoek infills 200	EIA Geotech.township, Establishment,electricity water and sanitation. Top structure ready
Dibeng reinvasmaak 1326	EIA Geotech.township, Establishment,electricity and water.
Dibeng infills 457	EIA Geotech.township, Establishment,electricity water and sanitation

Source: Gamagara local municipality reviewed IDP 2025-26

4.3.1.2. GA-SEGONYANA MUNICIPALITY

The are efforts being carried out by the CoGHSTA to address the housing needs in the municipality. The Following are the planned and running projects

Table 36: Ga-segonyana planned and running projects.

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Planned and Running projects	Actual progress made
Promise land Informal Settlement Upgrade	Application approved for 5660 stands Town Planning underway
Wrenchville 300 Evern Development	Civil services concluded 179 top-structure completed
Bankhara 200	116 top structures completed
Kuruman Catalytic	Project at the Concept Stage.
Wrenchville 200 Development extension	Project at feasibility stage
Wrenchville 69 Development	For Financial Year 2026/2027 the Department will commence with procurement for construction of 21 houses for current and outer financial
Kuruman Portion 1 and Farm Kuruman Reserve Township Establishment	Global Solution Development (Pty) Ltd was appointed in June 2024 to oversee the establishment of a mixed-use township on remainder portion of erf 1 & remainder portion of erf 3 of the farm Kuruman reserve 690, located in Kuruman, within the jurisdiction of the Ga-Segonyana Local Municipality. The project is to be completed within the set period of 36 months.

4.3.1.3. JOE MOROLONG MUNICIPALITY

It should be noted that the 1000 Mud housing eradication project were stopped due to the requirement to undertake Dolomitic or Geotechnical studies before construction of houses. The Department of CoGHSTA has intensified these studies and to date have completed the following villages;

Priority projects for Dolomitic & Geotechnical studies	Progress
1. Dolomitic / Geotechnical studies in Churchill	Completed
2. Dolomitic / Geotechnical studies in Magobing	Completed
3. Dolomitic / Geotechnical studies in Lotlhakajaneng	Completed
4. Dolomitic / Geotechnical studies in Perth	Completed
5. Dolomitic / Geotechnical studies in Makhubung	Completed
6. Dolomitic / Geotechnical studies in Madibeng	Completed
7. Dolomitic / Geotechnical studies in Klein Eiffel	Completed
8. Dolomitic / Geotechnical studies in Eiffel	Completed
9. Dolomitic / Geotechnical studies in Ga-Sehunelo Wyk 5	Completed
10. Dolomitic / Geotechnical studies in Deorham	Completed
11. Dolomitic / Geotechnical studies in Loopeng	Inconclusive
12. Dolomitic / Geotechnical studies in Laxey	Not funded
13. Dolomitic / Geotechnical studies in Segwaneng	Completed
14. Dolomitic / Geotechnical studies in Heuningvlei	Completed
15. Dolomitic / Geotechnical studies in Mosekeng	Not funded



16. Dolomitic / Geotechnical studies in Esprenza	Not funded

All the areas which were prioritised for Dolomitic and Geotechnical Studies and the studies are completed are subsequently placed under the prioritised list for construction of houses.

Joe Morolong Local Municipality has identified the following villages as priority projects and part of the 540 JTG housing project:

PROJECT NAME	IMPLEMENTING AGENT	NO. OF SITES	NO. OF UNITS	BUDGET SOURCE	PROGRESS
Heuningvlei 74	COGHSTA	74	74	COGHSTA	Construction on progress
Mokhubung 40	COGHSTA	40	40	COGHSTA	Construction on progress
Segwaneng 32	COGHSTA	32	32	COGHSTA	Construction on progress
Lotlhakajaneng 93	COGHSTA	93	93	COGHSTA	Construction on progress
Gasehunelo wyk 28	COGHSTA	28	28	COGHSTA	Construction on progress
Padstow 43	COGHSTA	43	43	COGHSTA	Construction on progress
Deurham (43) +(50) = 93	COGHSTA	93	93	COGHSTA	Construction on progress
Perth 75	COGHSTA	75	75	COGHSTA	Construction on progress
Madibeng 82	COGHSTA	82	82	COGHSTA	Construction on progress
Churchill Township establishment	COGHSTA	-	-	COGHSTA	The project is on-hold while land occupation is being attended to.
Loopeng 50	COGHSTA	50	50	COGHSTA	Geotechnical Investigation and dolomite assessment to be done

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4.3.2. Population and household projections

The population projection for the John Taolo Gaetsewe District and its Municipality was calculated for from 2016 to 2024 using 2022 Community survey. The data used for the population projection calculations is based on 2022 Community survey.

The outcome of these calculations is shown in the following table:

Table 35: Calculated Average Annual Population Growth Rate

	CAGR 2001-2011	2022 Stats
Gamagara	6.0%	5.8%
Ga-Segonyana	2.9%	2.5%
Joe Morolong	-1.4%	-0.9%
John Taolo Gaetsewe	**1.6%**	**1,7%**

Source : StatsSA 2022

Table 36: Calculated Average Annual Household Growth Rate

	CAGR 2001-2011	2022 stats
Gamagara	4.9%	9.1%
Ga-Segonyana	4.2%	4.4%
Joe Morolong	0.5%	4.5%
John Taolo Gaetsewe	**2.7%**	**6.03%**

Source : StatsSA 2022

The projected population and household numbers of the various Municipalities can now be calculated by applying the average annual growth rate of population and households to the total population and households in 2022 respectively (Census 2022).

Table 37: Population Projections 2016 to 2024

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Gamagara	55 694	59 035	62 578	66 332	70 312	74 531	79 003	83 743	88 768
Ga-Segonyana	108 041	111 174	114 398	117 715	121 129	124 642	128 257	131 976	135 803
Joe Morolong	89 488	89 480	89 472	89 464	89 456	89 448	89 440	89 432	89 424
John Taolo Gaetsewe	**253 223**	**259 689**	**266 448**	**273 511**	**280 897**	288 621	296 700	305 151	313 995

Source : StatsSA 2022

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Table 38: Population Projections 2016 to 2024

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Gamagara	53 656	56 768	60 060	63 544	67 229	71 128	75 254	79 619	84 237
Ga-Segonyana	104 408	107 018	109 693	112 435	115 246	118 128	121 081	124 108	127 211
Joe Morolong	84 201	83 022	81 859	80 713	79 583	78 469	77 371	76 287	75 219
John Taolo Gaetsewe	**242 265**	**246 808**	**251 612**	**256 692**	**262 058**	267 725	273 706	280 014	286 667

Source : StatsSA 2016

Table 39: Household Projections 2016 to 2024

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Gamagara	13 727	14 399	15 105	15 845	16 622	17 436	26 514	18 290	19 187
Ga-Segonyana	32 941	34 106	34 325	35 767	37 269	38 834	40 465	42 165	43 936
Joe Morolong	24 305	24 427	24 549	24 672	24 795	24 919	25 043	25 169	25 295
John Taolo Gaetsewe	70 973	72 932	73 979	76 284	78 686	81 189	92 022	85 624	88 418

Source : StatsSA 2016

Table 40: Household Projections 2016 to 2024 (STATS 2016)

	2016	2017	2018	2019	2020	2021	2022	2023	2024
Gamagara	15 723	23 967	24 015	24 063	24 111	24 159	24 207	24 256	24 304
Ga-Segonyana	32 669	34 106	35 607	37 174	38 809	40 517	42 300	44 161	46 104
Joe Morolong	23 919	17 154	18 715	20 418	22 276	24 303	26 515	28 927	31 560
John Taolo Gaetsewe	**72 311**	**75 227**	**78 337**	**81 654**	**85 196**	**88 979**	**93 022**	**97 344**	**101 968**

Source : StatsSA 2016

For the same year, the above two tables projected total household numbers in comparison of Census 2011 data and Community Census 2016 DWA data is 70 973 and 72 311 respectively, showing difference of 1 338 households. Although not equal, these figures are within close proximity of each other and indicate that the projections in both tables are following more conservative approach

Table 41: Household Projection and STATS 2016

	Population total @ 2020 STATS 2011 projections	Population total @ 2020 STATS 2016 projections	Household total @ 2020 STATS 2011 projections	Household total @ 2020 STATS 2016 projections
Gamagara	70 312	67 229	16 622	24 111
Ga-Segonyana	121 129	115 246	37 269	38 809
Joe Morolong	89 456	79 583	24 795	22 276
John Taolo Gaetsewe	**280 897**	**262 058**	**78 686**	**85 196**

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Source : StatsSA 2016

The above table compares the data from the projected 2020 population and household totals, data calculated using both the Census 2011 and the STATS 2016.

John Taolo Gaetsewe District Population Growth Projections based on Census and Community Survey Average Growth Rates (excluding foreseen new mining growth and employment opportunities).

Table 42: John Taolo Gaetsewe District Population Growth Projections

	Growth 2016 to 2024 (STATS 2011)	Growth 2016 to 2024 (STATS 2016)
Gamagara	14 618	13 573
Ga-Segonyana	13 088	10 838
Joe Morolong	-32	-4 618
John Taolo Gaetsewe	27 674	19 793

Source : StatsSA 2016

John Taolo Gaetsewe District Household Growth Projections based on Census and Community Survey Average Growth Rates (excluding foreseen new mining growth and employment opportunities)

Table 43: John Taolo Gaetsewe District Population Growth Projections

	Growth 2016 to 2024 (STATS 2016)	Growth 2016 to 2024 (STATS 2016)
Gamagara	2 895	8 388
Ga-Segonyana	4 328	6 140
Joe Morolong	490	1 643
John Taolo Gaetsewe	7 713	16 171

Source : StatsSA 2016

The John Taolo Gaetsewe District is largely a mining area with mines planning to expand in the upcoming years. With the expansion of the mines additional employment opportunities will be created which will result in an increase in population. This increase in population will not only be the additional employment opportunities but also the additional employed individuals' families and the employment multiplier. The employment multiplier refers to the additional employment opportunities created to cater for the commercial and community services that the new households will require.

According to the Northern Cape Department of Economic Development and Tourisms' Gamagara Mining Corridor Study (SMEC, 2013) the following new employment opportunities and the estimated maximum population growth scenario for each of the Municipalities in the John Taolo Gaetsewe District over the next five years are as follow - The maximum growth scenarios were calculated by multiplying the number

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of new mining employment opportunities per Municipality by the average household size as per Census 2011 for the Municipality and applying an employment multiplier of 3 (1 mining job creates 3 private sector or additional jobs):

- **Gamagara Municipality:** 10,780 new employment opportunities will be created with an estimated maximum growth scenario of the Municipality's planning population for the next five years to be around 208,000 people.
- **Ga-Segonyana Municipality:** 2,850 new employment opportunities will be created with an estimated maximum growth scenario of the Municipality's planning population for the next five years to be around 105,000 people.
- **Joe Morolong Municipality:** 7,200 new employment opportunities will be created with an estimated maximum growth scenario of the Municipality's planning population for the next five years to be around 118,000 people.
- The overall total for the **John Taolo Gaetsewe District** is estimated at an additional 20,830 employment opportunities, with an estimated maximum growth scenario for the Districts planning population for the next five years around 431,000.

As mentioned in the previous paragraph, these estimates are a "maximum growth scenario". In order to calculate a more conservative growth scenario or a low/medium growth scenario the additional employment opportunity created by the mines estimated by the SMEC Report (10,780) was multiplied by the average household size of the Municipality but 10% were deducted to account for new employees that may be from joint households (two or more individuals in the same household employed by the mines). The outcome is that the additional population growth generated by the new mining employment opportunities totals 93,409 (24,256 households).

According to the SMEC Report 2013 the growth scenario which includes the new mining growth and employment opportunities for the Municipality's planning population is for the next five years. The total estimated growth due to the new mining growth and employment opportunities were therefore divided into by five, to be incorporated into the population and household growth figures for the five-year period 2019 to 2020. The total population and household growth (including foreseen new mining growth and employment opportunities) for the periods 2011 to 2014 and 2014 to 2019

Table 44: John Taolo Gaetsewe District Population Growth Projections (including foreseen new mining growth and employment opportunities).

	Growth 2016 to 2024	Growth 2016 to 2024	Growth 2016 to 2024@2016 STATS growth rate
Gamagara	27,386	112,147	148,667
Ga-Segonyana	11,343	25,638	29,007
Joe Morolong	2,534	15,037	15,037

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John Taolo Gaetsewe	41,263	152,822	192,711

Source : StatsSA 2016

Table 45: John Taolo Gaetsewe District Household Growth Projections (including foreseen new mining growth and employment opportunities)

	Growth 2016 to 2024	Growth 2016 to 2024	Growth 2016 to 2024@ 2016 growth rate
Gamagara	6,703	28,073	43,392
Ga-Segonyana	4,718	10,713	12,726
Joe Morolong	1,890	6,112	7,616
John Taolo Gaetsewe	13,311	44,897	63,734

Source : StatsSA 2016

4.4. Housing units completed and progress to date

Joe Morolong Local Municipality

LOCAL MUNICIPALITY	PROJECT DESCRIPTION	NO. OF BNG HOUSES DELIVERED	BUDGET / EXPENDITURE TO DATE	COMMENTS /CHALLANGES /DEVELOPMENTS
JMLM	MAGOBING 89	89 units	R7.8 million	This project was a blocked project over the years and reached completion stage in November 2025. A total of 88 happy letters are signed by beneficiaries as houses were handed over. One beneficiary is due to collect the happy letter.
JMLM	INDIVIDUALS (Churchill 2 and Magobing 1)	3 units	R391 800.00	The project is complete and Handed-over. 3 happy letters are signed beneficiaries.
JMLM	Segwaneng 32	32 units	-	The project is complete, all beneficiaries occupying the new houses.
JMLM	Lotlhakajaneng 93	20 units	-	The contractor is on site and continuing with construction of the remaining houses.
JMLM	Madibeng 82	10 units	-	Contractor has been terminated. New contractor appointed, handed over the site and and currently is on site and continuing with construction of the remaining houses.
JMLM	Peth 75	10 units	-	Contractor has been terminated. New contractor appointed, handed over the site and currently is on site and continuing with construction of the remaining houses.
JMLM	Heuningvlei 74	04 units	-	Contractor has been terminated. New contractor will be appointed by end of June 2026,
JMLM	Makhubung 40	01 unit		Contractor has been terminated. New contractor appointed, handed over the site and currently is on site and continuing with construction of the remaining houses.

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JMLM	Deurham 93	20	-	Contractor is completing the reduced scope and new contractor has ben introduced to complete the remaining houses.

Sub total 189

Gamagara Local Municipality

LOCAL MUNICIPALITY	PROJECT DESCRIPTION	NO. OF BNG HOUSES DELIVERED	BUDGET / EXPENDITURE TO DATE	COMMENTS /CHALLANGES /DEVELOPMENTS
Gamagara LM	Deben Individuals	2 units	R261 200	Project completed, 2 happy letters signed and houses handed over in 2025.
Gamagara LM	Siyathembe 142	42 units	-	10 houses were completed and handed over in 2025. The remaining 22 houses were completed in 2026 and are ready for hand-over, Construction continues on site.

Sub Total: 44

Gasegonyana Local Municipality

Gasegonyana LM	Wrenchville 69 plus 5	10 units		To date, 10 houses are completed and handed over to beneficiaries in 2025. Special cases of 5 individual destituted families will be incorporated in this project.

Sub Total: 10

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4.4.1. Estimation Of Housing Backlog and Demand

For the Municipality to plan properly to eradicate the housing backlog, information regarding the income segment of the households staying in an inadequate dwelling, should be provided. The income segment will determine the subsidy instrument that could be applied to address the housing backlog. For this purpose, the income segments, as categorised by Census, were combined to estimate the number of households in an inadequate dwelling, in the lower, gap, middle- and high-income categories. Unfortunately, the income categories for Census does not compare completely with the income brackets of the housing instruments (example the Census income bracket is R0 to R3,500, and subsidies are for households earning up to R3,500)

The spatial distribution of the low-income bracket could be divided into those households that are in the urban areas, traditional areas, or on farms. This spatial distribution will assist the Municipality further to classify the most suitable housing instrument based on its location, such as rural subsidy to those households staying in a traditional dwelling backlog, farm worker subsidy to the backlog on farms etc.

The tables below are a consolidation of the 2011 housing backlog for the Gamagara-, Ga-Segonyana- and Joe Morolong Municipality as well as the John Taolo Gaetsewe District per income, dwelling type and spatial distribution, where possible.

➢ housing backlog projection 2019-2024

The methodology used to estimate the backlog for the planning term 2019 – 2024 for the John Taolo Gaetsewe District and the Municipalities within its boundaries can be described as follows:

- Census 2016 information on traditional, informal (both backyard and those in informal/squatter settlements) and caravan/tent dwellings will be used as a starting point to quantify potential housing backlog.
- A filter of 10% will be used on traditional dwellings (built with traditional materials), and on informal dwellings in backyards and in squatter settlements. The filter will exclude the persons who do not qualify for subsidies, and those who will prefer to stay in their dwelling.
- There is no empirical evidence available for the Municipalities or the District regarding the size of the filters. The 10% indicated above are conservative assumptions based on local knowledge and the size of the filter can be adjusted when empirical information becomes available.
- The household growth rates of Census 2001, Census 2011 and Community Survey 2007 are then used to estimate the additional number of households for each year, as discussed in the previous section
- The number of housing units delivered since 2014 to January 2019, will be deducted to conclude to a total housing backlog for the Municipalities and the John Taolo Gaetsewe District at 2024.

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The estimated housing backlog for the planning term 2014 to 2019

Table 48: John Taolo Gaetsewe Estimated Housing Backlog 2019 – 2024

	Housing Backlog @ 2023 STATS 2016)	(Housing Backlog						
		2019	2020	2021	2022	2023	2024	Projected Total Increase 2019- 2024
Gamagara	3,134	3,134	3,419	3,730	4,070	4,440	4,844	1,710
Ga-Segonyana	6,000	6,000	6,264	6,540	6,827	7,128	7,441	1,441
Joe Morolong	4,769	4,769	4,779	4,788	4,798	4,807	4,817	48
John Taolo Gaetsewe	**13,903**	**13,903**	**14,462**	**15,058**	**15,695**	**16,375**	**17,102**	**3,199**

The housing backlog figure of the John Taolo Gaetsewe District calculated using 2016 STATS for 2016 was estimated at 13,903 units. It is estimated that the backlog will increase with 3,199 units to 17,102 in 2024 and this figure will form the basis from which the targets for delivery of housing units, will be derived to eradicate the estimated backlog.

POTENTIAL FUTURE HOUSING DEMAND FOR ALL INCOME GROUPS

The previous paragraph detailed the housing backlog. However, the need exists to plan for the expected growth in households over a planning period, hence the housing demand. The future population growth based on Census growth rates, and the expected additional growth due to migration and the expansion of the mining industry, gives an indication of demand for housing units for all income groups.

The projection of the household growth took into account the Census growth rates, and the growth estimated by the SMEC, 2013 report, as described in the previous section. The weakness with the projections is that they were not projected per income segment, and hence the housing demand could not be adequately projected per income. However, an attempt was made to estimate the growth of the low income and gap market income groups, based on their 2011 Census proportions. **Error! Reference s ource not found.** indicates the estimated household growth over the planning term 2020 to 2024 of those households in the income group below R12, 800. This growth reflects the potential demand for housing due to the increase in household numbers. The figures are regarded as high-level estimation because of the proportional allocations applied.

Based on Census 2011, the component of the total household growth 2020 to 2024 (refer to Table 49) that may potentially qualify for subsidy housing if required is estimated as:

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- The proportion of households earning less than R3,500 per month; and
- The proportion of households earning between R3, 500 and R22, 000 per month.

The estimate household growth and components of potential subsidy income groups for the John Taolo Gaetsewe District and the Municipalities within its boundaries are indicated in the table below

Table 49: Estimate Future Housing Demand based on Household Growth 2020-2024

	Total Household Growth in Numbers 2019 -2024	Low Income: R0 - R3,500		Gap Market: R3,501 – R22,000	
		Low Income: Percentage of Total Household Growth	Low Income: Incremental Housing Demand 2020 - 2024	Gap Market: Percentage of Total Household Growth	Gap Market: Incremental Housing Demand 2020 – 2024
Gamagara	28,073	43%	12,180	32%	9,035
Ga-Segonyana	10,713	64%	6,867	25%	2,657
Joe Morolong	6,112	83%	5.046	13%	765
John Taolo Gaetsewe	**44,897**		**24,094**		**12,457**

The number of households in the monthly income group R3,501 to R22,000 will be 12,457 over the term 2020 to 2024 and 24,094 households will be part of the low-income group (below R3,500), over the same term. These figures are indicative of potential beneficiaries for subsidies such as BNG, CRU, FLISP and Social Housing.

The following table aims to summarise a comparative picture of the housing need in the John Taolo Gaetsewe District in terms of housing need indicators that relate to the housing backlog, housing eligibility and urban-rural ration situation:

Summary of Housing Need Indicators

Backlog indicator	Measure	Score
Level of overcrowding	This would provide an indication of the need for additional dwelling units	Average household size is 3.7. The average size of households in inadequate dwellings is 3.1.

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Backlog: Number of "inadequate" dwellings, 2023	This would give a clue as to the number of houses currently living in inadequate shelter, requiring more adequate shelter	13,780 (2011 Census)
Household growth 2020 – 2024	Indicator of possible new household information trends since the latest Census, including growth due to mining expansion – all income groups	44,897 households
Supply of subsidized housing (2022/23)	This would indicate the rate at which supply of adequate housing is occurring in the Municipality	A total of 316 units were delivered 2021/22
Future Demand: Subsidized housing (2019-2024)	Number of households earning less than R3,500 per month (low-income group)	24,094
Future Demand: Gap housing (2020-2024)	Number of households earning between R3,501 and R22,000 per month	12,457
Urban: rural proportion indicator	Ratio of the number of people living in defined rural areas to the number living in urban areas	25% urbanisation rate

With the current housing backlog of 16,698, there is a dire need to initiate the mixed land used development in the jurisdiction of the district as part of the addressing the housing backlog posed by the demand of houses due to population explosion. Depending on the availability of land and resources the district is planning to use mixed land development as planning tool.

3.1.1.1. NATIONAL HOUSING NEEDS REGISTER AS AT 30 APRIL 2026 SINCE

MUNICIPALITY	NUMBER OF RESPONDENTS CAPTURED
Gamagara LM	9 694
Ga-Segonyana LM	13 893
Joe Morolong LM	11 893
TOTAL	**35 401**

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4.5. HOUSING PROGRAMMES AND DELIVERY

The purpose of this section is to discuss the current housing interventions delivered and to evaluate the performance in delivery.

Table 50: Planned and current housing projects

Project Name	Wrenchville 63 – A1610000?/1
Municipality	Ga-Segonyana Municipality
Prof. Service Provider	V3 Consulting Engineers
Contractor	Mallale Business Enterprise JV K & J Endearvour
Challenges	Contractors were terminated due to non-performance prior to expiry of the contract.
Mitigations	For Financial Year 2026/2027 the Department will commence with procurement for construction of 21 houses for current and outer financial years.

Project Name	Siyathemba 142 – A2211000?/1
Municipality	Gamagara Municipality
Prof. Service Provider	V3 Consulting Engineers
Contractor	Best Enough Projects
Challenges	**Slow progress**
Mitigations	**The project is budgeted for this current and outer Financial Years for completion of the project.**

Project Name	Deurtam 43 – A1811000?/1
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	Zabest Properties
Challenges	The contractor is put on terms on non-compliance of completing the project on time.
Mitigations	The Department intends to terminate the contract and appoint a new contractor.

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Project Name	Denham 50 - A18110001/2
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	Zabest Properties
Challenges	The contractor is put on terms on non-compliance of completing the project on time.
Mitigations	The Department intends to terminate the contract and appoint a new contractor.

Project Name	Denham 50 - A18110001/2
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	Zabest Properties
Challenges	The contractor is put on terms on non-compliance of completing the project on time.
Mitigations	The Department intends to terminate the contract and appoint a new contractor.

Project Name	Padstow 43 - A17010004/2
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	Zidlaphi Kgomo & Associates
Challenges	Initially, Zabest Properties, was appointed for the project. However, the contract was terminated due to non-performance.
Mitigations	The Department appointed new contractor, Zidlaphi Kgomo and Associates to complete the project.

Project Name	Perth 75 - A24010001/1
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	Lilithatethu Trading 41 cc
Challenges	Initially, Molatebo Construction, was appointed for the project. However, the contract was terminated due to non-compliance.
Mitigations	A new contractor, Lilithalethu Trading 41 cc, was appointed to complete the remaining BNG houses.

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Project Name	Madiberg 82 - A24010002/1
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	Thavhahi Trading Enterprise
Challenges	Initially, Molatebo Construction, was appointed for the project. The contract was terminated due to non-performance.
Mitigations	A new contractor, Thavhani Trading Enterprise, appointed to complete the remaining BNG houses.

Project Name	Makhubung 40 - A23110001/1
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	R.Mahangwe & Associates
Challenges	Initially, KSTO Holdings, was appointed for the project. However, the contract was terminated due to non-performance.
Mitigations	A new contractor, R Mahange & Associates, appointed to complete the remaining BNG houses.

Project Name	Heuningvlei 74 - A23110003/1
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	KSTO Holdings
Challenges	The contractor is on-site but contract expired.
Mitigations	Department advertised tender and site briefing was held on 6 March 2026. Tender closed on 13th March 2026. Awaiting the results of the Evaluation and Adjudication Committees for a successful bidder.

Project Name	Heuningvlei 74 - A23110003/1
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	KSTO Holdings
Challenges	The contractor is on-site but contract expired.
Mitigations	Department advertised tender and site briefing was held on 6 March 2026. Tender closed on 13th March 2026. Awaiting the results of the Evaluation and Adjudication Committees for a successful bidder.

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Project Name	Lotlhakajaneng 93 -A17010005/1
Contractor	Zihlaphi Kgomo & Associates
Challenges	Slow progress
Mitigations	Extension of time pending.

Project Name	Segwaneng 32 -A23110002/1
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	**Zidlaphi Kgomo & Associates**
Mitigations	The project has been completed.

MUNICIPALITY	PROJECT NAME	COMPLETION/TARGET	Budget
Ga-Segonyana LM	Wrenchvillle 240	21 Houses to be completed in this financial year 59 Houses to be completed in the next financial year	5 000 000 Current FY 14 160 000 Outer FY 200 000 Outer FY
Ga-Segonyana LM	Military Veterans	10 Houses to be completed in this financial year	4 000 000 Current FY 200 000 Outer FY
Gamagara LM	Siyathemba 142	21 Houses to be completed in this financial year	5 000 000 Current FY 15 280 00 Outer FY 15 280 00 Outer FY
ALL JTG	5 Individuals Housing	All 5 houses to be completed in this financial year	1 200 000 Current FY
Joe Morolong LM	Loopeng 50	Completion of Geotechnical Investigation and dolomite assessment	960 000 Current FY 12 000 000 Outer FY

LONG TERM PLANS ON HUMAN SETTLEMENT- SERVICED SITES

1. Kuruman Portion 1 and Farm Kuruman Reserve Township Establishment	5500 serviced sites on Erf 1 and Farm Kuruman Reserve 690	**R47 mil**	Global Solution Development (Pty) Ltd was appointed in June 2024 to oversee the establishment of a mixed-use township on remainder portion of erf 1 & remainder portion of erf 3 of the farm kuruman reserve 690, located in Kuruman, within the jurisdiction of the Ga-Segonyana Local Municipality, under the John Taolo Gaetsewe District Municipality, Northern Cape Province. The project is to be completed within the set period of 36 months. Progress of the project w.

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2. Kathu 5700	5700 serviced sites	R340 mil (spent)	Project completed and handed over to Municipality for beneficiary selection and identification. Bulk services are a serious challenge for the project according to the municipality, so far cost estimation is R1.8 billion.
3. Churchhil Township Establishment	-	R16 mil (spent to date)	The project is on-hold due to the dispute between BaGa Jantjie TC and JMLM
4. Gamagara 1265	1265 Serviced Sites in Mapoteng	-	Matter in court over contractor and developer's dispute for over 6 years.

4.5.1. Gamagara municipality

Town Planning of 1265 Sites was completed, and installation of civil services is underway. The phase 1 of the project is completed; the phase 2 site is still occupied by informal settlers. Processes are underway to move the occupants so that Phase 2 of the project can begin.

299 hectares were purchased for the municipality and approximately 60 hectares of the purchase land will be utilised to accommodate the housing backlog and the remaining will address part of the future demand of 1,404 hectares required to accommodate various housing options due to the household growth. Area was subdivided into 5700 erven, and Town Planning is completed; installation of the Civil Services is progressing well.

The Challenge that still persist is the unavailability of bulk infrastructure services. HDA to draft Business plan to source funding so that when the project is completed all services will be operational.

The Local municipality has made great progress by ensuring that civil services are installed for the greater part of the informal settlement areas like Diepkloof, Welgelee, Riemvasmak, Skerpdraai etc.

A rental housing project has been identified in Kathu. The implementation of subsidy rental housing stock has not been significant in the Municipal area. In the light of the mining environment with the high concentration of migrant workers and contractors, the need increases for rental stock in the nodes in proximity to the employment opportunities. The census statistics records that almost halve of the population reside in rental housing, which confirms the need for this housing option to the lower income bracket.

The Housing Development Agency commenced with the project appraisal and social facilitation of the informal settlements in Olifantshoek. The informal settlements of Skerpdraai, Diepkloof and Welgeleë, are located on municipal owned land south-east of the town of Olifantshoek. The informal occupants started occupying the areas in 2010. The following provides a brief summary of the settlements:

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Diepkloof: an informal settlement that is divided into two "Diepkloof 1 and 2" with an estimated total of 103 pegged sites/households with no clearly defined streets, well located at the border of the formalized settlement. The settlement is rapidly increasing. There is no basic services i.e. water, sanitation, electricity, roads. The community is getting water from the nearby settlement.

Welgelee: an informal settlement that is also divided into two "Welgelee 1 and 2" has 285 scattered households with no clearly defined streets or stands but pegging of the stands is currently underway, well located at the border of the formalized settlement. There is no basic services i.e. water, sanitation, electricity, roads. The community is getting water from the nearby settlement. Welgelee 1 has approximately 30 sharks and situated on the land owned by Department of Public Works, however the municipality is currently busy with negotiations to convert the land ownership.

Skerpdraai: an informal settlement that has186 pegged and surveyed sites, well located at the border of the formalized settlement. There are no basic services i.e. water, sanitation, electricity, roads and refuse removal. The community is getting basic services from the nearby formal settlement. The community is using shared (communal) standpipes. The communal shared standpipes are not well maintained and are in a poor state.

The status of informal settlements in Kathu is mainly in the form of backyard dwellers on surveyed areas.

The key development constraints to the delivery of housing in Gamagara Municipality are:

- Land Availability to accommodate the growth of population.
- Lack of bulk and internal infrastructure services provision to support the housing projects especially in Deben and Kathu.
- The approval of projects with small number of units, whilst the need for housing increased at a much higher rate, resulting in increased backlog rather than decreased backlog.
- Significant increase in informal settlements, especially backyard dwellers, in Sesheng.
- Informal occupation of erven planned for RDP development in Dibeng.

Considering the expected growth of the Municipality, the demand for rental stock and the increase in the backlog (informal settlements), the delivery of units will have to be increased significantly, and should include CRU, Social Housing and informal settlement upgrading.

The spatial distribution of the projects was focused on the nodes of Debeng, Olifantshoek and Sesheng. The SDF strives towards integration of Kathu and Sishen and development of this area as a regional node. In addition, the latest Census calculations recorded the highest backlog in these areas. Therefore, future allocation of housing units should be increased to Kathu/Sesheng to eradicate the recorded backlog

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and to support the spatial vision. The allocation of future units should further consider the expected growth in households, not recorded by Census, but due to the expansion of the mines.

➢ Ga-Segonyana Municipality

The housing delivery in the municipality for the period between 2022-23 has been a major challenge, partly since municipality is not the implementing agents and also due to prevalence of dolomite in the region. The limited resources were directed towards Construction of 200 houses in Bankhara / Bodulong (179 houses were completed), 169 houses completed in Wrenchville, 10 houses for military veterans and Town planning of the Promised Land

Ga-Segonyana faces a number of difficulties with regard to service delivery and housing in its municipal area which can be summarised as follows:[9]

- There is significant demand for housing in and around Kuruman due to the increased mining activities in the region as well as immigration into the municipal area from neighbouring areas (job seekers). Due to limited resources the municipality is unable to satisfy this demand and backlogs and informal settlements are growing.
- Municipal services are provided (at various levels of service) throughout the municipal area. Cost recovery in the informal settlements and tribal areas are non-existent and this means that the municipality has little or no funds to extend service levels and infrastructure in spite of the fact that a large proportion of the population is formally employed.
- Existing infrastructure overburdened due to unplanned densification.
- Lack of bulk services infrastructure is inhibiting further housing developments and is also posing a significant and growing health risk.

The development opportunities that exist, is the availability of land owned by the municipality that is well located, a large area, and the growth experienced and expected. The efficient management of these opportunities are required to ensure that it benefit the sustainability of the municipality in increasing its revenue base, versus providing quality housing environments to the residents,

➢ Joe Morolong Municipality

Development Constraints:

- One of the major obstacles to development in the area is the fact that no individual tenure exists. All property is owned communally and cannot be sold, transferred or used as collateral for loans. Development is also further restricted by the immovable nature of the people who reside in these areas.

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- The stumbling block of communal land ownership has also driven private investors away that do not want to risk investment on land that does not directly belongs to it. The process to subdivide a portion of land to be sold to an investor is also extremely cumbersome and can take several years.
- Asbestos contamination and Dolomite prevalence

Table 54: Completed and current housing projects

4.6. LAND FOR HUMAN SETTLEMENT

The availability of land for human settlement development is a critical success factor in the delivery of housing. Land owned by the State and Local Municipality, and land identified to be acquired for human settlement purposes, need to be identified. Further, housing projects should be spatially supporting the spatial vision of a Municipality. Therefore, the land identified for housing projects should be located within the identified urban edge and potential development areas in the Municipal SDF. This section will first present the future land budget, followed by an overview of land ownership, where after the availability and planned development of land within each of the nodes will be discussed:

4.6.1. Land budget

The land budget for the planning term 2019 to 2024 is separately presented for the housing backlog and for the housing demand due to growth. The average density applied to calculate the land required to alleviate the housing backlog is proposed as $0m^2$ per dwelling unit, and the average density for the total household growth at $500m^2$/dwelling unit.

4.6.1.1. GAMAGARA MUNICIPALITY

Table 56: Gamagara Municipality Estimated Land Requirement

Type	Number of households	Density per dwelling unit	Estimated Land Required by 2025
Housing Backlog, 2024	7,300	$300m^2$	146 ha
Housing Demand for all income groups due to household growth	28,073	$500m^2$	1,404 ha

It can be deduced from the table above that that approximately 146 hectares are required to accommodate the housing backlog within the planning term. Further, the total average land required to accommodate various housing options due to the household growth, is estimated at 1,404 hectares within the same term.

Of the 299 hectares purchased for the municipality approximately 146 hectares of the purchase land will be utilised to accommodate the housing backlog and the remaining will address part of the future demand

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of 1,404 hectares required to accommodate various housing options due to the household growth. Area was sub-divided into 5100 erven, Town planning is completed, installation of civil services underway.

4.6.1.2. Ga-Segonyana Municipality

Table 57: Ga-Segonyana Municipality Estimated Land Requirement

Type	Number of households	Density per dwelling unit	Estimated Land Required by 2025
Housing Backlog, 2024	7,441	300m^2	225
Housing Demand for all income groups due to household growth	10,713	500m^2	536

The table indicates that approximately 225 hectares are required to accommodate the housing backlog within the planning term. The total average land required to accommodate various housing options due to the household growth, is estimated at 536 hectares within the same term. The municipality is busy with town planning of Promised land (over 5600 erven) and construction of 300 houses in Wrenchville on a new stand is also underway

4.6.1.3. Joe Morolong Municipality

Table 58: Joe Morolong Municipality Estimated Land Requirement

Type	Number of households	Density per dwelling unit	Estimated Land Required by 2025
Housing Backlog, 2024	5,943	300m2	180
Housing Demand for all income groups due to household growth	6,112	500m^2	306

It is evident from the above table that around 180 hectares are required to accommodate the housing backlog within the planning term. Furthermore, the total average land required to accommodate various housing options due to the household growth, is estimated at 306 hectares within the same term.
Town Planning for 3500 erven is underway in Churchill.

4.6.1.4. John Taolo Gaetsewe District

An estimated 552 hectares are required to accommodate the housing backlog of 16,698 households in the District within the 2019 to 2024 planning term. Moreover, the total average land required to accommodate various housing options due to the household growth (an estimated total of 44,897 additional households), is estimated at 2,245 hectares within the same term.

The following paragraphs will evaluate the availability of land within the nodes where the development pressures will be experienced.

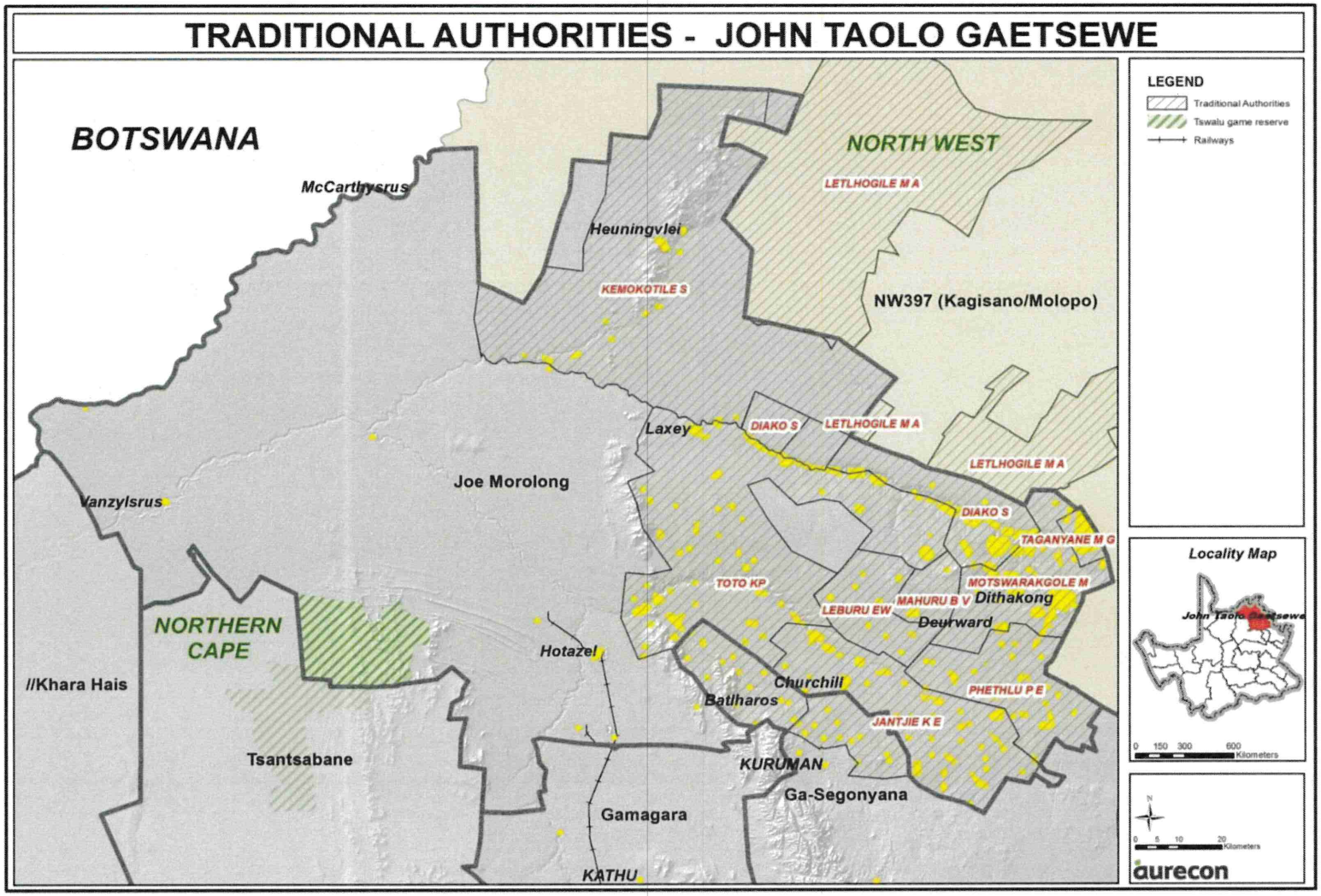
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4.6.2. Land availability and development per node

The availability of land for human settlement purposes is a key determining factor whether the need for housing can be addressed in time, and informal occupation of land prohibited. Ownership of the land impact on the availability of land. The District and more specifically the local municipality of Joe Morolong and Ga-Segonyana have land owned by the State and under custodianship of traditional authorities. The process for the release of portions of traditional land is challenged by either permissions for the release, or the cumbersome process to release the land. Ownership does not provide for security of tenure or individual title deed, and hence certain housing instruments cannot be provided to the communities in these areas. The map below indicates the land areas under traditional authorities in the District.

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Map 7: Traditional Authorities in the John Taolo Gaetsewe District



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4.6.2.1. Gamagara Municipality

Gamagara is still described as a developing municipality and in order for the municipality to grow and develop, it needs land. Most of the land in Gamagara is privately owned. The municipality does not have serviced land available currently due to illegal land grab but the municipality is in a process of negotiating with the mine for land. The land that was available was recently sold on tender. Some land in Babatas, Dibeng town, Bestwood and Kathu farm owned by CPA and private developers. It should be noted however that, the municipality experienced illegal land grabs which put pressure on provision of these unplanned services. Water Sanitation -Waste -Electricity - All registered indigents receive a subsidy of six kilo litres of water per month. The municipality is currently standing at a total number of 909 + indigents in the year under review.

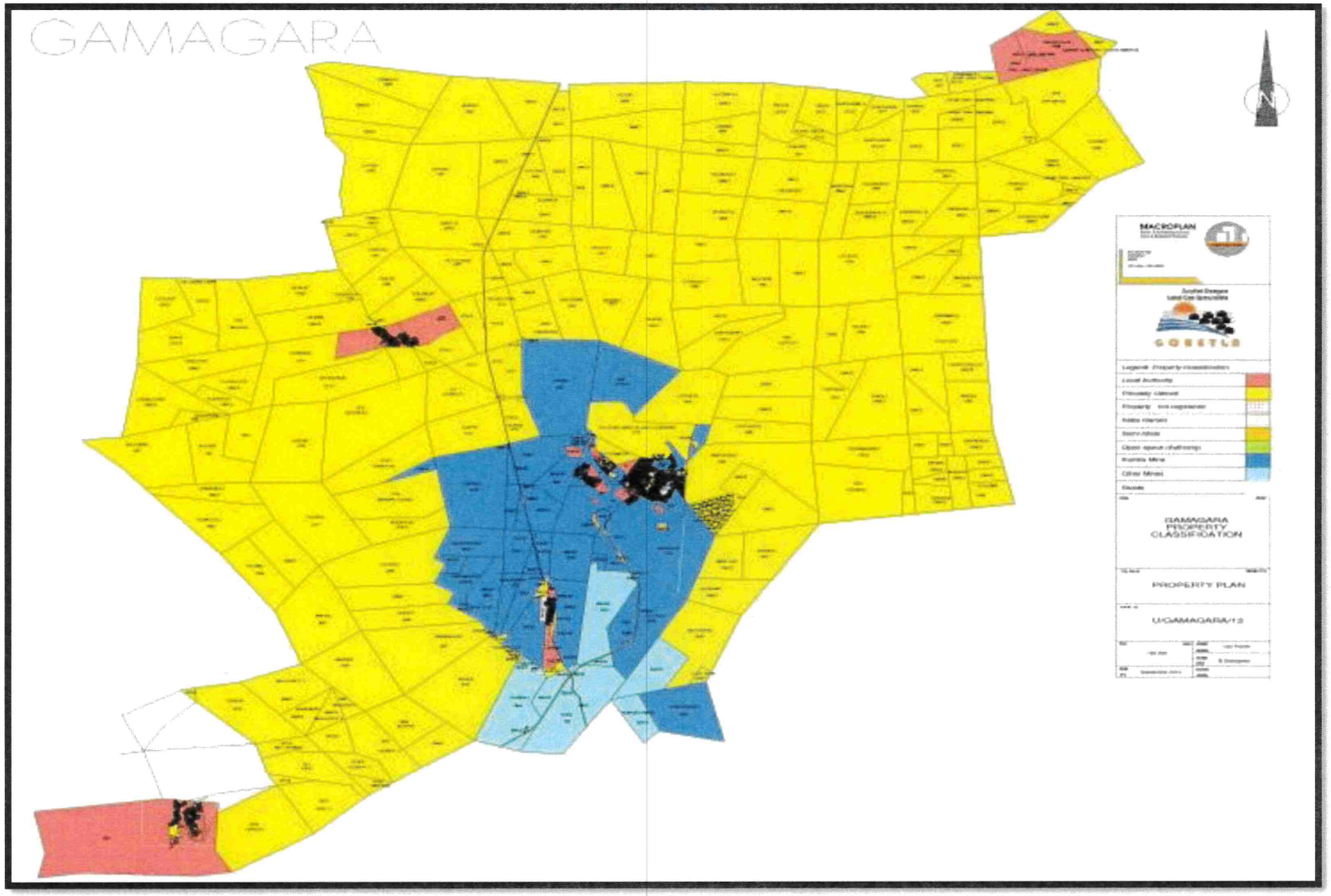
About 299 hectares were purchased for the municipality and approximately 146 hectares of the purchase land will be utilised to accommodate the housing backlog and the remaining will address part of the future demand of 1,404 hectares required to accommodate various housing options due to the household growth. The purchased land was sub-divided into 5100 erven, Town Planning is completed, and installation of civil services is underway.

The Map below presents the spatial distribution of land ownership in the Municipal area. Large tracts of land are privately owned and owned by the mines. Evaluating the ownership closer to the urban areas where housing projects will mostly be delivered, it is evident that in the case of Kathu/Sesheng, the majority of land is owned by the mine.

Municipal owned land consists primarily of municipal commonage in Dibeng and Olifantshoek, and scattered portions in Kathu/Sesheng

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Figure 18: Gamagara Property Classification (Gamagara SDF, 2016)



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a) Kathu/Sesheng

The spatial vision of Kathu and Sesheng, is to integrate the areas and therefore to focus on the land available and suitable for human settlements between the two areas. Extensions towards the east of Kathu are constraint by bulk infrastructure supply, and hence the focus is towards the west. The Woodland north of Kathu has been declared a protected area by the Minister of Agriculture, Forestry and Fisheries, development in this direction is prohibited,

The Municipality owns land directly east of Sesheng which is earmarked for IDP housing projects, as illustrated in Figure 3. The Sesheng/Kathu node does not have municipal commonage land that could be made available for human settlement purposes. Kumba Mines has transferred land three portions of land to the Gamagara Municipality that is sufficient for low-cost housing. The land is located central in the central part of Kathu/Sesheng, and will support the vision to integrate the areas.

The following table provides a summary of the land that will be developed in this node, and the responsible developer. The number in the first column is also indicated on the inserted Kathu SDF Map to show the locality of the proposed development and its alignment with the Municipal SDF.

Table 59: Future Land Development per Node.

No.	Description	Town/ Location	Income Group	No. Of Erven	Possible Funder	Status	Estimated Completion Period (Within Years)
1	Bestwood	Kathu	Medium	2282	Private	In Process	5
2	Lakhutshona Phase 4A	Kathu	Low	724	Mining	Serviced stands	1
3	Lakhutshona Phase 4B	Kathu	High	275	Mining	Completed	1
4	Lakhutshona Phase 4C	Kathu	Low	420	Mining		3
5	Rooisand Landgoed	Kathu	High	707	Private	Completed	3
6	Rooisand Landgoed Townhouses	Kathu	Medium	546	Private	Planning	3
7	East - SIOC Low-cost Housing/ Hostel project	Sesheng	Low	500	Mining	Planning	2
8	Mapoteng (Sesheng) Construction Camps Phase 2	Sesheng/ Mapoteng	Low	417	Mining	Planning	2
9	SIOC Sesheng Transit Housing	Sesheng	Low	140	Mining	Planning	1
10	ATM Infill Planning	Kathu East	High	130	Private	Planning	1

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11	Residential developments in Lakhushona 4 D – E (Gamagara Mun)	Sesheng/ Mapoteng	Low	1,285	Municipality	Planning	1
	Total			**7,151**			

b) Dibeng

Dibeng has the advantage of having municipal commonage land. The town is developed on the eastern part of the commonage land, and the western part is vacant. The Municipal SDF earmarked the future extension of Dibeng towards the north-east and east. The IDP projects for housing delivery are indicated in the SDF, as being located the north-eastern part, and east of the current town. Part of the IDP housing projects is on municipal commonage.

Deben is expected to grow significantly. Individuals are currently settling on the erven set out and allocated for RDP housing, although they will not qualify for RDP housing. Further planning will need to be done to plan for the supply of the higher-level housing need. Due to the fact that these individuals fall within the gap market, provision will have to be made for FLISP applications. There is currently no supply of mixed category housing in Dibeng.

The municipal owned land in Dibeng is sufficient for housing development. 1200 Erven have been planned and surveyed, and serviced with water within 200m, with funding supplied by mine.

c) Olifantshoek

Olifantshoek is the second largest town in the municipality and has the benefit of having significant municipal commonage. The town has developed in the most north-eastern part of the commonage. Olifantshoek has recently experienced increased growth owing to increased mining activity in the region. The SDF highlights the following key aspects in terms of the town's residential forward planning:

- To the north, the town is bound by the municipal border dividing Gamagara- and Siyanda Municipality. Some residential development is anticipated in this direction where services will be delivered across the boundary. This exception was made as it is expected that some southern portions of Siyanda will be included in the Gamagara Municipal area in the future.
- The most significant amount of residential development is expected in the south-eastern segments of town, where large scale residential development is foreseen in lower income groups.
- In addition, provision has been made for development in a south-western direction due to the area's pleasing aesthetics.
- Provision is made throughout the town for expected infill planning.

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- Higher densities are planned around the CBD, an extremely suitable location, as well as in larger pockets throughout the entire Olifantshoek.

The IDP project for housing delivery indicated in the SDF includes the provision of 200 houses for residents. It is assumed that it refers to the upgrading of the informal settlements on the municipal owned land. The HDA did assist with the formalization of informal settlements at Diepkloof, Welgeleë and Skerpdraai and Gamagara was included in the NUSP programme.

COGHSTA with funding from Khumani SLP, plans the planning, surveying and registration of 1,000+ stands in Olifantshoek that will greatly support the provision of housing in the area. Consultation with the Municipality confirmed that 1,200 erven have been planned and surveyed in Olifantshoek. With the assistance of the mine, the sites have been provided with water within 200m.

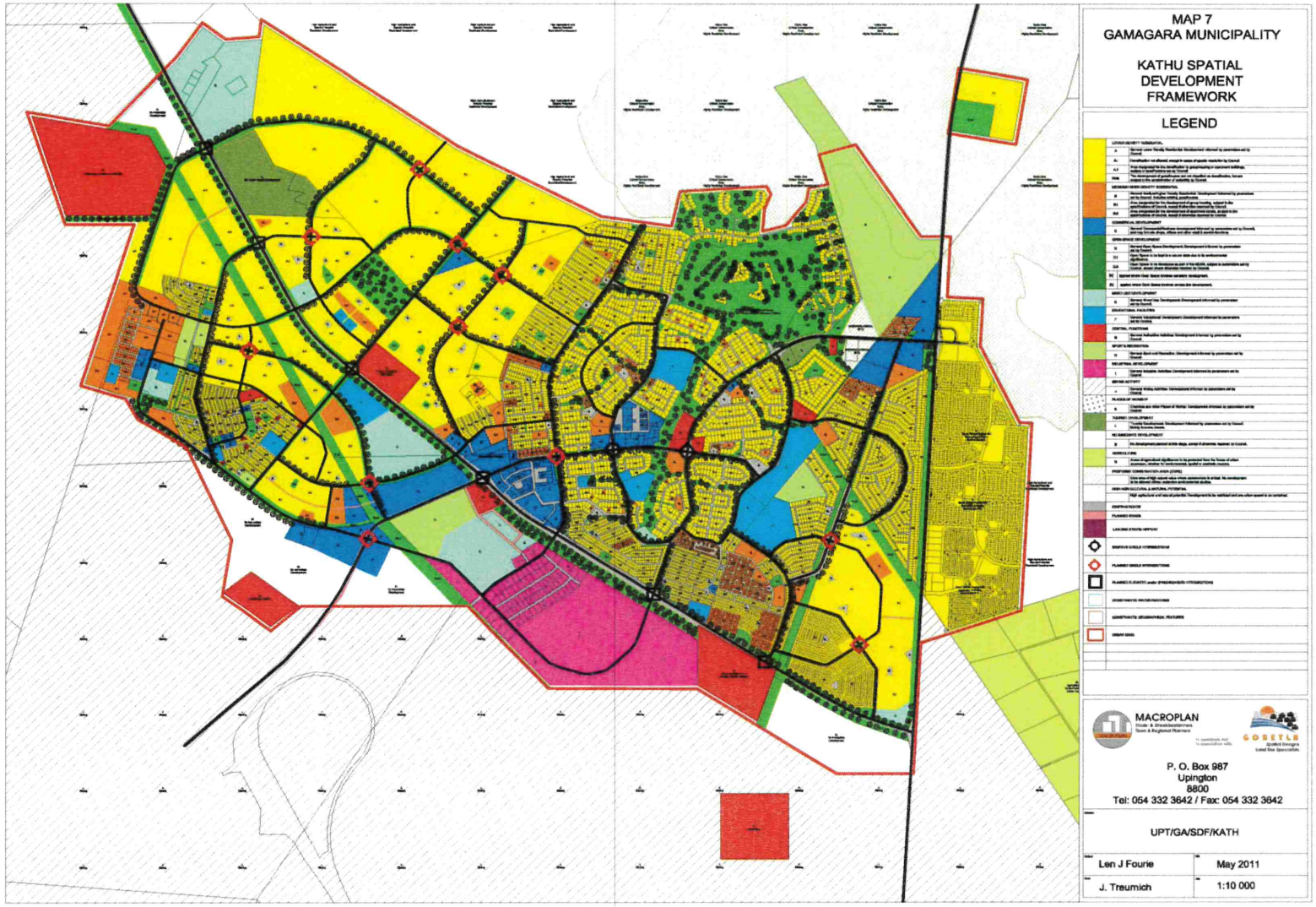
It can be deduced that availability of Municipal owned land is not a development constraint in Olifantshoek. Expectations are that there will be no further expansions in Olifantshoek in the near future.

d) Dingleton

Since the announcement in 2013 of Kumba's board decision to approve the plan to relocate the Dingleton community to Kathu to facilitate the expansion of its Sishen mine to the west, followed by Kumba's completion of a comprehensive feasibility study and an extensive consultation process with interested and affected parties including the community and the relevant government departments, Kumba went ahead and built more than 500 new homes in Kathu and the town's educational structures with improved additional facilities for the schools, new sports facilities and public libraries. Existing businesses or livelihoods directly affected by the resettlement were also addressed as a part of the process. The Residents were successfully relocated beside the handful that refused any effort to be relocated. Engagements are still underway. The mine is currently undertaking proclamation of the area in phases

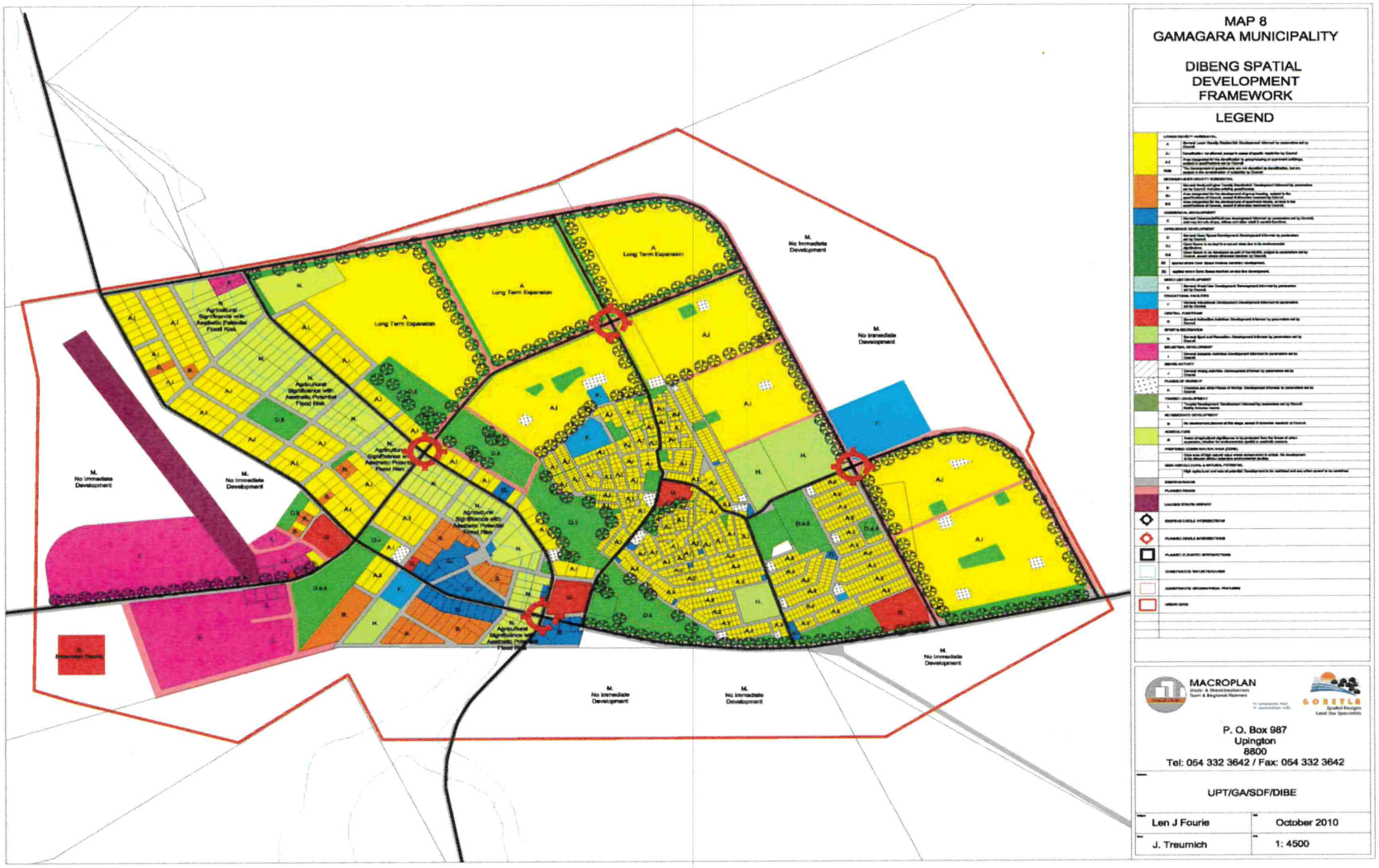
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Figure 3 : Kathu SDF and IDP Housing Projects



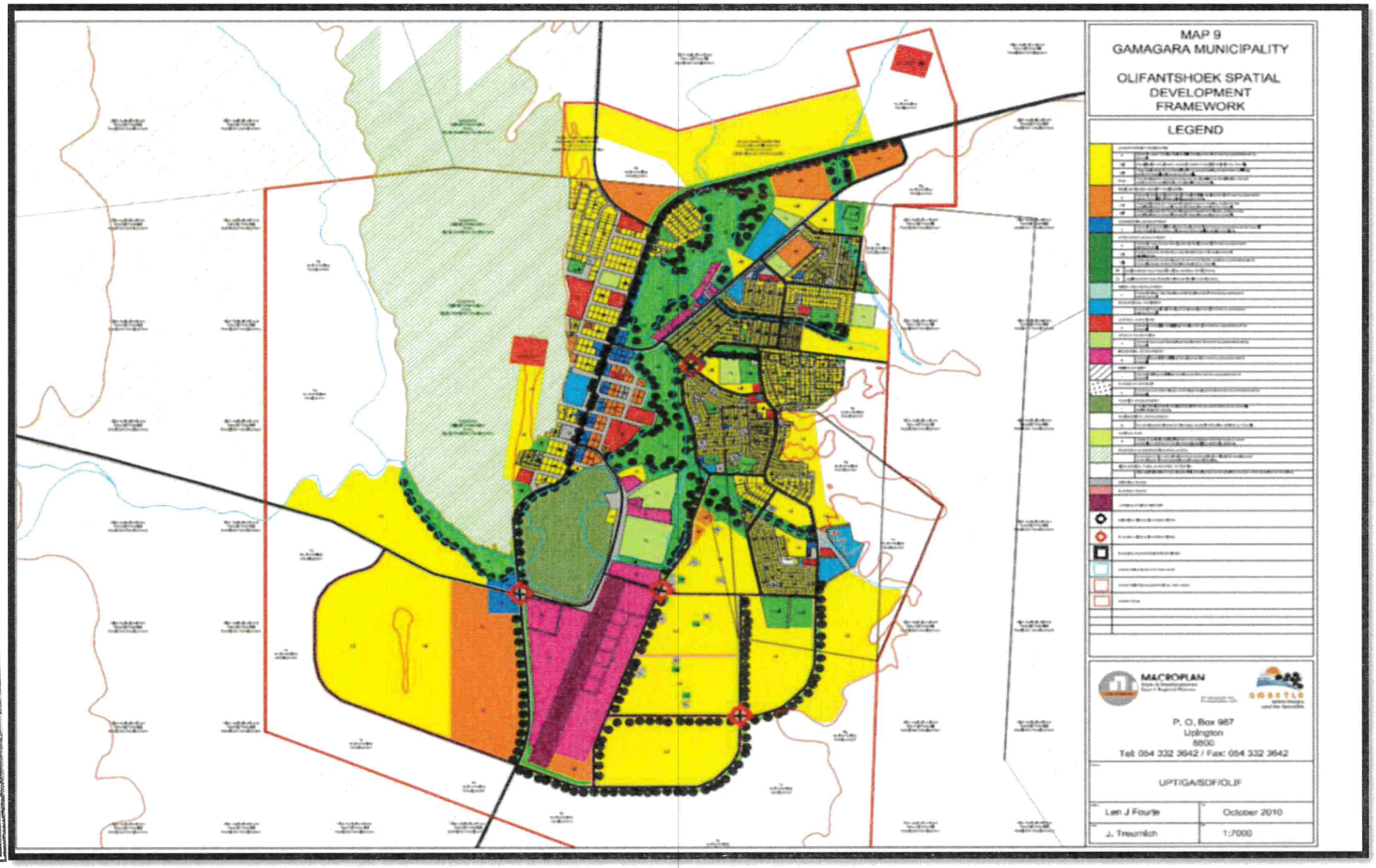
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Figure 4 : Dibeng SDF and IDP Housing Projects



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Figure 5 : Olifantshoek SDF and IDP Housing Projects



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4.6.2.2. GA-SEGONYANA MUNICIPALITY

The Ga-Segonyana area houses a number of residential areas with Kuruman town as the main business/ services centre. The communities living in the main urban centres have all been formalised, but not those in rural areas. To the east of Kuruman lies Wrenchville, to the northeast, Mothibistad, Promise land and to the northwest, Bankhara Bodulong. The rest of rural residential areas, includes Kagung (Vlakfontein), Mapoteng, Ditshoswaneng, Magojaneng, Seoding, Seven Miles, Mokalamosesane, Galotolo, Lokaleng, Bloem, Geelboom, Gamopedi, Gantatelang, Thamoyanche, Pietbos, Ncweng, Garuele, Gasehubane, Gasebolao, Batlharos, Maruping and Vergenoeg.[10]

The John Taolo Gaetsewe District SDF (2023) identifies the following Spatial Development Objectives for the Ga-Segonyana Municipality:

- To redevelop and rejuvenate the Regional Node of Kuruman
- To develop Local Nodes in Mothibistad and Batlharos

The Spatial Development Framework of July 2008 indicates that Ga-Segonayana Local Municipality is fortunate to have access to enough vacant land that could be developed in the future. The spatial planning of vacant land for future residential development areas of Kuruman, Wrenchville, Mothibistand, Bankhara Bodulong and Batlharos is discussed below followed by the spatial development maps for all of the identified future residential development areas. It is recommended that the SDF should be revised as little reference is made to the real situation facing the municipality as far as land availability, housing development and the tribal authorities.

a) Kuruman

The town consists out of a number of residential areas that were formed around the junction of the major access roads of the N14 and Daniëlskuil/ Hotazel road, and the Kuruman River. The town has developed mainly at low densities with smaller pockets of cluster homes found throughout the area. The agricultural plots alongside the Kuruman River are characteristic of Kuruman and stretches from Seoding Road in a northerly and westerly direction.

Commonage land is public land which is owned by the municipality or local authority and to which all the residents of a town have rights. Only Kuruman has commonage land. The town is the only area in the Municipality with commonage land

Within the surveyed part of the town of Kuruman, only small portions of land exist within the boundaries of the town that can be utilized for development. This is due to the fact that most of the land is privately owned. There are definite underutilized open spaces that will be identified for development. The largest

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portions of land that are ideal for development are situated to the west and north-west of the town, the area south-west, south and south-east of the industrial terrain, the area between Wrenchville and Kuruman, the area to the east of the agricultural plots, and to the west of the Mothibistad road.

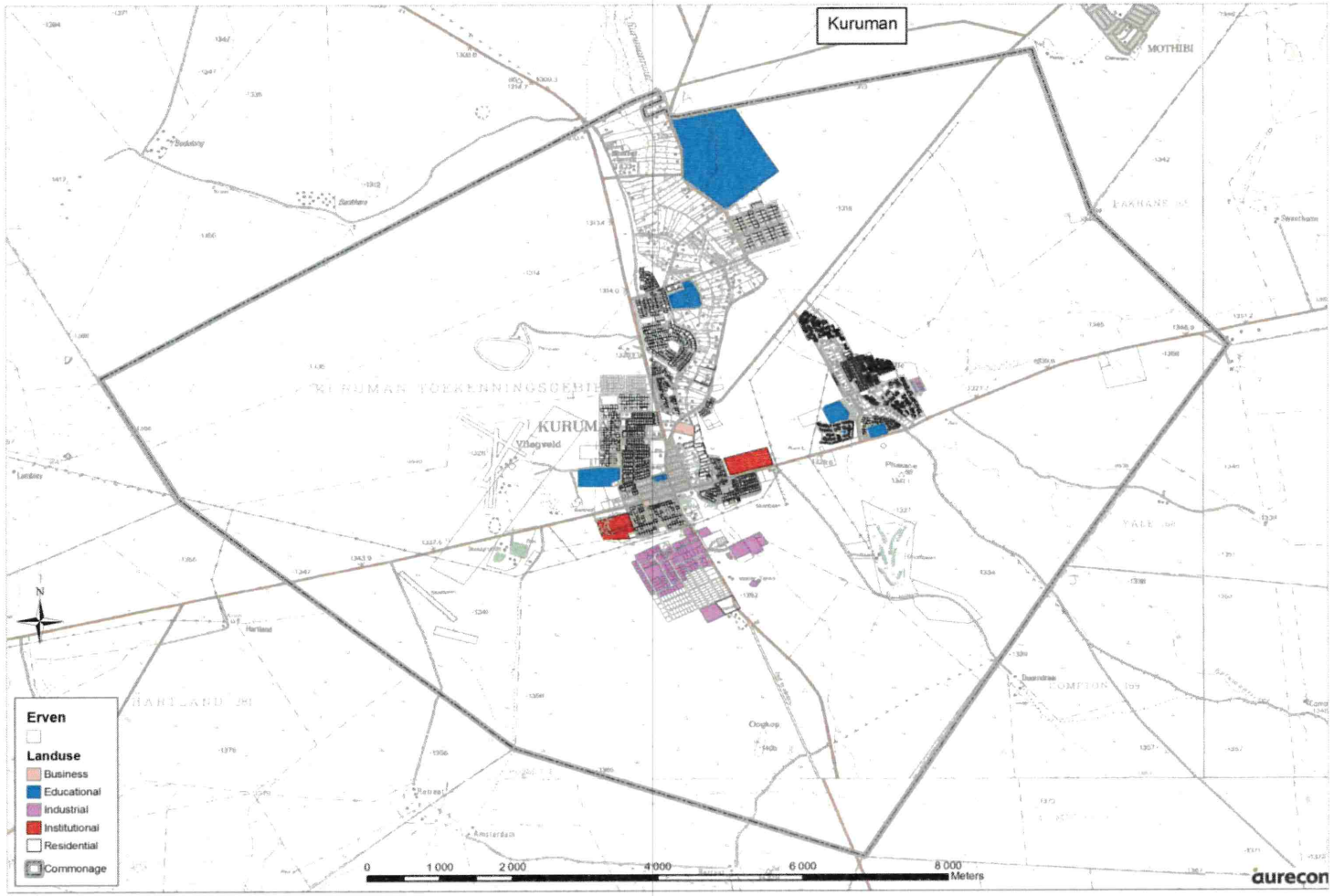
The expansion of the residential areas in and around Kuruman has been identified to take place in a western, northwestern, southwestern, southeastern and easterly direction. The redevelopment and compacting (infill planning) of the agricultural erven that are currently not utilized to its fullest have been identified as a priority. The sustainable delivery of services to this area however causes problems. Smaller open spaces in the existing residential areas have also been planned to be redeveloped for residential purposes. Integration is set to take place between Kuruman and Wrenchville.

There are plans at concept stage for Kuruman Catalytic projects around this area that is anticipated to provide a mixed income housing suburb of more than 5 000 sites; consisting out of a combination of subsidised, bonded and institutional housing units, which, in combination with social amenities and provision for retail opportunities will form a new integrated town centre. The property identified for the integrated housing development for which a feasibility study was undertaken is the undeveloped land between Kuruman and Mothibistad. The property is opposite the so-called Promisedland area.

The Dolomitic studies is concluded and Town planning is at an advanced stage for the "promised land" area where over 5600 erven will be developed. The installation of pegs is underway. The area is along the main road linking Kuruman to Mothibistad.

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Figure 6: Kuruman Areas Land Use and Commonage



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e) Wrenchville

The town has a slightly higher residential density than Kuruman, but the most of the houses are in a good state. Higher density residential units are to be found in the area to the north, near the access point to the Mothibistad road. The areas to the west and east of Wrenchville are available for future development, but the town itself has very few properties that can be used for densification and development. The areas that were identified for future residential expansion of Wrenchville are located mostly to the west of the town, in the area between the N14, the Kuruman Hospital, the Mothibistad road and the western border of Wrenchville. The developments of the area to the northeast and to the east of town have also been identified and in future integrate the development direction of Mothibistad and Wrenchville. Township establishment and civil services installation were concluded for 240 houses and construction of top-structures is underway. Further planning of additional 200 erven around the area is at feasibility phase.

f) Mothibistad

The town has a relatively low residential density of a good standard. The higher density housing element is located to the north of the town. The town itself does not have much vacant land within the existing borders of the town that can be utilized for development. The areas surrounding the town, however, have ample vacant land for future development. Future extensions of the town are planned in a south-westerly, westerly, easterly, south-easterly and north-westerly direction. Most of these future areas that have been identified are focused on integration between Mothibistad, Wrenchville, Magojaneng and Mapoteng.

g) Bankhara Bodulong

The settlement has a low residential density character in the areas to the west and east, with a higher density area to the centre of the town. A lot of areas are thus available for subdivision and densification in the older parts of the town. Most of these areas, however, are privately owned and thus will have to be subdivided by the individual owners themselves. In the areas surrounding the town there is ample vacant land for future development. The area that has been identified for future expansion of the town, are located to the east of the town, in the direction of Kuruman. The nature reserve between Bankhara Bodulong and Kuruman does not allow residential development to occur in a southern direction.

The project for construction of 200 infill top-structures were funded of which only 179 beneficiaries were found to be located within the area where Dolomitic studies was conducted. Furthermore only 116 houses are completed, a service provider has been appointed to conclude the remaining 63 houses.

h) Batlharos

The village has a medium to high residential density character of a good standard on both parts (west and east) of the main internal tarred road of the village. The village is the largest of the residential villages in Ga-Segonyana. The area that has been identified for future expansion of the village is to be

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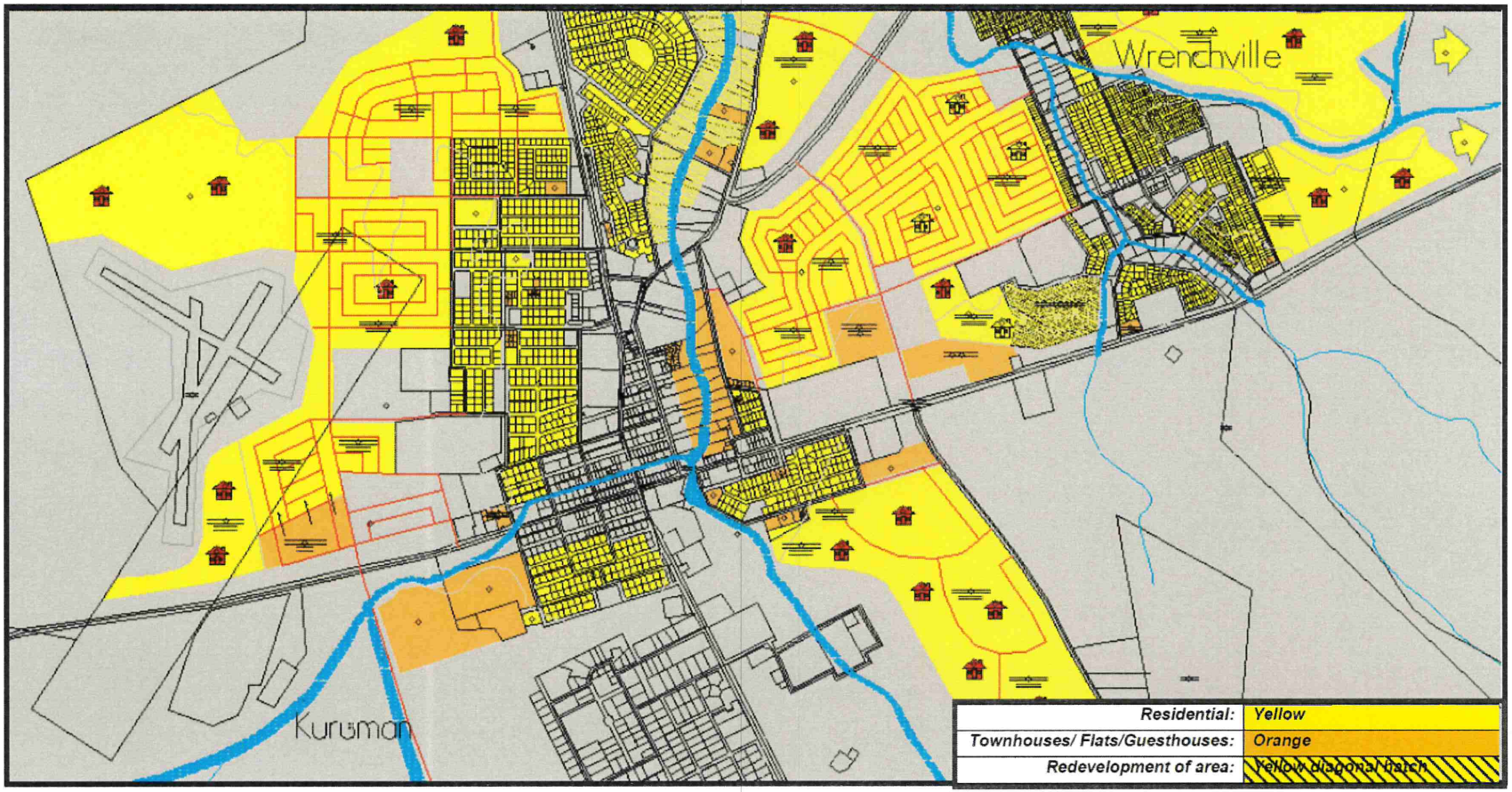
found on the northern, western and eastern borders of the village. The municipality plans to formalise areas in Batlharos in future.

i) Tribal Areas

The rural areas are all established at a low residential density and subsistence practises occur. The rural areas are mostly unsurveyed and not registered. According to the SDF, new extensions should consider higher densities.

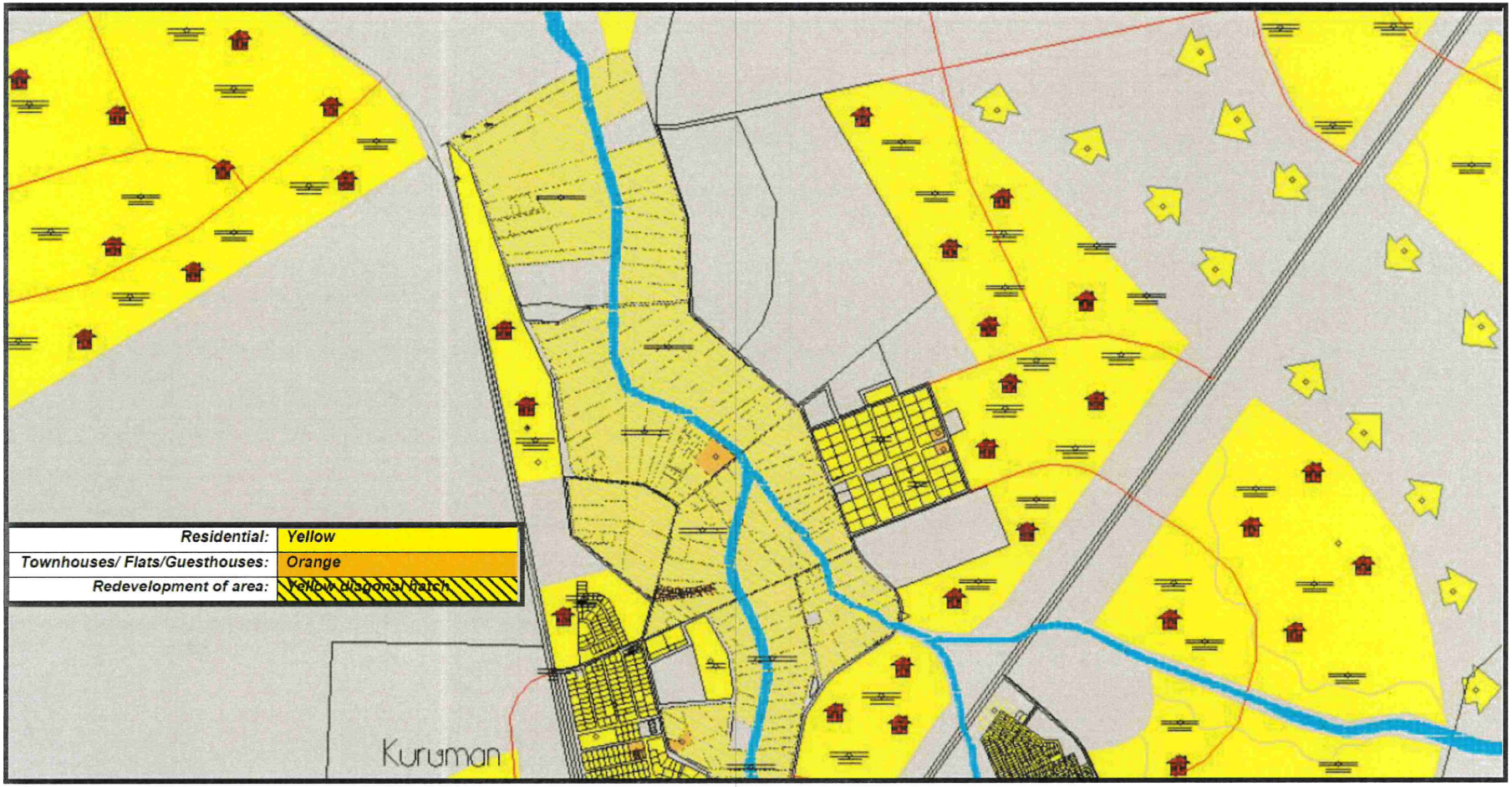
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Figure 7: The proposed residential development of the southern sections of Kuruman and Wrenchville



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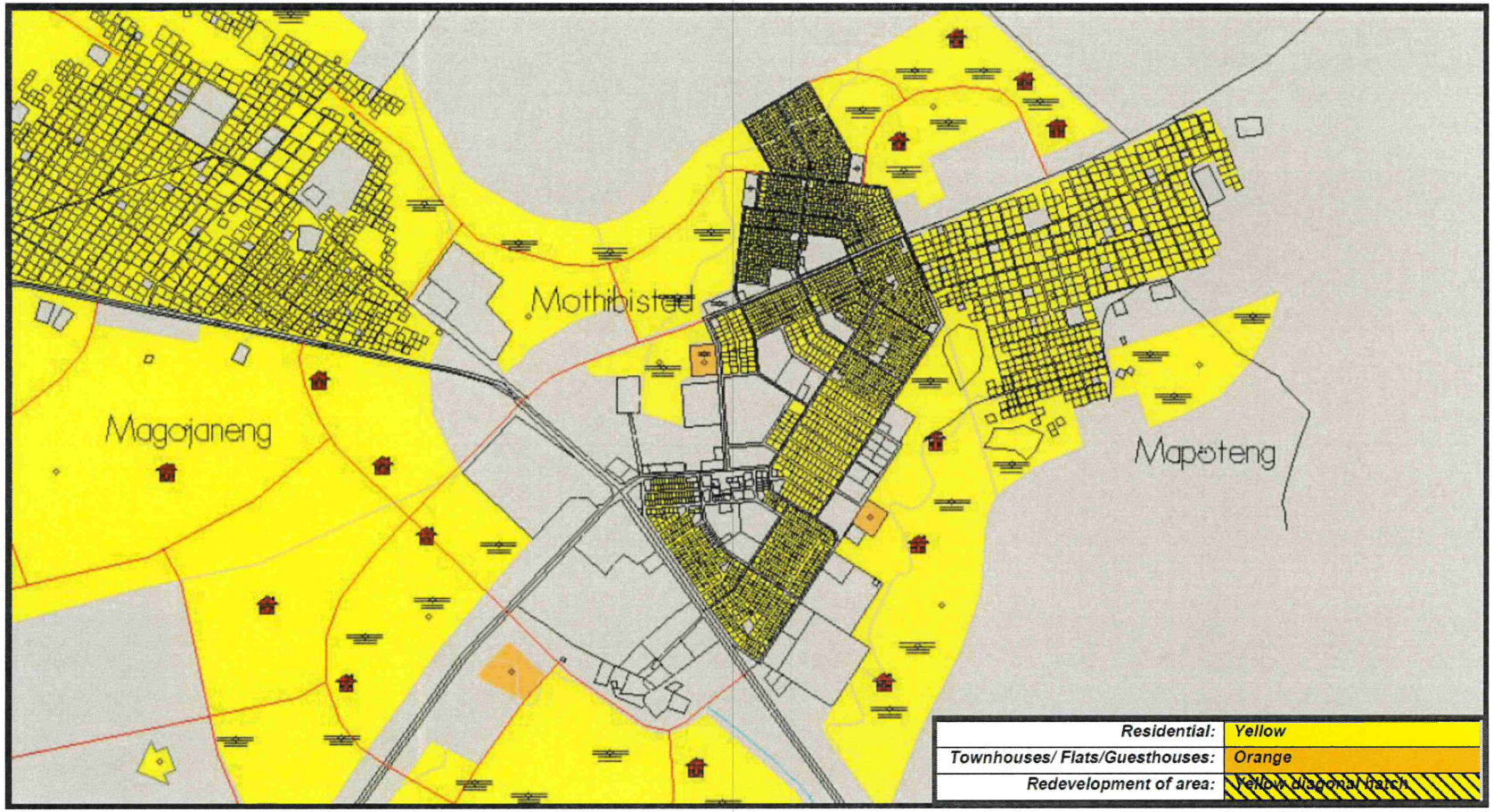
Figure 8: The proposed residential development of the northern sections of Kuruman and Wrenchville[11]



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[11] Ga-Segonyana, Spatial Development Framework, 2019

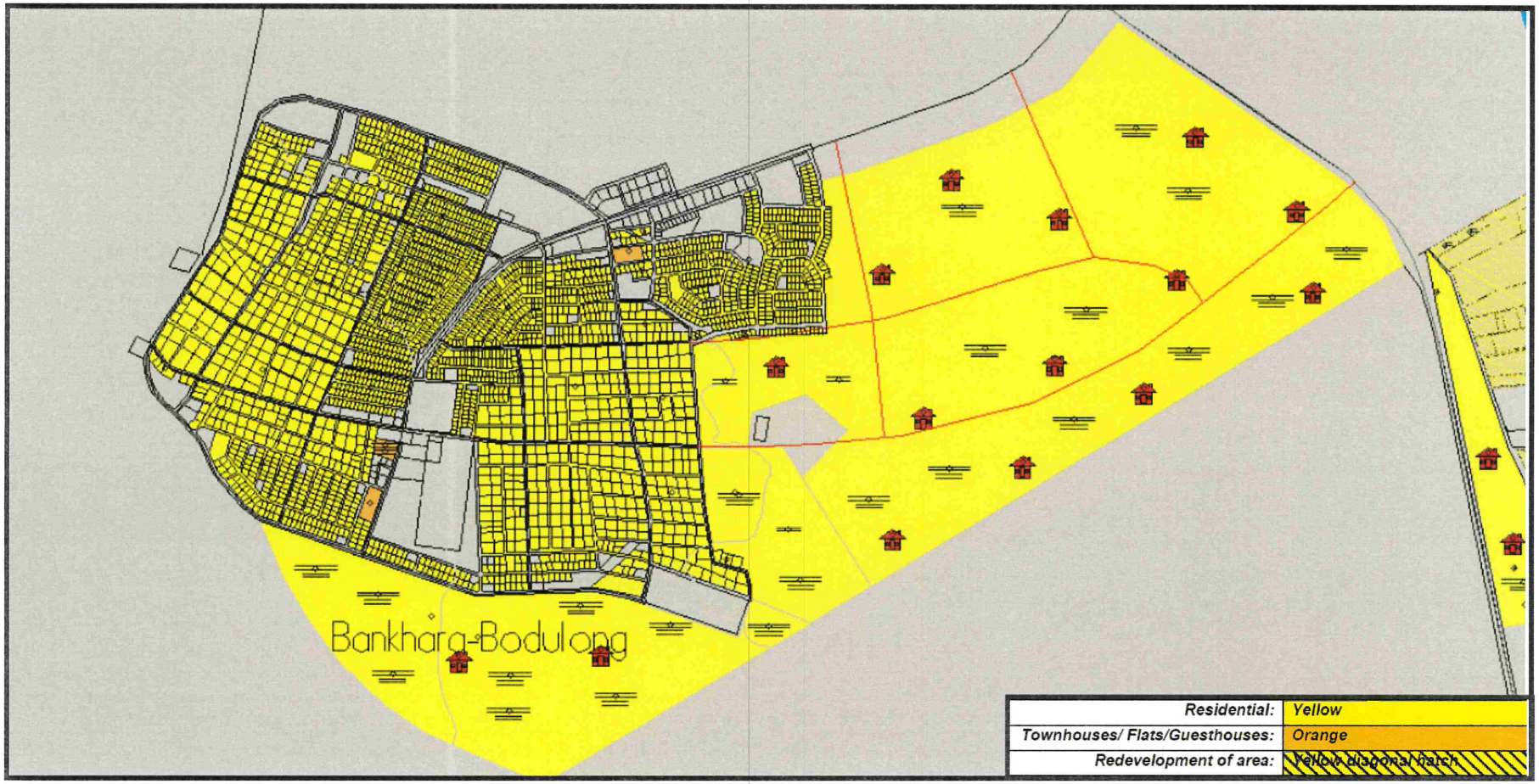
Figure 9: The proposed residential development of Mothibistad and Mapoteng [12]



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[12] Ga-Segonyana, Spatial Development Framework, 2019

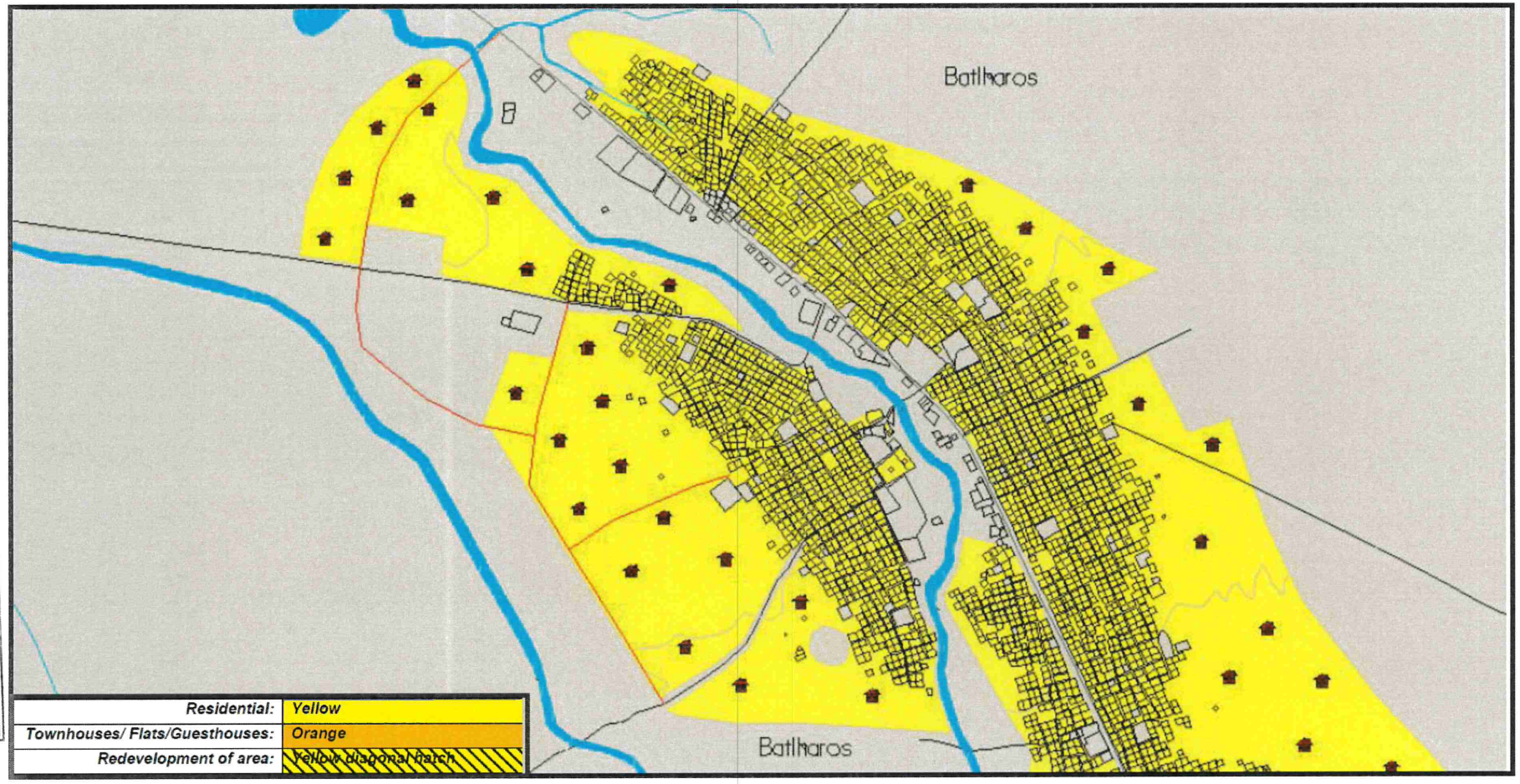
Figure 10: The proposed residential development of Bankhara Bodulong[13]



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[13] Ga-Segonyana, Spatial Development Framework, 2019

Figure 11: The proposed residential development of Batlharos[14]



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[14] Ga-Segonyana, Spatial Development Framework, 2019

4.6.2.3. Joe Morolong Municipality

The spatial structure and form of rural development in the Municipality is shaped by a rural settlement pattern, comprising of dispersed, low density and sparsely populated rural settlements, known as villages. There are approximately 185 villages in the Municipal Area. Most of the villages are located next to the Moshaweng and Matlhwaring Rivers. Only Vanzylsrus, Hotazel and Black Rock, to an extent, exist as urban settlements in the Municipal Area. The rest of the settlements in the Municipality are classified as rural and not demarcated/surveyed. There are villages that were demarcated, but the registration of the individual erven was not done.

The John Taolo Gaetsewe District SDF (2023) identifies the following Spatial Development Objectives for the Joe Morolong Local Municipality:

- To rationalise the fragmented, scattered settlement pattern and build a new intensive agriculture and agro-processing economy in the area
- To develop a limited number of villages along a public transport corridor into Human Development Hubs
- To develop Local Nodes in places like Churchill, Bothithong, Heuningvlei, Blackrock, Hotazel, Mmamathwane and Vanzylsrus.
- To manage, protect and further develop the existing extensive game and cattle-farming and tourism area to the west of the mining belt

The Joe Morolong SDF (2017) identifies Vanzylsrus, Black Rock and Hotazel, as the urban areas or local nodes and the villages Churchill, Heuningvlei, and Bothithong/Dithakong as rural nodes or service centres. Human Development Hubs proposed by the John Taolo Gaetsewe District Municipality SDF includes Churchill, Bothithong, Mmamathane and Heuningvlei. The Joe Morolong SDF has omitted Mmamathane and Heuningvlei as HDH's due to the following reasons:

- Mmamathwane was omitted since it does not have enough households to justify the critical mass sub-minimum for a Human Development Hub.
- Heuningvlei had been omitted due to the presence of unacceptable levels of asbestos contamination.

According to the Joe Morolong SDF (2017) the following applies to local nodes and human development hubs in terms of residential development:

Local Nodes (Vanzylsrus, Hotazel, and Blackrock)	■ Higher density residential development should form an integral part of the environment. However, residential development in

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	the CBD must comprise business development on ground floor. ■ Higher density residential development should be provided around the nodes.
Human Development Hubs (Churchill and Bothithong)	■ Discourage further extension of settlements.

For housing planning purposes, the SDF clearly directs that housing projects in the nodes should be within the urban edge and higher densities should be provided. In the case of the HDH's of Churchill and Bothithong, only the backlog in housing should be planned for, and not future growth. A discussion of Vanzylsrus, Hotazel, Black Rock, Churchill and Bothithong follows and should be read with the Land Use Maps and SDF Maps included.

4.6.2.3.1. Vanzylsrus

Vanzylsrus serves as a distribution point for surrounding farms in the region and consists of a few houses, small shops, a hotel, fuel filling station and a Post Office. The land use distribution of Vanzylsrus indicates the residential nature of the town. Some business uses are located just east of the River. It is in the eastern part of the town where the most vacant stands occur that could be suitable for housing purposes, if available. Higher densities can be allowed for in the densification zones illustrated on the SDF Map (Figure 13). There was a running housing project of 326 housing units recorded by CoGHSTA, and only 308 houses were completed.

4.6.2.3.2. Hotazel

Hotazel is a mining town and local node within the municipal area. The land use is largely residential in nature with recreational uses and small business erven, as illustrated in Figure 14. The large vacant stands south of the core town area should be sufficient to accommodate future housing development and could be developed as high-density residential developments. Any new housing should be provided for in these areas. This will allow for infill development. See the SDF Map for Hotazel as Figure 15.

4.6.2.3.3. Black Rock

Black Rock has the same characteristics as Hotazel. This is to be expected as both are mining towns and are exploited to very much the same conditions and pressures. Additional areas have been identified for residential expansion and an area marked for higher density housing. The distribution of land uses and the SDF for Black Rock

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4.6.2.3.4. Churchill

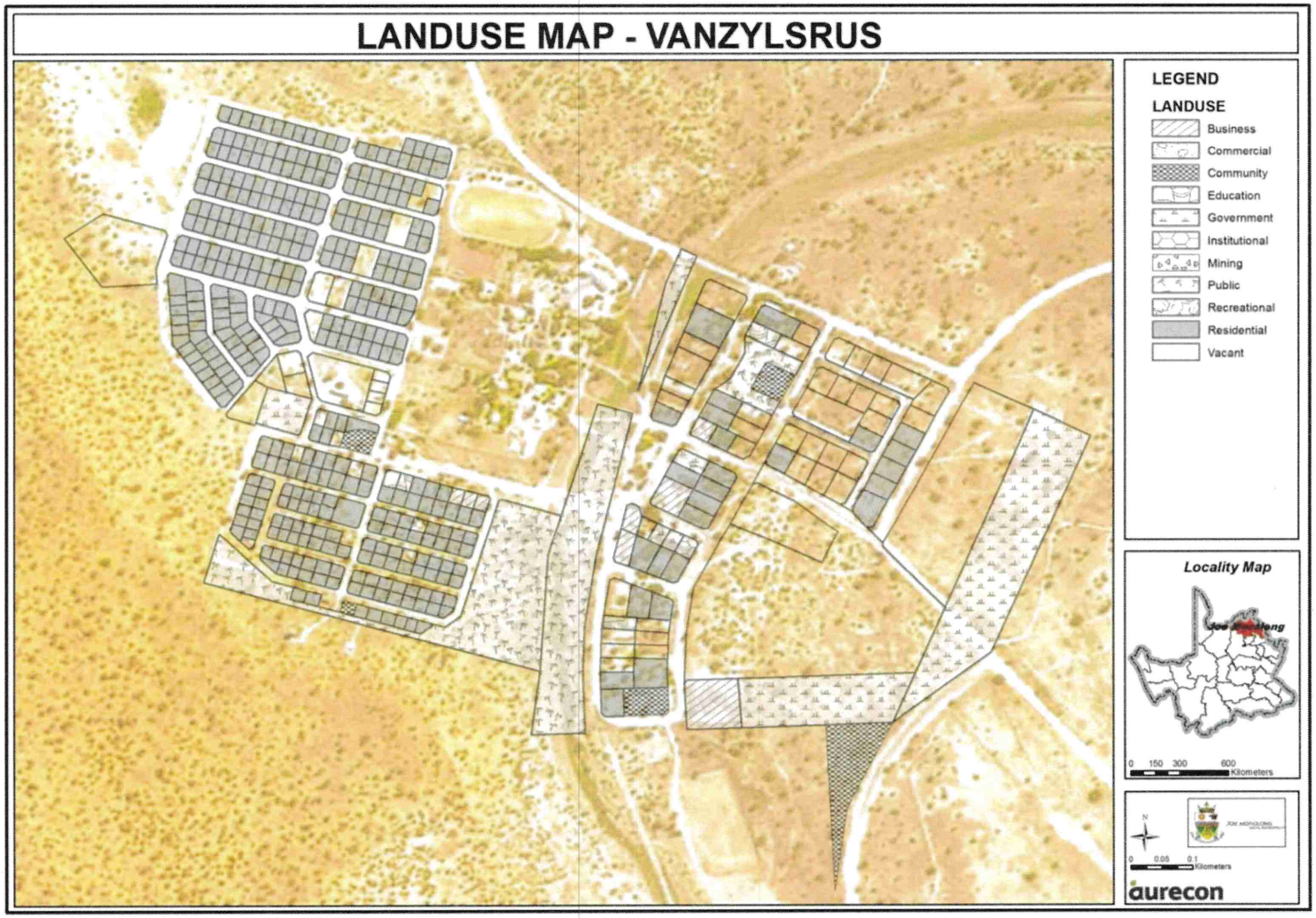
Churchill is located close to Kuruman, ± 20 km out of town, and is important within the municipal context due to the location of the newly developed Municipal Building and Council Chambers. Because of this, traffic has increased to this village and it is expected that more Government Services will in future locate within the village in order to serve the communities of the area, making it an administrative node within the Joe Morolong Municipal Context. It is observed that the tendency may occur that the population increase to this area due to the improved provision of government services, and the employment opportunities that are created by these existing and planned government facilities and services. Although the SDF discourages the extension of this settlement, it is foreseen that the need for housing may increase and be justified in future as a result of the investments made by government. An integrated human settlement project was identified for the development of 3500 units at Churchill village. The land acquisition is done together with the Dolomitic studies. Town Planning is underway.

4.6.2.3.5. Bothithong

The village is characterised by its rural settlement pattern, comprising of dispersed, low-density and sparsely populated houses. Within the context of the Municipality, this village can be classified as Administration and Service Centres. There is a housing project of 400 units approved for Bothithong, of which 382 were completed by January 2014, according to CoGHSTA.

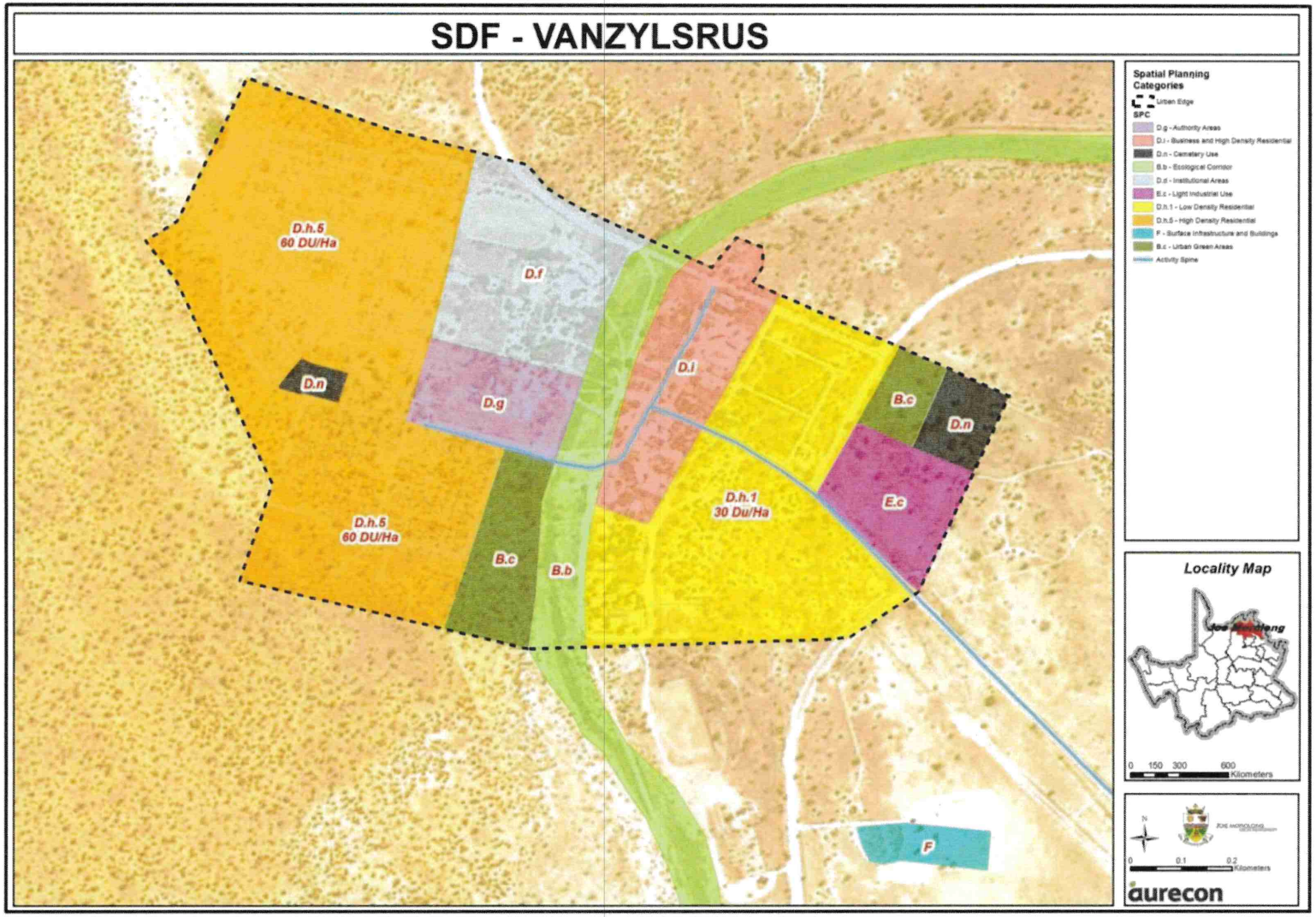
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Figure 12: Vanzylsrus Land Use Map



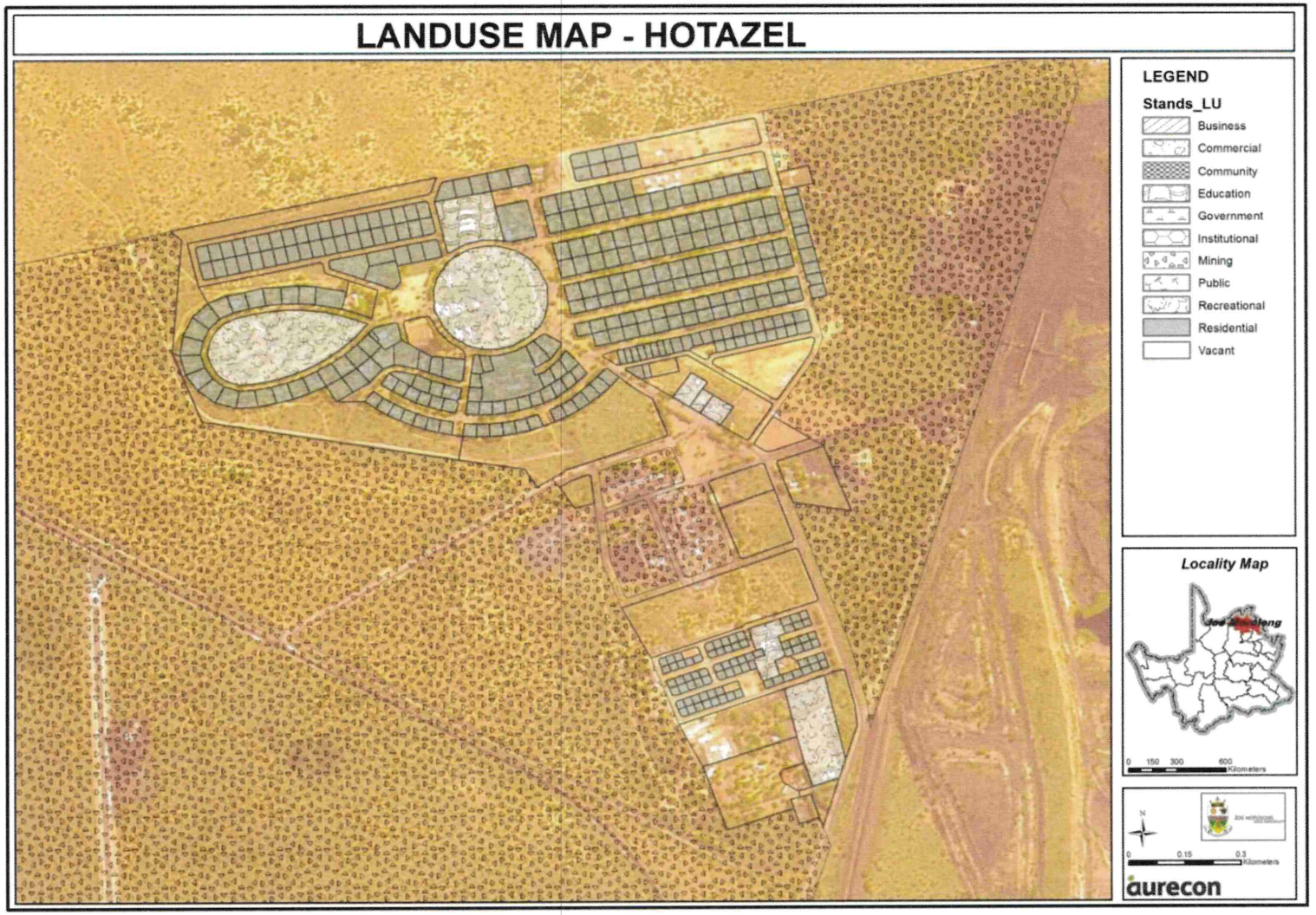
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Figure 13: Vanzylsrus SDF



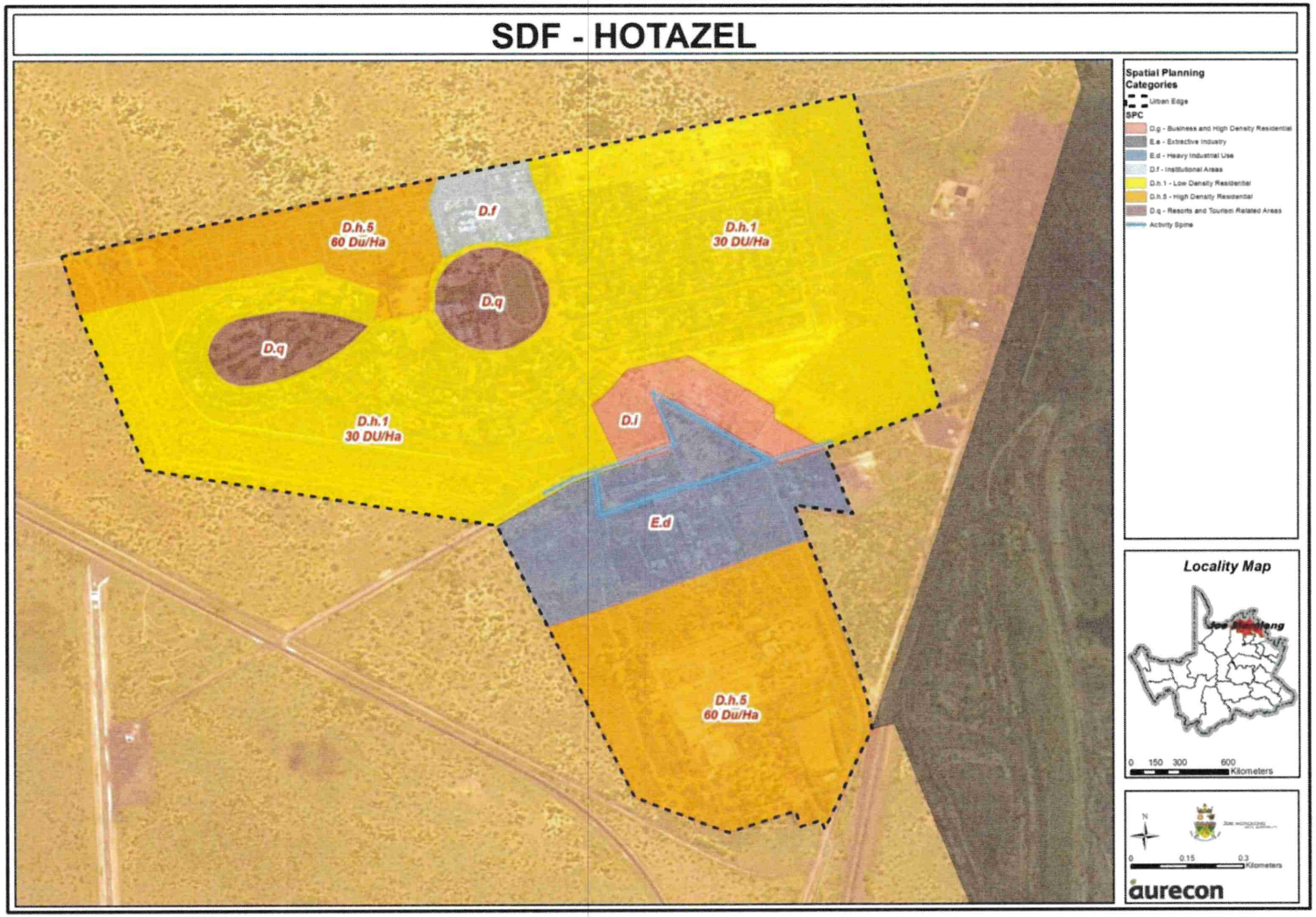
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Figure 14: Hotazel Landuse Map



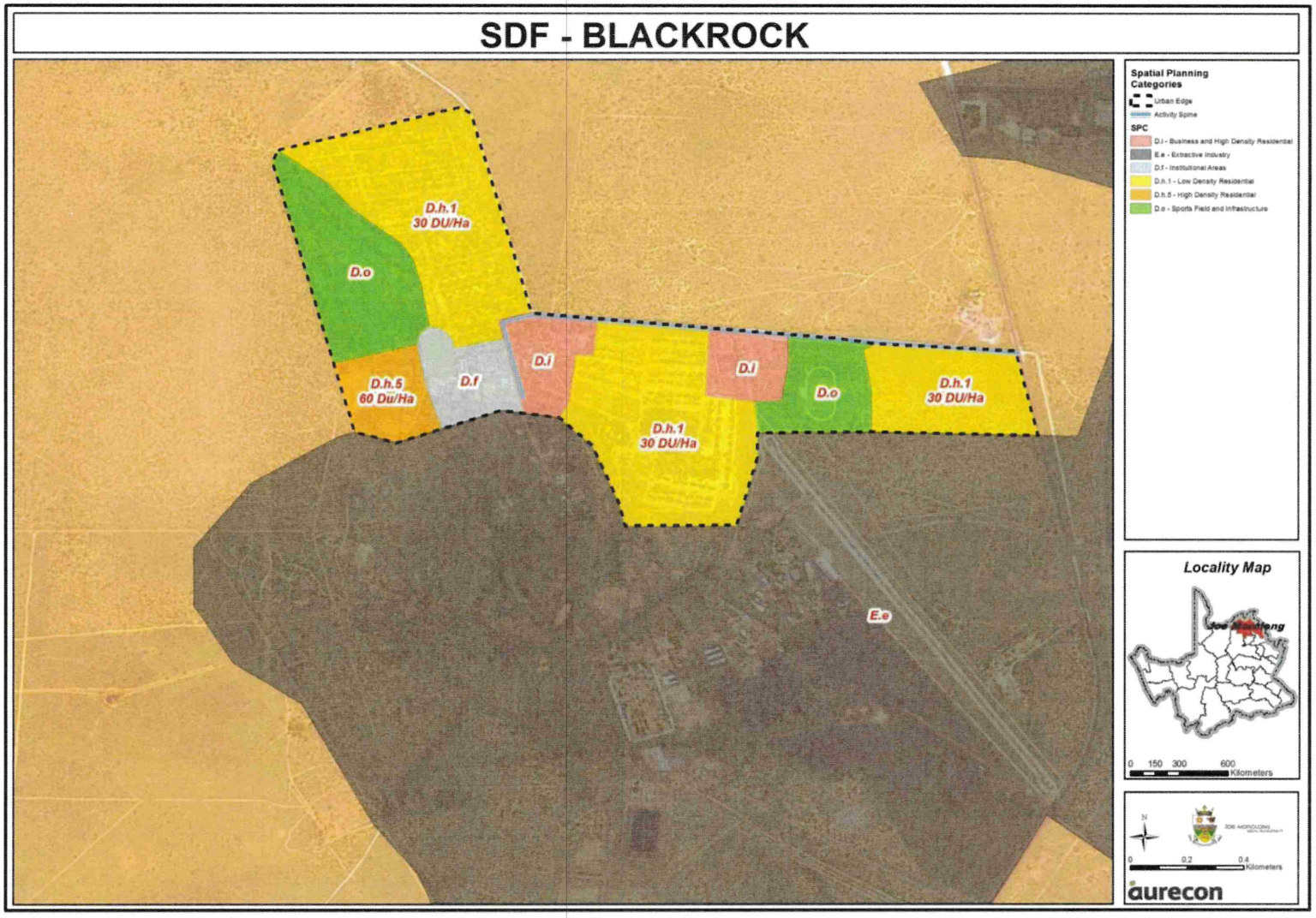
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Figure 15: Hotazel SDF



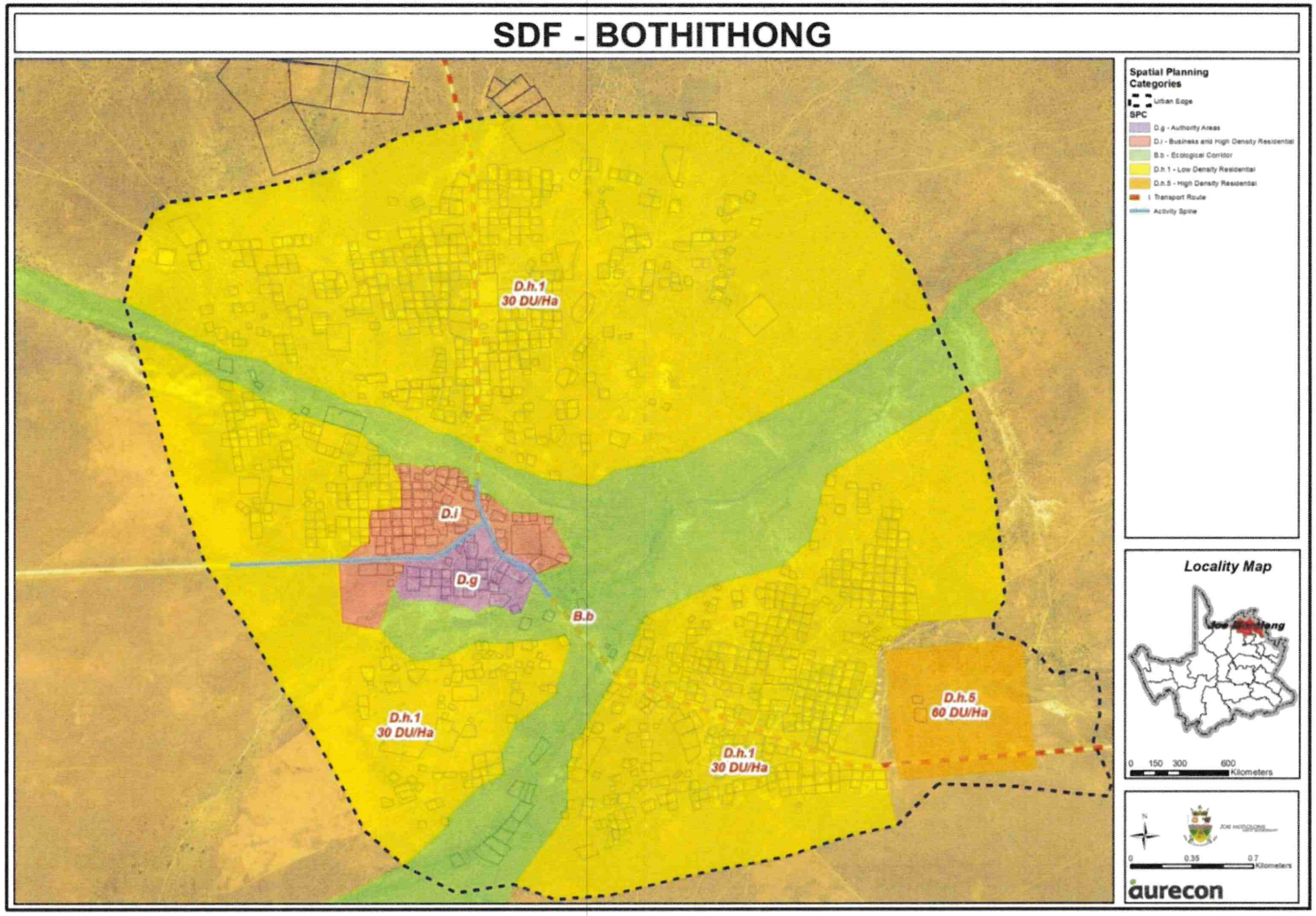
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Figure 16: Black Rock SDF



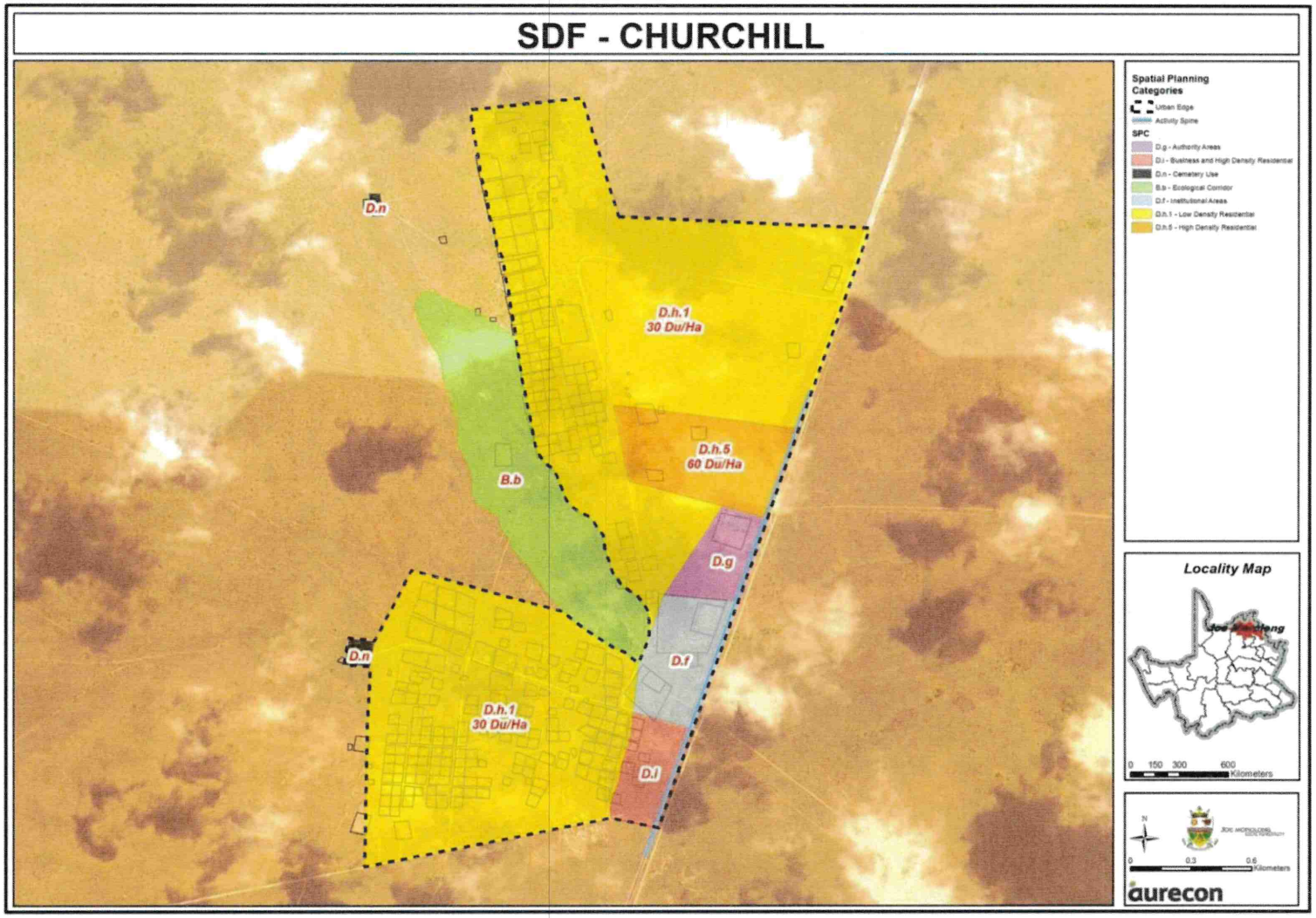
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Figure 17: Bothithong SDF



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Figure 18: Churchill SDF



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4.6.3. LAND RESTITUTION

The potential exists that the communities that benefit from the land restitution process, may be in need for housing at the rectitude land. The Ga-Segonyana IDP 2013/2014 lists the following land restitution projects:

- Relocate Kono residents (500) – budget of R10 million
- Groot Vlakfontein Ward 2 land restitution
- Smouswane land restitution
- Gatlhose land restitution
- Dikgweng land restitution
- Babatas land restitution

The Gamagara IDP 2019-2022 makes no reference of any land restitution projects. The table below indicates a list of Land Restitution cases within the borders of Joe Morolong Municipality which has been submitted to the Department of Land Reform and Rural Development for processing and have been resolved.

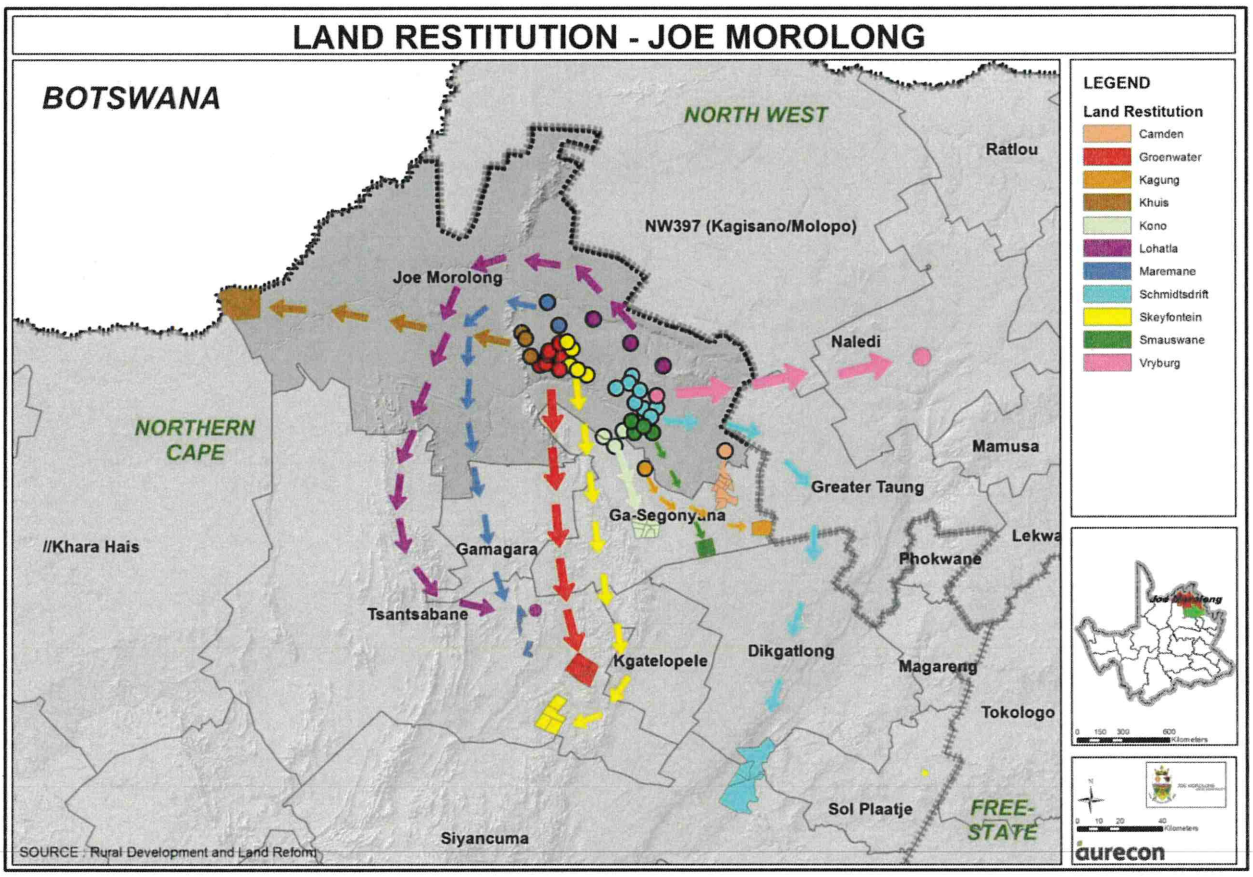
Land Restitution

Claim	Areas affected (present villages)	Date claim resolved
Kono	Churchill, Esperanza, Klein Neira and Thamoyanche	1996
Skeyfontein	Wyk 7 – 10 and Samskolo	1996
Groenwater	Wyk 1 – 7 Metsimantsi	1996
Schmidtsdrift	Ga-Sehunelo Wyk 1 – 9 and Orabile or now Wyk 10	1999
Kagung	Kagung village	2002
Khuis	March, Bosra and Penryn	2003
Smauswane	Ellendale, Cardington, Kokfontein, Garadiatsoma	2004
Camden	Camden	2008
Maremane	Laxey and Padstow	2008
Gatlhose	Slough, Deurham and Bendell	2010

The above table is graphically represented in the figure below.

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Figure 19: Land Restitution



4.6.4. Land acquisition

The Gamagara Local Municipality IDP (2023/2024) does not mention any land acquisition in the area. The Municipal SDF (2021) does however state that there is a need for land provision in order to address the housing need within the Municipality. 299 hectares were purchased for the municipality and installation of services for 5100 erven is underway. The Babatas area is still to be proclaimed by the municipality

The Ga-Segonyana Municipality and through the NUSP, the need to acquire land in the Kuruman node, was identified and HDA is busy with Town planning for 5600 erven in Promised land, Further land acquisitions is still required.

The Joe Morolong Local Municipality IDP (2023/24) does not mention any land acquisition in the area. However, during the consultation process, the challenge with land ownership and need for land that could be released for human settlement development, was emphasized. Land was released for the area adjacent to Churchill. Town Planning processes are underway.

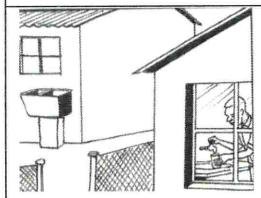
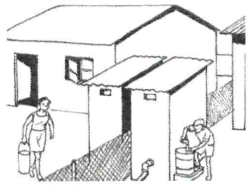
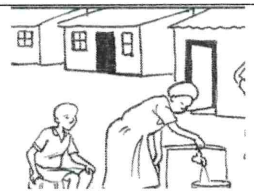
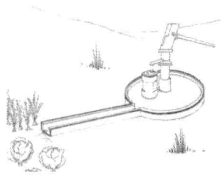
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4.7. INFRASTRUCTURE ENVIRONMENT

Housing development is dependent on whether sufficient infrastructure such as water, sanitation, roads and storm water, and electricity services are available. A brief overview of the status of the infrastructure is discussed. Water and sanitation level of supply definitions are tabulated below

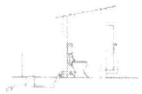
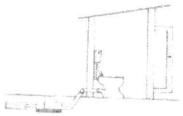
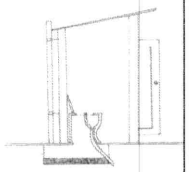
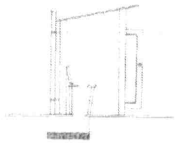
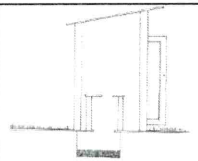
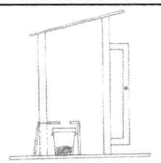
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Water level of supply definitions

House connection	Erf connection	Communal standpipe	Communal hand pump	Self-collected at river/stream/canal	None
Water is piped into a house (which can be pre-paid/metered or not metered).	Each erf or yard has its own tap (which can be pre-paid/metered or not metered).	A tap shared by households.	A hand pump shared by households.	Water is collected at a river/stream/dam/ canal in buckets/containers & transported by HH members themselves.	No water is supplied to the site or provided communally.
					

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Sanitation level of supply definitions

Full-flush waterborne sanitation	Septic tank	Conservancy tank	Urine-diversion toilet	Ventilated improved pit (VIP)	Unimproved pit latrine	Bucket	None
Urine and faeces are flushed into a sewer, which ends at a treatment works.	Water is used to flush urine and faeces to an onsite septic tank and then on to a soak-away.	Water is used to flush urine and faeces to a lined tank. The local authority empties the tank with a suction tanker and transports the effluent by road to the treatment works.	Urine and faeces are separated in the bowl. Faeces and urine can be used for compost.	Faeces and urine are held in the pit. A vent pipe is attached to the toilet with fly screen and is not blocked. The vent pipe reduces smells and flies.	Faeces and urine are held in the pit.	Faeces and urine are kept in a bucket until the local authority collects it to be treated off site.	No toilet is available on erf/site.
							

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4.7.1. Water infrastructure

There Local Municipalities are water service authorities in the District, and they all have Water Master Plans and are also responsible for the development and maintenance of water sources like boreholes; construction, operation, and maintenance of bulk pipeline; construction, operation, and maintenance of reticulation network; construction, process operation and maintenance of water treatment works to ensure rendering of portable water to the community. The sources of water supply are the aquifers located under most villages and town. The water network reticulation for all the villages is the 200m radius communal standpipes beside the township areas which has yard connections.

The municipalities have managed to reticulate all the villages in its jurisdiction however like most Municipalities in semi-arid areas with insufficient rainfall, most borehole are rapidly becoming dry. To manage and control the dwindling water resource the municipality installed Pre-paid meter in the villages however the lack of cooperation to pay services by some community members is rendering this initiative null and void because they constantly vandalise installed prepaid standpipes. Access to basic services is one of the important priorities of the municipalities. Around 11,5% has no access to the safe drinking water that's excluding 8,7% who managed to get water from own boreholes, rain water tank, water carrier/tanker or flowing water/stream/river etc. And because of the rural nature of the municipalities only 37,7% have yard piped connections. The Municipalities have intensified water provision through Municipal Infrastructure Grant programme as it will be observed projects undertaken per municipalities. Bulk is generally still issue, which hampers provision of waterborne sewerage in townships like Vanzylsrus.

The municipality are now planning to utilise Vaal Gamagara water supply to augment the current water shortages due to depletion of underground source. Following are the 2016 Stats for the District and Municipalities.

Table 59: Distribution of households by access to safe drinking water by municipality, CS 2016

Municipality	Access to safe drinking water		No access to safe drinking water		Total Households
	Households	Percentage	Households	Percentage	
Joe Morolong	21,497	90,3	2,303	9,7	23,800
Ga-Segonyana	27,615	85,3	4,774	14,7	32,388
Gamagara	14,502	92,5	1,174	7,5	15,677
John Taolo Gaetsewe	**63,614**	**88,5**	**8,251**	**11,5**	**71,865**

Table 60: Distribution of households by main source of water for drinking, CS 2016

Municipality	Piped (tap) water inside the dwelling/house/yard		Piped water on community stand / Neighbour's tap/Public/communal tap		Others		Total Households
	Households	Percentage	Households	Percentage	Households	Percentage	
Joe Morolong	2,439	10,2	18,520	77,4	2,961	12,4	23,919

Ga-Segonyana	11,530	35,3	18,410	56,4	2,729	8,4	32,669
Gamagara	13,328	84.8	1,782	11,3	612	4	15,723
John Taolo Gaetsewe	**27,297**	**37,7**	**38,712**	**53,5**	**6,301**	**8,7**	**72,310**

Table 61: Distribution of households by main source of drinking water supplier, CS 2016

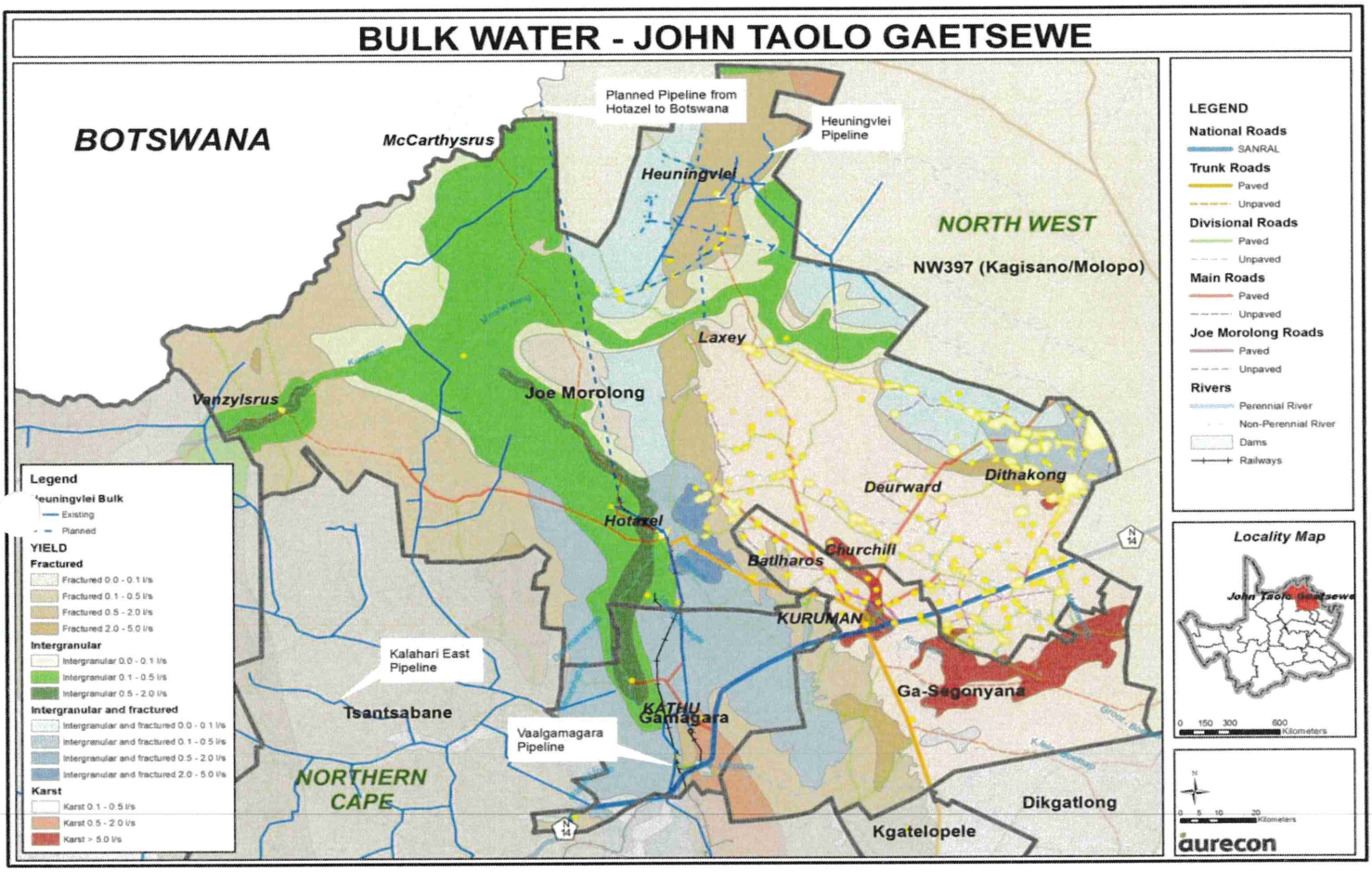
Municipality	Municipality		Other Water scheme		Water vendors		Own service		Flowing water/stream/river/spring/rain-water		Total House-holds
	House-holds	%	House-holds	%	House-holds	%	House-holds	%	House-holds	%	
Joe Morolong	17,665	74,2	2,383	10,0	84	0,4	3,123	13,1	550	2,3	23,805
Ga-Segonyana	22,747	70,4	5,673	17,6	1,514	4,7	2,298	7,1	68	0,2	32,300
Gamagara	15,000	95,5	127	0,8	69	0,4	511	3,3	-	-	15,707
John Taolo Gaetsewe	**55,415**	**77,2**	**8,183**	**11,4**	**1,666**	**2,3**	**5,932**	**8,3**	**8,3**	**0.9**	**71,812**

Table 62: Distribution of households by water interruptions in the last three months, CS 2016

Municipality	Water interruptions		No Water interruptions		Total Households
	Households	Percentage	Households	Percentage	
John Taolo Gaetsewe	**16,483**	**30,1**	**38,356**	**69,9**	**54,838**

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Figure 20: John Taolo Gaetsewe District Bulk Water



4.7.1.1. GAMAGARA MUNICIPALITY

Gamagara Local Municipality is a Water Service Authority with Bloem water administering certain areas like Olifantshoek with the Bulk water. There are three systems of supply within the municipality which are boreholes, dewatering from the mine and the bulk water supply from Bloem water board. Bloem water serves as the water service provider (supply only bulk water to the municipality). Bloem water source water from Vaal Gamagara Water Scheme. Sishen iron ore (Kumba Mine) supply the dewatering water to the municipality only in Kathu.

In Gamagara Local Municipality the scarcity of portable underground water is depleting due to a rapid increase in population. The challenge is the continuously stealing and vandalism of the water infrastructure, illegal connection which result in water losses. The demand for water within the Municipality is continuous ly increasing due to the influx of people from other areas for job opportunities from the mines,

DWA Northern Cape keeps record of the water and sanitation backlogs per municipal area. The table below indicates a backlog of 5 781 formal households. There are developments (Mapoteng 1265 and Kathu 5700 Projects) currently underway and since there is no bulk services to cater for the sites, they are reflected here as the backlog that need to be attended to

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Table 62: Levels of Service Water (Formal)

Municipality	Settlement	Household	Erf Connection	Communal Standpipe
Gamagara	Dibeng	2 830	2 830	0
Gamagara	Sisheng/Mapoteng	2 649	1 384	1 265
Gamagara	Kathu	10 323	10 323	0
Gamagara	Babatas	300	0	0
Gamagara	Olifantshoek	3 952	2 773	1 179
Gamagara Total		**20 054**	**16 836**	**2 444**

a) **Kathu**

There are three systems of supply, namely; boreholes, Kumba Mine Dewatering (about 80% of water is supplied from the mine dewatering) and Bulk Supply from Bloem Water Board. The three water sources mentioned above, water gets transported to municipal reservoirs then distributed through the water network to the households. There has been numerous intermittent water supply challenges due to the lack of bulk water supply by Bloem and Dewatering from mine.

Raw water is provided from the mine to the 4.5Mℓ water treatment works (WTW) and to the 400Mℓ raw water dam. The treated water from the WTW is pumped to the 6.8Mℓ low level reservoir in town from where it is pumped into the elevated tower and then distributed through the clean water network. Water from the 400Mℓ raw water dam is also pumped into the elevated tower in town from where is distributed through the raw water network for garden purposes. The elevated tower is divided into two sections which separate the treated water from the raw water. Water from the 400Mℓ raw water dam can also be pumped directly to the golf course reservoir. The boreholes in town pump directly into the 6.8Mℓ reservoir[15].

Treated water from the WTW is also pumped to the elevated tower and 2Mℓ reservoir in the Sesheng suburb. The water for garden purposes in Sesheng is provided from the boreholes at Khai Appel which pump directly into the raw water section of the elevated tower. The elevated tower is also divided into two sections which separate the treated water from the raw water.

A new 14Mℓ reservoir and 2.5Mℓ elevated tower has been constructed for the new eastern developments of Kathu. Water for this reservoir and tower is provided via a 355mm pipeline that is connected on the Vaal Gamagara pipeline. Insufficient pressures and yields from the Vaal Gamagara pipeline will cause water shortages for the eastern developments.

A new reservoir and elevated tower will also be constructed for the new western developments of Kathu. The sizes are still to be determined when the number of residential units are finalised. This reservoir and tower will

b. **Dibeng**

Dibeng consist of two suburbs, namely Deben and Haakbosdraai. Boreholes are the only water source for Dibeng. Dibeng is located along the Gamagara River drainage and is underlain by saturated Kalahari sediments capable of supporting borehole yields of 2 l/s for 24 hours per day. A total number of eight production boreholes provide in the daily demand of the residents of Dibeng.

Water for Deben is provided by four boreholes which feed directly into a 600 kℓ low level tank and then into an 80 kℓ elevated tank from where it is distributed into the water reticulation network.

[15] Reconciliation Strategy for Kathu Town, DWA draft version 1.2, 2009

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Haakbosdraai is also supplied by four boreholes. Three boreholes feed directly into a combination of four steel elevated tanks with a combined capacity of 690 kℓ. A fourth borehole feeds directly into the new 490 kℓ elevated tank of the new 400 properties in Haakbosdraai. From these tanks, water is distributed through the water reticulation network. Dibeng have purification systems for softening the hardness and disinfecting borehole water

The total storage capacity for Dibeng is 1 790 kℓ. Evidently the 48-hour storage capacity requirement is not met and it is recommended that an additional steel tank of ± 940 kℓ is erected to ensure compliance with regards to storage capacity as prescribed by DWA[16].

c. Olifantshoek

Bloem water board is appointer as the bulk water supply in this area through Vaal Gamagara water scheme. There have been numerous intermittent water supply challenges due to the lack of bulk water supply by Bloem water board. However, the municipality provided intervention of providing portable water through water tanks. The construction of water bulk pipeline and equipping of nine boreholes project to supply water to the 7ML reservoir in Olifantshoek was completed as a measure to alleviate water supply challenges in the area, however this can only supply a quarter of the total demand further five boreholes were drilled

d. Babatas

The water is abstracted through the boreholes and transported by a temporary water pipeline to the temporary storage tanks where individual households access (above 200m). Permanent water infrastructure shall be installed once the area is proclaimed and proper township establishment is done.

e. Sesheng / Mapoteng

The provision of underground water is abstracted through boreholes which is transported to water reservoirs then distributed through the water network to the households. Sesheng/Mapoteng is supplied through a Softener Plant. Mapoteng have purification systems for softening the hardness and disinfecting borehole water.

Mapoteng is having almost 500 temporary structures that do not have any services, nevertheless, the municipality has a project that is currently implementing to clear the backlog of temporary structures. The projects' main objective is to provide the services for 500 temporary services and the housing need within Gamagara

f. Water Quality

The Municipality is still having a challenge in complying with the Blue Drop compliance requirement. The Municipality however is planning to establish measuring systems in place for all the compliance of water quality.

[16] Reconciliation study for the Dibeng Area, 2009, compiled by DWA, draft version 1,2

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4.7.1.1.1. Current and completed water projects

Project Description	Project Outcomes	Location	Funding Source
Construction of bulk water link-line from 6 Boreholes to 7Ml reservoir in Olifantshoek	Bulk water supply improvement	Olifantshoek	WSIG – Khumani & Afrimat Mines
Procurement of Water Services Chemicals for three years	Water compliance with the prescribed legislation and standards	Gamagara LM	Internal Funding
The development of three Khai Appel boreholes.	Augment Water supply Sources		Khumani Mine
-	Water treatment works construction plan		
Provision of water & sewer reticulation to 1265 .	reducing increasing number of housing demand in the area	Mapoteng	HDA
Resealing of the existing 3ML reservoir, fencing and replacement of AC bulk pipeline in Olifantshoek	Water conservation and water supply improvement	Olifantshoek	
Replacement of AC pipes to uPVC in Kathu and Sesheng/Mapoteng	Water supply improvement	Sesheng/Mapoteng	WSIG
Provision of Services for 5700 sites in Kathu West	reducing increasing number of housing demand in the area	Kathu	CoGHSTA
Construction of Sesheng 2x4.5ML and 1.8ML elevated Tower	Bulk water supply improvement	Sesheng	Internal Funds & RBIG

2.9.1.1.2 The following are the planned water developments projects as depicted on the municipal IDP,

Project Description	Project Outcomes	Location	Funding Source
Bulk water supply	Bulk water supply improvement	Kathu	RBIG
Construction of water link line to Kathu West Reservoir	Increase bulk service to cater for future development	Kathu	CoGHSTA
Construct new 18 ML Water Reservoir and 3ML Elevated Tower : Kathu West	Increase bulk service to cater for future development	Kathu	CoGHSTA
Bulk Supply To 5700 stands	Increase bulk service to cater for future development	Kathu	CoGHSTA
Construction of water link line	Water link line in Kathu West	Kathu-West	Internal Funding
Construction of new 10ML Water Treatment Works	Increase bulk service to cater for future development	Kathu	BIG & Bulk Services Contribution

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Provision of Water Network for 1179 stands in Olifantshoek	Water supply improvement	Olifantshoek	WSIG
Exploration, drilling &equipping of boreholes in Olifantshoek	Develop reliable and sustainable water sources	Olifantshoek	WSIG
Planning and implementation for Sesheng Bulk Water Supply and storage	Augment the water supply of both Sesheng and Mapoteng future development.	Sesheng & Mapoteng	Department of Water and Sanitation
Dibeng bulk water augmentation and equipping of boreholes	Bulk water supply improvement	Dibeng	
Replacement of asbestos (A/C) Pipes to PVC Pipes: Sesheng/Mapoteng	Water supply improvement	Sesheng/Mapoteng	WSIG
Replacing Steel pipe from Khai – Appel to Sesheng	Water supply improvement	Sesheng	Internal Funding
Refurbishment of Mapoteng reservoir pump station	Water storage improvement	Mapoteng	Internal Funding
Re-connection of water pipeline from water treatment works to Mapoteng	Water supply improvement	Mapoteng	Internal Funding
Replacement of conventional Bulk meters	Install smart-metering to address meter tampering	Gamagara LM	Internal Funding
Installation and ugrading of pre-paid water meters	Install smart-metering to address meter tampering	Gamagara LM	Internal Funding
Replacement of water pumps	Water supply improvement	Gamagara LM	Internal Funding
Re-connection of water pipeline from water treatment works to Mapoteng	Water supply improvement	Mapoteng	Internal Funding
Refurbishment of Mapoteng reservoir pump station	Water supply improvement	Mapoteng	Internal Funding

Construction of new 9 ML water reservoir & 1.8 ML elevated Tower in Dibeng	Increase bulk service to cater for future development	Dibeng	Internal Funding
Dibeng bulk water augmentation, equipping of boreholes and its ancillary works)	Develop reliable and sustainable water sources	Dibeng	Internal Funding
Installation of chlorination system in Kathu Central Reservoir	Comply with Blue Drop requirement	Kathu	Internal Funding
Exploration, drilling & equipping of boreholes in Kathu	Develop reliable and sustainable water sources	Kathu	Internal Funding
Replacement of Asbestos Water Network and Valves in Kathu	Develop reliable and sustainable water sources	Kathu	Internal Funding
Replacement of 200mm diameter pipeline from water treatment works to central reservoir	Increase bulk service to cater for future development	Kathu	Internal Funding
Combine garden and portable water network- Central Kathu	Comply with Blue Drop requirement	Kathu	Internal Funding

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4.7.1.2. Ga-Segonyana Municipality

The Municipality is the Water Service Authority (WSA) for the entire Municipal Area. It serves as the water service provider for Kuruman, Wrenchville and Bankhara-Bodulong. The rural areas, including Mothibistad, are serviced by Bloem Water as the appointed Water Service Provider for Ga-Segonyana Local Municipality. The Municipality depends entirely on underground water sources for its domestic, agricultural and commercial consumption. To date a total of 23369 rural households have benefitted from the supply of water services. The Municipality's blue drop status is at 73%.

The Local Municipality has the highest population in the District and has seen a sporadic migration of people from Joe Morolong municipality pitching tents in around the villages closer to town and the newly established informal settlements like promised land and Obama Hills. And this accounts to the current backlog in water reticulation and supply.

The Municipality provides a basic level of access to water for its residents at the RDP Standard of 200m radius to all the rural villages. In other circumstances residents have been able to make use of the services of Bloem Water to attain yard and ultimately house connections. The biggest challenge in water provision is the ever-increasing backlogs, which result from the illegal occupation and allocation of stands in the rural areas. This makes it difficult for the Municipality to plan for the complete eradication of water backlogs in the Municipality. The municipality have recently completed a 24Mega-litre water reservoir in order to reduce the water losses. Kuruman bulk water supply Phase 2A is underway which comprise of laying of 2.7km bi-directional pipeline to the completed 24 Mega-litre reservoir.

The 2016 Community survey indicates that 27,615 (85.3%) households have access to safe drinking water, while 4,774 (14,7%) households have no access to safe drinking water. Only 11,530 (35%) households have piped water inside the yard, as opposed to 18,410 (57%) households from community stands. The municipality have set a target to supply minimum basic water services to all households in the municipality area by 2022.

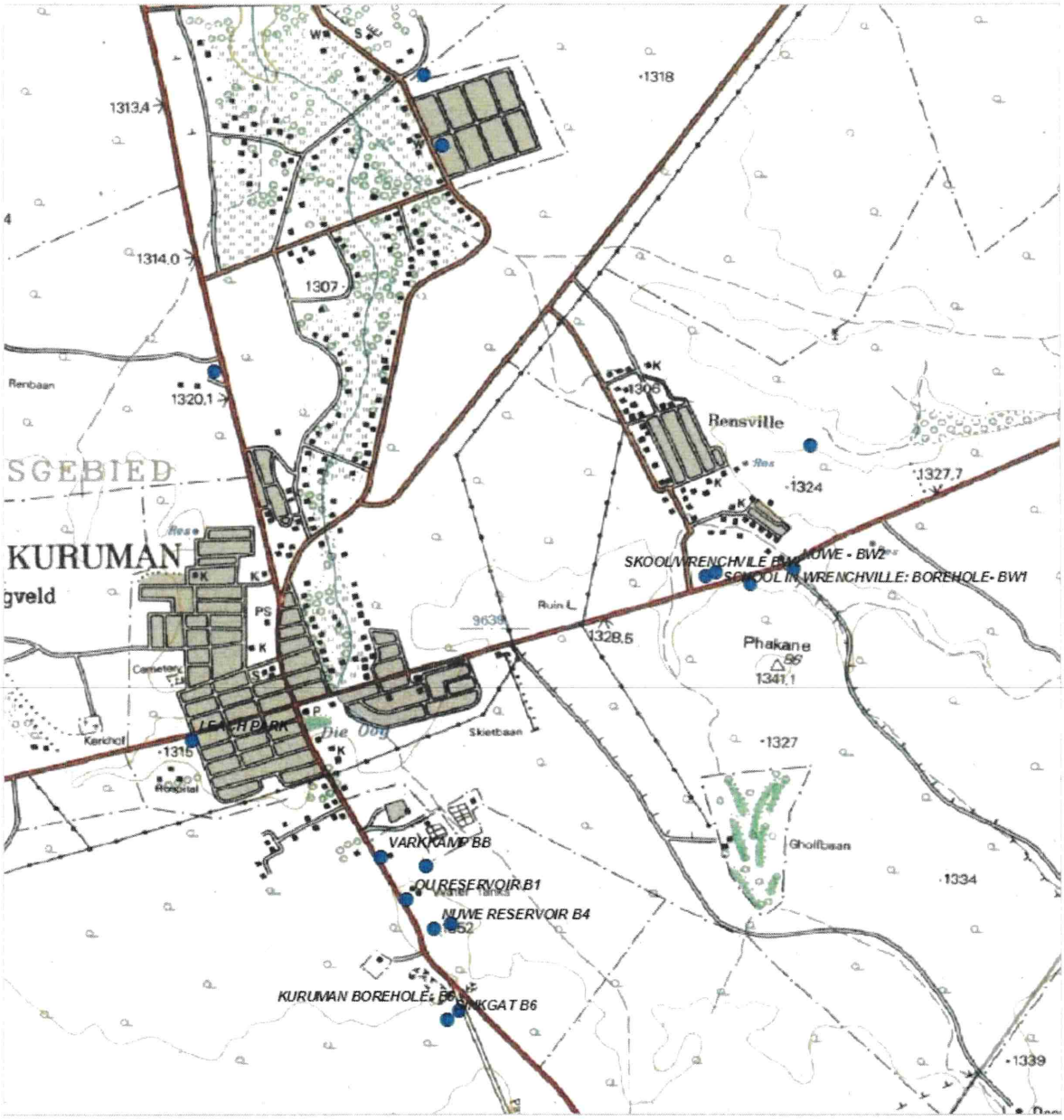
The water supplied to Kuruman is abstracted from 3 boreholes, which are equipped with submersible pumps operating through a telemetry system. Wrenchville obtains its water supply from 2 boreholes equipped with submersible pumps. The layout of the boreholes is shown in the figure following and the information was obtained from the DWA Regional Information Centre (Northern Cape GIS database).

In the more rural areas water is pumped from a borehole to a higher-level reservoir constructed on a stand about 10 m above ground level. From the reservoirs, a reticulation system transfers the water to standpipes.

In Kuruman "The Eye" water spring is also utilized for "grey water" for gardening and other non-consumable needs. Pre-paid communal stand taps are installed in 200m communal taps; however they are vandalised by some community.

Water quality and constant requirement for new source development is a major challenge for the Municipality

Figure 21: Location of Boreholes around Kuruman and Wrenchville



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Table 63: COMPLETED AND CURRENT WATER PROJECTS

Project Description	Year	Funding
Mapoteng diamond view water supply	2023/24	R 15 000 000,00
Magojaneng Tswelelopele bulk water supply	2023/24	R 16 036 361.27
Maruping / Itireleng Section: Extension of water supply reticulation	2023/24	R13 386 523.00
Bankhara-Bodulong bulk water supply (450 sites)	2023/24	R 11 213 638.73

Table 64: Planned water projects

Project Description	Year	Funding
Dikgweng Donkerhoek bulk water supply	2024/25	R12 000 000.00
Ditshoswaneng bulk water supply	2024/25	R14 000 000.00
Mapoteng water supply	2024/25	R19 000 000.00

- **Joe Morolong Municipality**

Joe Morolong Local Municipality is the Water Services Authority in its area of jurisdiction. And regulate water issues within the area, guided by the National Water Act 32 of 1998. The Municipality also serves as a Water Services Provider, thus ensuring that water is provided to residents on acceptable standards including quality guided by SANS 241.

The municipality experiences challenges on certain identified water systems and sources. The main water source is ground water (boreholes), apart from the Heuningvlei scheme, which is the only real bulk water scheme within the area, all other schemes are basic.

The Municipality's Water Quality Programme is implemented on a small scale due to budgetary constraints. Full SANS water quality monitoring is implemented on identified systems to improve the accuracy of quality of water supplied to communities.

Blue Drop compliance is still a challenge for the Municipality but it is improving the Municipality is constantly putting systems in place that will assist in complying with the requirements.

The 2016 Community survey indicates that 21,497 (90.3%) households have access to safe drinking water, while 2,303 (9,7%) households have no access to safe drinking water. 17,665 (74,2%) households received water directly from municipal water supply interventions while 6,140 (25.8%)

households receive water from other water scheme, water vendors, own service or flowing water streams. Only 2,439 (10,2%) households have piped water inside the yard, as opposed to 18,520 (77,4%) households drinking from community stands. The Municipality focused its efforts and resources in eradicating the Water backlog in three main areas, namely where there no formal water infrastructure, where an extension of infrastructure is required and where there is no water source available. Refurbishment programmes are also implemented each year in order to cope with aging infrastructure.

There are 24 villages that are without access to water at all, 66 villages requiring extension of existing water infrastructure, 37 villages who have access to infrastructure but no access to water due to source problems, and 17 villages have aging water infrastructure. The municipality have through the WSIG, MIG and SLP programmes formulated interventions and plans to address all the above challenges.

In Joe Morolong communities are totally dependent on ground water, apart from the Heuningvlei scheme, which is the only real bulk water scheme within the area, all other schemes are basic.

i. Hotazel

Treated water is abstracted via two metered points from the Vaal Gamagara Pipeline. Water is abstracted into a 400 Kℓ reservoir in Itekeng and into a 1 Mℓ reservoir situated on the North Western border of Hotazel. Water is pumped from the 1 Mℓ to an 800 Kℓ reservoir in Sharp Avenue, from where the water is distributed into the water reticulation network of Hotazel.

No water tower exists and the water from the 400 Kℓ and 800 Kℓ reservoirs is pumped directly into the respective water reticulation networks under an average pressure of 3.5 bar. Evidently the total 48 hour storage capacity is 2.2 Mℓ. There are no Water Treatment Works in the Hotazel Cluster area.

ii. Vanzylsrus

There are seven production boreholes in this town from where water is abstracted. The water from the boreholes meets the standards for drinking water and therefore does not need to be treated before distribution. Hence there is no water treatment works in this town. From the boreholes, the water is pumped by submersible pumps to elevated reservoirs. There are a total of four reservoirs in this town, with a total storing capacity of 430 kl. The water is then distributed throughout the town by a network of pipeline. There are no Water Treatment Works in the Vanzylsrus Town area.

iii. Villages

The villages in Joe Morolong have rudimentary water infrastructure. The communities are totally dependent on ground water. Water is abstracted from boreholes by electrically driven pumps, wind-pumps and diesel driven pumps. The Water Supply Schemes generally consist out of water supplied from boreholes and pumped to a storage tank, and then distributed via small diameter reticulation networks.

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The settlements in Joe Morolong rely on water abstracted from at least 400 local boreholes, which are equipped with diesel engine driven pumps and windmill pumps. The settlements of Eiffel, Heuningvlei, Makhubung and Shaleng are supplied with water extracted from local boreholes and are also connected to the Heuningvlei Borehole Pipeline Scheme. The water extracted from these boreholes is supplied to the communities using rudimentary water supply infrastructure consisting mostly of small diameter pipelines, small elevated plastic storage reservoirs and communal standpipes.
There are no Water Treatment Works in the rural areas of Joe Morolong.

Before any developments can be conducted, the developer will have to make sure that sufficient water is available.

4.7.1.2.1. Completed And Current Water Projects

Project Description	Year	Budget
Bushbuck Water Supply Phase 2	2023-24	R 1 922 226,50
Esperanza/ Churchill Water Supply Phase 2	2023-24	R 11 244 118,37
Madularanch Water Supply Phase 2	2023-24	R 10 000 000,00
Dockson 1&2 Water Supply	2023-24	R 10 151 411,27
Heuningvlei Water Reticulation	2023-24	R 11 130 000,00
Padstow Water Supply	2023-24	R 10 000 000.00
Gamakgatle Water Supply Phase 2	2023-24	R 4 912 730,13
Dikhing Water Supply	2023-24	R 10 849 121,04
Skerma Water Supply	2023-24	R 6 428 457,67

4.7.1.2.2. Planned water projects

PROJECT	2024-25 ALLOCATION
Bush Buck Water Supply Phase 2	R 1 922 226,50
Esperanza/ Churchill Water Supply Phase 2	R 11 244 118,37
Madula Ranch Water Supply Phase 2	R 10 000 000,00
Dockson 1&2 Water Supply	R 10 151 411,27

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Heuningvlei Water Reticulation	R 11 130 000,00
Borehole Refurbishment: Abbey, Dinokaneng, Lebonkeng & Rustfontein wyk 10	R 9 252 243,86
Ganghaai Water Supply Phase 2	R 1 500 000,00
Permonkie Water Supply Phase 2	R 10 465 000,00
Gammakgatle Water Supply Phase 2	R 9 376 187,80
Dikhing Water Supply	R 10 849 121,04

4.7.2. Sanitation

Sewerage and sanitation are basic needs of communities which can pose serious health and hygiene risks for communities and the environment at large scale, if not properly managed and monitored. According to the White Paper on Basic Household Sanitation, 2001, basic sanitation is defined as: "The minimum acceptable basic level of sanitation is:

- Appropriate health and hygiene awareness and behaviour
- A System for disposing of human excreta, household waste water and refuse, which is acceptable and affordable to the users, safe, hygienic and easily accessible and which does not have an unacceptable impact on the environmental and
- A toilet facility for each household".

A total of 65 469 (90.5%) households in the District has some form of toilet, and around 6 841 (9.5%) have no access to sanitation services.40 377 (56%) households in the District are the Pit latrine toilets and only 22 480 (31%) households are Flush toilets.

The Provincial Department of Water and Sanitation and CoGHSTA are running sanitation projects in the district to eradicate the inadequate toilets and providing toilets where there is a lack. Based on the 2016 STATS the sanitation backlog for John Taolo Gaetsewe can be determined to be 9,453 households.

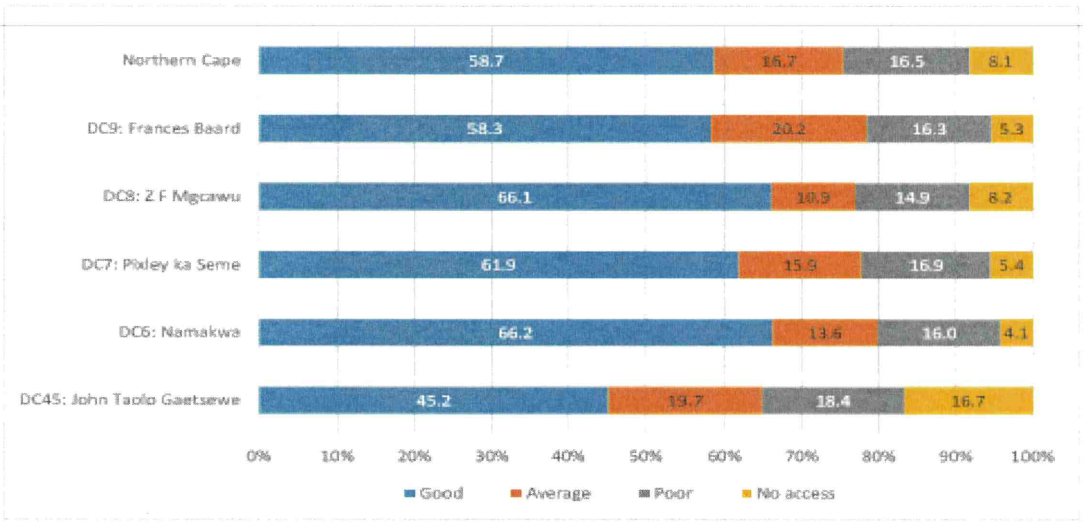
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Table 65: Distribution of households by type of toilet facility and municipality, CS 2016

Municipality	Flush toilets connected to a public sewerage system	Flush toilets connected to a septic tank or conservancy tank	Chemical toilets	Pit latrine toilet with ventilation pipe	Pit latrine toilet without ventilation pipe	Ecological toilet / other	Bucket toilet	No Toilet
Joe Morolong	1,281	233	172	12,921	5,596	509	1,025	2,182
Ga-Segonyana	5,717	1,772	35	6,115	15,612	453	162	2,789
Gamagara	12,712	764	34	55	79	208	1	1,869
John Taolo Gaetsewe	**19,711**	**2,769**	**241**	**19,090**	**21,287**	**1,170**	**1,202**	**6,841**

The 2016 STATS, indicates that the households overall rating for sanitation services is at 45.2% and 16.7% of households have no access to sanitation.

Figure 38: Percentage distribution of households rating the overall quality of toilet/sanitation services by district, CS 2016



4.7.2.1. GAMAGARA MUNICIPALITY – SANITATION

Sewerage and sanitation are basic needs of communities which can pose serious health and hygiene risks for communities and the environment at large scale, if not properly managed and monitored.

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According to the White Paper on Basic Household Sanitation, 2001, basic sanitation is defined as: "The minimum acceptable basic level of sanitation is:

- Appropriate health and hygiene awareness and behaviour
- A System for disposing of human excreta, household waste water and refuse, which is acceptable and affordable to the users, safe, hygienic and easily accessible and which does not have an unacceptable impact on the environmental and

The Municipality has all three sanitation systems namely water borne system, septic tank system and dry sanitation system (VIP toilets). Septic tanks are being emptied through municipal 'honey sucker' trucks A toilet facility for each household".

According to the IDP of Gamagara, out of 18 406 houses in the municipality only 3 734 houses does not have formal water borne connections to the system. The financial year under review reflect that the municipality achieved 14 672 (79.7 percent) of flushed toilets, while the VIP toilets were standing at 62(0.3 percent), and lastly 755(4.1 percent) represents the septic tanks provided.

Table 66: Level of Sanitation services

Settlement	Households	GDB Waterborne	GDB Septic Tank	GDB Dry Sanitation	GDB Backlogs
Olifantshoek	3 953	2 799	294	-	1 154
Kathu	8 661	8 661	150	-	0
Kathu 5700 Development	5700	-	-	-	5700
Mapoteng	2 962	1 711	-	62	1 251
Mapoteng 1265 Development	1265	-	-	-	1265
Dibeng	2 830	1 501	311	-	1 329
Total	**18 406**	**14 672**	**755**	**62**	**3 734**

a. Kathu

Kathu's WWTW phase was completed in 2012 however there is a need to upgrade the plant, the intention is to provide the 8Ml module as phase 2 in the next three years to accommodate the extra load, based on the expansion of Kathu. All sites have waterborne sanitation systems that flush to the WWTW. There are some areas where conservancy tanks are still in place. These tanks are serviced by the Municipality.

b. Dibeng

Dibeng is using flush system (water borne) and septic tanks. Wastewater is being collected through sewer network from households which in low areas is pumped to the 1.5Ml Dibeng Waste Water Treatment. Dibeng Treatment works was completed in 2019/20 financial year.

c. Olifantshoek

Olifantshoek has an oxidation pond system as WWTW. The WWTW was previously upgraded and extended to accommodate the additional load. However, the Olifanshoek Wastewater Treatment Works is planned to be upgraded in 2020/2021 financial year. There are 2 799 Sites connected to a full waterborne sewer network. Olifanshoek are using flush system (water borne) and septic tanks. Wastewater is being collected through sewer network from households which in low areas is pumped to the Olifanshoek Treatment Works.

d). Babatas

The area does not have any permanent municipal services as the area is still to be proclaimed

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4.7.2.1.1. CURRENT AND COMPLETED SANITATION PROJECTS

The following are the current or completed sanitation developments projects as depicted on the municipal IDP

Project Description	Project Outcomes	Location	Funding Source
Sewer reticulation for 797 stands in Dibeng	sanitation service improvement	Dibeng	WSIG
Provision of water & sewer reticulation to 5700 .	sanitation service installation	Kathu	CoGHTSA
Provision of water & sewer reticulation to 1265.	sanitation service installation	Mapoteng	CoGHTSA

4.7.2.1.2. PLANNED SANITATION PROJECTS

Project Description	Project Outcomes	Location	Funding Source
Construction of gravity flow Sewer network to eliminate Mapoteng sewer pump station	Sanitation service improvement	Mapoteng	Internal Funding
Upgrading of sewer pump stations	Sanitation service improvement	Gamagara LM	Internal Funding
Construction of Ablution Facilities @ Cemeteries	Sanitation service improvement	Gamagara LM	Internal Funding
Construction of new Olifantshoek Waste Water Treatment Works	Increase bulk service to cater Significantly Reduce access to sanitation backlog	Olifantshoek	RBIG
Construction of Sewer Network for 1179 stands in Olifantshoek	Augment the water supply of both Sesheng and Mapoteng future development.	Sesheng & Mapoteng	Department of Water and Sanitation
Construction of internal sewer network 529 households (Phase5)	Bulk water supply improvement	Dibeng	
Replacement of asbestos (A/C) Pipes to PVC Pipes: Sesheng/Mapoteng	Water supply improvement	Sesheng/Mapoteng	WSIG
Replacing Steel pipe from Khai – Appel to Sesheng	Water supply improvement	Sesheng	Internal Funding
Refurbishment of Mapoteng reservoir pump station	Water storage improvement	Mapoteng	Internal Funding
Re-connection of water pipeline from water treatment works to Mapoteng	Water supply improvement	Mapoteng	Internal Funding
Construction of 6.5ML Kathu Waste Water Treatment Works	Increase bulk service to cater for future development	Kathu	RBIG and bulk services contribution
Replacement of Sewer Asbestos pipeline from 247	Upgrade/refurbish infrastructure		Internal Funding

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pump station to G26 Pump station			
Refurbishment of sewer pump stations	Upgrade/refurbish infrastructure	Gamagara LM	Internal Funding
Refurbishment of old plant 3.5 ML Kathu Waste Water Treatment Works	Upgrade/refurbish infrastructure	Kathu	Internal Funding
Upgrading of sewer pump Station @Village Mall crossing	Upgrade/refurbish infrastructure	Kathu	Internal Funding
Installation of chlorination system in Kathu Central Reservoir	Comply with Blue Drop requirement	Kathu	Internal Funding
Fencing of Sewer Treatment Works	Provide adequate security to protect existing infrastructure against vandalism and theft	Gamagara LM	Internal Funding

4.7.2.2. GA-SEGONYANA MUNICIPALITY

In its efforts to eradicate sanitation backlogs, the Municipality has embarked on a three-year programme with the appointment of a dedicated service provider. This makes it easier to deliver the construction of VIP units across the Municipality. Out of the existing Municipal settlements, Wrenchville, Mothibistad, Kuruman and parts of Bankhara-Bodulong have access to full water borne sanitation. The rest of the settlements in the Municipality are receiving VIP sanitation. The Municipality's Green Drop Assessment rating was 76% (2012 Green Drop Assessment Report)

The Municipality has enrolled on the rural sanitation programme funded by MIG amounting to R212m for a period of 5years, of which the implementation commenced in 2015. By 2016/17 financial year a total of 2828 units were delivered, with an expenditure of R42,2m. at that time the existing Kuruman Waste Water Treatment Works and the Mothibistad Oxidation Ponds had already reach capacity due to the growth of both areas. The upgrading and refurbishment of the Kuruman Waste Water Treatment Works and Mothibistad Oxidation Ponds were then scheduled to commence in the 2018/'19 financial year. The both the upgrading and refurbishment of the Kuruman Waste Water Treatment Works and Mothibistad Oxidation Ponds were completed in 2019.

The 2019 Community survey indicates that the backlog in the municipality is 3,453, however due to the mushrooming of shacks around villages and informal settlement like Promised land, the backlog is way higher.

The municipality has set a Number of new households provided with access to basic level of sanitation as its KPI and have set a target of 3,400 toilets to be provided by 2026.

The Kuruman WWTW were upgraded and extended some 5 years ago to make provision for future water borne sewer systems to be installed. This plant is currently running on full capacity and would

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have to be extended and upgraded. Currently Kuruman and some areas within the greater Kuruman Municipal area, have waterborne sanitation that flush to the sewer treatment plant. Some sites and sewer systems are flushing to septic conservancy tanks. Conservancy tanks are serviced by the municipality's "honey sucker" trucks, which transport the sewage directly to central treatment facilities. The municipality has indicated that these trucks are running at full capacity and cannot ensure timely drainage of all conservancy tanks.

Septic tanks are, in principle, not permitted in the municipal area. This is to prevent the contamination of groundwater sources, which is the current supply for domestic water use. Some septic tanks are, however, still being used on remote sites and where tankers cannot reach them for routine servicing.

All the rural villages are dependent on dry sanitation systems such as VIP and UDS toilets. All new extensions and new sites have NO sewer or sanitation system at all. This is a major challenge to the Municipality.

a. Kuruman and Wrenchville

Sewage generated in this area is discharged at a central wastewater treatment works (WWTW) situated to the west of Kuruman, and north of the existing airstrip. Sewage is conveyed to the WWTW by a combination of gravity sewers and interconnected pump stations. The sewage system consists of pipelines/networks of various ages and materials. Pipe diameters range from 100mm to 450mm.

b. Bankhara-Bodulong

Most of Bankhara-Bodulong is not serviced by an adequate level of sanitation. Those parts of the settlement served are serviced with conservancy tanks.

A sewage pump for waterborne sewerage was constructed and commissioned in 2008. Although this pump station is currently not in use, it will eventually be able to pump sewage emanating from the southern portion of the settlement directly to Kuruman WWTW.

c. Mothibistad

Sewage generated in this area is discharged at a central WWTW situated to the south-west of Mothibistad and bordering on the eastern residential edge of Magojaneng. Sewage is conveyed to the WWTW by either a waterborne sewage system gravitating directly to the WWTW, or via a pump station and 200mm diameter rising main that is located on the northern development edge. The sewerage

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system consists of pipe lines of various ages and material. Pipe diameters range from 100mm to 450mm.

A combined system consisting of a 315mm diameter rising main and 400mm diameter gravity sewer, which was to connect the Mothibistad WWTW with the Kuruman WWTW was planned and partially constructed but is not currently in use.

d. Magojaneng and Seoding

Although water borne sewerage system is planned, these areas are currently only supplied with on-site sanitation such as UDS's and VIP's. The proposed sewerage system will convey sewage to a central WWTW yet to be identified.

Table 67: Current and completed sanitation projects

Project Description	Year	Location
Extension of sanitation services Ward 2-14 (R5,000,000.00)	2023/24	Ward 2-14
Provision of sanitation as per RDP Standard Ward 3-14(6,000,000.00)	2023/24	Ward 2-14

Table 68: Planned but unfunded sanitation projects

Project Description	Year	Funding required
Servicing of new residential sites to be developed: Wrenchville	-	R 21 205 000
Servicing of new residential sites to be developed: Mothibistad	-	
Servicing of new residential sites to be developed: Bankhara Bodulong	-	
Development of new residential sites:		
Rural Sanitation programme - Bankhara and Ncweng	-	R 9 640 000

➢ Joe Morolong Municipality

Sanitation is one of the priorities of the municipality. Due to the shortage or lack of water and the rural and vastness of municipality is unable to provide full adequate sanitation to our communities. A total of 1,514 (6,4%) households of Vanzylsrus and Hotazel are the only areas that have water borne system in the Joe Morolong municipality. Around 12,921 (54%) households have a minimum standard Pit latrine toilet with ventilation pipe installed while 5,596 (23,4%) are dry sanitation (VIP or UDS) without ventilation pipe which renders them inadequate systems. 2,182 (8,5%) households have no toilets at

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all while 1,025 still utilises bucket toilets. Given the above the total backlog as at 2016 can be calculated to be 9,312 households, however municipality estimates its backlog to be around 11,423 due to the informal settlements mushrooming in the municipality. The municipality intends to eradicate this backlog over a period of 5 years by means of eradicating a minimum of 800 units per financial year.

To eradicate the sanitation backlog Municipal infrastructure and SLP funds are prioritised for the sanitation programmes.
The table below indicates a sanitation backlog of 9,312 for formal households excluding the 2,111 for informal households.

Table 69: Sanitation Services (formal)

Municipality	Flush toilets (Adequate)	Pit latrine with ventilated pipe (Adequate)	Pit latrine without ventilated pipe (inadequate)	Others (inadequate)	Households without toilets	GDB Backlogs
Joe Morolong	1,514	12,921	5,596	1,534	2,182	9,312

Table 70: Sanitation Services (informal)

Municipality	Flush to network	Conservancy tank	Septic tank	UDS	VIP	Pit	Bucket	None	Unknown
Joe Morolong Total	0	0	0	0	0	0	0	2,111	0

a. Hotazel

The Waste Water Treatment Works (WWTW) of Hotazel has an estimated 0.300 Mℓ and 0.350 Mℓ per day Sequential Batch Reactor (SBR) System. Treated effluent is recycled and pumped into a separate dedicated distribution network to the existing residential erven. The treated water is used for irrigation purposes only. Treated effluent will not be distributed to future developments.

The Plant was constructed in 1975 to 1980 and the basin upgraded in 2009. It is in a good condition; this implies that less than 10% of refurbishment is needed.

b. Vanzylsrus

At the moment, there is no water returned into the natural water courses via sewer network. However, there are septic tanks on some individual stands which are emptied by a tanker. There is a wastewater treatment works which comprises of oxidation ponds.

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c. Villages

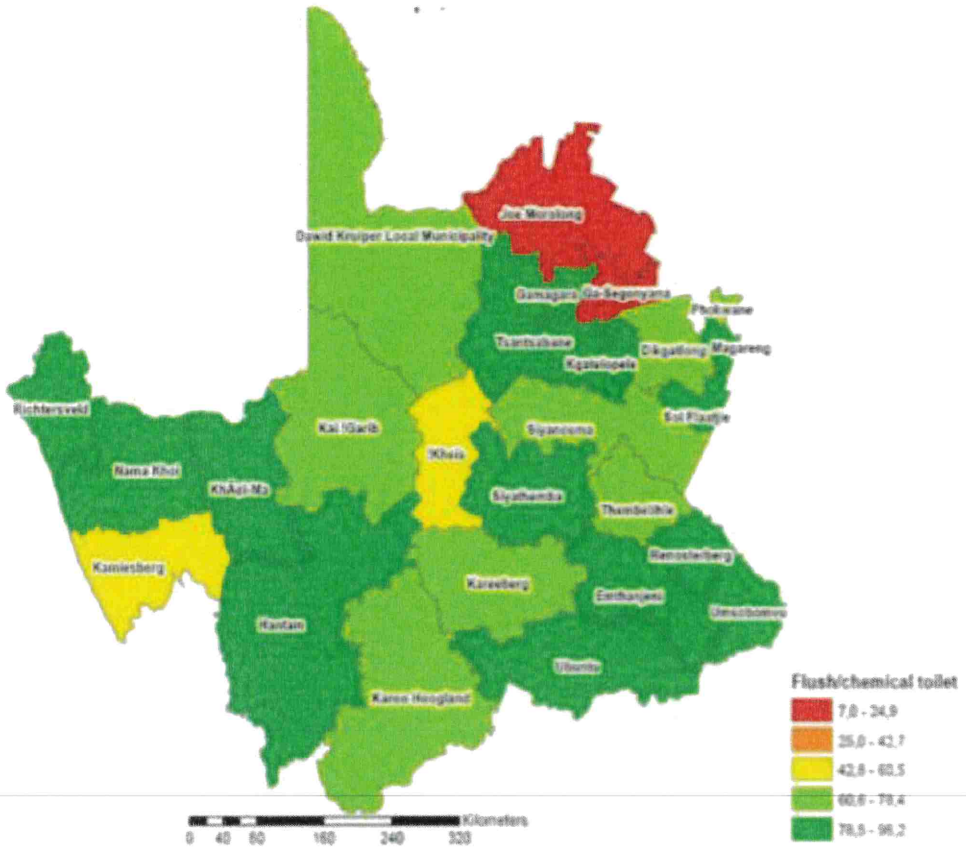
There are a very limited number of Water Borne Sanitations Systems in Joe Morolong. All the communities use dry sanitation systems such as VIP and UDS toilets. All new extensions and new sites have no sewer or sanitation system at all. This is a major challenge to the Municipality and they are trying to address this through a rural sanitation program, dedicating funding on an annual basis to the program.

In areas with low groundwater resources, potential VIP pit latrines are favoured, because of the ease of digging 2-meter-deep pits by hand. In high groundwater potential areas, water level tends to be shallow with high aquifer vulnerability. In these areas, VIP pit latrines are less suitable as the base of the pit may extend below the water level. In these areas, the hand digging of pits deeper than 1 meter is possibly limited. UDS toilets are constructed in areas where pollution could be caused.

There is no water borne sanitation in the Joe Morolong villages.

The figures following indicate that Joe Morolong is the only municipality in the province with less than 25% households utilising flushing toilets system:

Figure 22: Percentage of households with access to flush/chemical toilet by local municipality, CS 2016



4.7.2.2.1. COMPLETED AND CURRENT SANITATION PROJECTS

Project Description	Year
Klein Eiffel	2022/23
Eiffel	2022/23
Gatshekedi	2022/23
Goodhope	2022/23
Rowell1&2	2022/23
Dithakong Phase 2	2023-24
Klein Eiffel Phase 2	2023-24
Eiffel Phase 2	2023-24
Rowel 2 Phase 2	2023-24

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4.7.2.2.2. Planned sanitation projects

Project		2024-25
Dithakong Phase 2	R	9 045 012,38
Klein Eiffel Phase 2	R	1 579 801,05
Eiffel Phase 2	R	3 670 032,75
Rowell 1& 2 Phase 2	R	1 086 284,98
Sub Total	**R**	**15 381 131,16**

4.7.3. Electricity

The Part B of Schedule 4 and 5 of the Constitution in section 156(1) grant municipality executive authority to administer the local government matters and list as part of the powers and functions, Electricity reticulation. Part of the reticulation includes Bulk supply of electricity, the transmission, distribution and, where applicable, the generation of electricity, and the regulation, control and maintenance of the electricity reticulation network. However only around 30% of the households in the District obtain electricity from Municipality the other 70% is supplied directly by Eskom, and that deprives the municipalities an income generating opportunities.

The 2016 STATS indicates that 11.8% of the households are still with no electricity in the District. Majority (82%) of the households are on Prepaid. Only around 1.7% uses alternative source of energy.

Table 71: Distribution of households by main type of energy source

Municipality	In-house Convention Meter	In-house pre-paid meter	Connected to other source which household pays for	Connected to other source which households is not paying for	Solar home system	Generator/ Battery	Other	No Access to Electricity	Total
Joe Morolong	768	19,727	46	26	10	0	85	3,258	23,920
Ga-Segonyana	1,438	26,848	529	21	127	120	59	3,526	32,668
Gamagara	1,595	12,178	156	24	12	0	15	1,743	15,723
John Taolo Gaetsewe DM	3,801	58,753	731	71	149	120	159	8,527	72,311

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Table 72: Distribution of households by municipality and supplier of electricity

Municipality	Municipality Prepaid	Municipality Post-paid	Eskom Prepaid	Eskom Post-paid	Other Supplier	Total
Joe Morolong	2,216	7	17,741	149	146	20,259
Ga-Segonyana	7,207	168	20,532	135	33	28,074
Gamagara	9,117	335	4,069	213	26	13,760
John Taolo Gaetsewe DM	18,541	510	42,342	497	205	62,094

68.2% of the households in the District use Eskom prepaid, it can also be noted that 98% of the residents uses prepaid electricity in the District

4.7.3.1. GAMAGARA MUNICIPALITY - ELECTRICITY

Gamagara Local Municipality is responsible for the electrical network and the operation and maintenance of the electrical and streetlights/high mast lights/Solar Streetlights to the community. The municipality is is licenced by NERSA as a Supply Authority. Areas that are supplied by the Municipality is Kathu; Sesheng/Mapoteng; Olifantshoek which includes Welgelee. Eskom supplies electricity within the Dibeng area and Ditloung in Olifantshoek.

The electricity Master Plan of the Municipality was developed and adopted by Council during 2017/18. The analysis of the master plan forms the basis of a recommendation regarding the anticipated demographic and economic growth factor that should be provided for in terms of additional electricity demand during the next twenty (20) years

Most of the customers within the Municipal area have prepaid meters as per the list below. Loads of electricity supplies to households and businesses range from 20 Amps Single-Phase Low-Cost Consumers to 80 Amps Single Phase for High Consumption households. Most businesses in the Municipal areas are Three Phase Consumers and about 133 businesses with Bulk meters for connections bigger than 100 Amps Three Phase. The Dingleton customers who have recently been moved to Siyathemba in Kathu are included as part of Kathu. It should be noted that the number of households reflected in the municipality are slightly larger than the ones of STATS which may be attributed to household growth in the area

Settlement	Households Prepaid	Households Conventional	Commercial/Industrial & Agricultural
Olifantshoek	1 345	120	105
Kathu	7 700	585	380
Total	**18 406**	**14 672**	**755**

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Customers supplied by Eskom within the Municipality jurisdiction is not included in above list. The Updated bulk contribution policy is available and is expected to be approved during the current financial year. The Municipality have a current backlog of 3015 households (Municipal and Eskom Licence area) that is not electrified due to capacity constraints on Eskom's side which are about to be resolved.

Recently the Kathu West 40MVA Substation has been constructed that will assist with electricity capacity on the Western Side of Kathu where future developments were identified. Ongoing discussions regarding the upgrades in Dibeng are held between the Municipality and Eskom to ensure sufficient capacity for Dibeng. Olifantshoek is however a challenge which only have available capacity around 30 kilometres from Olifantshoek which requires a Medium Voltage (MV) line and Substation to be constructed to provided sufficient electricity to Olifantshoek. Consultants have been appointed by the Municipality that is busy with the designs for the Substation and continuous discussions are held with Department of Energy to allocate funds for these projects. The Municipality also plans to implement new Streetlight projects that will assist with the dark areas and reduce crime within these areas.

4.7.3.1.1. Current and completed electricity projects

Project Description	Project Outcomes	Location	Funding Source
Electrification of 1300 households in Olifantshoek	Provision of infrastructure services	Olifantshoek	INEP
Replacement of old Streetlights with new LED Type streetlights	Provision of infrastructure services	GLM	EEDSM
Electrification of 1265 Stands	Provision of infrastructure services	GLM	INEP
Pre-Engineering and designs on the Olifantshoek substation and new 132KV Feeder (36km) line from Emil to the new 132/11KV 10MVA Substation	Provision of infrastructure services	Olifantshoek	INEP

4.7.3.1.2. Planned electricity projects

Project Description	Project Outcomes	Location	Funding Source
Bulk Supply To 5700 stands		Kathu West	Internal Funding
Electrification of 5700 stands	Provision of infrastructure services	Kathu West	Internal Funding
Electrification of 200 stands (DITLOUNGext phase 1	Reduce Electrification backlog	Olifantshoek	Internal Funding
Electrification of 1265 stands: residential development	Provision of infrastructure services	Mapoteng	INEP
Installation of streetlights in Dibeng, Babatas, and Olkifantshoek	Provision of infrastructure services	GLM	Internal Funding
Upgrading of Kathu industrial subs	Increase bulk service to cater for future development	Kathu	Internal Funding
Energy efficiency (DSM)	Increase bulk service to cater for future development	GLM	Internal Funding
Refurbishment of electrical network	Increase bulk service to cater for future development	GLM	Internal Funding
Upgrade of the Bulk electricity supply (Planning	Increase bulk service to cater for future development	GLM	Internal Funding

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Refurbishment of stubbies and minisubs: Kathu & Olifantshoek	Increase bulk service to cater for future development	Kathu & Olifantshoek	Internal Funding
Upgrading of Industrial Switchgear, substation and 19 industrial stands	Increase bulk service to cater for future development	GLM	Internal Funding
Installation of lights at park: Phase 2	Create clean and safe environment	GLM	Internal Funding
Phase 3 Electrification (Planning)	Provision of electrification backlog for future development	Kathu	Eskom
Replacement of damaged streetlight poles	Upgrade/refurbish infrastructure	GLM	Internal Funding
Fencing of electrical equipment	Provide adequate security protect the existing infrastructure	GLM	Internal Funding

4.7.3.2. GA-SEGONYANA MUNICIPALITY – ELECTRICITY PROGRAMME

The Municipality is the electricity provider for Kuruman, Wrenchville and Bankhara/Bodulong. The rural areas including Mothibistad are being serviced and provided by ESKOM. The Municipality did submit business plans for the upgrading of bulk electrical infrastructure and network in order to meet the electricity demands. The Municipality also submitted applications to ESKOM for the electrification of infill's and extensions in the rural areas, to address the backlogs resulting from the growth of the villages. ESKOM is currently in the process of upgrading the Mothibistad Substation. The Department of Energy funded the upgrading of Moffat Substation, which is the main substation that will feed the electrification of Bankhara-Bodulong and Wrenchville and works are ongoing.

Municipality supply electricity to only 25% of the households, 75% is supplied directly by Eskom. Around 3,526 (11%) of the households are still with no access to electricity. And even then around 9.2% reported a lack in reliable electricity supply in 2016. The municipality has also seen an increase in the proportion of households that use the renewable energy source solar from 0.0% in 1996 to 0.5% in 2016.

The Strategic Objective of the municipality is to increase access to electricity for communities and households in wards other than 1, 3 and 13 (92% by 2021); including ensuring access to 50kWh free electricity per month for indigent households, there are currently 3 223 households benefitting from the indigent support system in the municipality. One of the Smart obs of the municipality is to replace 1km dysfunctional electrical cabling every year for five years commencing in 2017/18 until 2020/21 financial year

The Municipality's collection rate is not satisfactory: Currently the municipality collects only in (Ward 1) Kuruman town, (Ward 3) Mothibistad and (Ward13) Wrenchville. The Municipality is not able to collect from wards 2 to 14 because those areas are rural and there is no billing system in place and also the areas are under the Traditional leaders serviced by Eskom. Collection from Mothibistad residents still

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remains the Municipality's main challenge because Eskom is the provider of electricity at Mothibistad. The Municipality has developed enhancement strategy to curb the increasing debt and to optimize the collection of debt owed by consumers. The municipality has established the Municipal Public Accounts Committee in an attempt to instil a culture of accountability and the rule of law in the municipal environment. This Municipal Public Accounts Committee must also play a role by monitoring the progress of the municipality's developmental projects.

The Municipality has identified the following as their challenges.

- The difficulties in growing local economy as result of domestic strikes as well as increase in unemployment.
- Aging and poorly maintained water, roads, and electricity infrastructure.
- The need to reprioritise projects and expenditure within the existing revenue resources given the cash flow realities and declining cash position of the municipality due to non-payment from consumers.
- The increased cost of bulk electricity due to tariff increases from Eskom, which is placing upward pressure on service tariffs to residents. Continuous high tariff increases are not sustainable - as there will be point where services will no-longer be affordable.
- Affordability of capital projects
- The Municipality's ability to afford capital/borrowing to fund the aging infrastructure

The following are Projects information in the municipality.

Table 73: COMPLETED AND CURRENT ELECTRICITY PROJECTS

Project Description	Location	Funding required (INEP + internal funds)
Pole replacement project for Kuruman town and Wrenchville	Wrenchville and Kuruman	R40m
Replacement of bare conductor with Aerial Bundle Conductor	Gasegonyana	R30m
Maintenance of street lights	Ward 1-14	R 500 000.00
New connections for new extensions	Ward 1 -14	
Electrification of boreholes	Ward 4 – 14	R 8,000,000.00
Network extensions:	Ward 4 – 14	R 1,000,000.00
All residential areas	Ward 2 - 12	R 5,000,000.00
Providing of electricity via Eskom	Ward 2-14	R 20,000,000.00
Mothibistat / Mothibistat 1 11kV Feeders, MMS96-7	Ward 4-14	R 3,300,000.00

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Valley / Corheim 1 22kV Feeder MV Overhead Line	Mapoteng, 600 units	R50,000,000.00
Kagung, Mothibistat / Kagung 1 and Manyedin, MkG147-4T-9, MMY151	Tswelopele, 350 units	
Valley / Corheim 1 22kV Feeder MV, VC414-26T-2	Kagung, 537 units	
Valley / Corheim 1 22kV Feeder MV, VC367-9-19-1	Maruping (Longane Tlapeng Rammogo, Sloja & Mamoimane sections)	
Mothibistad / Seading 1 11kV Feeder, MSE74-6-5	Seven Miles (Donkerhoek F section)	
Valley / Corheim 1 22kV Feeder MV, VC367-1-11-1	Seoding	
Riries / Maruping 1 22kV Feeder MV Overheads	Mokala-Mosesane	
Install meters to address meter losses	Ward 1 , 3 &13	
Electricity saving awareness campaign	Ga-Segonyana	R 500,000.00
Replace current electricity devices with energy saving devices	Ga-Segonyana	R 3,500,000.00
Draft policy on penalty for misuse of electricity	Ward 1 , 3 &13	R 10,000.00
Erection of Street lights (aerial lighting)	Ward 1-14	R 10,000,000.00
Erection of road lights (aerial lighting)	Ward 1-14	R 1,500,000.00
From Mothibistad to Batlharos (aerial lighting)	Ward 1-14	R 1,000,000.00
From Kuruman to Batlharos (past Bankhara-Bodulong and through Maruping - (aerial lighting)	Ward 1-14	R 8,000,000.00
Erection of Street lights in new residential areas - (aerial lighting)	Ward 1-14	R 4,000,000.00
Maintenance plan for streetlights - (aerial lighting)	Ward 1-14	R 150,000.00

4.7.3.2.1. PLANNED ELECTRICITY PROJECTS

Village Name	Estimated Households
Ga-Segonyana Local Municipality infills 24/25	400
Vergenoeg electrification	250
Maruping electrification Phase 2	800
Batlharos electrification Phase 3	800
Kagung electrification phase 2	750
Gantatelang electrification	800
Mothibistad Magobe feeder Stage 1	0
Gasegonyana HH extensions	0

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Mapoteng Phase 5	0
Mokalamosesane Phase 3	0
Mothibistat Seodingfeeder Stage 1 (CNEBC-1402-3085-00006)	0

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Joe Morolong Local Municipality is not an implementing agent for electrification projects. The Municipality acts as a project coordinator for project implemented by ESKOM and Department of Energy. For the year 2014/15 JMLM had a total backlog of 3 710 and we managed to eradicate 430 on the particular year. JMLM has approval of 1 824 connections to be done in 2015/16 through ESKOM. The successful implementation of this Program would reduce our backlog to 1 456

According to the 2016 Community survey out of 23,919 households in the municipality only 20,259 (84,7%) households have access to electricity. Around 3,258 (13,6%) of the households are still with no access to electricity. 17,741 (88.3%) households receive electricity directly from ESKOM, which means the municipality cannot generate income through electricity.

Table 74: CURRENT AND PLANNED ELECTRICITY PROJECTS

Project Description	Location	Planned Connections
Laxey	Infills and electrifications	83
Churchill/Sprenza	High masts lights	
Magojaneng	Infills and electrifications	136
Kanana	Infills and electrifications	90
Maipeing	Infills and electrifications	23
Mokalawanoga	Infills and electrifications	20
Matoro	Infills and electrifications	10
Tsineng	Infills and electrifications	99
Tsineng Kop	Infills and electrifications	16
Maphiniki	Infills and electrifications	68
Gadiboe and Tlhokomelang	Infills and electrifications	71
Kleineira	Infills and electrifications	15
Mentu	Infills and electrifications	14
Kubuge Gamorona	Infills and electrifications	94
Bothithong	Infills and electrifications	180
Ditshipeng	Infills and electrifications	47

Gamatolong	Infills and electrifications	87
Garamotsokwane	Infills and electrifications	81
Gakhoe	Infills and electrifications	38
Bojelapotsane	Infills and electrifications	14
Bothetheletsa &Matlhabanelong	Infills and electrifications	42
Ganghaai	Infills and electrifications	21
Gamothibi	Infills and electrifications	12
Mahukubung	Infills and electrifications	59
Manyeding	Infills and electrifications	15
Tsaelengwe	Infills and electrifications	1
Ncwelengwe	Infills and electrifications	89
Skerma	Infills and electrifications	15

4.7.4. ROADS AND TRANSPORT

The District through a Rural Road Management System programme has set up Rural Road Asset Management Systems, and collect road, bridge, and traffic data on municipal road networks in line with the Road Infrastructure Strategic Framework for South Africa. The systems improve the data on municipal roads and guide infrastructure maintenance and investments thus reducing vehicle operating costs. The District assesses road conditions of paved and unpaved municipal roads and structures, conduct road inventory and RISFSA classification, collect traffic data, and prioritise project list for roads to inform municipal infrastructure grant project selection.

The following is the total network of the District.

Municipality	Flexible	Gravel	Block	Earth	Total
Gamagara	159.491	25.342	5.603	45.65	236.086
Ga-Segonyana	134.092	272.052	28.141	758.093	1192.378
Joe Morolong	28.348	567.56	15.258	554.722	1165.888
Total	321.931	864.954	49.002	1358.465	**2594.352**

The District also have the Integrated Transport Plan, which is being reviewed annually, Provincial Department of Transport is currently assisting the Ga-Segonyana and Gamagara Local municipality compile their own transport plans, furthermore the National Department is also busy with the preparation of the Travelling Demand Management strategy for South African cities and towns.

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4.7.4.1. Gamagara Municipality

Gamagara is serviced by one national road, namely the N14, which passes through the municipal area via Olifantshoek and Kathu, from Upington to Kuruman. This road is the key connector providing access to the rest of the Northern Cape and North-West Provinces. This is also the main tourist route from Gauteng to Upington. The N14 passes through Kuruman and Sishen, the main economic centres within the district.

Other regional roads include the R380 which connects Kathu to Hotazel and serves as main access route to Dibeng. A small section of the R31 also passes through the municipality on the furthest north-eastern side of the municipality where it serves as a connector between Hotazel and Kuruman.[17]

The main surfaced road in the district is the Vryburg-Upington road (N14). The R325 (Sishen to Postmasburg) and R385 (Olifantshoek to Postmasburg) are the only other surfaced roads providing access for local farming and mining communities in the Sishen and southern areas of the district.

The above-mentioned roads are all tarred and generally in a good condition, especially the R380 which was recently completely re-tarred up to Hotazel. In addition to these roads a large number of gravel roads serve the municipality's rural areas. These roads are however not necessarily in a good condition.

The internal streets of Kathu are well planned, with very few problems. They are also generally kept in a good condition. Unfortunately, the same cannot be said for the towns of Olifantshoek and Dibeng, where both paved and gravel streets are showing signs of degradation. These streets are generally in a less than satisfactory condition.

The following table depict the Gamagara road network and status as at May 2023/24 financial year

Table 75: Road Network of Gamagara LM results

Surface Type	Road Network In km	Visual Condition Index					
		1. Very Good	2. Good	3. Fair	4. Poor	5. Very Poor	Total
Block	3.724	0.21	1.229	0.119	0.18	0.05	3.72
Earth	48.352	0	13.644	11.921	11.019	7.648	48.35
Flex	158.629	0.131	73.519	45.647	14.211	7.38	158.63
Gravel	25.326	0	6.414	7.228	1.661	1.871	25.33

As of May 2024, Gamagara local Municipality's road network was 236.03 km. The condition of road is relatively fair. However, due to lack of capital/funds to refurbish/reseal roads conditions are slowly

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deteriorating. John Taolo District Municipality has prioritised to continue with Road Visual assessment for the municipality in the current year.

The municipality is currently providing services of maintenance on the existing roads infrastructure. The Dingleton settlement has been demolished and the road were proclaimed. The Dingleton roads were replaced with new surfaced roads in Kathu (Siyathemba) and are already included in the total network of the municipality. The Municipality have compiled and adopted a Road and Stormwater masterplan in 2018/19.

Majority of construction of roads are done by private sectors when developing areas like the development of Siyathemba during the relocation of residents from Dingleton to Kathu. The Gamagara Municipality is known for the large number of mining activities that take place within its boundaries. It is important to note that these activities are extremely transport intensive. In addition to the large portion of goods being transported via the Sishen-Saldanha railway line, a significant portion of transport takes place on the roads within the municipality, especially the N14. This has caused numerous congestion issues, especially around Kathu. The intensive use of roads within the municipality may influence their long-term maintenance and consequently also issues on budgets and delivery.

Table 76: Current and completed road projects

Project Description	Project Outcomes	Location	Funding Source
Dibeng EPWP internal road paving project	Provision of infrastructure services	GLM	EPWP
Repair of Stormwater Drainage structures in Welgelee and Ditloung villages	Provision of infrastructure services	GLM	Internal Funding
Resealing of 2,6 km Hendrick Van Eck	Upgrade/refurbish infrastructure	Kathu	Internal Funding
Construction of new 1,6 km Storm water channel	Upgrade/refurbish infrastructure	Olifantshoek	Internal Funding
Construct new 3,6 km storm water channel along Frikkie Meyer road	Upgrade/refurbish infrastructure	Kathu	Internal Funding
Resealing of 3,6km of Frikkie Meyer Road	Upgrade/refurbish infrastructure	Kathu	Internal Funding
Resealing of 1,9km Ian Flemming road	Upgrade/refurbish infrastructure	Kathu	Internal Funding
Resealing of 1,4km Mopani Avenue	Upgrade/refurbish infrastructure	Kathu	Internal Funding
Construction of Traffic Circle on N14 Road	Upgrade/refurbish infrastructure	Between Kathu and Olifantshoek	SANRAL
Rehabilitation of road MR938 Betwwen between MR884 (Km 18.37) AND TR5/5 (Km 60.20)	Upgrade/refurbish infrastructure	Between Dibeng and mamatwan Mine	Public Works and affected Mines

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Table 77: Planned roads and stormwater projects

Project Description	Project Outcomes	Location	Funding Source
Construction of new 1,4km storm water channel along Mopani avenue	Upgrade/refurbish infrastructure	Kathu	Internal Funding
Reviewing of a roads and Storm Water Master Plan	Infrastructure Planning	GLM	Internal Funding
Construction of sidewalks (ward 6 & 8)	Upgrade/refurbish infrastructure	Kathu	Internal Funding
Upgrading of R380/ Airport intersection	Upgrade/refurbish infrastructure	Kathu	Internal Funding
Construction of new 2,6 km storm water channel	Upgrade/refurbish infrastructure	GLM	Internal Funding
Upgrading of internal main	Upgrade/refurbish infrastructure	GLM	Internal Funding
gravel roads			
Resealing of internal roads	Upgrade/refurbish infrastructure	GLM	Internal Funding
Construction stormwater drainage through the existing cemetery	Upgrade/refurbish infrastructure	GLM	Internal Funding
Upgrading of roads and storm water	Upgrade/refurbish infrastructure	GLM	Internal Funding
Upgrade Storm Water Retention Pond	Upgrade/refurbish infrastructure	GLM	Internal Funding
Resealing of 2,4 Km Internal Road	Upgrade/refurbish infrastructure	GLM	Internal Funding
Construction of New Canal	Upgrade/refurbish infrastructure	GLM	Internal Funding
Construction Internal paved roads	Upgrade/refurbish infrastructure	GLM	Internal Funding
Upgrading of Mapoteng roads	Upgrade/refurbish infrastructure	GLM	Internal Funding
Construction of stormwater drainage in Mapoteng and Sesheng	Upgrade/refurbish infrastructure	GLM	Internal Funding

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An existing road network is to be found throughout Ga-Segonyana Local Municipal area, with the state thereof ranging between very well-maintained tar roads, such as the N14, to gravel roads in the rural areas that are not in a very good condition. The N14 forms the major access road to the core of the economic development, where it crosses through Kuruman in an east/west direction. In the centre of Kuruman the N14 merges with the Hotazel/Daniëlskuil road.

In 2018-19, the municipality compiled a Road and Stormwater masterplan. Inherent in the Master Plan is the status quo of the road around the municipality, interventions required and prioritisation of possible projects required to manage, complete and maintain the road scheme in the short, medium and long term. The following is the Road network of Ga-Segonyana as captured in the District Rural Road Management System.

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Table 78: Road Network of Ga-Segonyana LM

Surface Type	Road Network In km	Visual Condition Index					
		1. Very Good	2. Good	3. Fair	4. Poor	5. Very Poor	Total
Block	26.668	3.699	7.763	2.82	3.315	2.563	26.67
Earth	738.489	3.249	191.645	62.208	48.07	386.205	738.49
Flex	134.546	0.213	13.589	17.516	29.857	69.028	134.55
Gravel	292.67	1.817	58.31	5.59	26.999	166.433	292.67

As of May 2024, Ga-Segonyana local Municipality's road network was 1192.36km. The visual conditions assessments were not prioritised this year for the municipality however most of road are relatively fair. However, due to lack of capital/funds to refurbish/reseal roads conditions are slowly deteriorating.
John Taolo District Municipality has prioritised to continue with Road Visual assessment for the municipality in the next financial year.

Completed and current roads projects

Project Description
Upgrading of 2 060m gravel internal road to paved road in Gamopedi
Upgrading of 3.38km gravel internal road to paved road in Seven Miles
Upgrading of 5 km gravel internal road to paved road in Batlharos Sanana section
Upgrading of 3.4 km gravel internal road to paved road in Magojaneng block d (rdp)
Develop a Transport Plan
Kagung (Westederby and Hardvater paved road

Table 79: Planned roads projects

Project Description	Year	Funds Required
Tarring of access roads (focus on bus routes / public transportation) (27km)	-	R 27,000,000.00
Design and construction of By-pass Traffic routes around Kuruman to cater for heavy vehicles	-	R 41,700,000.00
Upgrade of gravel roads (focus on roads to cemeteries & bus routes) (5km)	-	R 5,000,000.00
Gantatelang bus route (3.5km)	-	R 3,700,000.00
Maruping internal roads (8km)	-	R 8,000,000.00

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Paving of Batlharos internal roads and stormwater facilities (8km)	-	R10,000,000.00
Paving of Ward 7 internal roads (12km)	-	R 15,000,000.00
Tarring of internal roads (11km)	-	R 11,000,000.00
Mothibistad (5 roads) (6.5km)	-	R 6,400,000.00
Upgrading intersection: Bree and Kerk Street.	-	R 250,000.00
Upgrade of connector road between Hotazel and Kuruman (broaden and upgrade)	-	R 100,000,000.00
Connector road between Mapoteng & Ditshoswaneng to new landfill site (3.5km)	-	R 3,700,000.00
Upgrade Thomoyanche access road	-	
Mothibistad junction	-	R 1,100,000.00
Upgrading of bridge in Gamopedi	-	500,000.00
Road maintenance / upgrading of GSLM	-	R10,000,00.00
Internal access roads at Maruping	-	R3,000,000.00

Table 80: Planned but unfunded stormwater projects

Project Description	Year	Funds Required
Develop a storm water master plan	-	R 500,000.00
Storm water – Bear Street	-	R 2,500,000.00
Storm water drainage	-	R 5,000,000.00
Upgrading and maintenance of storm water channel / furrow through agriculture erven (phase 2)	-	R 1,500,000.00
Bridges to cross water areas in Maruping	-	R 1,000,000.00

Table 81: Planned but unfunded road safety projects

Project Description	Year	Funds Required
Road safety campaign at schools through Traffic department	-	R 400,000.00
Replace street names where needed, also as part of renaming programme	-	R 1,000,000.00
Road signs(Incl 1 way streets conversion in Kuruman Town)	-	R 1,200,000.00
Speed humps in identified streets with a focus around schools	-	R 640,000.00
Bicycle lanes(Maruping, Mothibistad, Seoding)	-	R 3,000,000.00
Repair and erection of guardrails	-	R 3,000,000.00
Disabled ramps (phase 2)(Municipal Buildings)	-	R 1,500,000.00
Pedestrian crossing on N14 (Kagung)	-	R 10,000.00

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Pedestrian crossing in front of schools	-	R 80,000.00

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The N14 is the only National Road crossing the Municipality's Southern tip. The road connects Pretoria, Lichtenburg, Vryburg, Kuruman, Upington and Springbok and stretches 1200 km. The N14 carries substantial traffic and goods transported from Gauteng to these Regions and form an important regional link across these areas.

Major trade centre's servicing the traditional settlements in Joe Morolong Local Municipality is Kuruman in the Ga-Segonyana Local Municipality to the South on the N14 and Vryburg in the Naledi Local Municipality, also situated on the N14 to the South. The N14, as mentioned, being a lifeline of goods and services through the region plays an important role in the adjacent Municipalities and provide income to centres along the road. Hartswater in the Phokwane Local Municipality (Northern Cape) may also attract traffic from the Joe Morolong Local Municipality.

The Joe Morolong Municipality area consists mainly of gravel roads that are in a very poor condition. The bulk of the community can be characterised as poorly mobile due to the poor access, main and internal roads. Poor storm water systems have been provided which lead to the quick erosion of the road surfaces after rains, resulting in the speedy decay of the roads. Rural communities become inaccessible and experience insufficient access to important services. Public Transport is therefore very poor and inadequate.[18]

The roads implementation in the municipality are generally funded by MIG, there a few roads funded through SLP.

Table 82: Road Network of Joe Morolong LM

Surface Type	Road Network In km	Visual Condition Index					
		1. Very Good	2. Good	3. Fair	4. Poor	5. Very Poor	Total
Block	15.258	0	0.196	7.268	7.234	0.096	15.26
Earth	554.722	0	2.158	33.984	10.374	449.324	554.72
Flex	28.348	0	1.992	14.696	6.872	2.548	28.35
Gravel	567.56	0	0.417	4.97	19.772	492.941	567.56

[18] Integrated Transport Plan,

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According to the District Rural Road management system, as of May 2024, Joe Morolong local Municipality's Road network was 1165.89 km. The visual conditions assessments were not prioritised this year for the municipality however most of road are earth and gravel roads. However, due to lack of capital/funds to refurbish/reseal roads conditions are slowly deteriorating.

To address this challenge, the municipality compiled a road and stormwater masterplan which was adopted in 2018/19. The masterplan sought to establish the status quo of the roads and stormwater municipality by carrying out visual assessments, drafting an operation and management plan, forecasting future demand, assessment of the institutional structure and operation, prioritized operation and maintenance projects in the Roads and stormwater Infrastructure as well as the possible budgets and the risk matrix of the local municipality.

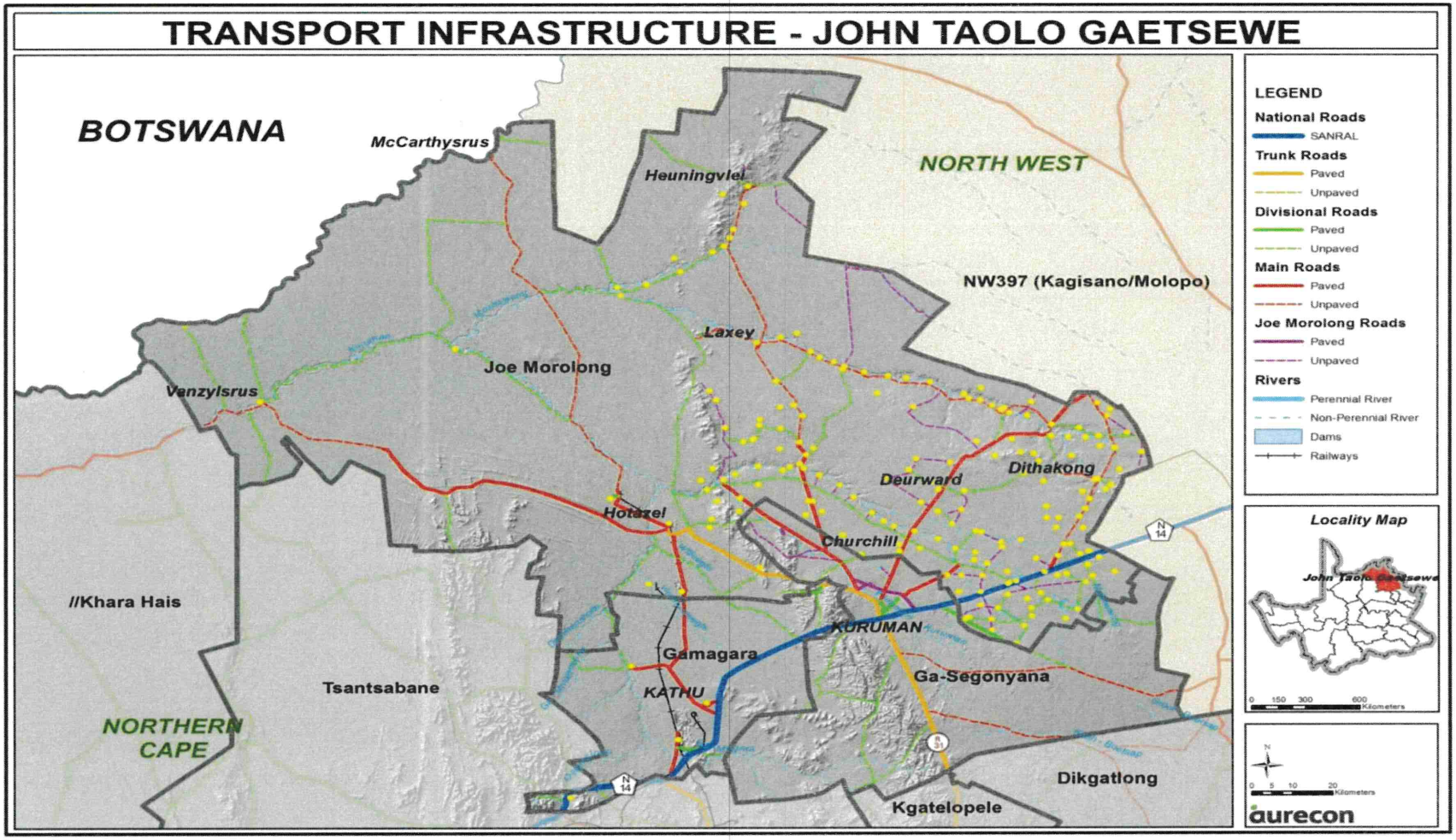
To determine the roads backlogs the municipality has make the assumptions that an estimated 6 Km's tarred Access Road surface per settlement is required and also that an estimated 2Km's Internal Road per settlement is needed.

Projects completed and current and future projects or plans of Joe Morolong Local Municipality are as follows;

COMPLETED AND CURRENT ROAD PROJECTS

Village	2023-24 Allocation
Ncwelengwe Internal Road	R 12 000 000,00
Gahuwe to Dithakong Access Road	R 8 387 760,00
Total:	***R 20 387 760,00***

Figure 23: John Taolo Gaetsewe District Transport Infrastructure



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5. CHAPTER 3: HUMAN SETTLEMENTS STRATEGIES & PROJECTS

5.1. Introduction

The Comprehensive Plan for Sustainable Human Settlements, 2009 confirms the vision of the National Department of Human Settlements namely "... to promote the achievement of a non-racial, integrated society through the development of sustainable human settlements and quality housing."

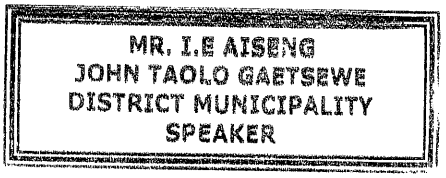
The former Premier of the Northern Cape Mrs. Sylvia Luca stated on 21 February 2014 in the State of the Province Address that "*We will ensure that all people of the Northern Cape have access to adequate human settlements and quality living environments through programmes such as integrated and sustainable human settlements, thereby providing basic services and infrastructure in existing informal settlements.*"

The John Taolo Gaetsewe District Municipality should take the lead role in the District to realise these human settlements vision and mandate. This section of the report will set out the strategic direction and focus areas for human settlements as depicted by National and Provincial Government, where after the strategic issues and challenges experienced by the District, will be summarised. Development objectives, strategies and delivery targets will be formulated to address the issues and to direct the formulation of projects to be implemented the next 5 years.

5.2. Strategic direction

The key policy frameworks that underpin the strategic direction and focus for the development of sustainable human settlements are summarised as the following:

- Northern Cape Outcome 8 targets;
- The National Development Plan, 2030 and more specifically Chapter 9: Transforming Human Settlements;
- 2019-2024 Medium Term Strategic Framework to implement Outcome 8 targets, priority 5 and the NDP Vision 2030;
- The Northern Cape Department of Human Settlements Strategic Plan, Annual Performance Plan and Multi-year Housing Development Plan.



5.2.1. NDP Vision 2030

The State of the Province Address by the Premier of the Northern Cape Mrs. Sylvia Luca on 21 February 2014, stated that: "*As we celebrate 20 years of democracy and being confident of what we need to do in the next 20 years, everything we do will be anchored by the National Development Plan as a vision for all South Africans. We have an inclusive vision and plan for the future.*"

The National Development Plan (NDP) defines a desired destination and aims to eliminate poverty and reduce inequality by 2030. Chapter Eight of the NDP deals with the vision of ***Transforming Human Settlements*** by 2030.

Towards a Vision for Human Settlements, the NDP states:

- **By 2050 South African human settlements will have transformed with efficient human settlements with confident citizens living in close proximity to work and social facilities based on effectively coordinated spatial planning systems**
- **By 2030, measurable progress shall have been made towards breaking apartheid spatial patterns, with significant progress towards retrofitting existing settlements offering the majority of South Africans access to adequate housing, affordable services in better living environments, within a more equitable and functional residential property market**

The NDP includes the following objectives to achieve this vision:

- Strong and efficient spatial planning system, well integrated across the spheres of government.
- Upgrade all informal settlements on suitable, well-located land by 2030.
- More people living closer to their places of work.
- Better quality public transport.
- More jobs in or close to dense, urban townships.

The NDP identifies the following actions to realise its objectives stated above:

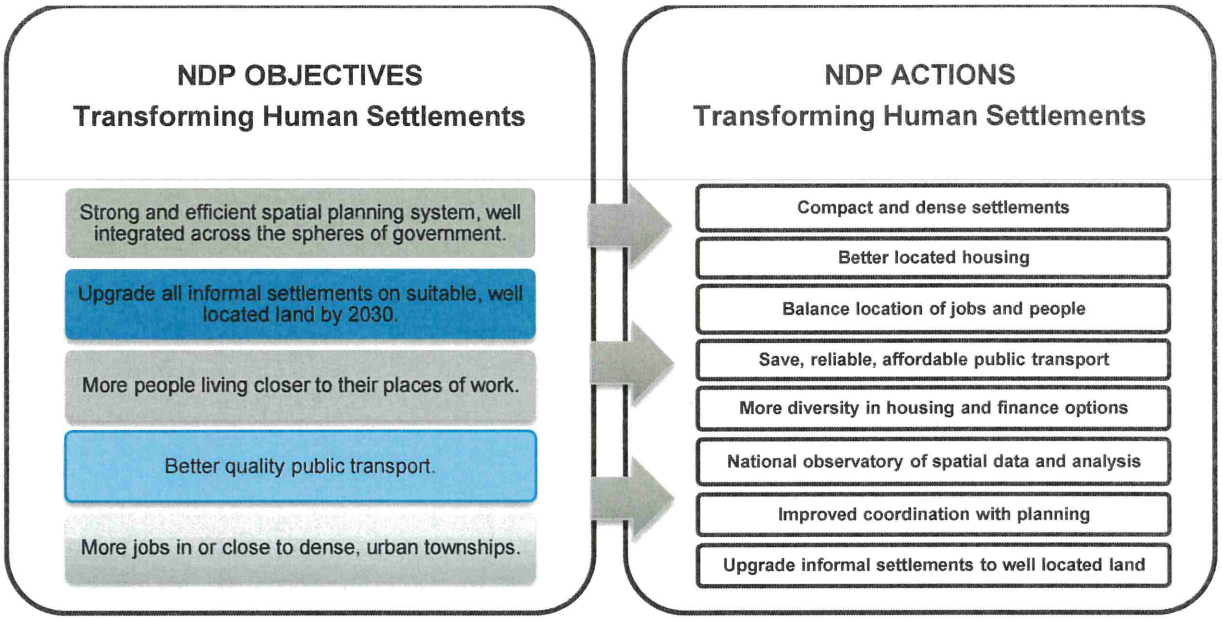
- Reform the current planning system for improved coordination.
- Develop a strategy for densification of cities and resource allocation to promote better located housing and settlements.
- Substantial investment to ensure safe, reliable and affordable public transport.
- Introduce spatial development framework and norms, including improving the balance between location of jobs and people.
- Introduce mechanisms that would make land markets work more effectively for the poor and support rural and urban livelihoods.

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- Conduct a comprehensive review of the grant and subsidy regime for housing with a view to ensure diversity in product and finance options that would allow for more household choice and greater spatial mix and flexibility. This should include a focused strategy on the housing gap market, involving banks, subsidies and employer housing schemes.
- National spatial restructuring fund, integrating currently defused funding.
- Establish a national observatory for spatial data and analysis thereof.
- Provide incentives for citizen activity for local planning and development of spatial compacts.

The John Taolo Gaetsewe District Human Settlements Strategy should realize the objectives and actions stated above by ensuring that human settlement planning supports a compact and dense settlement development, housing units are on land accessible to job opportunities and economic activities, provision of integrated public transport and a greater diversity of housing and financing options to communities. The Figure below summarises the NDP actions relating to transforming human settlements and hence housing development by 2030.

Figure 24: NDP Objectives and Actions for Transforming Human Settlements

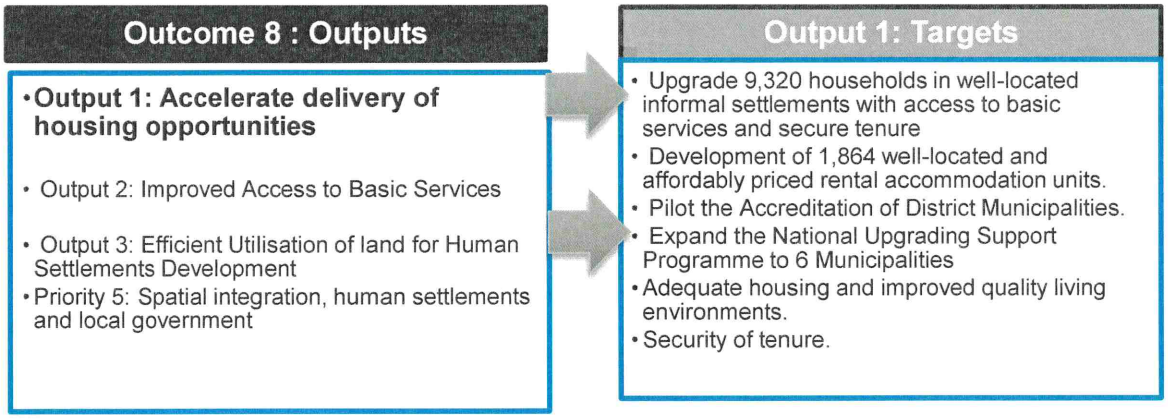


5.2.2. Outcome 8 2019-2024 MTSF

Government has agreed in 2010 on 12 Outcomes as key focus for work, and Outcome 8, priority 5 relates to this sector plan. Delivery Agreements were signed between the Minister and relevant MEC's and these reflect government's delivery and implementation plan for these priorities. The Provincial Targets for **Outcome 8: "Sustainable Human Settlements and Improved Quality of Life"** are as follow:

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Figure 25: Northern Cape Outcome 8 Targets



The National Department of Human Settlements has developed a Draft Framework to Achieve Outcome 8 and the NDP Vision 2030. The Strategic Framework covers the medium term from 2014-2019. The draft **2019 - 2024 Medium Term Strategic Framework** will focus on policy and funding reforms to achieve the following objectives for human settlements:

a) Better spatial planning to better target resource allocation;

b) Ensuring that poor households have adequate housing in better living environments;

c) Supporting the development of a functionally and equitable residential property market;

d) Improving institutional capacity and coordination;

e) Spatial transformation through multi-programme integration in priority development areas.

In order to achieve the vision of sustainable human settlements and improved quality of household life the National Department of Human Settlements will drive effective programmes to achieve the following:

a) Adequate housing and improved quality living environments;

b) A functionally equitable residential property market; and

c) Enhanced (institutional) capabilities for effective coordination of spatial investment decisions.

Progress on Outcome 8 for the MTSF

According to the Northern Cape Human Settlement Annual Plan, the following key summary of commitment were made in the 2019-24 MTSF:

- ❖ Adequate housing and improved quality living environments
- ❖ A functionally equitable residential property market
- ❖ Enhanced institutional capabilities for effective coordination of spatial investment decision

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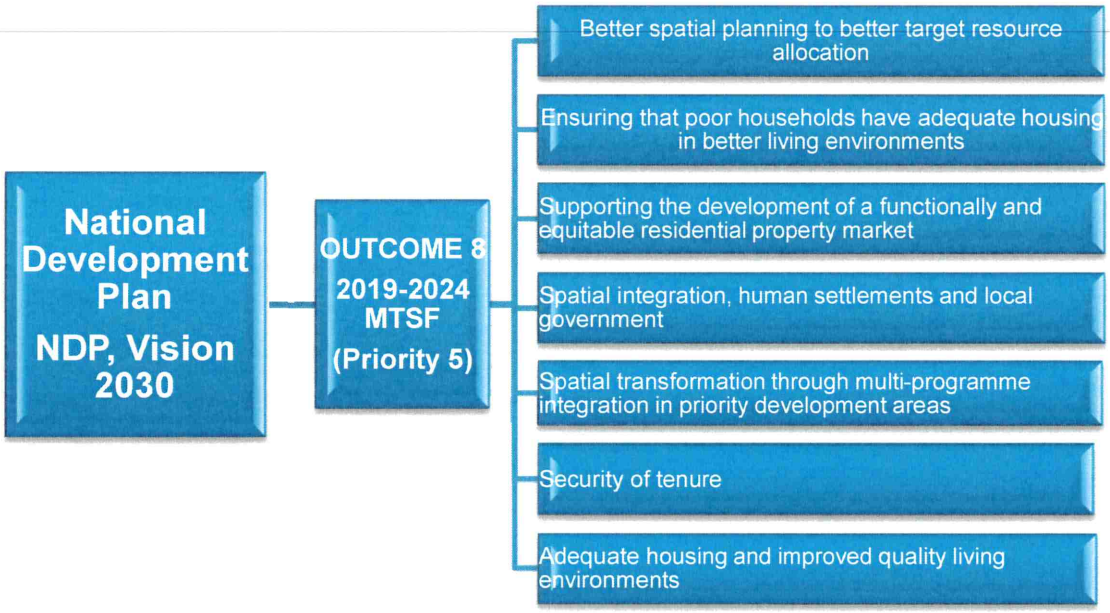
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Based on the above commitment in the province the following achievements were made over 2020-2023 MTSF:

MTSF delivery	2020-21	2021-22	2022-23	Total
Houses	2130	1664	1285	5079
Services	2334	660	652	3646
Title deeds	648	3602	1866	6116
Consumer Education	3039	4615	3001	10723
Upgrading of Informal Settlements	2334	660	-	2994
Land Accusation	2	0	1	3

The Draft Framework includes clear actions, indicators and targets to deliver the outcomes. The Department of Human Settlements will manage implementation of the plans expressed in the MTSF and will coordinate it through the Social and Economic Clusters.

Figure 26: Medium Term Strategic Framework 2019 – 2024



The John Taolo Gaetsewe District Municipality will be responsible to draft Strategic Plans and Business Plans aligned to the MTSF 2019-2024 (Priority 5) to address the housing backlog of 16 698, and ensure implementation of housing accordingly. The District and Local Municipalities will further need to

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establish baseline data and develop specific indicators to achieve the targets through the JTG human settlement planning forum.

5.2.3. Northern Cape Department Of Human Settlements Strategic Direction

A Northern Cape Multi-Year Housing Development Plan was compiled and forms Part D of the Departmental Annual Performance Plan. The Strategic Plan of the Department echoes the priorities for Outcome 8, and summarises its Priorities in the following table in the 2019-2024 Annual Performance Plan.

The District and Local Municipal Integrated Human Settlements Sector Plans should align their priorities and programmes to the metrics stipulated above, as they are aligned to Outcome 8.

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Northern Cape Human Settlements Priorities

Priorities	Priority Programme	Metrics
Informal Settlements Upgrading	**Output 1: Accelerated delivery of housing opportunities**	1. Improved quality of household life of 9,320 informal households. 2. Plan to eradicate informal settlements with HDA. 3. Accreditation of 8 municipalities. 4. Implementation of NUSP Programme at 6 priority municipalities.
Increase development of affordable high-density rental housing	**Output 1: Accelerated delivery of housing opportunities**	Affordable rental housing units to be delivered to address the need of 1864 households through: 1. Community Residential Units 2. Social Housing 3. Transfer of rental sock.
Land Assembly and Preparation	**Output 3: More efficient land utilisation**	1. Acquisition of well-located land for human settlements through the HDA 2. Utilisation of state-owned land
Settlement Infrastructure Development	**Output 3: Access to basic services**	1. 11.1% of households without access to adequate safe and healthy water. 2. 20.2% of the households without adequate sanitation facilities. 3. 23.1% of households without access to adequate refuse collection services. 4. 17.9% of households do not have access to electricity.
Upscale Affordable Housing Finance	**Output 4: Improved Property Market**	1.Provide housing opportunities for households earning between R3,500-R12,000

5.2.4. John Taolo Gaetsewe District Municipality IDP, 2024-2025

"Integrated Human Settlements" is one of the Priorities of the District. The current strategic objective in the District IDP that relates to human settlements is: ***"To provide adequate housing to the residents of the District".*** Ten Key Performance Indicators were identified to achieve this objective. The KPI's relate to housing planning and housing register, Special Programmes,

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The John Taolo Gaetsewe District should as part of its mandate as accredited housing authority, ensure that the targets of Outcome 8, the National Development Plan and Provincial Priorities for human settlements presented in the foregoing paragraphs, are achieved. The District targets should further align to the new MTSF from the National Department of Human Settlements.

1.2.3. Municipal Vision For Human Settlements

The proposed Municipal Vision for Human Settlements echoes the vision of the National and Provincial Departments of Human Settlements, including Vision 2030 of transforming human settlements namely:



By 2030, human settlements will have transformed to sustainable and efficient human settlements offering the residents access to adequate housing on well-located land, \0 services in better living environments, within a more equitable and functional residential property market.

5.3. STRATEGIC ISSUES AND CHALLENGES

The common issues affecting the entire District in terms of its Strategic Priority "Integrated Human Settlements" development are included in the table below.

Table 83: Human Settlements Strategic Issues

Strategic Priority		Common Issues affecting entire District	Municipalities affected
Integrated Human Settlements	1	Lack of sufficient funding allocations to implement the projects in the Business Plans result in Millennium Development Goals and Outcome 8 targets not being met.	All
	2	Allocations per Local Municipality and for projects from CoGHSTA are not confirmed over a medium planning term.	All
	3	Projects deliver relative small number of units per area, mainly due to reduced allocations.	All
	4	Unavailability of municipal-owned land for housing purposes. Large portions of land owned by mines and traditional authorities	All, especially Kuruman, Kathu, and LMs with traditional land.

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Strategic Priority		Common Issues affecting entire District	Municipalities affected
	5	Acquisition of land for human settlement and security of tenure purposes (full title deed), constrained by release of land owned by traditional authorities or National Government.	All
	6	Allocation of sites, especially on traditional land, without municipal consent and planning, increase the backlog.	Joe Morolong, Ga-Segonyana
	7	Land Invasion, especially of land earmarked for human settlements purposes.	Gamagara
	8	Upgrading/eradication of informal settlements.	Gamagara; Ga-Segonyana
	9	Eradication of inadequate mud houses.	Joe Morolong, Ga-Segonyana
	10	Provision of infrastructural services of which the bulk availability and funding are constraining factors.	All, but especially Kathu, Dibeng
	11	Lack of sufficient institutional capacity to administer housing function on District and local level.	All
	12	Housing Subsidy System not fully in place at District Municipality and rolled out to Local Municipalities.	All
	13	Housing Demand Database/Housing Register inadequate, as well as a database that keep project status up to date.	All
	14	Procedure for identification and prioritization of beneficiaries and submissions of beneficiaries to CoGHSTA are not formalised.	All
	15	Housing Policies are not in place	All
	16	Non-alignment of Housing Planning, Business Plans and Implementation with other government and private sectors.	All
	17	Business Plans are individually compiled and submitted by each LM and the District	All
	18	Inadequate cooperation between Municipalities and traditional leaders	Joe Morolong, Ga-Segonyana
	19	Non-Readiness of Municipalities to receive housing developments.(JTG IDP)	All
	20	Housing options provided to communities limited as only certain housing instruments are implemented.	All
	21	Delivery of FLISP and Rental stock and mixed developments have been slow	All

Strategic Priority		Common Issues affecting entire District	Municipalities affected
	22	Increase in mining development result in increased demand and housing backlog.	All, but especially Gamagara and Ga-Segonyana
	23	Geo-technical constraints to housing delivery include areas subject to dolomite and asbestos contamination	Ga-Segonyana; Joe Morolong.
	24	Integrated Human Settlement Forums not formed or active that include private sector, especially mines, and public sector.	All

5.4. OBJECTIVES, STRATEGIES AND PERFORMANCE TARGETS

The successful implementation of human settlements is measured by the District Municipality by means of the IDP Priorities and Objectives contained in the table below. The KPI's were the individual projects in the IDP.

An estimated average housing delivery/supply rate is proposed for the period 2019-2024 in the mentioned table. It also includes the supply rate calculated for the individual local municipalities. The motivation for the rate is discussed in the following two sections that deal with the delivery rate and criteria for prioritisation of allocations.

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Targeted Delivery of Housing Units

IDP Priority	Integrated Human Settlements				
IDP Objective	**To provide adequate housing to the residents of the District**				
		Gamagara	**Joe Morolong**	**Ga-Segonyana**	**JTG**
Housing Backlog 2023 (NHNR register)	**Total Backlog/Need**	**7300**	**4 817**	**7 441**	**16 698**
Future Growth in Households (2021-2030) – Maximum growth scenario	Future Demand: Low Income	12,180	5,046	6,867	24,094
	Future Demand: Gap Market	9,035	765	2,657	12,457
Proposed Average Supply/ Delivery of units – 2021-2030	**Total Housing Delivery/Supply Rate**	**2 609 units/year**	**1 112 units/year**	**1 770 units/year**	**5 491 units/year**
	Supply for Backlog Eradication by 2030	488 units/year	530 units/year	817 units/year	1 836 units/year
	Supply for Future Growth – Low Income group (moderate growth)	1218 units/year	505 units/year	687 units/year	2,409 units/year
	Supply for Future Growth – Gap Market	903 units/year (60%)	77 units/year (80%)	266 units/year (60%)	1,246 units/year (60%)

5.3.2. TARGETED DELIVERY RATE OF HOUSING UNITS

The current performance targets to deliver housing units vary across the District or are unspecified in the Municipal IDP's. The reason for the unspecified and varying targets is due to the fact that the number of allocations that the Municipalities would receive yearly, is not available over a medium-term planning period, and changes yearly. Despite this current constraint, housing planning cannot be sufficient without any targets. For this purpose, this section of the report will recommend targets to be motivated and submitted to CoGHSTA.

Ideally, the housing target for the District should be to achieve the complete eradication of the housing backlog of 16,698 (2030). The reality is that it is a moving target that changes especially due to population growth, movement and changes in the household income status. For planning purposes, the

target to eradicate the complete 2023 backlog is accepted as the base to plan from, and the following scenarios are considered to achieve this target:

Table 84: Scenario's to eradicate the housing backlog

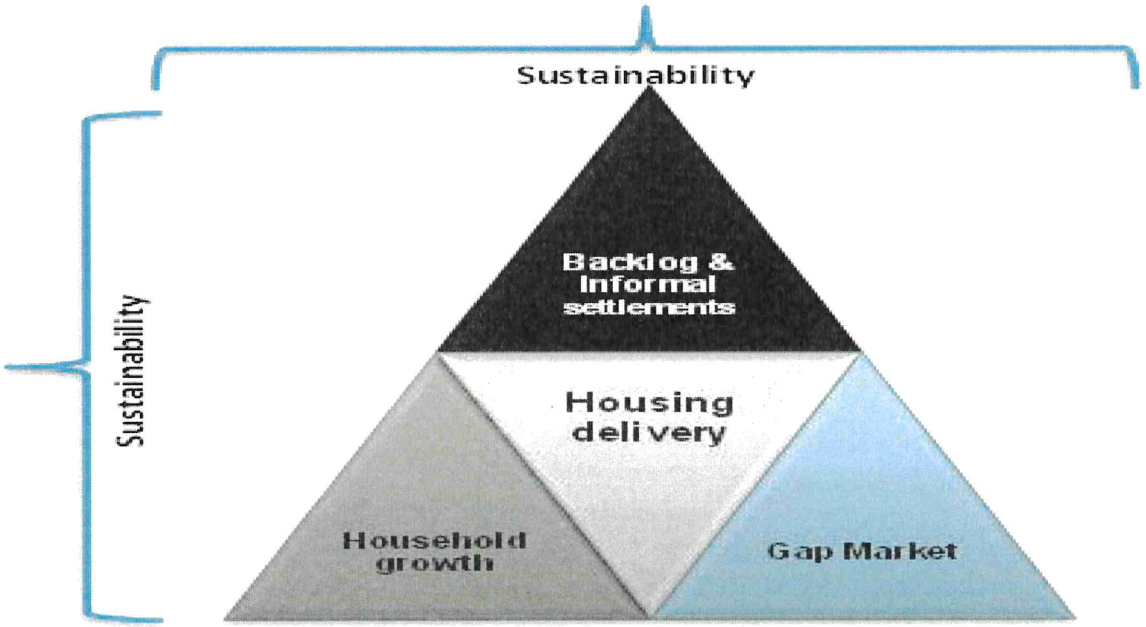
			2024		2027		2030		2033		2036	
Delivery rate as % of Backlog 2014	2014 Backlog	Target Number of Units p/Year from 2021	Units Deliver	% of total Backlog 2023	Units Deliver	% of total Backlog 2023	Units Deliver	% of total Backlog 2023	Units Deliver	% of total Backlog 2023	Units Deliver	% of total Backlog 2023
5%	16 698	835	2504	15%	5010	30%	7515	45%	10020	60%	12525	85%
6%	16 698	1001	3005	18%	6011	36%	9016	54%	12021	72%	15027	102%
7%	16 698	1168	3506	21%	7013	42%	10519	63%	14026	84%	17532	119%
8%	16 698	1335	4007	24%	8015	48%	12022	72%	16030	96%	20037	136%
9%	16 698	1502	4508	27%	9016	54%	13525	81%	18033	108%	22542	153%
10%	16 698	1669	5009	30%	10018	60%	15028	90%	20037	120%	25047	170%
11%	16 698	1836	5510	33%	11020	66%	16531	99%	22041	132%	27551	187%
12%	16 698	2003	6011	36%	12022	72%	18033	108%	24045	144%	30056	204%
13%	16 698	2170	6512	39%	13024	78%	19536	117%	26048	156%	32561	221%
14%	16 698	2337	7013	42%	14026	84%	21039	126%	28052	168%	35065	238%
15%	16 698	2504	7514	45%	15028	90%	22542	135%	30056	180%	37570	255%
16%	16 698	2504	7514	48%	15028	96%	22542	144%	30056	192%	37570	272%
17%	16 698	2838	8515	51%	17031	102%	25547	153%	34063	204%	42579	289%

The table above illustrates the various scenarios to eradicate the backlog by the increase in the number of units supplied. The second row illustrates that if 1,001 units are delivered per year, by 2027 only 36% of the backlog of the District will have been addressed and by 2036 the current backlog could be eradicated. If the Municipality aims to eradicate the backlog by 2027, a minimum of 2838 units per year should be constructed in the District. A moderate scenario represents a delivery of approximately 1,836 units per year to eradicate the current backlog by 2030.

Considering the average delivery rate of the individual local municipalities, the moderate scenario to eradicate the 2023 backlog by 2030, could be achievable provided that all allocations were directed towards the backlog. To allocate all allocations towards the housing backlog and beneficiaries in the low-income group, will result in providing only for indigents and not the gap market as well. Such a situation could increase the financial burden on the municipal revenue base and threatens its financial sustainability. For this purpose, prioritisation criteria should be considered to balance allocations over

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income groups and to ensure that indigents are afforded opportunities to grow to households that financially support the revenue generation of the municipality.



5.3.3. PRIORITISATION OF PROJECT ALLOCATIONS

The municipal targets for housing supply should balance their yearly allocations towards addressing the backlog, versus providing for the upgrading of informal settlements and providing for the household growth and gap market. This balance is necessary to ensure that the municipality provide for the backlog and for the income groups that increase their revenue base, and hence support the municipal financial sustainability.

In this respect, the following prioritisation criteria is recommended for the prioritisation of projects for the 2023 – 2030 term:

- 80% of allocations to be reserved for projects that address the housing backlog, including the upgrading of informal settlements and backyard dwellers, and the future low-income groups.
- 15% of allocations should be towards beneficiaries in the gap market segment.
- 5% of allocations should specifically be dedicated to Vulnerable Groups. Additional allocations to vulnerable groups may be included in the allocations to address the backlog and gap market, to achieve a higher allocation to vulnerable groups per year.

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These percentages are informed by the Census 2011 proportional division of the housing backlog per income segment. It is foreseen that these percentage allocations would be adapted over time as the backlog decreases and the tendency continue that household income increases. The percentages per local municipality relate to the proportional division of the housing backlog within the local municipal area.

The criteria above focus strongly on addressing the 2023 housing backlog. The focus should also be to achieve the targets of transforming human settlements towards sustainable and integrated developments that empower the beneficiaries with access to the property market. This would lead to indigents to grow to households that are able to improve their property and afford to pay their bills towards the municipal revenue base.

The following prioritisation criteria is recommended to achieve the transformation of human settlements and increasing the revenue base of the Municipality.

- 50% of all project allocations should be located on well-located land, as per the Outcome 8 and NDP outputs, and include the upgrading of informal settlements on well-located land.
  - During this planning period, the Municipality, with the support of the Mine and HDA, should prepare and/or acquire additional well-located land for human settlement purposes in order to ensure that from 2027 onwards, all projects will be on well-located land. All endeavours should be taken to achieve this target earlier, and not to construct units on land that will keep beneficiaries within the poverty trap.
  - Criteria for well-located land is described in paragraph *4.2 Land Identification and Acquisition*
- 70% of all project allocations should be within spatial nodes/priority areas for investment and support the integration of towns and neighbourhoods. These projects should provide for mixed housing typologies/income segments and land uses, and/or the provision of institutional or rental stock either within town centres, restructuring zones, or in close proximity to economic and social opportunities. This percentage is proposed to be 20% in the case of Joe Morolong due to its rural settlement pattern and lack of strong economic nodes.

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Based on the above criteria and government imperatives, the proposed minimum target for supply of housing units to current households in need, is recommended to be 1,836. If 1,836 units are reserved yearly towards **backlog eradication**, the current backlog could be eradicated by 2030. 66% of the backlog will be addressed by 2027.

However, due to the increasing mining activity and expected 20,830 new employment opportunities to be created over the next 5 years, the influx of all income groups is expected to increase. Based on the maximum growth scenario by the Gamagara Mining Corridor Study (SMEC, 2013), the expected increase in households in the low-income group totals about 24,000 and the gap market 12,457.

Assuming this maximum growth and targeting to provide for subsidies for at least the low-income group by 2030, the supply rate will have to be increased with 2,409 units per year. Taking into account the financial constraints in the Province, it is assumed that government may target the delivery of 100% of the low-income group will have to extended up to 2030

To provide in the future gap market by 2030, a delivery of 1,246 units per year will be required. Considering the financial constraints in the Province, it is assumed that government may target the delivery of 100% of the gap market that will have to extended up to 2030

It is recommended that the **supply rate for housing subsidies** in the District Municipality should be **increased to 5,491 or higher**, to provide for the backlog eradication of 1,836 units/year, the future demand for subsidies to low-income households of 2,409 units/year and the gap market at 1,246 units per year.

The yearly allocations are indicative and may be adapted based on local targeted delivery areas. It is recommended that the number of allocations to the backlog should be higher in the first years since they are the potential beneficiaries already in need of an adequate house. The recommended supply rate per Local Municipality is indicated in Targeted Delivery of Housing Units.

5.3.4. Role Of District In Increased Supply Rate

The recommended increase in supply of housing units requires a number of factors to be addressed before it could be achievable, especially considering the varying supply rate, and decrease in the average rate of supply the past few years:

- Additional funding is required for the increase in delivery of units. This will require that CoGHSTA approve an increase in funding allocations based on a strong motivated business plan.
- In addition to the funding to be sourced from COGHSTA, additional funding for the acquisition of land, land preparation (planning and servicing) and construction of units in the various income groups should be sourced from other public and private entities. Stronger partnerships should be established with the mines in the Gamagara Corridor through the Gamagara Development Forum. This forum should be extended to deal with the calculated backlog and housing demand, and how each party could contribute towards the development of human settlements in the region.
- To source additional funding, a clear Business Plan should be compiled that sets out the current housing status, housing demand, implementation challenges, planned projects, the development readiness of projects, and the MTEF. This Sector Plan and the NUSP reports will provide this information to the Business Plan. The Business Plan could be drafted per Municipality of District Wide. A strong business plan that motivates the need to eradicate the backlog, to upgrade the informal settlements and to provide for the influx of households due to the mining in the Gamagara

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Corridor area, should be facilitated by the District. The district could consider to approach HDA or COGHSTA to provide support to this initiative.

- It should also be considered that the Business Plan be focussed towards the Gamagara Corridor Area and that the entire area be escalated as a Priority Area for human settlements development. This initiative will support the Gamagara Corridor Master Plan conducted and will ensure that investment of human settlements, are focussed nationally towards the pressures for housing experienced in the Gamagara Corridor. It is recommended that if such a Priority Project is approved by COGHSTA that the District be the driver of the priority project to ensure is coordinated roll-out to the municipal areas covered by the Gamagara Corridor Area. Such an initiative will also support the District in the increase of its Accreditation Level.
- The District should proof that it has the capacity in terms of its resources, systems, and procedures to take on this increase in housing projects. A clear strategy to improve the current capacity should be developed internally. The necessary policies and procedures as indicated in this report, should be compiled.
- Strong Project Management Teams should be established, trained and equipped to champion and successfully manage the increased number of projects.
- The projects on the pipelines should proof their implementation readiness for construction and that potential high risks are managed and mitigated.
- The projects applied for should proof to support the objectives of this plan, and therefore its alignment to Outcome 8 targets, the NDP, the Municipal SDF and economic priority areas of investment in the District.
- The establishment of an Integrated Human Settlements Forum in the District will support the aim of the District to be the driver of human settlements in the District, and to integrate human settlements initiatives. This Forum could be the vehicle to ensure the roll-out of the housing programmes and initiatives, and form the base from which capacity building is provided, and alignment with other role players in the housing industry.

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The following section describes further strategies to deal with the housing issues and challenges in John Taolo Gaetsewe District Municipality.

5.3.5. Objectives and strategies

To address the issues faced by housing delivery in the District, objectives and strategies were formulated for the transformation and implementation of integrated and sustainable human settlements during the planning term 2021 - 2030.

The objectives are directly aligned to the Provincial Priorities and Outcome 8 outputs. The objectives and strategies are further aligned to the NDP actions for Transforming Human Settlements.

Table 84: Human Settlement Objectives and Strategies

National & Provincial			Municipal	
Priority	**Outcome 8 Priority Programme**	**Northern Cape Provincial Metrics**	**Objectives**	**Strategies/Activities**
Informal Settlements Upgrading	Output1: Accelerated delivery of housing opportunities	Improved quality of household life of 9,320 informal households.	To address the short- and medium-term needs of households within informal settlements and backyards	Provision of basic services and/or social services to informal settlements identified and upgrade their security of tenure.
				Drafting of an integrated Business Plan for Upgrading of Informal Settlements using the NUSP assessment and findings and MTEF as base, to motivate for additional funding from public and private funders.
		Plan to eradicate informal settlements with HDA.	To manage and eradicate informal settlements and land invasions	To actively identify potential new land invasions and manage the prevention of invasions in terms of the relevant legislative procedures.
				To draft District Wide Policies for the prevention, management, upgrading and relocation of informal settlements.
				To engage HDA to facilitate the identification of alternative well-located land.
		Implementation of NUSP Programme at 6 priority municipalities.	Implementation of NUSP at Gamagara and Ga-Segonyana Municipalities	Provide support to the NUSP programme and plan for the implementation of the strategy and recommendations.
				Consider engaging HDA to facilitate the upgrading of informal settlements, to draft an Informal Settlements Upgrading Plan, prepare the land, undertake community

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				engagements and identify alternative land for relocation purposes.
				Support the Municipalities with Community Engagement Plans and Re-Settlements Plans.
Accreditation and Institutional Capacity	Output1: Accelerated delivery of housing opportunities	Accreditation of 8 municipalities.	To strengthen the institutional capacity and increase the accreditation level of the District Municipality	Signature of Service Level Agreements between District and Local Municipalities
				In May 2021 the District municipality was awarded Level 2 accreditation
				Appointment and training of Institutional Resources to strengthen the capacity to administer human settlements on District and Local Municipal level.
				Drafting of District Wide Housing Policies (Subsidy Allocation and Beneficiary Management; Social and Rental Housing Policies etc.)
				Identify Priority Project(s) for the District to be implemented.
				Training on and operationalise the Housing Subsidy System on District Level and rolling it out to LM's
			To efficiently provide Project Management and Implementation Support to housing project implementation	Establish project management teams for approved projects. The Teams to be trained in project management skills and supported with systems to manage the projects efficiently.

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			To ensure coordinated and efficient human settlement planning aligned to Municipal SDF and IDP.	Establish an Integrated Human Settlement Forum for the District as an IGR vehicle for capacitation, project planning, budgeting, reporting and implementation support.
				Facilitate the development of Human Settlements Grant Business Plans that are integrated and aligned with the District Business Plan.
				Compile an Integrated District Wide Housing Demand Database and Register, including a system for continuous updating of housing data and project status.
				Integrate housing subsidy planning and budgeting with infrastructural budgeting and provision of social amenities.
Increase development of affordable high density rental housing	Output 1: Accelerated delivery of housing opportunities	Affordable rental housing units to be delivered to address the need of 1864 households through: 1. Community Residential Units 2. Social Housing 3. Transfer of rental sock.	Efficient land and resource utilisation through provision of affordably priced rental accommodation.	Identify land owned by the Municipality that is well-located for rental stock.
				Housing Need Register to provide for rental need for income groups R1, 500 - R3, 500(CRU) and from R2500– R7500 (Social Housing) to determine the demand.
				Engage SHRA and NDoH to provide training on rental or communal options and success factors in the delivery of rental stock, potential partners to engage and property management options available.
				Consumer education on CRU and Social Housing options.
Land Assembly	Output 3: More efficient land utilisation	1. Acquisition of well-located land for human	Acquisition and development of well-located land and buildings for	DM and HDA to facilitate the identification and acquisition of well-located land and buildings within the District, aligned to the SDF and where the housing demand is confirmed.

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and Preparation		settlements through the HDA	human settlements that supports spatial restructuring of settlements.	Land identified through a land audit, should be assessed for its compliance to policy directives for suitable and well-located land for human settlements purposes.
		2. Utilisation of state-owned land	Optimal and efficient use of existing state-owned land.	Compile pre-feasibility studies and appraisal of well-located state-owned land or buildings to establish its suitability and potential for human settlement options, towards a pipeline for housing project implementation. HDA could support the District with this strategy.
				Confirm that municipal densification policies support the intended housing instruments on the land identified; alternatively, compile Densification Policies for areas identified for future integrated and mixed developments, and specifically rental stock.
				To establish a Traditional Land Task Team with traditional authorities, that will facilitate the demarcation and servicing of sites on traditional land, prior to allocation of sites, and potential release of land to allow access to other housing instruments that require security of tenure, including rental stock.
				Consider to approach HDA to prepare the land identified and/or acquired for human settlement development.

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Upscale Affordable Housing Finance	Output 4: Improved Property Market	Provide housing opportunities for households earning between R3,500-R12,000	To provide a wider range of housing opportunities and funding options to potential beneficiaries	Establish a Development Forum to ensure alignment with economic investments and mining growth in the municipal area, and involve private sector in the provision of housing need for the gap market, especially where demand is high due to mining growth. Establish Implementation Partnerships with private sector for integrated human settlement developments.
				Partnerships with private sector for integrated human settlements developments.
				To engage with public and private entities in the financing sector regarding gap market financing instruments, especially for beneficiaries of subsidies such as FLISP.
				Identify land and buildings suitable for the gap market and integrated developments with support from HDA, and prepare feasibility studies for a mixed income development model.
				Consider alternative building technologies and ensure quality housing products are delivered.

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5.4. INFORMAL SETTLEMENTS AND BACKYARDER'S PLAN

According to Census 2011 figures a total of 6,542 households in the John Taolo Gaetsewe District were resident in informal dwellings 2011. The overall largest number of informal dwellings was registered in the Ga-Segonyana Municipality (46% of the total, or 3,039 units), followed by Gamagara (2486 units).

Of the 6,542 informal dwellings in the District, 46% were backyarders (2,979 units) and 54% informal dwellings in an informal/squatter settlement (3,563 units). The number of backyard dwellings has experienced a large increase over the last decade from 758 in 2001 to 2,979 in 2011 – an increase of 293%.

The largest growth in backyard dwellings in terms of numbers was in the Ga-Segonyana Municipality, which experienced an increase of 1,039 backyard dwellings. Informal dwellings in an informal/squatter settlement experienced the largest increase in terms of numbers in the Gamagara Municipality, which experienced an increase of 820 informal dwellings.

There are eleven informal settlements identified in the district as below:

a) nine in Gamagara Local Municipality,

b) one in Gasegonyana Local Municipality and one in the Joe Morolong Local Municipality.

The existing situation can be attributed to:

c) the unavailability of serviced land in municipal areas and

d) population growth in settlements driven by various factors including natural increases and in the main migration driven particularly by economic needs.

There are though new encroachments into the south eastern side of the Kuruman Town of illegal settlers from Wrenchville. The municipality is handling that development legally.

- Portion 3, Kuruman Reserve 690
- Pakhane farm 165
- Erf 5349

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The expansion growth in the traditional land which is in the periphery of the Kuruman Town blurs the border lines and proves to be difficult to properly manage

The Informal Settlements and Backyarder's Plan for the three Municipalities are discussed separately.

5.4.1. Gamagara Municipality

NUSP Informal Settlements

NAME OF THE SETTLEMENT	STATUS	PLAN
3. Welgelee 1 (**Gamagara LM - Olifantshoek**)	**Category C** - high-risk areas—often located on floodplains. • community is not eager to be relocated	• Bulk land transfers processes from Tsantsabane LM is ongoing • Relocation engagements are with the community
4. Welgelee 2, 5. Rooiwal, 6. Skerpdraai, 7. Diepkloof & 8. Ditloung (**Gamagara LM - Olifantshoek**)	**Category A** (Located in a formalised area where there are services) • Land grabbing challenges • Rezoning is needed	• Bulk land transfers processes from Tsantsabane LM is ongoing • Formalization application commenced • Some activities are budgeted for

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9. Dibeng 1 (Gamagara LM)	Unauthorized informal settlement. informal households in a settlement south east of Dibeng on the periphery of portion of farm 472 Wincanton with inadequate provision of temporary services.	• Formalization application commenced • Some activities are budgeted for
10. Dibeng 2 (Gamagara LM)	Category A (Located in a formalised area where there are services) • Land grabbing challenges Rezoning is needed	• Formalization application commenced Some activities are budgeted for

Although the land ownership and township establishment processes are in place for the areas affected, it should be noted that Dibeng and Kathu are experiencing water shortages and a lack of adequate bulk water can thus be cited as a restraining factor. Availability of bulk infrastructure for the settlement should therefore be confirmed.

With mining activities in the Kathu and Sesheng surrounds, potential exist that informal settlements could expand or lead to further invasions of land identified for housing, or vacant. The management of vacant land should therefore be improved to prevent further indiscriminate settlements. A Policy for the Management of Informal Settlements is recommended. The Gamagara NUSP includes the components to be addressed in the Policy.

The NUSP project further revealed that the expectation is that large numbers of the informal settlers may not qualify for subsidy housing due to higher income or other factors. For this purpose, a door-to-door survey is recommended to determine the actual number of potential qualifying beneficiaries.
The need for housing subsidies will be finalized thereafter and included in the Project List.

Further, the tendency remains that informal settlements are increasing in Dibeng and Olifantshoek, and pro-active strategies to prepare sufficient well-located land for housing should be adopted. The ultimate aim should be to prevent indiscriminate settlement by having serviced land ready to accommodate the households in need of sites and housing units. This could include focussing stronger on the delivery of serviced land where potential beneficiaries could be accommodated by means of formal security or lease, whilst they are assisted over time with the construction of adequate houses, either by themselves, or through housing subsidy support.

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The categorisation of the informal settlements formed part of the first phase of the NUSP programme The NUSP Strategy and Programme Report is in a final draft stage. The Strategy provides clear Response Plans per settlement, as well as costings, time frames and implementation schedules. The strategy further provides the institutional arrangements that are required following an assessment of the current municipal capacity strengths and weaknesses. The report recommends that a community worker and building inspector should be appointed, and that an Informal Settlement Coordinating Committee must be established to take ownership of the NUSP Strategy and facilitate the implementation thereof.

A detailed Project Risk Assessment and Plan with mitigation measures were drafted for the key risks inherent in the programme. Further detail can be sourced from the NUSP Strategy and Programme Report.

The NUSP report includes a detailed breakdown of the Multi-Year Budget Requirement per Settlement.

5.4.2. Ga-Segonyana Municipality

The informal settlements/villages that exist in the Ga-Segonyana Municipality have developed in a linear fashion in a north westerly direction of the municipal service hub of Kuruman. The furthest settlement is located 37km away from the core area. The majority of the settlements are located on traditional owned land. These settlements have grown over time as a result of the considerable mining activity in the area and the subsequent influx of people. Due to the distance between these settlements and the service centre of Kuruman, the settlement pattern of these villages creates major issues in terms of the cost of infrastructure provision and its related maintenance.

The Ga-Segonyana Municipality is included in the National Upgrading Support Programme (NUSP). The Ga-Segonyana Informal Settlements Strategy and Programme Report clustered the settlements into four settlement zones in the development of its strategy and programme. The different zones and the settlements within them are shown in the following table (see also table 85).

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Table 85: Ga-Segonyana Informal Settlement

Status of informal settlements and plans to address informal settlements

NAME OF THE SETTLEMENT	STATUS	PLANS
Promised Land and Obama Hills informal settlement **(Ga-Segonyana LM)**	**Category B1**: Interim Services and Full Upgrading • Part of the Ga-Segonyana Local Municipality's incremental human settlement development programme. • not pegged on the ground in accordance with the originally approved General Plan. • The municipality appointed a land surveyor to undertake a re-pegging exercise reflecting the actual development footprint on site. • The amended SPLUMA aligned General Plan is submitted to the Office of the Surveyor-General for approval (Phase 1&2)	Upon approval of the amended General Plan by SG: • Ga-Segonyana Local Municipality, in collaboration with COGHSTA, will proceed with the installation of municipal services. • The service installation will be implemented in a phased and coordinated manner - available funding, technical readiness, and intergovernmental planning.

Within Zone 1 there are two formal townships namely Mothibistad and Bankhara-Bodulong, which are not established on traditional owned land. These two settlements however, despite largely consisting of formal dwellings and having bulk infrastructural services, still have a considerable number of informal dwellings with very limited basic services surrounding them.

In terms of the NUSP categorisation, the villages in zones 1 to 3 are assigned a short to medium term upgrading category of B1 (Interim Basic services) and a long term or eventual upgrading category of A (Full Upgrading). The settlements/villages in Zone 4 are assigned a medium-term upgrading category of B1. The villages in Zone 4 were assigned a B1 category due to their sprawled and scattered nature. With these villages located a great distance away from the service centre of Kuruman, their upgrading to a level of service and top structures proposed within zone 1-3 are considered to be not economically feasible when considering the maintenance of these infrastructural elements over its life cycle.

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The key risks and assumptions inherent in the programme, and the actions put in place to mitigate them are included in the NUSP report, as well as a Medium-Term Expenditure Framework.

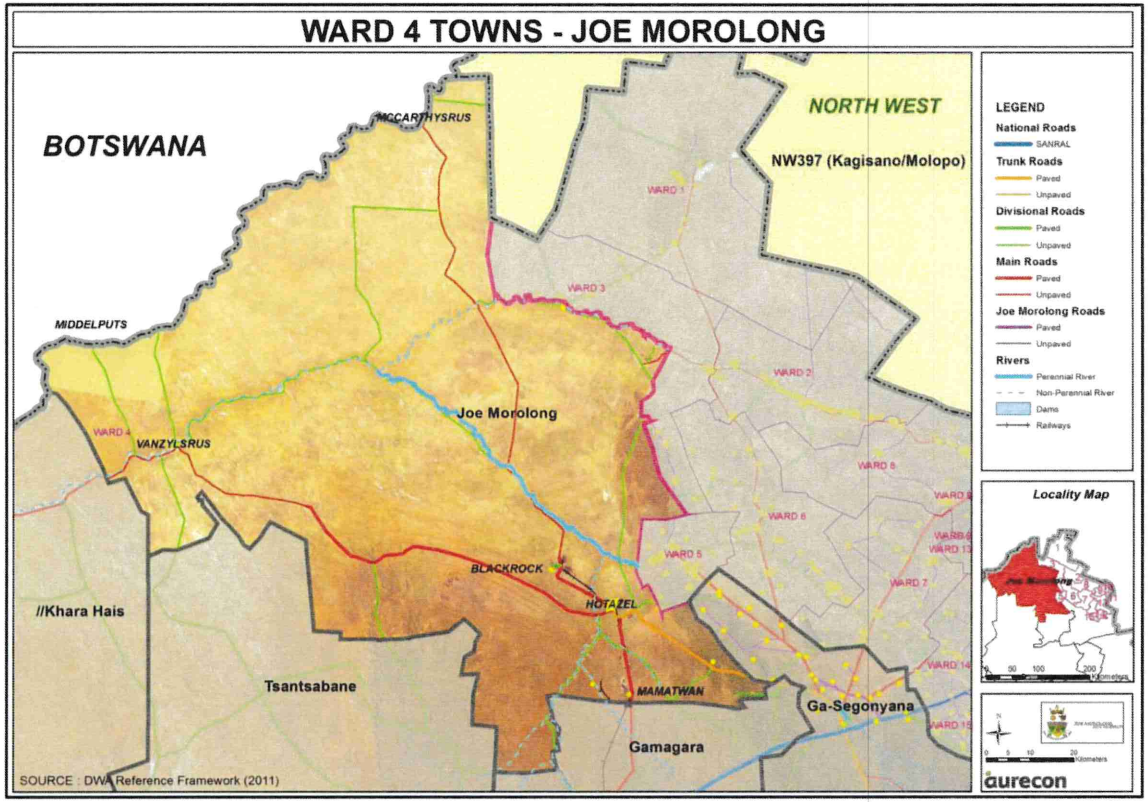
5.4.3. Joe Morolong Local Municipality

NAME OF THE SETTLEMENT	STATUS	PLAN
2. Vanzylsrus informal settlement (**Joe Morolong LM**)	**Category C** - Residents occupied public open spaces which are environmental sensitive and privately owned land • there are 227 informal households in the settlement on and outside the northern periphery of Vanzylsrus. • A few are located within areas which are not suitable for human settlement: Environmentally sensitive areas and High-risk infrastructure zone. • Mun Council resolved that necessary town-planning processes, i.e., rezoning, subdivision, township establishment processes, including the registration of the general layout plan and individual erf diagrams in the Surveyor General's Office be done.	Municipality: •Is in the processes of identifying suitable land •Relocation process through COGHSTA assistance is sought

Informal backyard dwellings have however. The majority of informal dwellings are located on traditional land. Informal backyard dwellings are spread uniformly across the wards in the municipality, with the only significant number present in Ward 4 with 166 backyarders. Ward 4 consists of the following settlements and towns: Vanzylsrus, Blackrock, Hotazel, Mamatwan and McCarthy Rus.

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With potential increased mining activity in the Municipality, especially near Hotazel (Ward 4), the timeous provision of housing must respond accordingly in order to avoid the potential increase of informal dwellings.

5.4.4. ROLE OF THE DISTRICT IN INFORMAL SETTLEMENT UPGRADING

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In conclusion, the successful implementation of the MTEF's and mitigation of potential risks identified, is to ensure that the respective local municipalities have the financial and human resource capacity to steer the processes of upgrading or relocation of informal settlements. Continuous consultation with communities is a further critical success factor to the informal settlements upgrading program.

The role of the District in respect of informal settlements and the NUSP programme, is to provide support to the Local Municipalities with the acquisition of budgetary funding for the implementation of the Medium-Term Expenditure Frameworks. This could be in the form of providing budget from the District coffers or assisting to motivate and source funding from COGHSTA and the various funding agencies identified in the report. The drafting of an integrated Business Plan for Upgrading of Informal Settlements using the NUSP findings as base, could support the motivation for additional funding from public and private funders. Where settlements should be relocated and the Municipalities do not have the resource capacity to facilitate and fund the relocation processes, the District should consider supporting the local municipality with a re-settlements plan. The assistance of Housing Development Agency in the facilitation of the planning and upgrading of informal settlements, including the sourcing of funding for services, is recommended to fast-track and properly manage these processes. HDA could also assist with the identification or acquisition of alternative land for re-settlements.

Support should also be provided in respect of formulation of Policies to manage and prevent illegal occupation of land, the prioritisation of upgrading and the processes for the relocation of settlements. By formulation these policies and procedures district wide, will prevent contradicting policies between neighbouring municipalities.

The District could also support its municipalities with a Community Engagement Plan to ensure the community is well informed of their options, the strategy planned and budget available to improve their current state.

5.5. BREAKDOWN OF NATIONAL HOUSING SUBSIDY INSTRUMENTS AND POTENTIAL FUNDERS

One of the issues identified in the Analysis Phase, is that only certain housing instruments were implemented in the District Municipality, whilst a range of housing options or instruments may be available to the households. The following table provides a breakdown of the housing instruments planned to be implemented based on the intentions of the District Municipality.

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Table 86 : Breakdown of National Housing Subsidy Instruments to be accessed

Housing Instrument	Number of Units	2020/21	2021/22	2022/23
Financial	N/A	R1,560,000	R1,500,000	R1,700,000
Individual housing subsidy	122	R948,000	R220,000	
FLISP and military veterans	200			
Mixed Development	0	-	-	-
CRU	16			
Project linked	488			
Total	**826**	**R2,508,000**	**R1,720,000**	**R1,700,000**

The issue with land ownership limits the implementation of various housing instruments in the municipal area and impacts on the existing mixed/integrated human settlements project. It further does not support the NDP vision to use housing provision as a vehicle for residents to access the property market.

For this purpose, recommendations were made in paragraph 4.2 to release parts of traditional land for projects that require title deeds of the land to be owned by the municipality. This will require agreement and cooperation between National Government, Traditional leaders and the Municipality.

The potential funder(s) to housing delivery in the District Municipality, and their estimate financial contribution at the time of drafting this plan, are summarised in the following table.

Table 87:Estimated Financial Contributions per Funder

	2013/14	2014/15	2015/16	2020/21	2021/22	2022/23
JTGDM	R1,560,000	R1,220,000				
JTG BSI, LM's, COGHSTA in collaboration with	R92,000					

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	2013/14	2014/15	2015/16	2020/21	2021/22	2022/23
private sector and other social partners						
COGHSTA	R616,000					
COGHSTA and JTGDM	R240,000	R500,000	R1,700,000			
Total	**R2,508,000**	**R1,720,000**	**R1,700,000**	-	-	-

To date, the key funders of human settlements in the District, was the District and COGHSTA and the same is depicted for the next 5 years. The mining houses provide significant support in the Gamagara Corridor area with the planning and servicing of land, and release of land for housing purposes.

Unavailable funding for the last three years, is due to the uncertainty of funds available, and will be updated yearly with the review of the IDP, and the securing of funds.

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5.6. PLANNED HUMAN SETTLEMENTS PROJECTS AND AVAILABLE FUNDING

A Project list and Programme of Planned Human Settlement Projects, were compiled in consultation with the Municipality. It incorporates the recommendations from the NUSP report, as well as the projects in the Province

5.7. INTEGRATION OF HUMAN SETTLEMENTS PLANNING

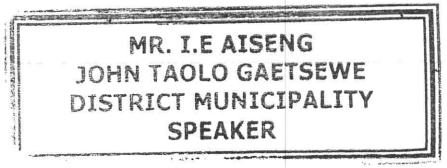
Each of the human settlement projects, should be aligned to the sector plans of the municipality and related departments. For this purpose, the following table reveals whether integration and alignment have been confirmed with the relevant Sector Plan or Department, and where gaps still exist to complete the integration of projects.

Table 88 :Human Settlements Planning Integration

Project name:	District Municipal IDP & Housing Sector Plan	Integrated Development Plan	Spatial Development Framework	Water Services Development Plan	RBIG	Integrated Transport Plan	Local Economic Development	Dept of Education	Dept of Health & Social Dev	Dept of Roads & Transport	Eskom
Housing sector plans and accreditation business plan reviewed and updated	Yes	Yes	Yes	NA	NA	Yes	NA	NA	NA	NA	NA
Housing register compiled and maintained	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA

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Mandela Day House(s) constructed	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Special Programmes	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Engineering services provided for 222 sites	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Kuruman Mixed Housing Development project concluded	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Mothibistad Rental Housing constructed	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Vanzylsrus engineering services improved	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Disaster housing	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Military veteran housing	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA	NA	NA
Drafting of Housing Policies	No	No	No	NA	NA	NA	NA	NA	NA	NA	NA
Acquisition of land	No	No	No	NA	NA	NA	NA	NA	NA	NA	NA
Survey to determine farm	No	No	No	NA	NA	NA	NA	NA	NA	NA	NA



worker housing demand											
Gamagara Corridor Human Settlements Business Plan	No	No	No	NA	NA	NA	NA	NA	NA	NA	NA

The District Municipality has ensured alignment and integration of the District projects to the Municipal IDP and SDF. Future alignment of human settlement projects to transport planning is recommended and is a key priority in the National Development Plan. Mixed or integrated human settlements projects and rental stock provide for higher residential densities and require the inclusion of social and public amenities. The provision of these amenities is dependent on the alignment of planning for the settlement with the relevant Departments, whether it is the Department of Health, Education or Sports, Arts and Culture. To improve alignment of human settlements planning with these sector departments, it is recommended that they be part of the Integrated Human Settlement Forum, especially during the months where project planning and budgeting is done.

Alignment internally and with other departments and institutions, is a critical success factor in the delivery of integrated human settlements. Since human settlements encompasses an integrated approach, it is recommended that the Human Settlements/Housing Division of the Municipality take the lead in ensuring alignment and coordination of planning, budgeting and implementation of human settlements. This way the Housing Unit can become the driver of human settlements in the Municipality with support from planning and technical services.

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5.8. RISKS ASSESSMENT AND MITIGATION

A Risk Assessment was conducted by the Municipality for each of the planned projects. It is clear that the major risks facing housing projects in John Taolo Gaetsewe District Municipality are:

- Financial constraints to plan and implement housing projects.
- The lack of a beneficiary allocation system and policy create potential high risks to the municipality in the successful management of beneficiaries.

5.8.1. MILITARY VETERAN HOUSING

Risk Categories	Identified Risks	Risk Analysis			
		Likelihood H; M;L	Consequence	Rank	Proposed Actions to Mitigate Risk
Land	Extent of dolomite	H	Affect the current b/p	H	Alternative land
Environment	Protected species (Kammel Doring trees)	H	Affect the current b/p	H	Alternative land
Funding	No funds available	M	Prolonged availability of funds	M	Continue lobbying funds
Beneficiaries	More beneficiaries than identified	M	More land is required / reduction of land targeted for other purposes	M	Increase land

5.8.2. SPECIAL PROGRAMMES

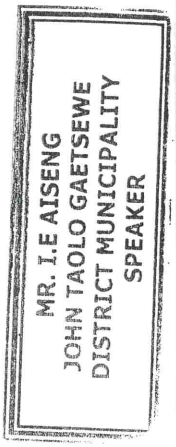
Risk Categories	Identified Risks	Risk Analysis			
		Likelihood H;M;L	Consequence	Rank	Proposed Actions to Mitigate Risk
Land	Identify another site where the house will be built so the bwnwficiary will benefit	High	The husband will not benefit if another site has not been identified There is no house constructed for 2022/23 financial because of lack of funding for the Special programme,		The municipality to budget for the programme and also asks funds from COGHSTA

5.8.3. Housing Register Compiled And Maintained

Risk Categories	Identified Risks	Risk Analysis			
		Likelihood H;M;L	Consequence	Rank	Proposed Actions to Mitigate Risk
Funding	Funding not sufficient	High	Project cannot be implemented together with the housing sector plans	M	Request additional funding from COGHSTA and Private Sector (Blackrock mine).
Tender	Tender had to be re-advertised	High	Project cannot be implemented together with the housing sector plans. This will have an impact on the accreditation process.	H	Speed up the tender process and appoint the contractor.

The projects included in the Local Municipal Sector Plans, registered the following risks with which the District could provide support to mitigate:

- Same as for the District, financial constraints are the highest listed risk to plan and implement housing projects.
- Illegal invasion of land lead to developments that are not properly planned to maximise and optimally use the land available.
- Lack of institutional arrangements and capacity for the management of rental stock and land invasions. Joe Morolong indicated the lack of institutional arrangements and municipal capacity to administrate housing.
- The communal and Traditional land ownership limits individual title and therefore the implementation of various housing instruments.
- Informal allocation of sites leads to developments that are not properly planned to maximise and optimally use the land available.
- The scattered and dispersed nature of the settlement pattern, hinder progress and access to the project sites, especially in Joe Morolong and Ga-Segonyana.
- Lack of coherent planning between the Municipality and COGHSTA result in delays in housing delivery.



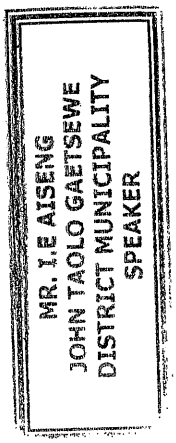
5.9. CONCLUSION

The Integrated Human Settlements Sector Plan aimed to provide the strategic direction for transforming human settlements in the John Taolo Gaetsewe District Municipality and aligning it to the Provincial Department. This transformation relates to accelerating human settlement delivery on well-located land, that provide opportunities to beneficiaries to access the property market and have sufficient access to social amenities and economic opportunities. This transformation will further support the integration of our communities and the spatial restructuring of the towns and villages in the Municipal area.

Chapter 2 analysed the environments that impact on human settlements and determined the housing need for the John Taolo Gaetsewe Municipality. Chapter 3 directed the objectives and strategies towards the National and Provincial strategic direction and ensured that all issues identified during the Analysis Phase, were addressed through the objectives and strategies formulated.

Projects and plans were then formulated to plan and implement human settlement projects, to upgrade informal settlements, and to acquire or develop land for human settlement purposes for the 2020-24 planning period.

This report is the Final John Taolo Gaetsewe Integrated Human Settlements Sector Plan, 2025– 2030.



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Annexure A: Legislation

1. THE CONSTITUTION OF THE REPUBLIC OF SOUTH AFRICA, 1996

The Constitution of the Republic of South Africa, 1996 (Act 108 of 1996) has given municipalities a number of developmental responsibilities. According to sections 152 and 153 of the Constitution, local government is responsible for the development processes in municipalities, including municipal planning. The Constitution also provides a clear indication of the intended purposes for municipal integrated development planning, which is to:



- Ensure sustainable provision of services;
- Promote social and economic development;
- Promote a safe and healthy environment;
- Give priority to the basic needs of communities; and
- Encourage the involvement of communities.

The Bill of Rights contained within the Constitution also entrenches certain basic rights for all citizens, including the right to have access to adequate housing. Other relevant sections within the Constitution include:

Table A 1: Housing Related Sections within the Constitution

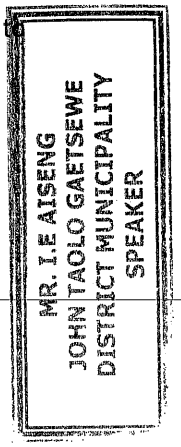
Section	Right Defined	Nominated Beneficiaries
Section 26(1)	The right of access to adequate housing.	Everyone
Section 26(3)	The right not to be evicted from your home or have your home demolished, without an order of court, made after considering all the relevant circumstances. No legislation may permit arbitrary evictions.	Everyone
Section 28(1)(c)	The right to shelter.	Every child
Section 35(2)(e)	The right to adequate accommodation at State expense.	Everyone who is detained, including every sentenced prisoner.

Other Constitutional rights that can be used to protect housing include:

- The right to equality (section 9);
- The right to just administrative action (section 33);
- The right to dignity (section 10); and
- Section 25(6) also protects vulnerable groups by reinforcing security of tenure.

2. THE INTERGOVERNMENTAL RELATIONS FRAMEWORK ACT, 2005 (NO. 13 OF 2005)

Section 4 of the Act states the objective of the Act as to provide within the principle of co-operative government (set out in Chapter 3 of the Constitution) a framework for the national government, provincial governments and local governments and all organs of state within those governments, facilitate co-ordination in the implementation of policy and legislation, including:



- Coherent government
- Effective provision of services
- Monitoring implementation of policy and legislation and
- Realisation of national priorities

The Act provides for intergovernmental structures to be established between all spheres of government, including Provincial and Municipal intergovernmental forums. Section 18 describes provincial intergovernmental forums to have the following functions:

- To consult on matters of mutual interest including the implementation of national policy and legislation; draft national policy and legislation relating to matters affecting local government interests in the province; implementation of national policy and legislation; development and implementation of provincial policy and legislation; co-ordination of provincial and municipal development planning to facilitate coherent planning in the province; co-ordinate and align strategic and performance plans and priorities, objectives and strategies and
- To consider reports from other provincial intergovernmental forums and district intergovernmental forums in the province.

The Act further allows for the establishment of interprovincial forums, district intergovernmental forums and inter-municipality forums.

3. THE DIVISION OF REVENUE ACT

The Division of Revenue Act (DORA) is a vital and annually prepared piece of legislation, which impacts directly on the delivery of integrated human settlements, and housing in particular. In operational terms, the DORA provides an equitable share of funding to municipalities, which is an unconditional grant and is used largely for operational purposes. It is therefore important for Councillors and Officials responsible for housing to understand it in relation to establishing housing delivery capacity. Chapter 3 of the Act refers to the conditional allocations made to provinces and municipalities, and the following have a direct impact on the development of integrated human settlements.

a) The infrastructure grant to provinces

The Infrastructure Grant to Provinces, set out in Schedule 4 of the Act, supplements the funding of infrastructure programmes funded from provincial budgets to enable provinces to address backlogs in provincial infrastructure. A province must ensure, for example, that its provincial departments responsible for education, health and roads are responsible for all capital and maintenance budgets and spending for those functions. An accredited municipality must also take into account any criteria for the prioritisation of projects – as determined by the province – and comply with national housing policies and programmes.

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b) Municipal infrastructure grant

The Municipal Infrastructure Grant (MIG) set out in Schedule 4 of the Act supplements the funding of infrastructure programmes funded from municipal budgets to enable municipalities to address backlogs in municipal infrastructure required for the provision of basic services.

c) Integrated Housing And Human Settlement Development Grant

Accreditation of municipalities' grants must be implemented progressively, and must at least include the following requirements:

- Authority to administer national housing programmes, including the administration of all housing subsidy applications;
- Authority to grant subsidies and approve projects to be funded from uncommitted housing subsidy funds from the financial year;
- An obligation to comply with the capacity and system requirements prescribed by the provincial accounting officer responsible for housing;
- An obligation to provide reports on housing demand and delivery to the provincial accounting officer; and

- An obligation to provide information on the levying and collection of rentals in respect of all municipal owned houses.

An accredited municipality must also:

- Take into account any criteria for the prioritisation of projects, as determined by the province;
- Comply with national housing policies and programmes; and
- Participate in national housing programme forums.

4. NATIONAL HOUSING ACT, 1997 (NO. 107 OF 1997)

The government's primary housing objective is to undertake housing development, which section 1 of the Housing Act (No. 107 of 1997) defines as being, "the establishment and maintenance of habitable, stable and sustainable public and private residential environments to ensure viable households and communities in areas allowing convenient access to economic opportunities, and to health, educational and social amenities in which all citizens and permanent residents of the Republic will, on a progressive basis, have access to: permanent residential structures with secure tenure, ensuring internal and external privacy, and providing adequate protection against the elements, potable water, adequate sanitary facilities and domestic energy supply."

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The Housing Act sets out the general principals applicable to housing development that national, provincial and local spheres of government must adhere to, encourage and promote. Broadly, the principals set out in the Act affirm the Bill of Rights and the policies of the state regarding prioritisation of the needs of the poor and marginalised, sustainability, integration, consultation, good governance, empowerment, equity, optimal use of resources and compliance with sound land development principals.

In Section 9(1) (f) the Act states that, "every municipality must, as part of the municipalities' process of integrated development planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to initiate, plan, coordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction." This planning should include a plan of the local housing strategy.

Every municipality must, as part of the process for integrated development planning, take all reasonable and necessary steps to ensure that:

- The inhabitants of its area have access to adequate housing on a progressive basis;

- Conditions not conducive to the health and safety of the inhabitants of its area are prevented or removed; and
- Services in respect of water, sanitation, electricity, roads, storm water drainage and transport are provided in a manner which is economically efficient.

Municipalities must also set housing delivery goals in respect of their areas, and identify and designate land for housing development.

The following legislation is meant to reinforce the Housing Act:

- Housing Amendment Act (No. 28 of 1998);
- Housing Second Amendment Act (No. 60 of 1999);
- Housing Amendment Act (No. 4 of 2001);
- Housing Consumers Protection Act (No. 95 of 1998), and regulations approved in terms of this Act;
- Rental Housing Act (No. 50 of 1999);
- Breaking New Ground Policy on Housing; and in the Northern Cape, the
- Northern Cape Planning and Development Act (No. 7 of 1998).

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5. HOUSING CONSUMER PROTECTION MEASUREMENTS ACT, 1998 (95 OF 1998) (HCPMA)

This Act makes provision for the protection of housing consumers and establishes the National Home Builders Registration Council (NHBRC).

The HCPMA determines that the MEC concerned should exercise the following functions on condition that the home builder is registered in terms of the Act and has enrolled the project with the NHBRC:

- Approve a housing development project in respect of which a housing consumer is eligible for a state housing subsidy in respect of a dwelling unit that has been or is to be constructed as part of that project.
- Grant a state housing subsidy to a housing consumer for the construction or sale of a home by a home builder.
- Pay a home builder any portion of housing subsidy funds in respect of a housing development project approved by it (Section 14(2)(d) of the HCPMA).

6. SPATIAL PLANNING AND LAND USE MANAGEMENT ACT (NO. 16 OF 2013) (SPLUMA)

a) Recognising the problem

This Act recognises the challenges for many people living in the country who live and work in places defined and influenced by past spatial planning and land use laws and practices which were based on racial inequality, segregation and unsustainable settlement patterns. The inefficiency of multiple laws at different spheres of government has created fragmentation, duplication and unfair discrimination. It also recognises that some parts of our urban and rural areas are excluded from the benefits of spatial development planning and land use management systems. Uncertainty about the status of municipal spatial planning and land use management systems and procedures hinders the achievement of co-operative governance. It furthermore recognises that informal and traditional land use development processes are poorly integrated into formal systems and that spatial planning is insufficiently underpinned and supported by infrastructural investment.

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b) Proposing the solution

This Act emphasizes the State's obligation to realise the constitution imperatives in Sections 24, 25, 26 and 27(1)(b) of the Constitution:

- Protection of the environment through reasonable legislative measures, including a land use planning system (section 24);
- Protection of property rights including measures to ensure access to land on an equitable basis (section 25);
- Right of access to adequate housing which includes an equitable spatial pattern and sustainable human settlements (section 26); and
- Realisation of the right to sufficient food and water through reasonable legislative measures by the State (section 27).

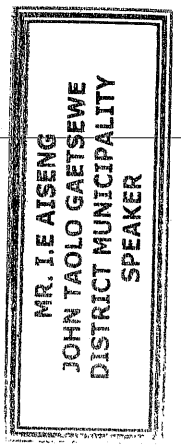
The Act recognises that sustainable development of land requires the integration of social, economic and environmental considerations in forward planning and on-going land use management. The objectives of the Act (section 3) are to:

- Provide for a uniform, effective and comprehensive system of spatial planning and land use management;

- Ensure that the system of spatial planning and land use management promotes social and economic inclusion;
- Provide for development principles and norms and standards;
- Provide for the sustainable and efficient use of land;
- Provide for co-operative government and intergovernmental relations amongst the national, provincial and local spheres of government; and to
- Redress the imbalances of the past and to ensure that there is equity in the application of spatial development planning and land use management systems.

Development principles applying to spatial planning, land development and land use management are set out in section 7:

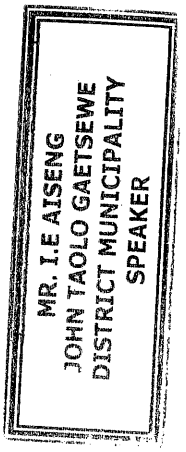
- Principle of spatial justice
  - Past imbalances to be redressed through improved access to and use of land;
  - Spatial development frameworks and policies at all spheres to address the inclusion of persons and areas previously excluded, with the emphasis on informal settlements, former homeland areas and areas characterised by poverty and deprivation;
  - Spatial planning mechanisms (land use schemes) to promote access to land by disadvantaged communities;
  - Land use management systems must include provisions that are flexible and appropriate for the management of disadvantaged areas, informal settlements and former homeland areas;
  - Land development procedures to include provision that accommodate access to secure tenure and the incremental upgrading of informal areas;
- Principle of spatial sustainability, whereby spatial planning and land use management systems must:
  - Promote land development that is within fiscal, institutional and administrative means;
  - Protect prime and unique agricultural land;
  - Be in accordance with environmental management instruments;
  - Promote effective and equitable functioning of land markets;
  - Consider all costs to all parties for the provision of infrastructure and social services;
  - Promote development in sustainable locations – limit urban sprawl;
  - Result in viable communities.



- Principle of efficiency:
  - Land development optimises the use of existing resources and infrastructure;
  - Decision-making procedures are designed to minimise negative financial, social economic or environmental impacts;
  - Development application procedures are efficient and streamlined;
- Principle of spatial resilience;
  - Flexibility in spatial plans, policies and land use management systems are accommodated to ensure sustainable livelihood in communities most likely to suffer the impacts of economic and environmental shocks;
- Principle of good administration;
  - All spheres of government to ensure an integrated approach to land use and land development;
  - All departments to provide sector inputs for spatial development frameworks;
  - Provide transparent processes of public participation;
  - Policies, legislation and procedures must be clearly set in order to inform and empower the public.

7. EXTENSION OF SECURITY OF TENURE ACT, 1997 (NO. 62 OF 1997)

This Act provides for measures with State assistance to facilitate long-term security of land tenure and to regulate the conditions of residence on certain land. Furthermore, the Act provides to regulate the conditions on and circumstances under which the right of persons to reside on land may be terminated and evicted (if terminated).



The Act defines an "occupier" as a person residing on land which belongs to another person, and who has or on or after 4 February 1997 had consent or another right to do so, excluding:

- A labour tenant in terms of the Land Reform Act, 1996; and
- A person using or intending to use the land in question mainly for industrial, mining, commercial or commercial farming purposes, but including a person who works the land
- himself or herself and does not employ any person who is not a member of his or her family; and
- A person who has an income in excess of the prescribed amount.

The Act applies to all land other than land in a township established, approved, proclaimed or otherwise recognised as such in terms of any law, or encircled by such a township or townships, but including:

- Any land within such a township which has been designated for agricultural purposes in terms of any law; and
- Any land within such a township which has been established, approved, proclaimed or otherwise recognised after 4 February 1997, in respect only of a person who was an occupier immediately prior to such establishment, approval, proclamation or recognition.

8. PREVENTION OF ILLEGAL EVICTION FROM AN UNLAWFUL OCCUPATION OF LAND ACT, 1998 (Act NO.19 of 1998)

The Prevention of Illegal Eviction from an Unlawful Occupation of Land Act (No. 19 of 1998) provides a framework for preventing unlawful occupation and at the same time ensuring that unlawful occupiers are treated with dignity, giving special consideration for the most vulnerable occupiers. The Act emphasises the court order requirement under Section 26(3) of the Constitution. The Act is intended for occupants in both urban and rural areas, but does not cover:

- Lawful occupiers – people who occupy land with the consent of the owner or person in charge, or have the right to occupy the land;
- Occupiers of rural land who are protected by ESTA;
- Rural occupiers who have informal rights to land; and
- Evictions by an owner or person in charge of land.

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9. MUNICIPAL FINANCE MANAGEMENT ACT, 2003 (Act No. 56 of 2003)

The Municipal Finance Management Act (No. 56 of 2003) plays a central role in housing delivery because it regulates the procurement of service providers for the planning and implementation of national housing programmes and projects. Key issues of the Act relevant to housing are Chapters 3 and 10 in the sections dealing with the disposal of capital assets, and Chapter 11 in the section dealing with supply-chain management. The supply-chain management section is also to be read in conjunction with the procurement section of the Housing Code, as it is important that municipalities align their processes of supply chain management with that of the Housing Code.

10. THE NATIONAL HOUSING CODE, 2009

The National Housing Code, 2009 sets the underlying policy principles, guidelines, norms and standards which apply to Government's various housing assistance programmes introduced since 1994 and updated. The Code provides information on various housing subsidy instruments available to assist low-income households to access adequate housing. The detailed description of the policy principles, guidelines, qualification criteria, norms and standards are available in the National Housing Code.

11. COMPREHENSIVE PLAN FOR SUSTAINABLE HUMAN SETTLEMENTS

In the 2004 State of the Nation Address, the President committed government to the task of building a People's Contract for the eradication of poverty and underdevelopment and the improvement of the quality of life of people, taking care to enhance the process of social cohesion and recognising the critical importance of local government. The President indicated that a comprehensive programme dealing with human settlement and social infrastructure should be prepared. The Comprehensive Plan for Sustainable Human Settlements was subsequently prepared and approved by Cabinet in 2004.

This plan introduced a number of new programmes to strengthen the strategic objectives of government. The plan recognised that the supply of state-assisted housing must respond to housing demand, and that this relationship is best packaged at a local level. Consequently, municipalities are expected to play a significant role in the housing process.

The Comprehensive Plan is the national housing policy approved by cabinet, and provides an update to the Housing White Paper. The Plan also introduced an expanded role for municipalities. In shifting away from a supply-driven framework towards a more demand-driven process, it places an increased emphasis on the role of the state in determining the location and nature of housing as part of a plan to link the demand for, and supply of housing.

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12. WHITE PAPER ON HOUSING

In 1995 government adopted a White Paper on a New Housing Policy and Strategy for South Africa. The White Paper recognised housing as a basic human right and government's role in taking steps to create conditions that lead to an effective right to housing for all.

13. NATIONAL HOUSING SUBSIDY

The National Housing Subsidy Programme aims to stimulate both rural and urban development. National housing policy specifies that all housing subsidies offered be met with a contribution from the recipient – either in the form of funds or labour - to encourage a culture of responsibility and saving for housing. The Housing Subsidy Scheme provides different funding options and programmes for facilitating access to housing and these are described in the tables following and in the section on Grants below.

To qualify for the Housing Subsidy Scheme, you must:

- Have a combined household income of less than R3 500 a month.
- Be a South African citizen or permanent resident.
- Be 18 years or older or married or divorced and of sound mind.

- Be married, live with a partner, or be a single person with one or more dependents. Unmarried couples must produce an affidavit to prove they are living together as a couple. Dependents usually include children, elderly people and people with severe disabilities.
- Not have received a housing subsidy previously. However, a person who received only a vacant serviced site under the previous dispensation on the basis of ownership, leasehold or deed of grant, qualifies for a consolidation subsidy. This does not apply to people who qualify for relocation assistance or people with disabilities. With divorce, the terms of the divorce order will determine if a person qualifies.
- Not own or have owned property in South Africa, except under consolidation subsidy or relocation assistance. This does not apply to people living with disabilities.

To apply for a housing subsidy, an application must be submitted to COGHSTA, which will verify the information and if approved, record the information on the National Database.

Some beneficiaries will have to pay a financial contribution, or they will have to participate in the building of their houses through an approved People's Housing Process (PHP). The new FLISP programme requires co-funding from a loan from a financial institution.

Beneficiaries living with disabilities, who have special housing needs, can be given additional funds for the provision of facilities.

The tables below outlines the various housing programmes currently supported by the National Department of Human Settlements.

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Table A 2: Incremental Housing Programme[19]

Intervention Category: Incremental Housing Programme: **Definition: Programmes facilitating access to housing opportunities through a phased process**	
Integrated Residential Development Programme (IRDP)	The programme provides for planning and development of integrated housing projects. Projects can be planned and developed in phases and provides for a holistic development orientation. ■ **Phase 1: Land, Services and Township Proclamation.** The first phase could entail planning, land acquisition, township establishment and the provision of serviced residential and other land uses to ensure a sustainable community. ■ **Phase 2: Housing Construction: Individual ownership options.** The second phase could comprise the house construction phase for qualifying housing subsidy beneficiaries and the sale of stands to non-qualifying beneficiaries and to commercial interests etc.

[19] Department of Housing, National Housing Code, 2009

Enhanced Peoples Housing Process (EPHP)	Enhanced Peoples Housing Process (EPHP): The main aim of EPHP programme is to deliver better human settlement outcomes (at household and community level) based on community contribution, partnerships and the leveraging of additional resources through partnerships. This is achieved by developing livelihoods interventions which lead to outcomes such as job creation, developing culture of savings, skills transfer and community empowerment, building of community assets and social security and cohesion.
Upgrading of Informal Settlements Programme (UISP)	The programme facilitates the structured upgrading of informal settlements. It applies to in situ upgrading of informal settlements as well as where communities are to be relocated for a variety of reasons. The programme entails extensive community consultation and participation, emergency basic services provision, permanent services provision and security of tenure.
Consolidation Subsidies	The consolidation subsidy is available to a beneficiary who has already received assistance through government to acquire a serviced residential site under the pre-1994 housing schemes. This subsidy is applicable to serviced sites that were obtained on the basis of ownership, leasehold or deed of grant and must be utilized to construct or upgrade a top structure on the relevant property.
Emergency Housing Assistance	This programme provides temporary assistance in the form of secure access to land and/or basic municipal services and/or shelter. The assistance is provided to beneficiaries who have for reasons beyond their control, found themselves in an emergency housing situation where their existing shelter has been destroyed or damaged, their prevailing situation posed an immediate threat to their health, life and safety or where they have been evicted or faced imminent eviction. It is only applicable in emergency situations of exceptional housing need.

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Table A 3: Social and Rental Housing Programme[20]

Intervention Category: Social and Rental Housing Programme: Definition: Programmes facilitating access to rental housing opportunities, supporting urban restructuring and integration	
Institutional Subsidies	This mechanism is targeted at housing Institutions that provide tenure arrangements alternative to immediate ownership (such as rental, instalment sale, share block or co-operative tenure) to subsidy beneficiaries.
Social Housing	The Social Housing Programme seeks to provide a rental or co-operative housing option for low-income persons at a level of scale and built form which requires institutional management and which is to be provided by accredited social housing institutions and in designated restructuring zones.
Community Residential Units (CRU)	The programme facilitates the provision of secure, stable rental tenure for the lowest income persons who are not able to be accommodated in the formal private rental and social housing market. It provides a coherent framework for dealing with the many different forms of existing public sector residential accommodation. The CRU programme also provides options in Phase 4 of the "Informal Settlement Upgrading Programme".

[20] Department of Housing, National Housing Code, 2009

The social housing policy aims at creating an environment that enables the social housing sector to develop and deliver housing opportunities on a large scale in South Africa. It also aims to provide housing under different tenure options, such as cooperative housing and instalment sale. The policy was launched on 15 August 2004. Social housing is not an option for the very poor.

- People accessing accommodation from housing institutions will have to earn a secure income - formally or informally.
- People have to be able to afford the rental or other periodic payment for the accommodation.
- Social housing cannot be used by beneficiaries wanting immediate individual ownership. The conversion of rental schemes into ownership options may be considered after 10 to 15 years.
- Social housing projects can include initiatives where beneficiaries participate in the solution of their housing needs through the People's Housing Process (PHP).

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Table A 4: Rural Housing Programme[21]

Intervention Category: Rural Housing Programme: Definition: Programmes facilitating access to housing opportunities in Rural areas	
Rural Subsidy: Informal Land Rights	The Rural programme is used to extend the benefits of the Housing Subsidy Scheme to those individuals living in areas referred to as "rural" areas where they enjoy functional security of tenure as opposed to legal security of tenure. Only individuals whose informal land rights are uncontested and who comply with the qualification criteria will be granted such rural subsidies.
Rural Housing Subsidy: Communal Land Rights	The Main objective of this programme is to facilitate project based housing development on communal land for the benefit of beneficiaries of both old order and new order land tenure rights secured in terms of the Communal Land Rights Act, 2004 (Act 11 of 2004) (CLoRA).
Farm residents' subsidies	The programme aims to provide a flexible mechanism which will promote access to adequate housing, including basic services (as an option of last resort) and secure tenure to farm workers and residents in a variety of farming situations across the country. In addition, the programme aims to provide housing solutions on a project basis for registered labour tenants

Table A 5: Financial Housing Interventions[22]

Intervention Category: Financial: Definition: Programmes facilitating immediate access to housing goods and services

[21] Department of Housing, National Housing Code, 2009
[22] Department of Housing, National Housing Code, 2009

Individual Housing	The individual subsidy mechanism is available to individual households who wish to apply for a housing subsidy to purchase an existing house or purchase a vacant stand and enter into a building contract for the construction of a house. The latter option may only be awarded to those households who have entered into a loan agreement with financial institutions.
Enhanced Extended Discount Benefit Scheme	The Discount Benefit Scheme was introduced to assist persons to acquire state financed rental housing, existing sales debtors to settle the balance on purchase prices of properties acquired form the public sector or to repay public financed credit that had been used for housing purposes. This programme applies to state financed properties first occupied before 1 July 1993 and stand or units contracted for by 30 June 1993 and allocated to individuals by 15 March 1994.
Social and Economic Facilities	The programme facilitates the development of primary public social and economic facilities, which are normally funded and maintained by municipalities, in cases where municipalities are unable to provide such facilities within existing and new housing areas as well as within informal settlement upgrading projects.
Accreditation of Municipalities	Municipalities that have been accredited will be able to plan, manage and administer the National Housing Programmes. The purpose of this programme is to provide: ■ Systems support to accredited municipalities that could include hardware as well as software facilities. ■ Capacity support to accredited municipalities.
Operational Capital Budget	The Operational Capital Budget Programme is to regulate the application of a certain percentage of the voted provincial housing funding allocation to support the implementation and manage approved national and provincial housing programmes, projects and priorities. It could be utilized for the appointment of external expertise by the Provincial Housing Departments to augment capacity required for delivery at scale and to assist in enhancing the implementation of the National and Provincial Housing Programmes and projects. ■ It may not be utilized to enhance the personnel establishment of any Public Sector institution.
Housing Chapters of IDP's	The programme provides guidelines for the development of housing plans in the integrated development planning process and suggests an approach to the formulation of Housing Chapters of Municipal IDP's.

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Rectification of pre-1994 Housing Stock	This programme aims to facilitate the improvement of certain state financed residential properties created through a state housing programme during the pre-1994 housing dispensation.
Finance Linked Individual Subsidy Programme (FLISP)	Finance Linked Individual Subsidy Programme (FLISP), will be used to decrease the mortgage bond and is only applicable to persons who have never been assisted by the state. It is disbursed as a once off subsidy.

In the Northern Cape District Municipalities are accredited to deliver housing programmes. Most homeless people are unemployed and, as such, are unable to obtain mortgage bonds. This situation led the National Government to introduce the housing subsidy scheme in order to house the homeless.

To achieve this goal, the national government established institutions that support housing delivery. These institutions provide financial assistance to developers, contractors, institutions involved in housing, as well as individuals that meet certain criteria. The following are some of the said institutions:

- National Housing Finance Corporation (NHFC)
- National Urban Reconstruction and Housing Agency (NURCHA)
- Housing Development Agency (HDA)
- Social Housing Regulatory Authority (SHRA)
- Servcon Housing Solutions
- Industrial Development Corporation (IDC)
- Development Bank of Southern Africa (DBSA)
- Zebra
- Maibi
- Artpac Lending Services
- Absa
- Standard Bank
- First National Bank
- Nedbank
- ACFC

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These institutions have different funding programmes that are intended to assist and speed up housing construction. The said programmes are well-documented in the National Housing Code and other publications.

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14. GRANTS

At the time when the housing subsidy scheme was adopted by the National Government, provision was made for different housing subsidy categories, as well as delivery options in order to give beneficiaries some choice. The actual housing construction is either undertaken by beneficiaries themselves or done by contractors. The following are some of the subsidy options available through the subsidy scheme.

Table A 6: Housing Subsidy Grants[23]

Kinds of Subsidies	Definition	Intervention programmes	Income level per HH/month	Subsidy amount
Integrated Residential Development Programme (IRDP) Subsidies	The Integrated Residential Development Programme replaced the Project Linked Subsidy Programme. The programme provides for planning and development of integrated housing projects. Projects can be planned and developed in phases and provides for a holistic development orientation.	The Integrated Residential Development Programme	R0 to R3,500	R141 294
Enhanced People's Housing Process	Supports households who wish to enhance their housing independent living in normal residential areas. These additions have been tailor made to accommodate the variety of special housing needs.	Incremental Housing Programme	R0 to R3,500	R110,947
Rural Subsidies	Available to beneficiaries who only enjoy functional tenure rights to the land they occupy. This land belongs to the State and is governed by traditional authorities. The beneficiaries also have the right to decide on how to use their subsidies either for service provision, on building of houses or a combination thereof.	Rural Housing Programme	R0 to R3,500	R63,666
Farm resident Subsidies	The Programme provides capital subsidies for the development of engineering services, should no alternative funding be available, and adequate houses for farm workers and	Farm Resident Housing Assistance Programme	R0 to R3,500	R63,666

[23] http://www.dhs.gov.za/Content/Subsidy%20Information/Subsidies%20Home.htm

	farm occupiers. The farm owner plays an important role under this Programme.			
Consolidation Subsidies	Aimed at previous beneficiaries of serviced stands, financed by previous housing dispensation (including the IDT) the opportunity to acquire houses. A top up subsidy to construct a house is granted to beneficiaries with a household income not exceeding R3500 per month, while beneficiaries with a household income of between R1501 and R3500 per month will be required to pay the contribution of R2479. Beneficiaries exempted from making a contribution will also be assisted in the form of an increased subsidy.	Incremental Housing Programme	R0 to R3,500	R110,947
Institutional Subsidies	Available to qualifying institutions to enable them to increase affordable housing stock for persons who qualify for housing subsidies. The housing subsidy mechanism provides capital for the construction of housing units in respect of qualifying beneficiaries who do not earn more than R3500.	Social and Rental Housing Programme	R0 to R3,500	R110,947
Individual Subsidies	Provides qualifying beneficiaries with access to housing subsidies to acquire ownership of improved residential properties or to acquire a housing building contract which is part of approved housing subsidy projects. The latter is not available to beneficiaries who will access housing credit.	Financial	R0 to R3,500	R110,947

Table A 7: Engineering Services Financed by Province

Internal Municipal Engineering Services and Raw Land may be Financed by Province	
A-Grade Internal municipal engineering services (per stand) (A-Grade) – Typically New Greenfields developments where the IRDP programme is applied	R 43,626
B-Grade Internal municipal engineering services (per stand) – Typically Informal settlement upgrading areas of infill schemes	R 34,401
Raw Land	Market Value (Currently estimated at R6,000,00 per stand)

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15. COMPLETED HOUSES PER LOCAL MUNICIPALITY, DBSA AND HDSG PROGRESS ON SITE PER PROJECT AND KEY SECTORAL CHALLENGES ON HUMAN SETTLEMENT

15.1 Completed Houses per Local Municipality

15.1.1 Joe Morolong Local Municipality

LOCAL MUNICIPALITY	PROJECT DESCRIPTION	NO. OF BNG HOUSES DELIVERED	BUDGET / EXPENDITURE TO DATE	COMMENTS /CHALLANGES /DEVELOPMENTS
JMLM	MAGOBING 89	89 units	R7.8 million	This project was a blocked project over the years and reached completion stage in November 2025. A total of 88 happy letters are signed by beneficiaries as houses were handed over. One beneficiary is due to collect the happy letter.
JMLM	INDIVIDUALS (Churchil 2 and Magobing 1)	3 units	R391 800.00	The project is complete and Handed-over. 3 happy letters are signed beneficiaries.
JMLM	Segwaneng 32	32 units	-	The project is complete, all beneficiaries occupying the new houses.
JMLM	Lotlhakajaneng 93	20 units	-	The contractor is on site and continuing with construction of the remaining houses.
JMLM	Madibeng 82	10 units	-	Contractor has been terminated. New contractor appointed, handed over the site and and currently is on site and continuing with construction of the remaining houses.
JMLM	Peth 75	10 units	-	Contractor has been terminated. New contractor appointed, handed over the site and currently is on site and continuing with construction of the remaining houses.
JMLM	Heuningvlei 74	04 units	-	Contractor has been terminated. New contractor will be appointed by end of June 2026,
JMLM	Makhubung 40	01 unit		Contractor has been terminated. New contractor appointed, handed over the site and currently is on site and continuing with construction of the remaining houses.

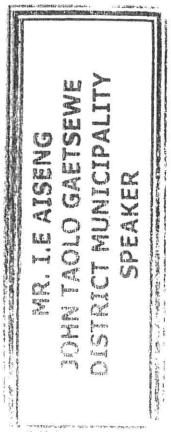
LOCAL MUNICIPALITY	PROJECT DESCRIPTION	NO. OF BNG HOUSES DELIVERED	BUDGET / EXPENDITURE TO DATE	COMMENTS /CHALLANGES /DEVELOPMENTS
JMLM	Deurham 93	20	-	Contractor is completing the reduced scope and new contractor has ben introduced to complete the remaining houses.

15.1.2 Gamagara Local Municipality

LOCAL MUNICIPALITY	PROJECT DESCRIPTION	NO. OF BNG HOUSES DELIVERED	BUDGET / EXPENDITURE TO DATE	COMMENTS /CHALLANGES /DEVELOPMENTS
Gamagara LM	Deben Individuals	2 units	R261 200	Project completed, 2 happy letters signed and houses handed over in 2025.
Gamagara LM	Siyathembe 142	42 units	-	10 houses were completed and handed over in 2025. The remaining 22 houses were completed in 2026 and are ready for hand-over, Construction continues on site.

15.1.3 Ga-Segonyana Local Municipality

LOCAL MUNICIPALITY	PROJECT DESCRIPTION	NO. OF BNG HOUSES DELIVERED	BUDGET / EXPENDITURE TO DATE	COMMENTS /CHALLANGES /DEVELOPMENTS
GaSegonyana LM	Wrenchvil 69 plus 5	10 units	**R... million**	To date, 10 houses are completed and handed over to beneficiaries in 2025. Special cases of 5 individual destituted families will be incorporated in this project.



16. DBSA FUNDING HOUSING PROJECTS FOR 2026/27 FINANCIAL YEAR

16.1 Wrenchville 69 –A16100009/1

Project Name	Wrenchville 69 –A16100009/1
Municipality	Ga-Segonyana Municipality

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Project Name	Wrenchville 69 –A16100009/1
Project Service Provider	V3 Consulting Engineers
Contractor	Mallale Business Enterprise JV K & J Endeavor
Current Progress	**Milestones**
	Final Completion 10
	Happy Letters 10
Challenges	Contractors were terminated due to non-performance prior to expiry of the contract.
Mitigations	For Financial Year 2026/2027 the Department will commence with procurement for construction of 21 houses for current and outer financial years.

16.2 Siyathemba 142 – A22110002/1

Project Name	Siyathemba 142 – A22110002/1
Municipality	Gamagara Municipality
Professional Service Provider	V3 Consulting Engineers
Contractor	Best Enough Projects
	Milestones
	Foundations Completed 46
	Wall Plates Completed 39
	Roofs Completed 25
	Finnishes 20
	Practical Completion 00
	Happy Letters 00
Challenges	Slow Progress
Mitigations	The project is budgeted for this current and outer Financial Years for completion of the project.

16.3 Deurham 43 - A18110001/1

Project Name	Deurham 43 - A18110001/1
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	Zabest Properties
Current Progress	**Milestones**
	Foundations Completed 43

Project Name	Deurham 43 - A18110001/1
	Wall Plates Completed 43
	Roofs Completed 43
	Finnishes 36
	VIP Toilets 37
	Practically Completed 20
	Happy Letters 20
Challenges	The contractor is put on terms for non-compliance of completing the project on time
Mitigations	The Department intends to terminate the contract and appoint a new contractor

16.4 Deurham 50 - A18110001/2

Project Name	Deurham 50 - A18110001/2
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	Zabest Properties
Current Progress	**Milestones**
	Earthworks Completed 50
	Foundations Completed 05
Challenges	The contractor is put on terms on non-compliance of completing the project on time.
Mitigations	The Department intends to terminate the contract and appoint a new contractor.

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16.5 Padstow 43 - A17010004/2

Project Name	**Padstow 43 - A17010004/2**
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	Zidlaphi Kgomo & Associates
Current Progress	**Milestones**

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Project Name	Padstow 43 - A17010004/2
	Earthworks Completed 27
Challenges	Initially, Zabest Properties, was appointed for the project. However, the contract was terminated due to non-performance.
Mitigations	The Department appointed new contractor, Zidlaphi Kgomo and Associates to complete the project.

16.6 Gasehunelo - A17010010/2

Project Name	Gasehunelo - A17010010/2
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	Zidlaphi Kgomo & Associates
Current Progress	**Milestones**
	Eartworks Completed 20
Challenges	Initially, Zabest Properties, was appointed for the project to build 28 BNG houses. However, the contract was terminated due to non-performance.
Mitigations	The Department appointed Zidlaphi Kgomo and Associates to complete the project.

16.7 Perth 75 - A24010001/1

Project Name	Perth 75 - A24010001/1
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	Lilithatethu Trading 41 cc
Current Progress	**Milestones**
	Foundations Completed 14
	Wall Plates Completed 14
	Roofs Completed 10
	Finnishes 10
	VIP Toilets 10
	Practical Completion 10
	Happy Letters 10
Challenges	Initially, Molatebo Construction, was appointed for the project. However, the contract was terminated due to non-compliance.
Mitigations	A new contractor, Lilithalethu Trading 41 cc, was appointed to complete the remaining BNG houses.

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Project Name	Perth 75 - A24010001/1

16.8 **Madibeng 82 - A24010002/1**

Project Name	Madibeng 82 - A24010002/1
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	Thavhahi Trading Enterprice
	Milestones
	Foundations Completed 15
	Wall Plates Completed 14
	Roofs Completed 10
	Finnishes 10
	VIP Toilets 10
	Practical Completion 10
	Happy Letters 10
Challenges	**Initially, Molatebo Construction, was appointed for the project. The contract was terminated due to non-performance.**
Mitigations	A new contractor, Thavhani Trading Enterprise, appointed to complete the remaining BNG houses.

16.9 **Makhubung 40 - A23110001/1**

Project Name	Makhubung 40 - A23110001/1
Municipality	Joe Morolong Municipality
Implementing Agent	Bigen Africa
Contractor	R.Mahangwe & Associates
Current Progress	**Milestones**
	Foundations Completed 07
	Wall Plates Completed 07
	Roofs Completed 01
	Finnishes 02
	VIP Toilets 01
	Practical Completions 01
	Happy Letters 01
Challenges	Initially, KSTO Holdings, was appointed for the project. However, the contract was terminated due to non-performance.

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Project Name	Makhubung 40 - A23110001/1
Mitigations	A new contractor, R Mahange & Associates, appointed to complete the remaining BNG houses.

16.10 **Heuningvlei 74 - A23110003/1**

Project Name	Heuningvlei 74 - A23110003/1	
Municipality	Joe Morolong Municipality	
Implementing Agent	Bigen Africa	
Contractor	KSTO Holdings	
Current Progress	**Milestones**	
	Foundations Completed	16
	Wall Plates Completed	14
	Roofs Completed	09
	Finnishes	13
	VIP Toilets	15
	Practical Completion	04
	Happy Letters	04

16.11 **Lotlhakajaneng 93 -A17010005/1**

Project Name	Lotlhakajaneng 93 -A17010005/1	
Contractor	Zihlaphi Kgomo & Associates	
	Milestones	
Current Progress	Foundations Completed	69
	Wall Plates Completed	49
	Roofs Completed	45
	Finnishes	33
	VIP Toilets	40
	Practically Completed	20
	Happy Letters	20
Challenges	Slow progress	
Mitigations	Extension of time pending .	

16.12 **Segwaneng 32 -A23110002/1**

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Project Name	Segwaneng 32 -A23110002/1	
Municipality	Joe Morolong Municipality	
Implementing Agent	Bigen Africa	
Contractor	Zidlaphi Kgomo & Associates	
Current Progress	**Milestones**	
	Foundationa Completed	32
	Wall Plates Completed	32
	Roofs Completed	32
	Finnishes	32
	VIP Toilets	32
	Practical Completion	32
	Happy Letters	32
Mitigations	The project has been completed .	

17. HSDG FUNDING HOUSING PROJECTS FOR 2026/27 FINANCIAL YEAR

MUNICIPALITY	PROJECT NAME	COMPLETION/TARGET	Budget (R)
Ga-Segonyana LM	Wrechville 240	21 Houses to be completed in this financial year 59 Houses to be completed in the next financial year	**5 000 000 Current FY** **14 160 000 Outer FY** **200 000 Outer FY**
Ga-Segonyana LM	Military Veterans	10 Houses to be completed in this financial year	**4 000 000 Current FY** **200 000 Outer FY**
Gamagara LM	Siyathemba 142	21 Houses to be completed in this financial year	**5 000 000 Current FY** **15 280 00 Outer FY** **15 280 00 Outer FY**
ALL JTG	5 Individuals Housing	All 5 houses to be completed in this financial year	**1 200 000 Current FY**

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DISTRICT MUNICIPALITY
SPEAKER

Joe Morolong LM	Loopeng 50	Completion of Geotechnical Investigation and dolomite assessment	**960 000 Current FY** **12 000 000 Outer FY**

18. Long Term Plans on Human Settlement – Serviced Sites

1. Kuruman Portion 1 and Farm Kuruman Reserve Township Establishment	5500 serviced sites on Erf 1 and Farm Kuruman Reserve 690	**R47 mil**	Global Solution Development (Pty) Ltd was appointed in June 2024 to oversee the establishment of a mixed-use township on remainder portion of erf 1 & remainder portion of erf 3 of the farm kuruman reserve 690, located in Kuruman, within the jurisdiction of the Ga-Segonyana Local Municipality, under the John Taolo Gaetsewe District Municipality, Northern Cape Province. The project is to be completed within the set period of 36 months. Progress of the project w.
2. Kathu 5700	5700 serviced sites	R340 mil (spent)	Project completed and handed over to Municipality for beneficiary selection and identification. Bulk services are a serious challenge for the project according to the municipality, so far cost estimation is R1.8 billion.
3. Churchhil Township Establishment	-	R16 mil (spent to date)	The project is on-hold due to the dispute between BaGa Jantjie TC and JMLM
4. Gamagara 1265	1265 Serviced Sites in Mapoteng	-	Matter in court over contractor and developer's dispute for over 6 years.

19. NORTHERN CAPE MULTI-YEAR HOUSING DEVELOPMENT STRATEGY

The Northern Cape Multi-Year Housing Development Strategy, 2010-2015 is an important document that guides housing delivery in the province. The following are key aspects that need to be considered with regard to housing development in the Northern Cape and therefor in the John Taolo Gaetsewe District:

- **Subsidy targeting with regard to income**

The lowest income categories, i.e., households earning less than R3 500 per month, have benefitted in this housing subsidy scheme. A person earning less than R3 500 per month qualifies for the full subsidy scheme. The second income category, i.e., R3 501 – R7000, needs urgent attention, as it is normally only concentrated on the full subsidy band of sub-R3 500, hence the strategy should consider the implementation of FLISP to cater for the gap market.

- **Norms and standards**

The norms and standards vary between the housing subsidy schemes. In general, the provision of infrastructure is critical as the housing size of 40m² takes a bigger portion of the subsidy amount. Good quality houses should be constructed. At the time of writing this plan, the subsidy quantum for the top structure was R 55 702.00 for IRDP and Enhanced PHP subsidies. An additional amount of R22 162 can be applied for under the internal municipal engineering services. The norms and standards for Social Housing and CRU is clearly stipulated in the Policy documents.

- **Integrated housing development and land tenure**

Urban sprawl should be reduced though building compact cities with settlements located closer to employment centres. The Spatial Development Strategy Frameworks, as compiled by municipalities, should address these issues, as well as identifying future land for housing development. This should be in a logical manner.

- **Environment and energy efficiency**

Housing development programmes/projects should address issues of environmental degradation, as well as utilizing energy-efficient planning systems.

- **Housing for special needs**

HIV/AIDS patients, the elderly and the disabled seem not to have been considered in the delivery of housing. These groups should be ranked high on the programme for housing delivery within municipalities.

- **Subsidy types and delivery methods**

Some subsidy types and housing delivery methods have been dominating housing delivery in the province in the past. Emanating from this practice, other subsidy categories will be given priority in order

to accommodate different tenure and delivery options.

- **Subsidy allocations to municipalities**

Allocations to municipalities will be transparent, take into account municipal population and be conducted on a multi-year basis. This will assist municipalities to develop long-term housing delivery plans.

- **Role of municipalities**

Local municipalities are actual implementers of housing projects at the grassroots level while the province is coordinating this function.

- **Private sector**

The involvement of the private sector and parastatals in both the funding and the construction process is critical in speeding-up and normalizing housing in the province. With this view in mind, it is important to ensure that provision is made for high, middle and low-income categories in Human Settlements Sector Plan. It is normally an acceptable approach to sell land to private developers at a low price, in order to deliver affordable housing for the middle-income group who fall outside of the subsidy band, but who do not earn enough to afford a normal bonded house.

- **Housing and economic empowerment**

The housing subsidy scheme has given rise to empowerment of previously disadvantaged communities along with emerging companies. The emphasis on utilization of local labour has also contributed positively towards improving local economic development. The provincial department will strive to promote the economic empowerment of previously disadvantaged individuals, particularly women and emerging companies.

- **Regulation of the secondary market**

Beneficiaries of the subsidy houses tend to sell their houses far below the investment cost in situations where they need to relocate for employment reasons or when they are in dire financial strains. On the whole, the list of the needy continues to grow as, in most cases, they are unable to buy their own house. The department will therefore ensure that beneficiaries do not sell subsidised houses before the expiry of eight years from the date of acquisition.

- **Capacity building**

The department has identified capacity building programmes as one of the most important tools in achieving improved housing delivery in the province. With this view in mind, the department will strive to improve the capacity-building programmes in order to increase efficiency at provincial, district and local municipalities.

- **Monitoring**

Several government policies acknowledge the need for monitoring and evaluating housing programmes. In line with policy guidelines, the department will use the following three methods in monitoring housing projects in the province:

- Progress assessment of housing projects will be conducted on a quarterly basis.
- The impact assessment of housing delivery will be done with municipalities and beneficiaries annually.
- The strategy will be revisited in a three-year cycle
