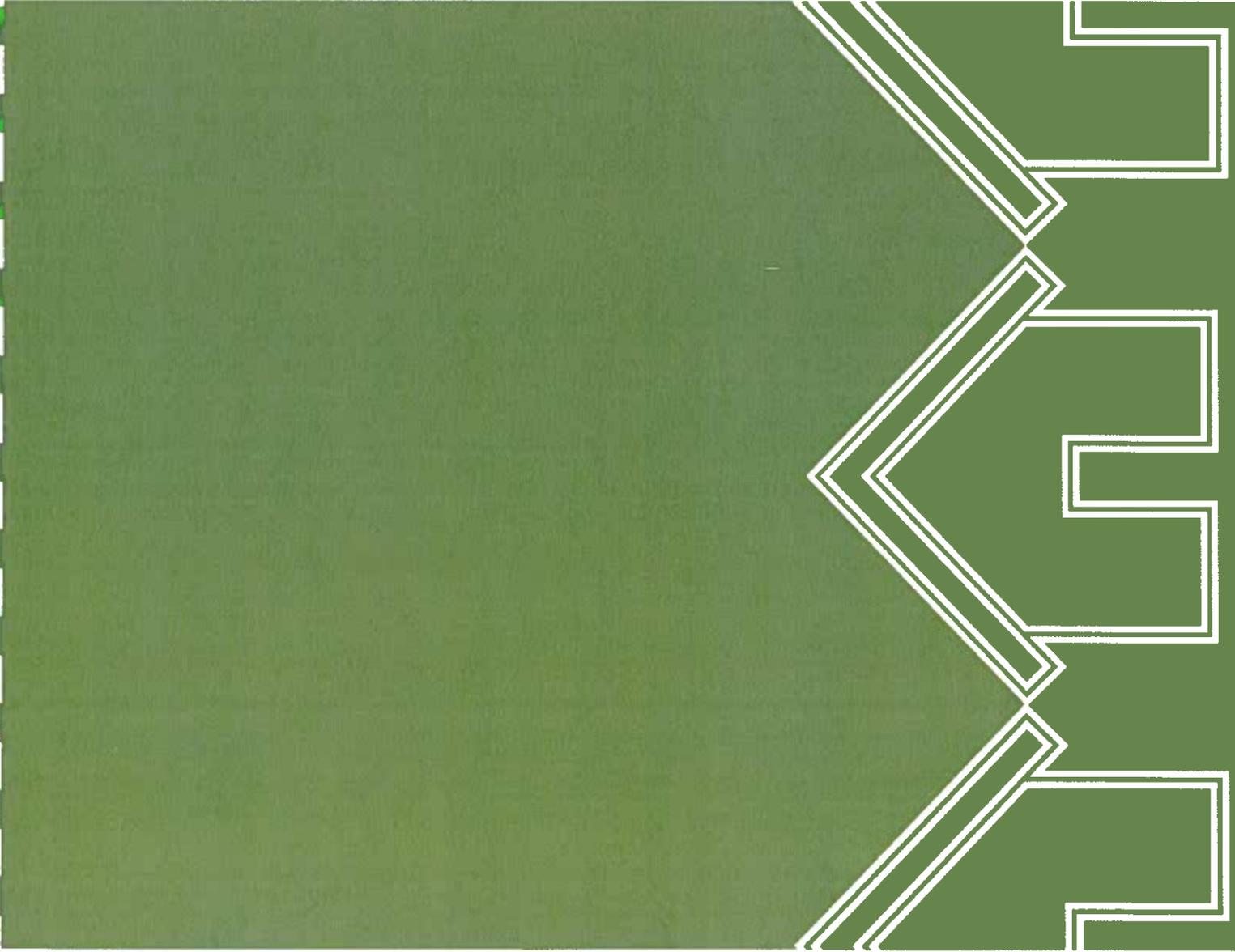


**RUSTENBURG
LOCAL MUNICIPALITY
HOUSING SECTOR PLAN (HSP)**

**FINAL
HOUSING SECTOR PLAN AND
IMPLEMENTATION PLAN**

JULY 2025



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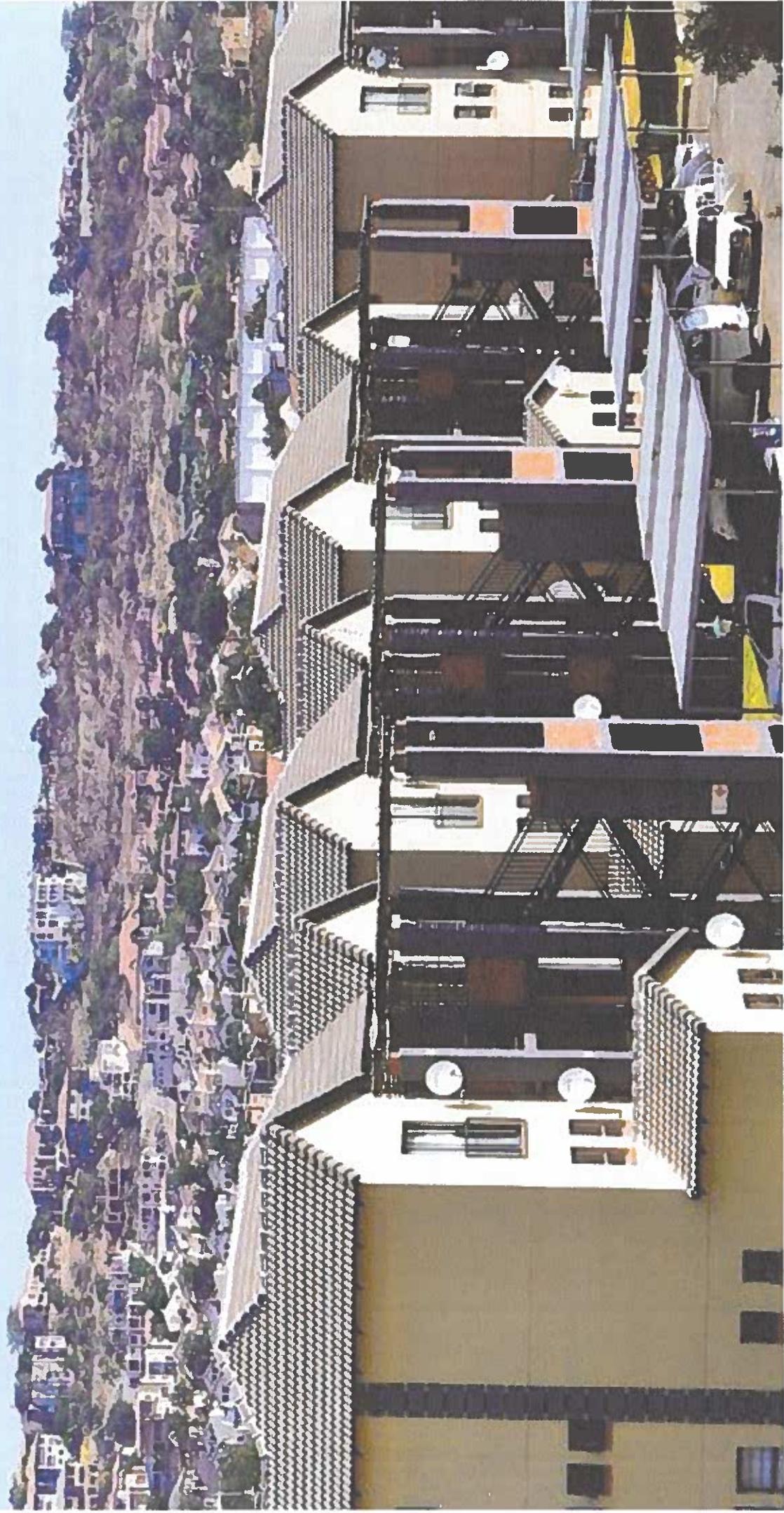


LIST OF ACRONYMS

CA	Conservation Area	NT	National Treasury
CBA	Critical Biodiversity Area	NW	North-West
CBD	Central Business District	NWDC	North-West Development Corporation
CBO	Community Based Organisation	PA	Protected Area
CRU	Community Residential Unit	PGMs	Platinum Group Metals
DALRRD	Department of Agriculture, Land Reform and Rural Development	PHSHDA	Priority Human Settlement and Housing Development Area
DDM	District Development Model	PTIG	Public Transport Infrastructure Grant
DHS	Department of Human Settlement	RLM	Rustenburg Local Municipality
DM	District Municipality	RPM	Rustenburg Platinum Mines
DMRE	Department of Mineral Resources and Energy	RRT	Rustenburg Rapid Transport
DPME	Department: Planning, Monitoring and Evaluation	SDA	Strategic Development Area
DTI	Department of Trade and Industry	SDF	Spatial Development Framework
ESA	Ecological Support Area	SEZ	Special Economic Zone
HDA	Housing Development Agency	SH	Small Holding
HRA	Housing Reform Area	SMME	Small, Medium, and Micro Enterprises
ICT	Information and Communication Technology	SPLUMA	Spatial Planning and Land Use Management Act
IPTN	Integrated Public Transport Network	UISP	Upgrading of Informal Settlement Programme
IJDF	Integrated Urban Development Framework	WWTW	Wastewater Treatment Works
IDP	Integrated Development Plan		
LM	Local Municipality		
MEC	Member of the Executive Council		
MTEF	Medium Term Expenditure Framework		
NDoHS	National Department of Human Settlements		
NDoT	National Department of Transport		
NDP	National Development Plan		
NMT	Non-Motorised Transport		
NSDF	National Spatial Development Framework		



CHAPTER 1: INTRODUCTION



1.1 Project Background and Study Objectives

The Rustenburg Local Municipality appointed Plan Associates Development Planners for the **Review of the Rustenburg Local Municipality's Housing Sector Plan (HSP)** within a period of 6 Months.

Commencement Date: 7 February 2025 and Approved by Council on 29 July 2025 (Item 10 of Council Meeting Agenda).

In terms of the Municipal Systems Act, municipalities are required to develop an Integrated Development Plans (IDP) that are to serve as the basis for service delivery. According to the Housing Act, of 1997 Section (1) (F), which aligns to the National Housing Code of 2009, every municipality must, as part of the municipality's process of IDP, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy directives to initiate, plan, coordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction.

Rustenburg Local Municipality (RLM) should thus comply with the requirements of the National Department of Human Settlements in these which calls for the review of its Housing Sector Plan to meet its constitutional obligation of ensuring that its residents have proper access to sustainable human settlements.

The Housing Sector Plan will be premised on well researched and verified information, the housing demand and supply, spatial planning, infrastructure needs and backlogs, and other crucial housing related variables (such as social and economic amenities).

1.2 Study Methodology

The Study Methodology that was followed for the project is depicted in **Diagram 1** and discussed below.

Phase 1: Inception and Orientation was completed on 7 February 2025 and included an Inception Meeting with the RLM in which the Project Methodology, Timelines and the Establishment of the Project Steering Committee were confirmed. An Inception Report was further submitted to RLM.

Phase 2: Situational Analysis was completed on 28 February 2025 and comprised a Legislative and Policy overview of the Housing Sector Plan as well as a Spatial Overview of the RLM. The Situational Analysis further determined the existing Human Settlement Demand (housing backlog and informal counts) as well as the Housing Supply (pending projects, vacant land, strategic development areas) and confirmed the Institutional Structure of the RLM, which deals with the planning and implementation of housing projects.

Phase 3: Synthesis comprised the main Issues, Opportunities and Constraints that emanated from the Situational Analysis in Phase 2 and was completed subsequent to an engagement with the relevant stakeholders on the Stage 2 report, at the beginning of March 2025.

Phase 4: Human Settlement Strategy and Projects first; confirmed the Housing Demand and the Housing Supply, as a point of departure. The Human Settlement Vision, Mission and Strategic Priorities, as outlined in the Rustenburg LM IDP, were then confirmed. A number of Tools and Guidelines were provided which deal specifically with human settlement development.

The Human Settlement Strategy per sub area was then formulated which determined and confirmed the possible Land Acquisitions which may be required. Lastly, the Human Settlement Strategy confirmed the Community Facilities which may be required in Rustenburg LM.



This report represents Phase 4: Human Settlement Strategy and Projects deliverable.

Phase 5: Implementation Plan comprised a list of projects that will need to be implemented (as identified in Phase 4), linked to an estimated Budget as well as an Implementing Agent and a Timeline/Priority for each project. The Implementation Plan was followed by a set of Performance Indicators and Development Guidelines which should be applied by RLM.

Phase 6: Public Consultation comprised the circulation of the Draft RLM Human Settlement Sector Plan to the relevant stakeholders for comments and remarks. The comments were incorporated into the document in order to formulate the *Final Rustenburg Local Municipality Housing Sector Plan*.

Phase 7: Approval and Close-Out comprised the approval of the final document by Council as well as the project Close-Out Report.

Stakeholder Consultation was held throughout the project. The project team presented the work completed to the Project Steering Committee at the completion of each Phase for comments and input. Further technical meetings were held on an ad hoc basis as required.

The Review of the Rustenburg Local Municipality Housing Sector Plan was approved at the Council Meeting on 29 July 2025 (Item 10 of Council Meeting Agenda).

1.3 Study Area

The Study Area is shown in **Figure 1** and comprises the entire area under the jurisdiction of the Rustenburg Local Municipality, which lies in the central parts of the Bojanala District Municipality, which is situated in the far eastern extents of the North-West Province.

The Rustenburg Local Municipality covers approximately 342,377 hectares and is one of the largest municipalities in the North-West Province which plays a crucial role in the region's economy, particularly in mining, agriculture, and tourism. The municipal area includes both urban and rural settlements, stretching across key mining regions and natural landscapes such as the Magaliesberg mountains and various game reserves.

The National Route N4 traverses the central parts of the LM and plays a crucial role in regional and international connectivity of the LM. As part of the Maputo Corridor, it stretches from Pretoria in Gauteng to Maputo in Mozambique, serving as a vital trade route linking South Africa's economic hubs to the Indian Ocean. In the Rustenburg LM, the N4 serves as a key transportation artery, facilitating the movement of goods, services, and people between the North-West Province, Gauteng, and other southern African countries.

The main urban centre of the Rustenburg LM is the Rustenburg town, which serves as the municipality's administrative and economic hub, known for its thriving mining industry, modern amenities, and growing residential areas.

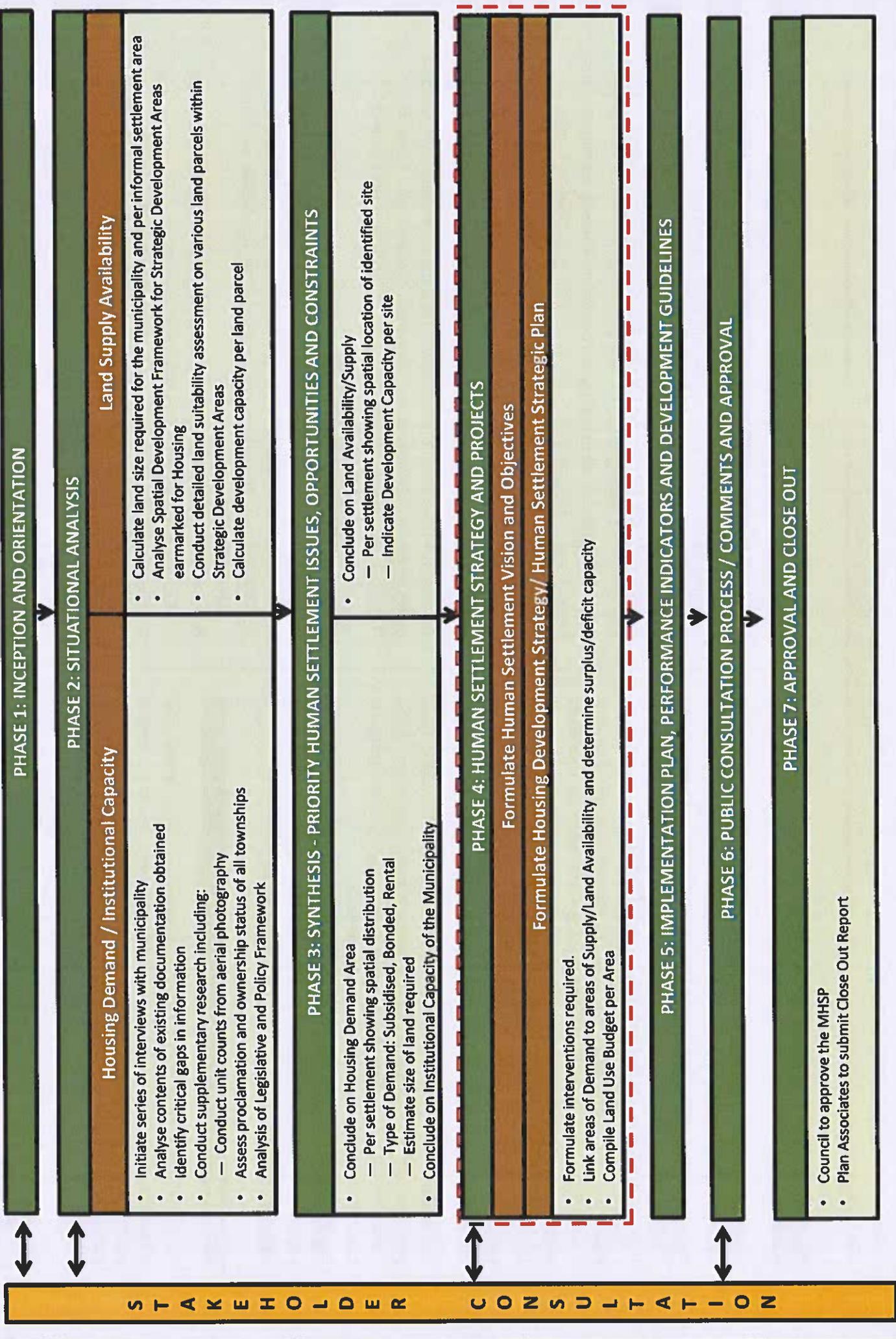
Other significant towns and settlements include:

- ❖ Phokeng, the capital of the Royal Bafokeng Nation, which is an important cultural and economic centre.
- ❖ Tlhabane near Rustenburg, offering residential, commercial, and public service facilities.
- ❖ Boitekong, which is one of the largest townships in the municipality, is home to a significant portion of the mining workforce.
- ❖ Additional settlements such as Marikana, Freedom Park, and Chaneng also play vital roles in the local economy, with many of them being closely linked to mining operations.

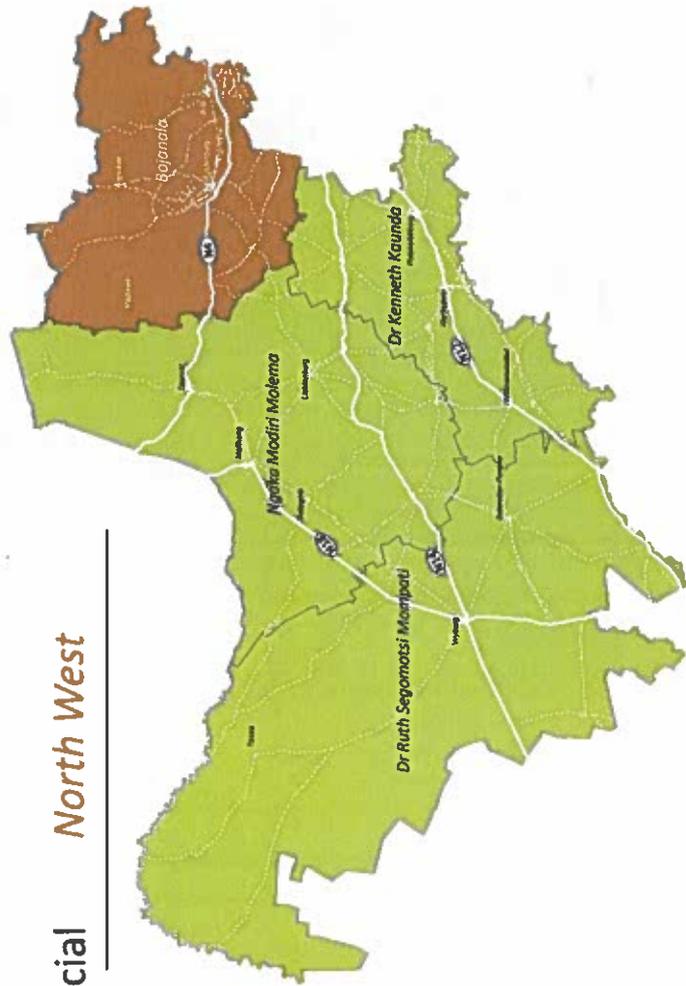


PROJECT METHODOLOGY

Diagram 1



RUSTENBURG LM - LOCALITY



Provincial North West



Local Rustenburg

District Bojanala

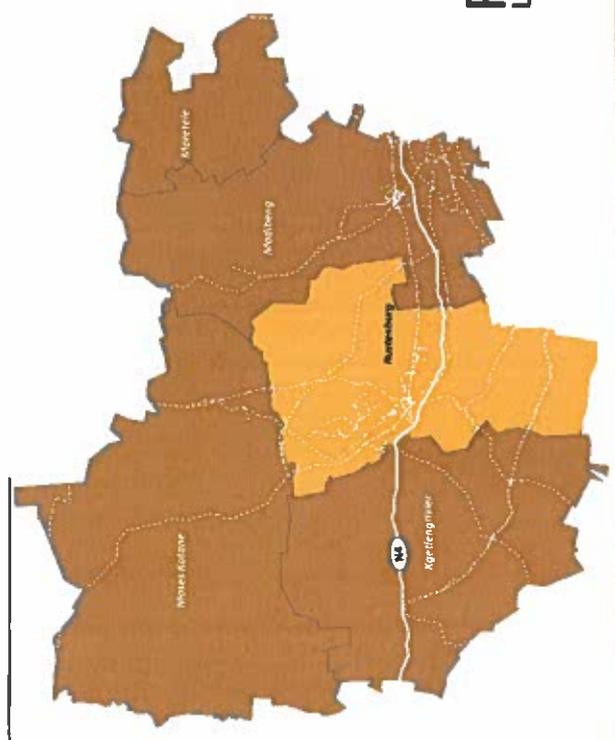
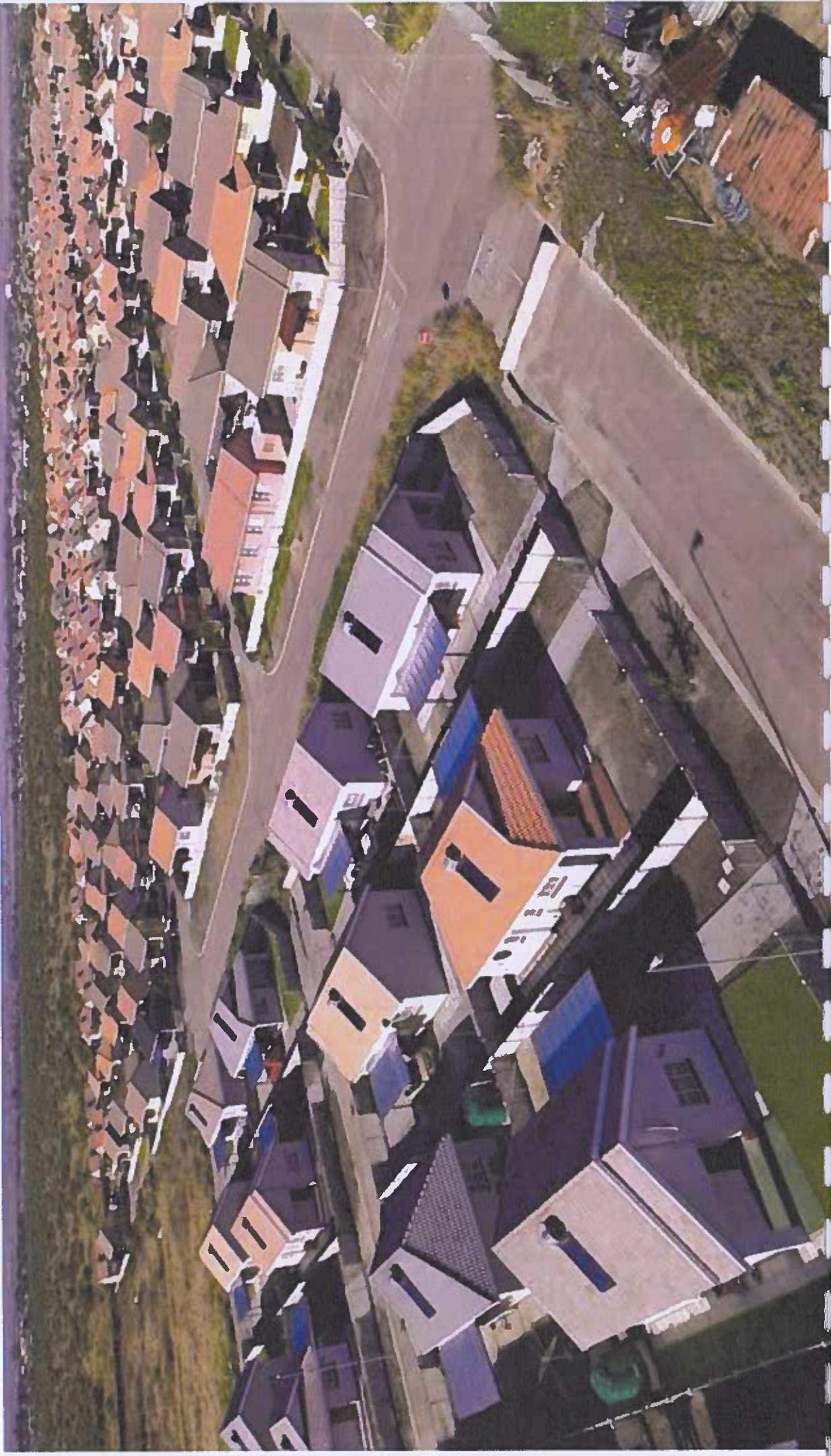


FIGURE 1

CHAPTER 2: LEGISLATIVE AND POLICY CONTEXT



2.1 National Housing Act

The Constitution of the Republic of South Africa (Act No. 108 of 1996) states that housing delivery falls within the ambit of national and provincial government.

Housing Policy is formulated and funded mainly by the national government but is implemented primarily by provincial and local government.

2.1.1 National Government Role

The primary role of National Government, acting through the powers of the Minister Human Settlements is to:

- ❖ Formulate national housing policy, including national norms and standards, for implementation on National Housing Programmes. The most important function at national level is the design of the Housing Subsidy Scheme coupled with the allocation of finance and resources.
- ❖ Develop national norms and standards which are incorporated into the National Housing Code.
- ❖ Determine nationwide delivery targets through a multi-year strategic plan with appropriate apportionment of funds allocated from the South African Housing Fund.
- ❖ Continuous evaluation of performance related to the delivery targets and funding allocations.
- ❖ Assist and enhance capacity of provincial and local government to meet targeted objectives.

2.1.2 Provincial Government Role

The role of the Department of Human Settlements within the provincial government is to:

- ❖ Devise provincial policy within the framework of National Housing Policy. The policy must enable the development of adequate housing in the province.
- ❖ Promotion of provincial legislation that promotes effective housing delivery.
- ❖ Providing a supporting function to municipalities and to intervene where municipalities cannot or do not perform their duties as defined by the Act.
- ❖ Prepare and maintain a multi-year strategic provincial housing plan. This plan will be in line with housing delivery targets determined by the province. These programmes must be carried out in line with National Housing Policy.

2.1.3 Local Government Role

- ❖ According to the Housing Act of 1997 all municipalities, as part of their function to promote integrated development planning must utilise the framework of national and provincial housing legislation to ensure that:
 - The local residents of its area of governance have access to adequate housing opportunities.
 - The health and safety of residents are adhered to.
 - Infrastructure services in respect of water, sanitation, electricity, roads, storm water drainage and transport are provided in a viable manner.



2.2 National Housing Code

The Code articulates the national housing vision as:

“... 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
- ❖ Adequate protection against the elements
- ❖ Secure tenure
- ❖ Houses that ensure internal and external privacy
- ❖ Potable water
- ❖ Adequate sanitary facilities, and
- ❖ Domestic energy supply”.

The following is a list of the housing programmes provided for in the National Housing Code (2009):

1. Integrated Residential Development Programme
2. Upgrading of Informal Settlements
3. Provision of Social and Economic Facilities
4. Housing Assistance in Emergency Circumstances
5. Social Housing Programme
6. Institutional Subsidies
7. Community Residential Units Programme
8. Individual Subsidy Programme
9. Rural Subsidy: Communal Land Rights

10. Consolidation Subsidy Programme
11. Enhanced Extended Discount Benefit Scheme
12. Rectification of Certain Residential Properties created under the Pre-1994 Housing Dispensation
13. Enhanced People’s Housing Process
14. Farm Residents Housing Assistance Programme

A brief summary of each of the above programmes is provided below.

2.2.1 Integrated Residential Development Programme

This Programme was introduced to facilitate the development of integrated human settlements in well-located areas that provide convenient access to urban amenities, including places of employment. The Programme also aims at creating social cohesion.

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

The IRDP can be undertaken in phases or in a single phase. The first phase could provide serviced stands, whereas the second phase provides for housing construction for qualifying low-income beneficiaries and the sale of stands to persons who for various reasons, do not qualify for subsidies, and for commercial uses.

This Programme also provides for the creation of non-residential stands such as:

- ❖ Institutional stands, e.g. police stations, schools and clinics;
- ❖ Business and commercial stands;



- ❖ Stands for not-for-profit community services, e.g. churches and crèches/nursery schools;
- ❖ Stands for public use, e.g. parks and community facilities etc., and
- ❖ Special conditions apply to the sale and transfer of these stands.

Plans for projects undertaken within the scope of the IRDP must be based on approved housing chapters of Municipal Integrated Development Plans and priorities, and reservation of funds for project development agreed to between the Members of the Executive Council (MEC) and the Mayors, in terms of the multiyear housing plan, developed as part of an approved IDP.

The municipality assumes the role of the developer and applies for funding from the MEC. The municipality undertakes all planning and project activities. The MEC reserves and distributes funds and assesses and adjudicates various aspects of the project process and approves project applications.

2.2.2 Upgrading of Informal Settlements

The Informal Settlement Upgrading Programme is one of the most important programmes of government which seeks to upgrade the living conditions of millions of poor people by providing secure tenure and access to basic services and housing.

One of the basic tenets of the programme is that beneficiary communities must be involved throughout the project cycle. All members of the community, also those who do not qualify for subsidies, are included.

The Programme therefore aims to bring about social cohesion, stability and security in integrated developments and to create jobs and economic well-being for communities which did not previously have access to land and business services, formal housing and social and economic amenities.

This Programme is aimed at the *in situ* upgrading of informal settlements. In circumstances where the terrain is not suitable for human settlement (owing to flooding, shallow undermining conditions, etc.), residents may be relocated and settled elsewhere.

This Programme only finances the creation of serviced stands. Beneficiaries may then apply for housing construction assistance through the other National Housing Programmes (e.g. Individual Subsidies, Enhanced People's Housing Process, Social Housing, etc.).

Social and economic amenities to enhance the sustainability of the upgraded settlement may also be provided through the Programme which provides funding for such amenities.

Municipalities will identify informal settlements to be upgraded within their areas of jurisdiction and apply to the Provincial Departments for funding for projects under this Programme. This will be undertaken in close collaboration with relevant communities.

Project funding will be based on the number of persons that qualify for assistance and funding may include funds to facilitate community participation and empowerment.

The projects will be undertaken based on a partnership of cooperative governance between the relevant municipality, the Provincial Department, the National Department, the Department of Social Development (in respect of households headed by minors) and the Department of Home Affairs (in respect of establishing the residence status of immigrants).



2.2.3 Provision of Social and Economic Facilities

Owing to backlogs in existing settlements and the need to prioritise those, authorities responsible for the provision of social and economic facilities, such as schools, clinics, community halls, recreational facilities and trading facilities, have not been able to provide facilities in most new housing projects.

In line with the policy to establish quality, sustainable human settlements, a programme has been introduced to fund primary social and economic amenities, where funding is not available from other sources.

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

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

- ❖ Medical care facilities;
- ❖ Community halls;
- ❖ Community park/playground;
- ❖ Taxi ranks;
- ❖ Sport facilities;
- ❖ Informal trading facilities; and
- ❖ Basic ablution facilities for the above.

The ownership of all facilities developed through the Programme will vest in the municipalities who will also be responsible for the operation and maintenance costs of the facilities.

Once the required facilities have been identified through the facilities audit/inventory and the needs assessment, municipalities will apply to the Provincial Department for funding for the provision of social and economic facilities or amenities.

Projects for the provision of Social and Economic facilities will be undertaken based on a partnership of cooperative governance between the relevant municipality, the Provincial Department, and the National Department.

2.2.4 Housing Assistance in Emergency Circumstances

During the process of upgrading informal settlements, it may be necessary to temporarily re-house households while services are being installed, or formal houses are being built on sites previously occupied by informal structures.

Likewise, it may be necessary to provide temporary housing relief to households in stress following natural or manmade disasters (e.g. where settlements have been destroyed by fire or houses have been rendered uninhabitable by storms and need to be repaired). In such cases the National Disaster Relief Fund renders the first line of Government assistance. The Emergency Housing Assistance Programme may then be used for temporary housing for disaster victims until such time as they can be provided with permanent houses.

This Programme will apply to emergency situations of exceptional housing need, such situations being referred to as "Emergencies".

Funding under the Programme will be made available to municipalities as grants for the provision of temporary aid and assistance will be limited to absolute essentials. Where possible, assistance under this Programme should be planned as the first phase towards a permanent housing solution.



Land identified for emergency housing should form part and parcel of the needs assessment and housing plan of each municipality as contained in the housing chapter of the Municipal Integrated Development Plan (IDP).

The projects will be undertaken based on a partnership of cooperative governance between the relevant municipality, the Provincial Department, and the National Department.

2.2.5 Social Housing Programme

Security of tenure remains one of the fundamental principles of housing policy. Where other programmes provide freehold tenure to households, there has been an increasing need for affordable rental units which provide secure tenure to households which prefer the mobility provided by rental accommodation.

Furthermore, the Comprehensive Plan identifies the need to address the inequities of the Apartheid induced spatial frameworks of our cities and towns by promoting integration across income and population group divides. There is a need to provide especially poor households with convenient access to employment opportunities and the full range of urban amenities.

The Social Housing Programme therefore applies only to “restructuring zones” which are identified by municipalities as areas of economic opportunity and where urban renewal/restructuring impacts can best be achieved. The Programme also aims at developing affordable rental in areas where bulk infrastructure (sanitation, water, transport) may be under-utilised, therefore improving urban efficiency.

The Programme provides for grant funding to establish, capacitate, and capitalise social housing institutions which may develop, hold and administer affordable rental units within identified restructuring zones.

A precondition for receiving capital grants is that social housing institutions need to be accredited and also access own capital contributions.

A Social Housing Regulatory Authority will deal with the accreditation of Social Housing Institutions in terms of legislation and regulations.

Social housing projects need to demonstrate their viability in each specific settlement context, but always with the objective of achieving the goals of integration and restructuring.

Subsidy funding will be provided on a sliding scale based on the number of poor households accommodated subject to certain conditions.

It is important to note that the Institutional Subsidy Programme may be used to develop affordable rental housing outside restructuring zones.

The following institutions each have an important role to play in the implementation of Social Housing Projects:

- ❖ Social Housing Regulatory Authority;
- ❖ Municipalities;
- ❖ The Provincial Department;
- ❖ The National Department;
- ❖ Delivery Agents; and
- ❖ National Housing Finance Corporation.



2.2.6 Institutional Subsidies

As the Social Housing Programme focuses mainly on achieving urban integration and upgrading and is applicable only in declared restructuring zones, the need remains for a programme that will provide for affordable rental accommodation in other parts of settlements (e.g. as part of informal settlement upgrades where such settlements are not well-located with regard to employment opportunities but where certain members of the community may need rental accommodation).

Hence, an Institutional Housing Subsidy Programme has been introduced to provide capital grants to social housing institutions which construct and manage affordable rental units. The Programme also provides for the sale of units by the social housing institution after at least four years have lapsed.

Housing institutions need to meet certain criteria to qualify for the subsidy. These are:

- ❖ The institution must have legal status;
- ❖ The main object of applying for the subsidy must be the development and holding of immovable property for occupation;
- ❖ The institution must be financially viable;
- ❖ Institutions must make a financial contribution in addition to the subsidy; and
- ❖ Institutions will normally be required to own immovable property, although long term leases may be found acceptable.

The housing institution must ensure that beneficiaries are granted secure tenure rights. Housing institutions who meet the designated criteria may apply to the MEC for an institutional subsidy in respect of a lease agreement, instalment sale or share-block agreement scheme. Qualifying beneficiaries then apply to the housing institution to occupy the rental stock.

The institution is responsible for the construction/provision of the rental stock and all maintenance of the said stock and to operate the stock in terms of the conditions of accreditation.

2.2.7 Community Residential Units Programme

Both the Social Housing and the Institutional Subsidy Programmes do not provide rental accommodation affordable to the very poor (and often informally employed) because of the high cost of multi-level units (and facilities provided) and the resultant high rental charges.

Likewise, there is a need for a programme that will support the upgrading of government owned communal rental accommodation (hostels).

Hence, the Community Residential Units Programme (CRU) aims to facilitate the provision of secure, stable rental tenure for lower income persons/households. The Programme provides a coherent framework for dealing with the many different forms of existing public sector residential accommodation.

The grant funding provided by the CRU Programme will be utilised for the development of the following public rental housing assets:

- ❖ Public hostels that are owned by Provincial Departments and municipalities;
- ❖ Hostels that have both a public and private ownership component due to historical reasons;
- ❖ Public housing stock that forms part of the “Enhanced Extended Discount Benefit Scheme” but which cannot be transferred to individual ownership and has to be managed as rental accommodation by the public owner;
- ❖ Publicly owned rental stock developed after 1994, and



- ❖ Existing dysfunctional, abandoned, and/or distressed buildings in inner cities or township areas that have been taken over by a municipality and funded through housing funds.

Apart from the above, the grant may also be utilised for the development of new public rental housing assets, if a viable opportunity to acquire and develop such new assets has been identified.

This Programme will be used for the development of sustainable public rental housing assets. The housing stock funded by the CRU Programme should remain in public ownership and cannot be sold or transferred to individual residents.

Long-term capital or major maintenance funding can be accessed through the CRU Programme. However, funding of operating costs has to come from the rental income collected by the owner.

The projects will be undertaken based on a partnership and cooperative governance between the relevant municipality, the Provincial Department and the National Department.

2.2.8 Individual Subsidy Programme

This Programme provides access to state assistance where qualifying households wish to acquire an existing house or a vacant serviced residential stand, linked to a house construction contract through an approved mortgage loan. These properties are available in the normal secondary housing market or have been developed as part of projects not financed through one of the National Housing Programmes.

The Programme encourages the growth of the secondary residential property market achieving an objective of the Comprehensive Plan for the Creation of Sustainable Human Settlements.

The Programme provides access to funding for the following two categories:

- ❖ **Credit Linked Subsidies:** In cases where the applicant can afford mortgage loan finance, the applicant may apply for a subsidy that is linked to credit from a financial institution; and
- ❖ **Non-Credit Linked Subsidies:** In cases where the applicant cannot afford mortgage loan finance, the applicant may apply for a subsidy to acquire an existing house entirely out of the subsidy and may supplement this with other funds that may be available to him or her. Qualifying persons who bought vacant serviced stands from their own resources and need assistance to construct a house may also apply for Non-Credit Linked Subsidies.

Non-Credit Linked subsidies are available to persons meeting the qualification criteria and who do not qualify for credit from a financial institution, as determined by the institution's lending criteria or who do not wish to access credit from a lender. The purchase of an existing house is therefore made solely from the subsidy amount awarded.

Non-Credit Linked subsidy applications are submitted to the Provincial Department together with a conditional deed of sale for the relevant property for evaluation and acquiring the MEC's approval.

Credit Linked Subsidies can be accessed by persons who satisfy the qualification criteria for the subsidy, and who can access mortgage loans. The subsidies are administered on behalf of the MEC by the financial institutions who have concluded agreements with the MEC and who will act as agents for the MEC.



2.2.9 Rural Subsidy: Communal Land Rights

In areas of communal tenure (e.g. where the Minister of Rural Development and Land Reform holds land in trust for communities) and where traditional leaders allocate land for settlement to households or persons, freehold tenure can in most cases not be easily secured. Hence it was necessary to develop a programme to assist households in areas with communal tenure to access housing subsidies.

The Rural Housing Programme only applies in areas of communal tenure and requires that tenure rights first be confirmed through the processes prescribed by the Minister of Rural Development and Land Reform.

Furthermore, subsidies are only available on a project basis but can be flexibly applied to meet real needs.

The Programme thus deals with the rules for housing subsidies for housing development on communal land registered in the name of the state or which will be held by community members subject to the rules or custom of that community. It is a pre-requisite for the allocation of subsidies under the Programme that a beneficiary community member provides proof of uncontested land tenure rights and qualifies for a new order tenure right on the portion of land allocated to him or her.

The housing subsidy may be utilised for the development of internal municipal services where no alternative funds are available, house building, upgrading of existing services where no alternative funding is available, the upgrading of existing housing structures or any combination of the said options.

Funding under this Programme will only be available within the context of an approved housing development project and may not be accessed on an individual basis. The housing subsidies allocated to beneficiaries under this Programme are awarded to persons who enjoy informal land rights protected

by the provisions of the relevant legislation. Subsidies under this Programme will only be approved if no other form of subsidy can be applied. It is a pre-requisite for project approval that the beneficiary community members must participate in all aspects of the housing development that is planned and will be undertaken.

A traditional council must in terms of the Traditional Leaders and Governance Framework Act, 2003 (Act No 41 of 2003), co-operate with any relevant municipal ward committee and must meet at least once a year with its traditional community to give account of its activities and finances.

There are five role-players within this Programme namely:

- ❖ The National Department;
- ❖ The Provincial Department;
- ❖ Municipalities;
- ❖ Traditional Councils, and
- ❖ The Land Administration Committee (after the promulgation of ClaRA).

2.2.10 Consolidation Subsidy Programme

Before the introduction of the White Paper on a New Housing Policy and Strategy for South Africa in December 1994, a substantial number of households had received serviced sites in terms of state housing schemes instituted pre-1994.

In order to enable such households to access adequate housing, a consolidation subsidy has been introduced which provides for the completion of houses on the serviced sites. Therefore, beneficiaries of such stands may apply under this Programme for further assistance to construct a house on their stands or to upgrade / complete their house they may have constructed from their own resources.



The developer being a municipality, or a provincial department is responsible for the implementation of the consolidation project with the full participation of the beneficiaries. The process includes Stakeholder negotiations, the identification of beneficiaries through interviews and assisting beneficiary communities to register.

A written project application is then to be submitted to the MEC and after approval an agreement is entered into between the developer and the MEC. Construction and building material are then purchased with a certificate of completion issued and payment of the subsidy.

The developer is a municipality or provincial department. The MEC receives and adjudicates applications for consolidation subsidies.

2.2.11 Enhanced Extended Discount Benefit Scheme

The policy framework and implementation guidelines for an Enhanced Extended Discount Benefit Scheme (EEDBS) were specifically formulated and implemented to support decisions made regarding the transfer of pre-1994 housing stock and is intended to stimulate and facilitate the transfer of public housing stock to qualifying occupants.

The aim of the EEDBS is to ensure that the majority of the occupants of public housing stock are provided with the opportunity to secure individual ownership of their housing units.

The EEDBS will be undertaken based on a partnership of cooperative governance between the relevant municipality, the Provincial Department, and the National Department.

2.2.12 Rectification of Certain Residential Properties created under the Pre-1994 Housing Dispensation

This Programme has been created to facilitate the improvement of state financed residential properties created through State housing programme interventions during the pre-1994 housing dispensation that are still in ownership of the public sector institution and/or that were disposed of to beneficiaries.

The main objective of the Programme would be the improvement of municipal engineering services where inappropriate levels of services were delivered and the renovation and/or upgrading, or the complete reconstruction of dwellings that are severely structurally compromised.

The projects will be undertaken based on a partnership of cooperative governance between the relevant municipalities, the Provincial Department, and the National Department.

2.2.13 Enhanced People's Housing Process

The People's Housing Process is a government housing support programme that assists households who wish to enhance their houses by actively contributing towards the building of their own homes. The process allows beneficiaries to establish a housing support organisation that will provide them with organisational, technical and administrative assistance. Training and guidance on how to build houses are also supplied. Participation in the process is regarded as a contribution towards the achievement of their housing opportunities and the compulsory requirement for a financial contribution is thus not applicable. Participation has the benefit of:

- ❖ a saving in labour costs;
- ❖ avoiding payment of a profit element to developers; and



- ❖ optimising control and decisions regarding the housing product to be delivered.

The EPHP is a community driven process, and it must be noted that the housing process is phased over time. The programme is not oriented towards delivery at scale over limited time frames. The programme requires skilful technical expertise to assist, train and guide the house building processes. The achievement of quality housing products remains a fundamental objective.

Community contribution is broadly defined and is not limited to a labour contribution (sweat equity) only. The programme may apply in a variety of development circumstances such as in informal settlement upgrading projects, rural housing developments and “Greenfield” developments.

The main role players are the Community Based Organisation (CBO) that will represent the beneficiaries. The Community Resource Organisation that will provide technical and administrative assistance to the CBO, the municipality and the provincial department responsible for human settlements.

2.2.14 Farm Residents Housing Assistance Programme

This housing assistance programme provides capital subsidies for the development of engineering services - where no other funding is available, and adequate houses for farm workers and occupiers in a variety of development scenarios. The Programme attempts to address the wide variety of housing needs of people working and residing on farms by providing a flexible package of housing models to suit the local context.

In most instances, the programme will be applied where the farm residents are required to reside close to their employment obligations and where the farmland is distant from the nearest town, rendering the settlement of the farm residents in the town impracticable.

Due to the rural context and the inability of most municipalities to deliver the required services, the farm owner is regarded as a key service delivery agent under the programme. The farm owner will have the options to provide formal rental accommodation on his or her land for the residents on the farm or may decide to subdivide the farm into small subsistence agriculture holdings and transferring such to the relevant residents. The farm owner may act as the implementing agent under both options by providing the required basic water and sanitation services and to construct the houses.

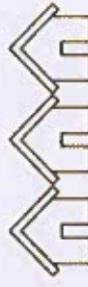
Where the farmland is subdivided, the beneficiaries may establish a legal entity through which it could decide to undertake the housing development on the basis of a People’s Housing Process or may elect to appoint the provincial Government or a private sector developer to undertake the development.

The farm owner may also decide to provide a portion of the farm to a housing institution for the provision of rental units on the farm.

Funding available under the Programme will only be available for the provision of basic water and sanitation services as an option of last resort. Such services must be financed from other funding resources.

The farm owner will be obliged to enter into a written agreement with the MEC that will regulate the roles and responsibilities of the parties. The farm owner will be obliged to authorise the MEC to register a pre-emptive right and a preferential claim over the title deed of the farmland in terms of which the state investment on the farm is protected and that will provide for a structured exit mechanism.

The farm owner must conclude written rental agreements with the beneficiaries of the housing subsidy units. The rental to be charged, if any, may not include a component to redeem the subsidy capital provided to the farmer or housing institution as the case may be.



2.3 Breaking New Ground Policy

The policy document, Breaking New Ground: A Comprehensive Plan for the Development of Sustainable Human Settlement, which was published in 2004 by the National Department of Human Settlements (NDoHS), provides the following guidelines:

2.3.1 General

- ❖ Residents should live in a safe and secure environment, and have adequate access to economic opportunities, a mix of safe and secure housing and tenure types; reliable and affordable basic services; educational, entertainment and cultural activities; and health, welfare, and police services.
- ❖ There is a need to move away from a housing-only approach to a more holistic development of human settlements, including the provision of social and economic infrastructure.

2.3.2 Location

- ❖ Ensure that low-income housing is provided in close proximity to areas of opportunity.
- ❖ Integrate previously excluded groups into the city, and the benefits it offers, and to ensure the development of more integrated, functional, and environmentally sustainable human settlements, towns, and cities. The latter includes densification.

2.3.3 Public Amenities

- ❖ The multi-purpose cluster concept must be applied to incorporate the provision of primary municipal facilities, such as parks, playgrounds, sports fields, crèches, community halls, taxi ranks, satellite police stations, municipal clinics, and informal trading facilities.

2.3.4 Housing Typologies

- ❖ Encourage Social (Medium-Density) Housing which may make a strong contribution to urban renewal and integration.
- ❖ Social housing must be understood to accommodate a range of housing product designs to meet spatial and affordability requirements. Social housing products may include:
 - Multi-level flat, or apartment options, for higher income groups, incorporating beneficiary mixes to support the principle of integration and cross-subsidisation;
 - Co-operative group housing;
 - Transitional housing for destitute households; and
 - Communal housing with a combination of family and single-room accommodation with shared facilities and hostels.

2.3.5 Settlement Design

- ❖ Ensure the development of compact, mixed land use; and diverse, life-enhancing environments with maximum possibilities for pedestrian movement and transit via safe and efficient public transport in cases where motorised means of movement is imperative.
- ❖ More appropriate settlement designs and housing products, and more acceptable housing quality should be achieved.



- ❖ There is a need to focus on changing the face of the stereotypical RDP houses, and settlements, through the promotion of alternative technology and design.
- ❖ Enhance settlement design by including design professionals at planning and project design stages and developing design guidelines.

2.3.6 Funding

- ❖ Funding support will shift away from the current emphasis on uniform individual subsidies towards equity support for social institutions, determined as a percentage of the total capital cost of the project, including medium-density housing, communal housing, hostels, and transitional housing.

2.4 National Outcomes

Government has agreed on 12 National Outcomes as a key focus of work to achieve the Millennium Targets. Each outcome has a number of measurable outputs with targets. Each output is linked to a set of activities that will help achieve the targets and contribute to the outcome.

Combined, these agreements reflect government's delivery and implementation plans for its foremost priorities. The twelve outcomes are as follow:

- ❖ Outcome 1: Improve the quality of basic education
- ❖ Outcome 2: Improve health and life expectancy
- ❖ Outcome 3: All people in South Africa protected and feel safe
- ❖ Outcome 4: Decent employment through inclusive economic growth

- ❖ Outcome 5: A skilled and capable workforce to support inclusive growth
- ❖ Outcome 6: An efficient, competitive, and responsive economic infrastructure network
- ❖ Outcome 7: Vibrant, equitable and sustainable rural communities and food security
- ❖ Outcome 8: Sustainable human settlement and improved quality of household life
- ❖ Outcome 9: A responsive and accountable, effective, and efficient local government system
- ❖ Outcome 10: Protection and enhancement of environmental assets and natural resources
- ❖ Outcome 11: A better South Africa, a better and safer Africa, and World
- ❖ Outcome 12: A development-orientated public service and inclusive citizenship.

2.5 National Development Plan

As far as transforming human settlements is concerned, the National Development Plan (NDP) recognises that where people live and work matters, and that this requires major spatial interventions in the urban and rural landscape of South Africa.

In urban areas in-migration, especially by the young and poor, increases pressure on services and transport, complicated by apartheid-fragmented geography. Economic growth has been slower than the demand for employment. In particular, accommodation faces challenges, including financing for lower end housing and its incorporation into the market, and slow progress on rental accommodation (CRU and Social Housing) and upgrading of informal settlements.



2.5.1 Key NDP Recommendations

- ❖ Upgrading all informal settlements on suitable, well-located land by 2030;
- ❖ Increased urban densities to reduce sprawl and costs;
- ❖ Substantial investments in safe, reliable, and affordable public transport and better co-ordination among the various modes;
- ❖ A comprehensive review of the grant and subsidy regime for housing to ensure diversity in product and finance options and spatial mix;
- ❖ A focused strategy on the housing gap market, involving banks, subsidies, and employer housing schemes; and
- ❖ The development of spatial compacts.

In the rural areas, the National Development Plan (NDP) reports that general productivity has been declining and outmigration to cities and towns has been accelerating. The rural landscape is characterised by rural densification without associated infrastructure and governance arrangements, ill located land-reform initiatives from the perspective of viable farming, or access to markets, and many of these initiatives are in conflict with other imperatives such as mining or preserving biodiversity.

Rural interventions will differentiate less dense marginal areas primarily needing appropriate service provision from more viable and denser areas with transport and market access, including:

- ❖ Innovative, targeted, and better co-ordinated provision of infrastructure (including ICTs) and services provision;
- ❖ Prioritising agricultural and rural development along mobility corridors, to build local economies and contribute to national food security;
- ❖ Identification of non-agricultural opportunities such as tourism and mining, especially with a “green” focus;
- ❖ Small-town development as nodes of rural development; and

- ❖ Mechanisms to make land markets work more effectively for the poor, especially women.

Table 1 provides a summary of the human settlement-related recommendations contained in the National Development Plan.

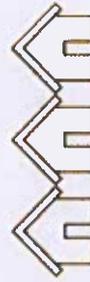
Table 1: Human Settlement Related Recommendations as per the NDP

Vulnerability to environmental degradation, resource scarcity and climatic shocks must be reduced. Ecological systems should be protected and replenished.
Municipalities should introduce more measures to reduce the demand for electricity and water, cut water leakages, and eliminate waste going to landfill, and discourage high-consumption lifestyles.
Prevent further state support for housing in poorly located areas and prioritise development in inner cities and around transport hubs, corridors, and economic nodes.
Shifting settlement patterns should be investigated to align public investment in infrastructure and services with these trends, and to develop appropriate systems of land tenure and growth management. Special attention must be given to areas of densification along transport corridors within previous homelands.
Municipal spatial planning is often inadequately linked to investment decisions around bulk infrastructure, and there is an urgent need for municipalities in growing areas to adopt growth management strategies to prioritise infrastructure investment in places where growth is desired (for example, around public transport networks).



<ul style="list-style-type: none"> ❖ Shift housing funding away from building single houses to supporting the development of a wide variety of housing types with different tenure arrangements (including affordable rental and social housing). ❖ Encourage housing development as part of a mix of activities and land-use types. ❖ Strengthen the link between public transportation and land use management with the introduction of incentives and regulations to support compact mixed-use development within walking distance of transit stops and prioritise higher density housing along transit routes. 	<p>Access to adequate housing, reliable electricity, safe water supplies, accessible public transport and hygienic and dignified sanitation facilities remains a daily challenge for many South Africans, particularly in poor rural and peri-urban communities.</p>
<ul style="list-style-type: none"> c) cultural services, and d) public facilities such as schools, clinics, roads, parks, community centres and libraries. 	<p>Public works programmes should be tailored to community building and local needs in at least four broad areas: a) the economy of social care, b) green infrastructure, c) cultural services, and d) public facilities such as schools, clinics, roads, parks, community centres and libraries.</p>
<p>A strategy should be developed to enhance the developmental role of small towns in rural economies, with a focus on economic viability, sustaining public services, skills development, the green agenda and connecting infrastructure.</p>	<p>Agricultural production should be prioritised to boost job creation and local economic development, which will gradually develop a sustainable competitive industry. Programmes providing technical, marketing, and financial support would strengthen local producers, reduce vulnerability to external shocks and reduce transportation costs, while increasing local jobs and incomes.</p>

<p>Particular attention must be paid to rural densification in parts of the previous homelands, where rural settlements are growing rapidly in areas where access to land is possible and transport services are good. Population densities in these places are approaching those of urban areas, but the economic base and the infrastructure and governance arrangements to manage this change are lacking.</p>
<p>Land registration systems, for example, cannot deal with the increasingly complex forms of informal and semiformal tenure in rural areas.</p>
<p>Infrastructure unlocks the development potential of rural areas. Appropriate levels, form and location are important, given that infrastructure investment is less cost effective in lower density areas with small economies.</p>
<ul style="list-style-type: none"> ❖ Incentivise new private housing developments to include a proportion of affordable housing. ❖ Support the growth of housing in the gap market by addressing obstacles in supply (lack of serviced land and delays in regulatory approval) and demand (provision of affordable loans by financial institutions).



2.6 National Spatial Development Framework (NSDF)

Figure 2 depicts the study area in the context of the National Spatial Development Framework (NSDF) from which the following should be noted:

- ❖ Two Key National Roads serve the broader region, including route N4 which extends from the City of Tshwane westwards up to the Gaborone Border Post with Botswana; and route N14 further to the south which extends into the Northern Cape Province from where it links into Namibia.
- ❖ A National Urban Node around Rustenburg and a Regional Development Anchor around Madibeng, Mahikeng and Tlokwe. The main aim within these areas is to:
 - Consolidate and direct the rapid population growth experienced in these areas;
 - To create human settlements and centers of human capital excellence, innovation, trade, inclusive green economies and regional enterprises; and
 - To maintain and upgrade existing road and rail infrastructure and improve the affordability of public passenger transport.
- ❖ The National Resource Production Heartland is located in the southern extents of the region. Within this area high value agricultural land needs to be protected in pursuit of national food security, economic growth and social stability.
- ❖ The Eco Resource Production Region also extends into the Region with the two main resources being high potential agricultural land and mining minerals. In the case of the mining areas long term infrastructure planning must be done in order to support new and expanding mining and associated activities.



2.7 North-West Province Spatial Development Framework (SDF) 2017

The main directives of the North-West Provincial SDF, in the context of the Rustenburg LM, are discussed below.

The existing spatial pattern within North-West provides for a spatial development system providing for economic development concentrated in a system of nodes and corridors which are discussed below.

2.7.1 Regional Activity Nodes within Transportation Corridors

❖ The Platinum Development Corridor as the main regional development corridor supported by the N4 route focusing on public and private investments initiatives within the corridor. Within North-West, the Platinum Development Corridor accommodates:

- The primary activity nodes of Brits and Rustenburg and associated industrial and mining concentrations
- The secondary activity nodes of Hartbeespoort and Marikana
- Zeerust as tertiary node as well as the local nodes of Lehurutse, Groot Marico and Swartuggens

❖ The N12 development corridor supporting the Johannesburg-Cape Town transportation corridor with:

- Potchefstroom and Klerksdorp as primary activity nodes.
 - Stilfontein and Wolmaranstad as secondary nodes.
 - Bloemhof and Christiana as tertiary nodes.
- ❖ The concentration of North-West's economic development and population into the main subregional/regional development nodes of Madibeng, Rustenburg, Mahikeng and Matlosana

- Attracting subregional trade, industry and services providing for the existing population and adjoining rural areas.
 - Providing economic growth, providing employment to the existing as well future urban and rural hinterland population.
- ❖ A system of smaller activity nodes interconnected with each other and the regional corridor and activity nodes by a system of roads providing economic and social infrastructure for their respective populations and economies.
- ❖ The development of poor rural communities, remote from economic activity nodes which also form part of rural communities with economic, social and engineering infrastructure to enable them to participate in the local and regional economies.
- ❖ A strong developed tourism sector as a result of the biodiversity provided by regional, national, provincial and private protected and conservation areas.
- ❖ Agriculture taking up the largest part of the province.

2.7.2 Regional Spatial Development Initiatives

The Rustenburg LM is affected by the N4 Platinum Corridor as well as the Eastern Development Belt (Figure 3).

❖ **The Platinum (N4) Development Corridor:** The Platinum Development Corridor, as a transportation corridor linking Gauteng, the economic heartland of the South Africa with the Maputo harbour, is supported by the N4 and the Johannesburg- Mahikeng railway line, which traverses through the Bojanala and Ngaka Modiri Molema Districts.



- ❖ **The R510/R30 /R53 route (Eastern Development Belt):** The R510/R30/R53 route links Kgetlengrivier, Madibeng, Rustenburg, Matlosana, Tlokwe and Ventersdorp. These municipalities are situated on the western fringe of the economic hub of Gauteng and interact with the economy of Gauteng.

2.7.3 Rustenburg LM Development Guidelines (as per the NW SDF):

- ❖ Development should take note of the spatial expansion requirements of the Rustenburg Local Municipality with opportunity for better alignment to address historically miss-aligned and isolated development practices.
- ❖ Capital investment in the municipality must focus on existing infrastructure, rather than the creation of new infrastructure in remote areas.
- ❖ Formalisation of trade.
- ❖ Residential densification in the larger nodes.
- ❖ Formalisation and upgrading of informal settlements.
- ❖ Providing access to basic services.
- ❖ Accommodate SMMEs within the economic nodes of Rustenburg, Boitekong and Phokeng.
- ❖ Minimise urban sprawl.
- ❖ Intensify development around the N4 Development Corridor.
- ❖ Ensure adequate housing in Rustenburg for the people migrating from the rural areas.
- ❖ Focus on skills development in the mining, trade and business sectors to diversify the economy.
- ❖ Increase efficiency of transport network and enhance connectivity.

- ❖ Focus on infrastructure development that will help to attract private sector investment in the core Rustenburg area.
- ❖ Create a favourable business environment to promote the establishment of new industries.
- ❖ Create economic hubs in Phokeng and Boitekong.
- ❖ Develop agro-industries to enhance local beneficiation and to create a multiplier effect supporting the provision of an Agrihub and Agricultural Co-operative within Rustenburg.
- ❖ Intensify development in areas with high development potential or economic growth.
- ❖ Promote infill development.
- ❖ Protect high value agriculture land.
- ❖ Kick start development in Boitekong and Phokeng to establish new potential growth nodes – multiyear public sector investment framework focused on municipal infrastructure, public amenities and social housing to serve as catalyst to kick start private sector investment.
- ❖ Create employment opportunities closer to where people are living.
- ❖ Identify and develop priority biodiversity areas.
- ❖ Develop and promote the tourism areas of Vaalkop Nature Reserve, the Kgaswane Nature Reserve, the Magaliesburg Protected Environment, and other critical biodiversity areas.
- ❖ Develop the eco-tourism sector.



2.8 Bojanala District One Plan (Draft), 2024

It is noted that the section dealing with Human Settlements in the District Development Model (DDM) is very limited and outdated (statistics from 2008 are used).

The main challenges facing the Bojanala DM, as per the DDM include:

- ❖ Inadequate water provision
- ❖ Limited broadband connectivity (poor ICT Infrastructure)
- ❖ Poor road infrastructure and maintenance / Limited mobility and accessibility infrastructure
- ❖ Unstandardized policies on urban design and management (Insufficient Town Planners)
- ❖ Poor river network maintenance
- ❖ Settlement growth around existing and historic settlement nodes
- ❖ Water provision challenges
- ❖ Underutilisation of proximity-based tourism potential
- ❖ Underdeveloped alternative energy options
- ❖ Lack of SMME (Small, Medium, and Micro Enterprises) activation in localised sectors
- ❖ Uncertainty on land ownership (great portion of land owned by traditional authorities)
- ❖ Inability to explore the agriculture sector to increasingly contribute to Gross Value Add
- ❖ Limited lifespan of mining-based economy
- ❖ Unexplored rail network to ensure multi-modal transport options
- ❖ Lack of bulk waste disposal services
- ❖ Unsuccessful cost recovery strategies for services
- ❖ Dysfunctional local government

- ❖ In-efficient administrative functional linkages
- ❖ Reliance on grant funding

Furthermore, the SWOT Analysis as per the DDM is shown in Table 2 below.

Table 2: Bojanala DDM SWOT Analysis

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> ❖ Political stability and oversight ❖ Good governance ❖ Good stakeholder relations ❖ Draft Economic Recovery Plan ❖ Strong strategic partnerships and alliances ❖ Tourism and mining economic sectors 	<ul style="list-style-type: none"> ❖ Over reliance on government grants ❖ Informal traders ❖ Informal settlements
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> ❖ Collaborations with mining companies & partners ❖ Growth and investment ❖ Improved Inter Governmental Relations Initiatives ❖ Bojanala is predominantly rural in nature and as a result there is an opportunity for agricultural development ❖ Job creation in mining and construction sector 	<ul style="list-style-type: none"> ❖ Labour unrests – investment ❖ Negative perception on the quality of municipal service provision at local municipalities ❖ Impact of poor service delivery ❖ Load shedding ❖ Interrupted water supply ❖ Illegal/ informal settlements due to mining activities ❖ Unregulated informal markets



The DDM identified a number of projects for urgent implementation as shown in Table 3.

Table 3: DDM Measurable Outcomes and Economic Impacts

PROJECTS	ESTIMATES COSTS	FUNDER
Fresh Produce Market	R50 million	Municipality/ISA
Agri-Parks	R1 billion	Municipality, Dept of Agriculture, Land Reform and Rural Development (DALRRD) and Provincial Dept of Agriculture and Rural Development
Renewable energy	R6 billion	ISA and Dept of Mineral Resources and Energy (DMRE)
Beneficiation	R4 billion	Mining Houses and Dept of Mineral Resources and Energy
Agro processing	R5 billion	Dept of Agriculture, Land Reform and Rural Development
Bojanala SEZ	R1 billion	NWDC, Mining Houses and Municipality
Tourism Hubs	R500 million	Dept of Tourism, Municipality and Private sector

2.9 Rustenburg Local Municipality Spatial Development Framework (SDF), 2025

2.9.1 Overview

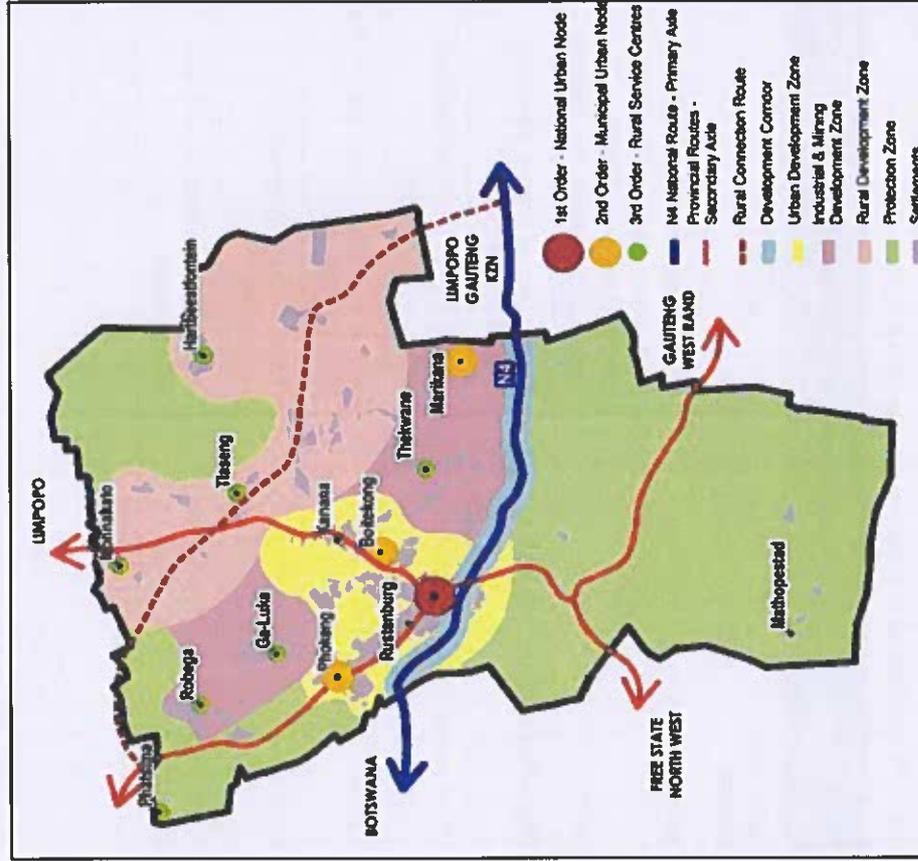
The Rustenburg SDF Conceptual Framework is shown in Figure 4, from which the following spatial Components are noted:

- ❖ **Access routes and corridors** which are focused on providing high access and mobility by connecting nodes within the region and municipality. The priority roads include the N4 as primary axle and Development Corridor and the secondary axes, namely the R510, R565 and R24, with the R556 as the rural connection route from the N4.
- ❖ **Nodes and settlements:** Identification of the most prominent higher order settlements or nodes consisting of the National Urban Node and the Municipal Urban Nodes, as well as lower order settlements which provide essential social and community facilities for the larger rural region, namely Rural Service Centres.
- ❖ **Protection Zone:** This zone represents the protection, preservation and utilisation of natural resources.
- ❖ **Urban Development Zone:** This zone is focused on urban development and associated specialised urban activities (land uses).
- ❖ **Rural Development Zone:** This zone incorporates the rural areas, mainly located in the Traditional Authority areas, providing rural residential refuge supported by opportunities for rural livelihoods development.
- ❖ **Industrial and Mining Development Zone:** Although the focus of this zone is on the protection and development of the mineral resources, parts of the zone incorporate a wide spectrum of mixed uses including residential, agriculture, industrial etc. In the long term, portions of the



eastern part (Marikana) of the zone may potentially transform into an Urban Development Zone.

Figure 4: Rustenburg SDF – Conceptual Framework



2.9.2 Nodal Hierarchy

The nodal hierarchy of the Rustenburg LM (as per the SDF) are as follows:

- ❖ Rustenburg/Tlhabane National Urban Node (first order settlement)
- ❖ The Municipal Urban Nodes (second order settlements)
 - Phokeng
 - Boitekong
 - Marikana
- ❖ The Rural Service Centres (third order settlements):
 - Chaneng/Robega
 - Ga-Luka
 - Thekwane/Photshaneng
 - Tlaseng
 - Lethabong
 - Phatsima
 - Monnakato

The reason for following a hierarchic order and system of nodal areas and rural settlements is based on the principle to provide social infrastructure where it is required and provided in accordance with the role and type of settlement within the broader national, regional and local setting and to guide investment in infrastructure and social services, and prioritisation thereof by all spheres of government.

In terms of the “Social Services Wheel” referred to in the National SDF (Dept. Agriculture, Land Reform and Rural Development, 2023), the provision of social and community services in the abovementioned nodes are the higher order services and more specialised uses.



2.9.3 Focus Areas

Figure 5 further shows the Rustenburg SDF Focus Areas, of which the following Areas are most relevant to this Housing Sector Plan:

- ❖ Priority Human Settlement and Housing Development Area
- ❖ Strategic Development Areas
- ❖ Housing Reform Areas

The Rustenburg-Boitekong-Marikana Priority Human Settlement and Housing Development Area (PHSHDA) was promulgated in 2020 with the aim to prioritise infrastructure investment in integrated human settlements, aligned to economic opportunities created in this area, and by prioritising housing intervention programmes and supporting infrastructure funding, as well as housing finance to these areas that promote inclusive residential markets. The ultimate purpose of the area is to achieve the outcomes of spatial transformation, integration, sustainability and security of tenure.

In support of the identified PHSHDA, the municipality has identified specific Strategic Development Areas.

The Strategic Development Areas (SDAs) are areas identified by the municipality for urban development expansion and investment, and more specifically as development areas to respond to a wide spectrum of future urban development growth needs for inter alia residential and community facilities. The SDAs are also regarded as areas to achieve spatial restructuring, integration and sustainable human settlement.

The Housing Reform Areas (HRAs) have been identified by the municipality as urban restructuring areas with the potential for high density residential uses, including affordable rental housing, and to be considered in future as social housing restructuring zones.

Annexure A hereto contains the various Local Area Plans, which clearly delineate the areas which should be prioritised for human settlements.



Extract of the Rustenburg Spatial Development Framework (Draft 2025): Focus Areas



Rustenburg Spatial Development Framework Focus Areas

- Hierarchy of Settlements**
- First Order Settlements
 - Second Order Settlements
 - Third Order Settlements
 - Towns
 - Major Roads
 - Main Roads
 - Secondary Roads
 - Railways
 - Dams
 - Rivers
 - Rustenburg/Boleskop/Mankana Development Area PHSIDA
 - Activity Spines
- Focus Areas**
- Agriculture & Farming Focus Area
 - Environment Protection & Tourism Focus Area
 - Industrial Focus Area
 - Mining Focus Area
 - Urban Development Zone
 - Settlements
- Biophysical Attributes**
- Nature Reserves
 - High Potential Agricultural Areas
 - Magalesberg Biosphere Reserve
 - Core Zone
 - Buffer Zone
 - Transition Zone

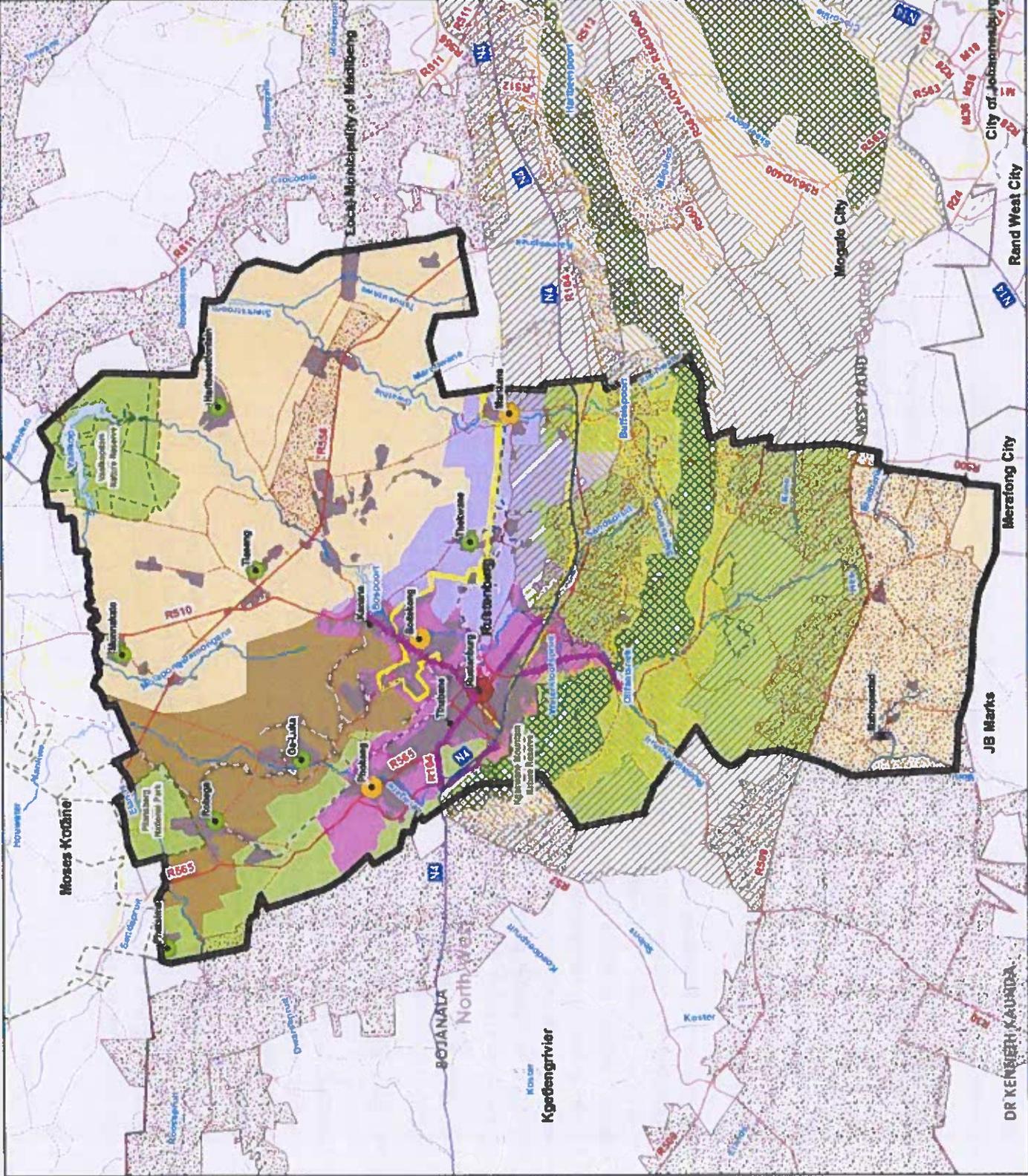
Source(s):
 Demarcation Board 2018
 MapOT Roads, 2015
 SAPAD & SACAD 2022
 DALRRD 2022

Scale - 1 : 350,000 (A3)



FIGURE 5

Project Details: 1000000
Version: V8
DSO/ASSET:
 All maps are extracts of the final documents as issued with regard to the
 date and will not be held liable in any event of any error or damage in
 connection with or arising out of the use of this data. The data forming the
 property of the CLIENT and may be used by Client for purposes of the project
 only which approval of the CLIENT



DR KENNETH KAUNDA

2.10 Rustenburg Local Municipality Integrated Development Plan (IDP), 2024/2025

The Integrated Development Plan (IDP) distinguishes between four different settlement types in the Rustenburg LM as follows:

- ❖ **Formal Urban Settlements** have a formal (proclaimed) layout plan with registered erven and erf numbers; are serviced with a full range of municipal services; and the households can obtain security of tenure. These include areas such as Rustenburg, Tlhabane, Boitekong, Phatsima, Hartbeesfontein, Kroondal and Marikana.
- ❖ **Tribal Settlements** are mainly located on Bafokeng tribal land and the households living in these settlements are considered Bafokeng citizens. Although these households do not own title deeds, they have security of tenure (permission to occupy) through their association with the tribe and are characterised by varying levels of service. Settlements that fall within this category include areas such as Phokeng, Kanana, Luka, Chaneng, Tlaseng, Rankelenyane, Thekwane and Photsaneng.
- ❖ **Rural Settlements** are settlements that are similar in nature to the tribal settlements with regard to the residential densities and functions, but they are not located on Bafokeng tribal land.
- ❖ **Informal Settlements** have mainly developed along the mining belt and close to mine shafts. These include areas such as Wonderkoppies, Nkaneng, Zakhele, Popo Molefe and Freedom Park. The 24 informal settlements in the RLM area are characterised by a lack of security of tenure and a lack of basic municipal services. Collectively these areas represent at least 24,000 households. The total number of households residing in informal structures (including backyard units and informal

units in traditional authority areas) in the RLM municipal area is about 68,800 units.

Table 4 below depicts the various Human Settlement Project identified in the IDP.

Table 4: Human Settlement Projects identified in the IDP

PROJECT NAME	IMTEF FORWARD ESTIMATES (R '000)		
	24/25	25/26	26/27
2016/17 Rustenburg Marikana Rooikoppies	2,000	-	-
2016/17 Rustenburg Mbeki Sun 2000	1,000	742	-
2016/17 Rustenburg Popo Molefe	1,000	742	-
2016/17 Rustenburg Yizo Yizo	132	132	-
Rustenburg Boshhoek	345	645	-
2016/17 Rustenburg Marikana Rooikoppies - Phase 1	156	156	-
Marikana Ext 13	595	895	-
2016/17 Rustenburg Popo Molefe	2,055	-	-
Remainder Portion 21 of the farm Goedgenoeg	2,000	2,500	-
2016/17 Rustenburg Popo Molefe	21,732	7,211	-
2016/17 Rustenburg Popo Molefe	21,732	7,211	-
2016/17 Rustenburg Popo Molefe	21,732	7,211	7,715
2016/17 Rustenburg Popo Molefe	21,732	-	-
2016/17 Rustenburg Popo Molefe	21,732	-	-
2016/17 Rustenburg Mbeki Sun 2000	18,027	7,211	-



Rustenburg Local Municipality Housing Sector Plan

PROJECT NAME	MTEF FORWARD ESTIMATES (R '000)		
	24/25	25/26	26/27
Rustenburg Boshoeck	2,000	-	-
2023/24 Rustenburg Popo Molefe internal services - Phase 1	18,127	16,296	-
2023/24 Rustenburg Yizo Yizo Internal services - Phase 1	-	25,237	7,788
TOTAL Informal Settlements Upgrading Partnership Grant	156,944	77,036	15,503
2016/17 Rustenburg Bokamoso 1600 - Metro Projects	4,418	5,522	5,522
2016/17 Rustenburg Lethabong Ext 2 - Makole	4,086	5,964	5,853
2016/17 Rustenburg Marikana Rooikoppies - Phase 1	10,000	9,000	7,000
2021/22 Rustenburg Bokamoso - 250 Units Tholo tsa Kwena	3,408	4,260	8,520
2021/22 Rustenburg Bokamoso - 300 Mintirho	3,408	4,260	4,260
Rustenburg L. M. Meriting Ext 4 & 5 (1590 Sub) - Phase 1	649	865	649
RUSTENBURG - BOITEKONG Ext 2.4 & 5 (3200 Subs) - Boitekong Ext. 2.4 & 5 Phase 1	150	252	100
Rustenburg - Boitekong Ext 13 (440 Subsidies) - Phase 1	100	166	66
RUSTENBURG - FREEDOM PARK (2000 SUBSIDIES) - Phase 1	185	309	123

PROJECT NAME	MTEF FORWARD ESTIMATES (R '000)		
	24/25	25/26	26/27
Rustenburg - Rustenburg Villages 1050 - Bobuampya Village	2,609	-	-
Rustenburg - Rustenburg Villages 1050 - Kanana	2,609	-	-
Rustenburg - Rustenburg Villages 1050 - Lefaragathe Village	2,609	-	-
Rustenburg - Rustenburg Villages 1050 - Lesung Village 50	2,609	-	-
Rustenburg - Rustenburg Villages 1050 - Mabitse Village	2,609	-	-
Rustenburg - Rustenburg Villages 1050 - Makolokwe 150	435	-	-
Rustenburg - Rustenburg Villages 1050 - Military Veterans	2,234	-	-
Rustenburg - Rustenburg Villages 1050 - Mmamerotse Village	435	-	-
Rustenburg - Rustenburg Villages 1050 - Mosenthal	2,609	-	-
Rustenburg - Rustenburg Villages 1050 - Phokeng Village	2,826	-	-
Rustenburg - Rustenburg Villages 1050 - Photsaneng Village	3,044	-	-
Rustenburg - Rustenburg Villages 1050 - Rankelenyane	3,478	-	-
Rustenburg - Rustenburg Villages 1050 - Syferbult Village	3,044	3,261	3,261



Rustenburg Local Municipality Housing Sector Plan

PROJECT NAME	MTEF FORWARD ESTIMATES (R '000)		
	24/25	25/26	26/27
Rustenburg - Rustenburg Villages 1050 - Tantanana Village	1,087	-	-
Rustenburg - Rustenburg Villages 1050 - Thekwane Village	3,261	-	-
Rustenburg - Rustenburg Villages 1050 - Tlapa Village	2,609	-	-
Rustenburg Boitekong Ext16 Bulk Services - Phase 1	15,000	9,000	10,000
Rustenburg Bokamoso 1400 - Phase 1	15,482	9,000	10,000
Rustenburg Hartebeesfontein Pls (1417 Subs) - Phase1	216	360	144
Rustenburg L.M Boitekong Ext 7[23] (1075 Subs) - Phase 1	194	259	194
Rustenburg Municipality - Rankunyane (Monnakato) - 93 Units	3,044	5,435	3,261
Rustenburg Rustenburg Military Vets 26 - Phase 1	2,616	-	-
Rustenburg. Rankelenyane. 65 - Phase 1	2,609	1,087	1,087
2021/22 Rustenburg Bokamoso - 250 Tawana	3,093	11,045	11,045
2021/22 Rustenburg Bokamoso - Lempitse	3,093	11,045	11,045
2023/24 Rustenburg Boitekong ext 16 units - Phase 1	-	11,045	11,045
2023/24 Rustenburg Mbeki Sun units - Phase 1	-	11,045	11,045

PROJECT NAME	MTEF FORWARD ESTIMATES (R '000)		
	24/25	25/26	26/27
2023/24 Rustenburg Popo Molefe units - Phase 1	-	-	11,045
Rustenburg Marikana Mega Project - Phase 1	10,034	5,000	10,000
Rustenburg Mega Project - Phase 1	-	3,000	3,000
TOTAL Human Settlements Development Grant	119,889	111,180	128,265



2.11 Rustenburg Local Municipality PHDA

The declaration of Priority Human Development Areas (PHDAs) is a national directive to influence the macro-spatial outlook towards spatial transformation. The PHDAs are managed by the National Department of Human Settlement (DHS), with implementation support from the Housing Development Agency (HDA) in order to prioritise, focus and integrate investment efforts towards the advancement of spatial transformation and consolidation. Any project planned outside of these areas will require a motivation for funding in support thereof.

The delineation of the PHDAs followed a process of identifying areas of deprivation, areas of growth, areas with high investment potential and priority areas. The purpose of the PHDAs is therefore to target and prioritise areas for the implementation of the national housing programmes, infrastructure investment especially through grant funding to ensure the delivery of housing for a broad range of income groups within an integrated and sustainable development. The following areas are considered as circumstances of priority:

- ❖ Areas of urgent housing need where there is an established high demand and low supply of housing opportunities;
- ❖ Areas requiring upgrading and/or redevelopment for purposes of delivering housing choices, including subsidised housing;
- ❖ Areas requiring improved access to infrastructure, amenities and services, and
- ❖ Areas that support the integration of different housing typologies, land uses and economic development.

A Development Plan was compiled for the identified Priority Housing Development Area within the Rustenburg LM, which is depicted on Figure 6.

The Development Plan proposes that residential development within the PHDA (as the area within the municipality with the highest number of households and the fastest growing population) should be consolidated in four main clusters as listed below:

- ❖ **Boitekong-Meriting Cluster (Area R1):** Main focus to be the incremental upgrading and formalisation of the existing 25,000 informal structures broadly located in eight informal settlements.
- ❖ **Waterval-Waterkloof Cluster (Area R2):** Predominantly catering for a range of bonded housing (full ownership and rental stock).
- ❖ **Bokamoso township (Area R3):** Intended to serve the residential needs in the central parts of the PSHDA, and which is intended to comprise 4,000 units (bonded and subsidised).
- ❖ **Kroondal Cluster** which essentially comprises three sub-areas, namely Kroondal Extension 4 and 13 and surrounds (Area R4), Kroondal Extension 1 and 2 and surrounds (Area R5) and Kroondal future extensions (Area R6).

The plan further proposes that each of the four clusters identified should be managed and developed as a functional residential area comprising:

- ❖ A range of housing typologies and tenure alternatives;
- ❖ An associated range of community services and facilities to serve the resident population, and
- ❖ Business activity including retail and service industries consolidated in the local business nodes earmarked in each of these areas.



Extract of the Rustenburg/ Boitekong/ Marikana PHDA



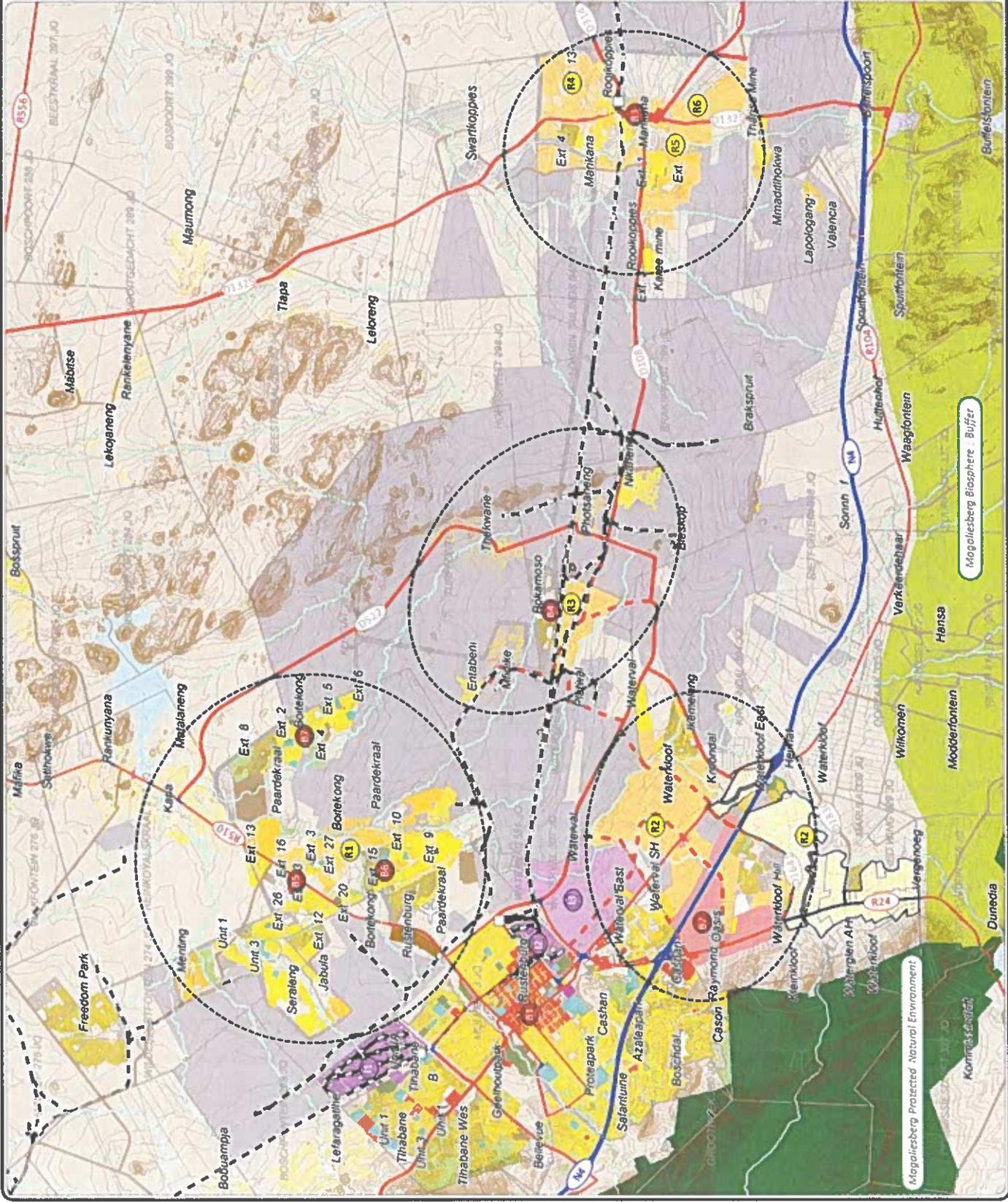
7. Rustenburg/Boitekong / Marikana Concept and Strategy

- Priority Human Settlement
- Housing Development Area
- Cadastral
- Extensive Agriculture
- Residential Expansion / Formalisation
- Educational/Institutional
- Municipal
- Government
- Hospital/Clinic
- Business
- Industrial
- Mining/Mining Related
- Open Space
- Protected Area
- National Roads
- Main Roads
- Other Roads
- Airfield
- Railway
- Railway Station
- Dams and Rivers
- Contours
- Business Nodes
- Industrial Nodes
- Residential Cluster Areas

Scale: 0 0.5 1 2 3 4 5 km

North Arrow

FIGURE 6

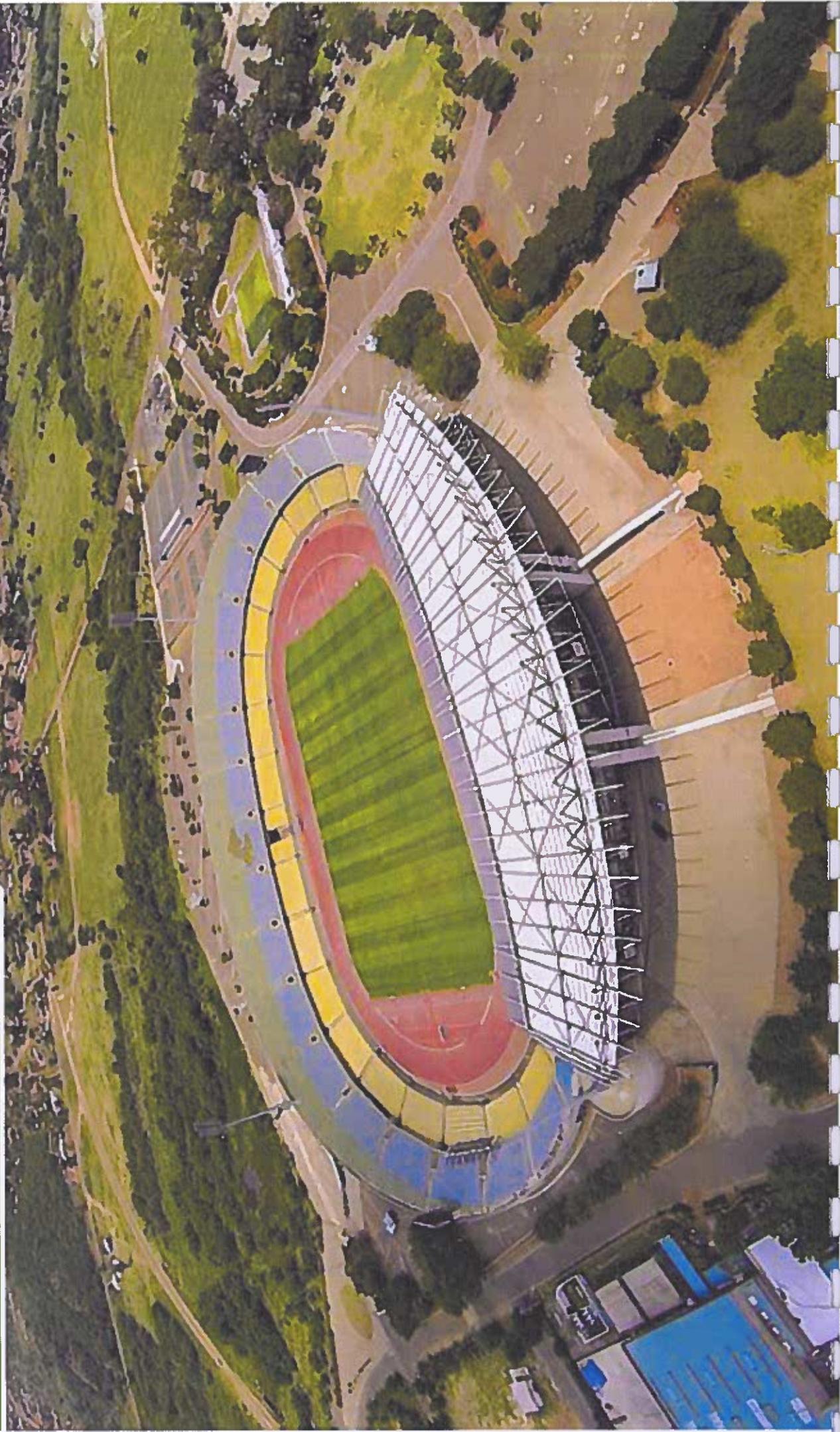


Mogaleisberg Biosphere Buffer

Magaliesberg Protected Natural Environment

Kommandersfontein

CHAPTER 3: SITUATIONAL ANALYSIS



3.1 Spatial Structure and Land Use Overview

3.1.1 Institutional and Cadastral Structure

Figure 7 depicts the Institutional and Cadastral Structure of the Rustenburg LM area from which it is evident that the Rustenburg LM is bordered by:

- ❖ The Moses Kotane LM in the Bojanala DM to the north;
- ❖ The Madibeng LM in the Bojanala DM as well as the Mogale City LM in the West Rand DM to the east;
- ❖ The JB Marks LM in the Dr Kenneth Kaunda DM to the South, and
- ❖ The Kgetlengrivier LM in the Bojanala DM to the west.

There are a total of 34 wards, each representing a geographical area within the municipality which have their own elected councillor to represent the interests of that area.

The main townships (General Plans/Formal erven) in the LM are mainly clustered in Rustenburg town itself and to the north at Phatsima, Monnakato, and Hartebeesfontein while the remaining area of the Rustenburg LM comprises farm portions.

3.1.2 Land Ownership

Figure 8 depicts the Land Ownership of the Rustenburg LM.

There are two categories of land tenure systems evident in Rustenburg municipal area as follows:

- ❖ A “**formal system or tenure right**” whereby land is surveyed and recorded/approved in the Surveyor-General’s Office and registered in the Deeds Office as freehold titles.

- ❖ A “**less formal tenure right**” and deals with communal land, customary land tenure and other similar types.

State land held in the municipal area include primarily the nature reserves and land held in trust or under custodianship for traditional authorities in the northern parts of the municipal area.

The Rustenburg LM owns a number of land parcels in the Waterval, Boitekong and Paardekraal areas, as well as some parcels at Marikana, which translates to approximately 4,442 ha of land.

In general, the areas closer to the Urban Clusters and the central and southern parts of the municipal area are primarily privately owned.

3.1.3 Traditional Authority Areas

Figure 9 depicts the Traditional Authority Areas as well as the land portions which have Land Claims on them.

There are three Traditional Authorities in the Municipal Area, including:

- ❖ Bafokeng Traditional Authority, covering majority of the northern parts of the LM;
- ❖ Bakwena Ba Mogopa Traditional Authority in the eastern extents around Barseba and Bethanie, and
- ❖ Baphalane Traditional Authority comprising a small portion of land between the two above areas.

There are currently over 1,700 land claims in the Rustenburg LM, mostly in the central parts. The status and validity of these land claims will need to be verified. A list of the claims is attached as *Annexure B*.



**RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025**

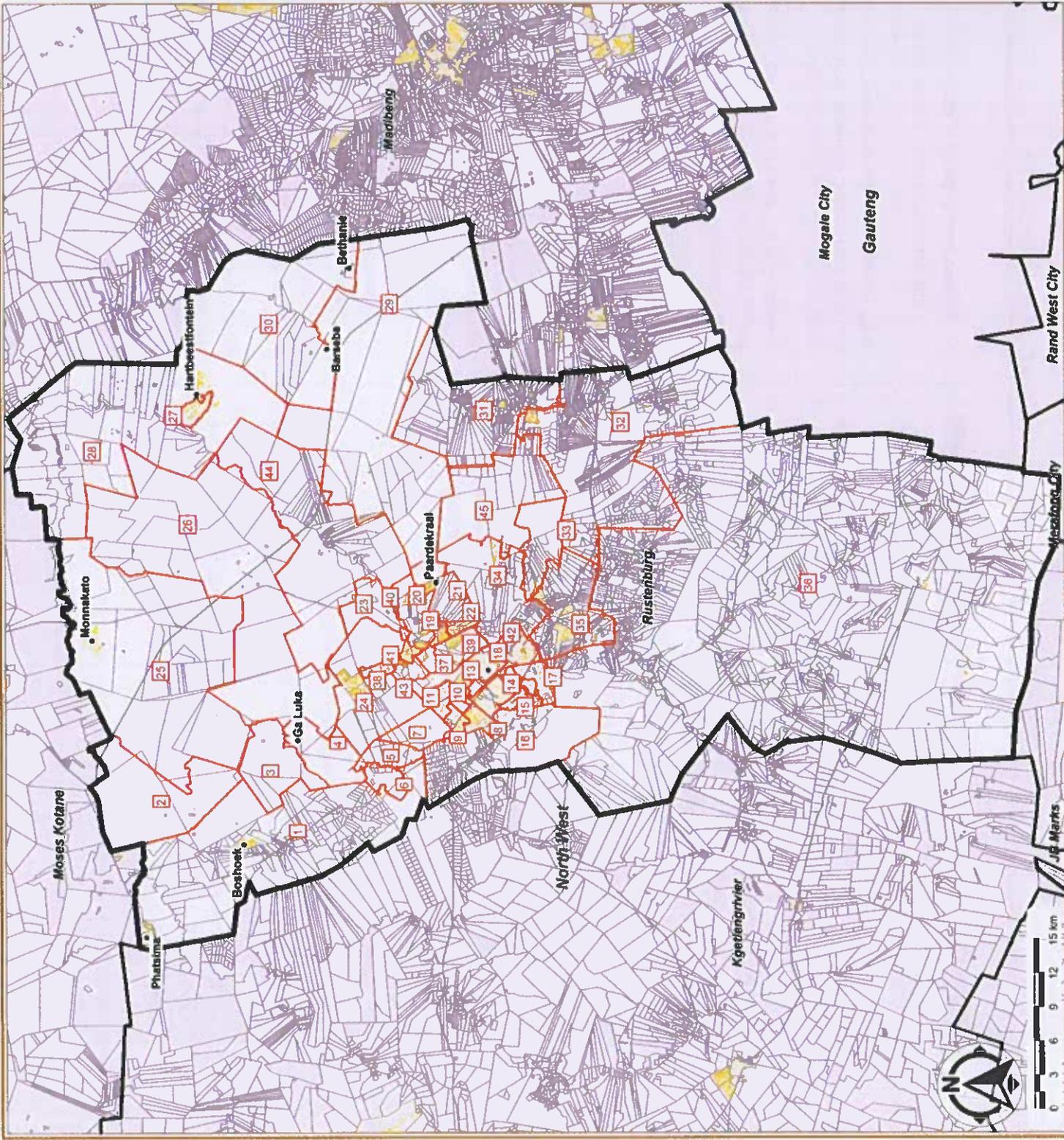
-  Rustenburg LM Boundary
-  Erven (Towns and Settlements)
-  Farm Portions
-  Parent Farms
-  Local Municipality
-  Provincial Boundaries
-  Ward Boundaries



Rustenburg
Local Municipality

FIGURE 7

INSTITUTIONAL AND CADASTRAL STRUCTURE



RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR PLAN, 2025

- Rustenburg LM Boundary
- Farm Portions
- Parent Farms
- Local Municipality
- Provincial Boundaries

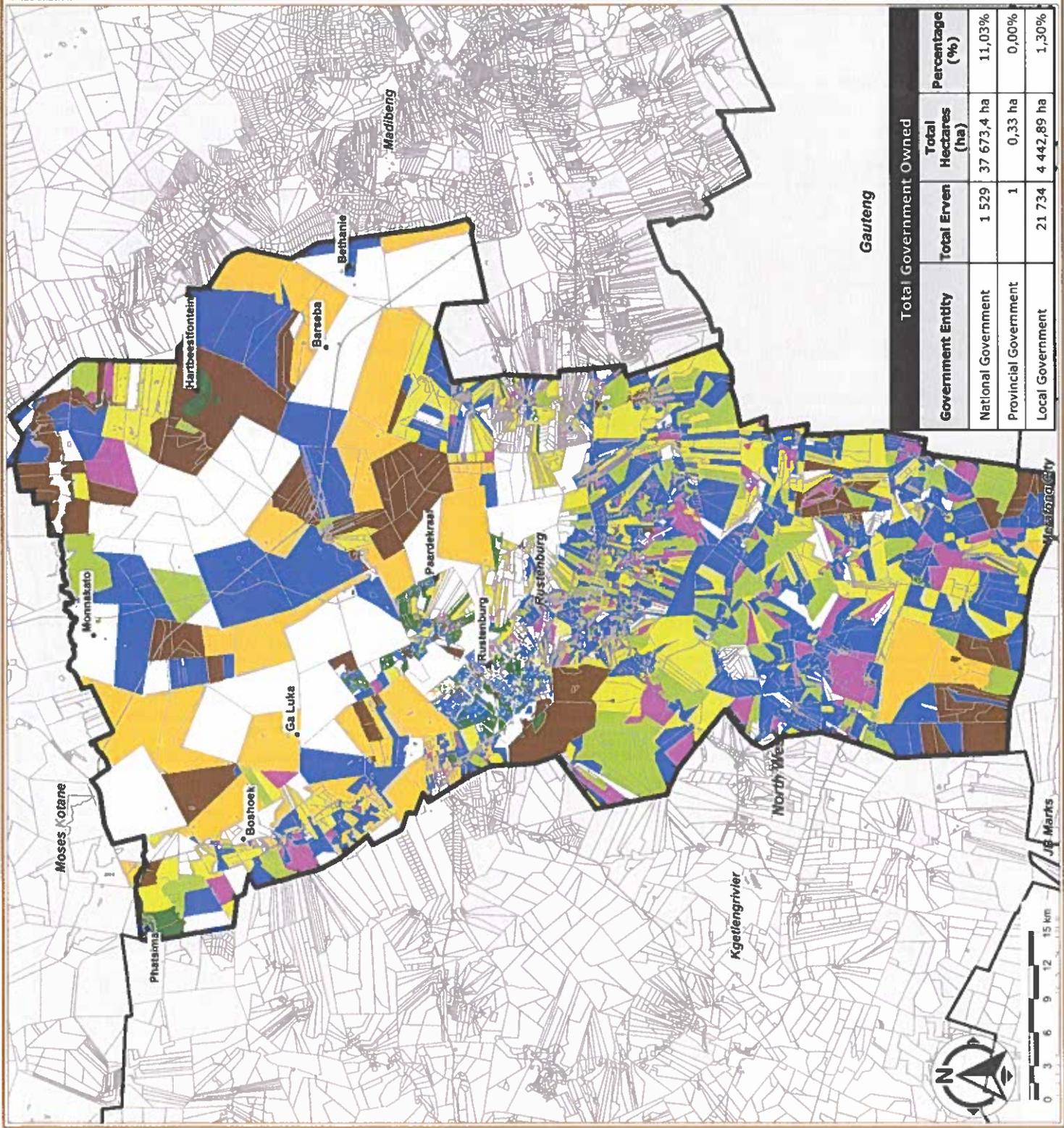
Ownership:

- National Government
- Provincial Government
- Rustenburg LM
- Traditional Authority
- Private
- CC
- Eskom
- Mines
- Pty Ltd
- Trust
- No Info



FIGURE 8

OWNERSHIP



Total Government Owned			
Government Entity	Total Erven	Total Hectares (ha)	Percentage (%)
National Government	1 529	37 673,4 ha	11,03%
Provincial Government	1	0,33 ha	0,00%
Local Government	21 734	4 442,89 ha	1,30%

RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR PLAN, 2025

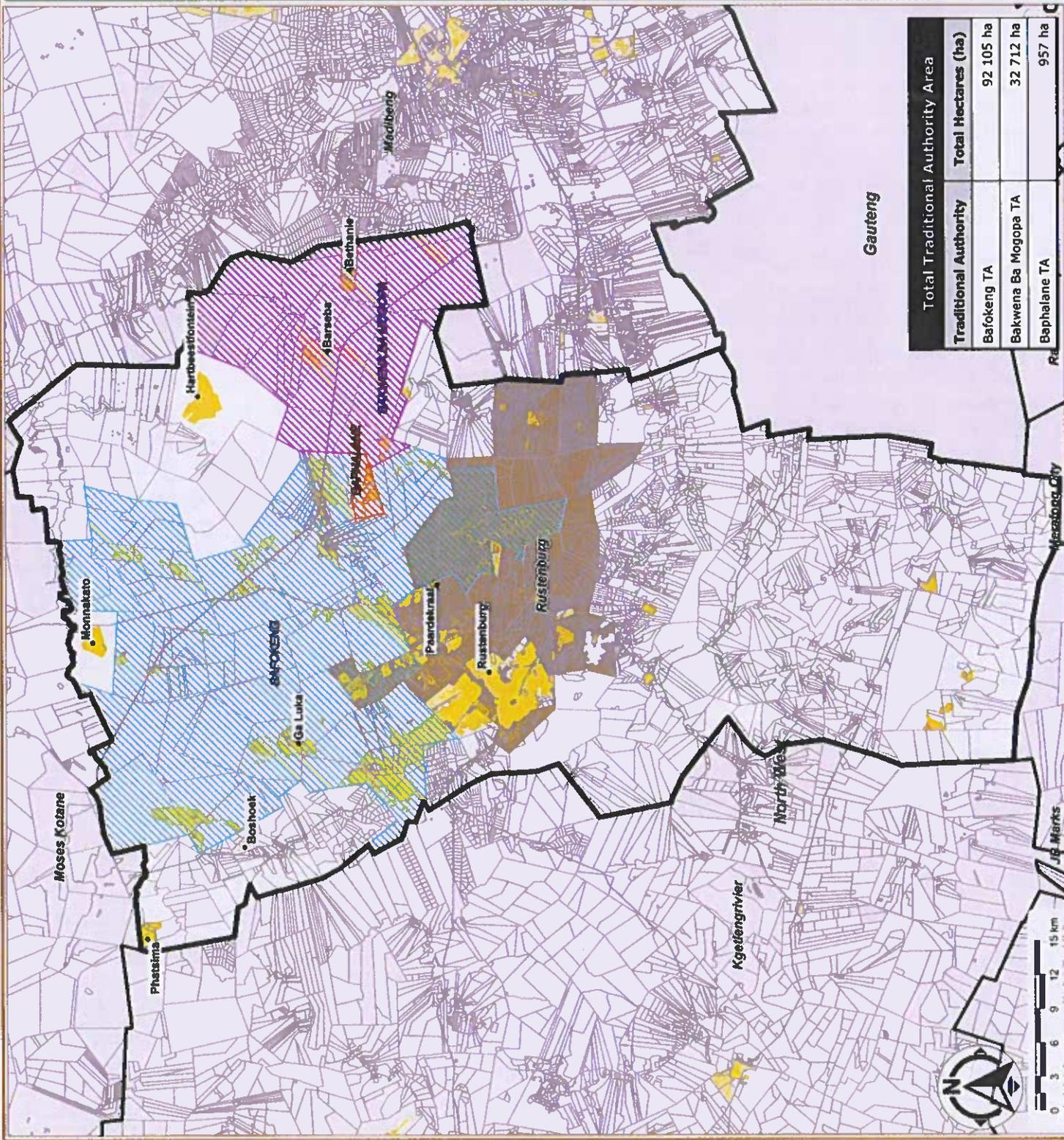
- Rustenburg LM Boundary
 - Towns and Settlements
 - Farm Portions
 - Parent Farms
 - Local Municipality
 - Provincial Boundaries
 - Land Claims
- Traditional Authority Areas:**
- Bafokeng TA
 - Bakwena Ba Mogopa TA
 - Baphalane TA

Source: Rustenburg Spatial Development Framework, 2023



FIGURE 9

TRADITIONAL AREAS AND LAND CLAIMS



Total Traditional Authority Area	
Traditional Authority	Total Hectares (ha)
Bafokeng TA	92 105 ha
Bakwena Ba Mogopa TA	32 712 ha
Baphalane TA	957 ha

Gauteng



3.1.4 Environmental Features

The main Environmental Features found in the Rustenburg LM are shown in Figure 10 and briefly discussed below.

There are a number of mountain ranges within the area, some of which are protected by environmental legislation, including:

- ❖ The Vaalkop Dam Nature Reserve: lies near Beestekraal, north-east of Rustenburg.
- ❖ The Magaliesberg Biosphere stretches from Rustenburg LM in North-West Province up to the City of Tshwane in Gauteng Province.
- ❖ The Kgaswane Game Reserve is located south-west of Rustenburg and this 4,000-hectare reserve is located against the northern slopes of the Magaliesberg.

The main rivers which traverse the Rustenburg LM include:

- ❖ The Hex River and its tributaries: the Dorpspruit, Rooikloofspruit, Sandspruit, Waterfallspruit and Waterkloofspruit;
- ❖ The Elands River and its tributaries: the Leragane and Molapongwamonga streams; and
- ❖ The Sterkstroom and its tributaries: the Kleinwater, Gwathle and Tshukutswe streams.

The Kgaswane Mountain Reserve and the Magaliesberg biosphere help to protect the headwaters of several of these rivers, in particular the Waterkloofspruit, Waterfallspruit and Dorpspruit.

There are four major dams in the Rustenburg LM area including:

- ❖ Bospoort Dam (fed from the Hex River)
- ❖ Buffelspoort Dam (fed from the Sterkstroom)
- ❖ Olifantsnek Dam (fed from the Hex River)
- ❖ Vaalkop Dam (fed from the Elands River)

Further to the above, Figure 11 depicts the Critical Biodiversity Areas of the Rustenburg LM, as designated by the North-West Biodiversity Sector Plan. It is noted that the North-West Biodiversity Sector Plan is currently under review and this section will be updated accordingly should the revised information become available.

It is noted that the areas along the Magaliesberg Biosphere have been identified as Critical Biodiversity 2 Areas (CBAs), as well as areas in the northern parts of the LM. The southern parts are identified as having Critical Biodiversity 1 Areas.

The various Biodiversity Categories and their descriptions are summarised in Table 5.



Table 5: North-West Province Bioregional Plan – CBA Categories

MAP CATEGORY	DESCRIPTION OF FEATURES	MAP REF
Protected Areas		
Protected Areas	Protected areas recognised in the Protected Areas Act including South African National Parks and North-West Provincial Parks.	PA
Conservation Areas	Conservation areas not recognised in the Protected Areas Act (e.g. conservancies and private nature reserves or game farms where there is no legal agreement).	CA
Terrestrial Critical Biodiversity Area Level 1		
Irreplaceable Sites	Planning units with high irreplaceability values based on the provincial MARXAN analysis, i.e. areas or sites that are mandatory if biodiversity targets are to be achieved.	CBA 1
Critical Biodiversity Corridors Linkages	Critical linkages in the provincial biodiversity corridor network where existing conversion of natural landscapes to other land uses has severely restricted options for maintaining connectivity in the natural landscape. Critical linkages that are not in a natural state are categorised as ESA 2	
Important Terrestrial Habitats: Expert Areas	Areas in the terrestrial environments less than 10 000 ha in extent identified by experts as being important for biodiversity conservation.	
Important Terrestrial Habitats: Kloofs	All medium to large kloofs identified as an important habitat for climate change adaptation.	
Terrestrial Critical Biodiversity Level 2		
Critical Patches: Ecosystem Status –Endangered and Vulnerable Ecosystems	Remaining patches larger than 5 ha of provincially Endangered and Vulnerable ecosystems (vegetation types), i.e. the amount of vegetation remaining intact (of these ecosystems) is less than 60%. Any further modification of these vegetation types should be limited to existing irreversibly modified or heavily degraded areas.	CBA 2
Critical Patches: Endemic Vegetation Types	Remaining patches larger than 10 ha of endemic vegetation types to the province. These are vegetation types whose biodiversity target can only be achieved in the NW Province.	
Important Habitats: Features	Important natural features (habitats, springs, scenic landscapes) used in the 2008 biodiversity conservation assessment (DACERD, 2009).	
Important Habitats: Focus Wildlife Areas	Areas identified as being important for maintaining species of conservation concern (free-ranging red hartebeest (<i>Alcelaphus busei</i>), black-footed cat (<i>Felis nigripes</i>), vulture nesting areas, Important Bird Areas).	



Terrestrial Ecological Support Areas Level 1 and Level 2	
Important Habitats: Hills and Ridges	<p>Hills and ridges identified as sensitive habitats in the existing provincial SDF dataset. The hill and ridges layer were developed to address the special biodiversity significance of these topographic features in the province. The layer was re-developed from scratch using the GIS modelling approach used in Gauteng Province and modified for the North-West.</p>
Biodiversity Corridors	<p>Provincial-level biodiversity corridor network aimed at retaining connectivity between all geographic areas in the province. The corridor network was identified following a least cost path analysis. The corridor network was designed as a product of the systematic biodiversity assessment and was based on the following set of design criteria or principles agreed to by the stakeholders and experts involved in the assessment:</p> <ul style="list-style-type: none"> ❖ The corridor network needs to incorporate all existing identified landscape or biodiversity corridors. These include: <ul style="list-style-type: none"> ○ – Madikwe-Pilanesberg-Borakalalo Heritage Park. ○ – Magaliesberg Protected Environment (and Biosphere Reserve). ❖ range of altitudinal and latitudinal zones, and thus favouring effective beta-diversity (i.e. ratio between gamma (regional) and alpha (local) diversities) incorporation. ❖ The corridor network should, where possible, incorporate most terrestrial and freshwater priority areas. ❖ The corridor network should not focus on one component of biodiversity (e.g. grassland) in the design but rather consider all components of biodiversity pattern and ecological process. ❖ Give effect to the principles and axes of landscape corridor design embodied in the National Spatial Biodiversity Assessment. ❖ Align with the corridor network of bordering provinces (i.e. edge-matching). <p>ESA 1 if natural ESA 2 if not natural</p>
Existing or Proposed Protected Area Development Corridors	<p>Expansion of land uses not compatible with protected areas/beneficial green economy activities can severely degrade the economic potential of this valuable resource if allowed to expand into these zones.</p> <ul style="list-style-type: none"> ❖ Pilanesberg-Madikwe Heritage Park ❖ Highveld Grassland corridor ❖ Vredefort Dome World Heritage Site ❖ Kgalagadi ❖ Magaliesberg Protected Environment ❖ SA Lombard/Bloemhof Lower Vaal node
Protected Area Buffers	<p>The 1 km radius buffer around all formal protected areas.</p>



**RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025**

- Rustenburg LM Boundary
- Local Municipality
- Provincial Boundaries
- Towns and Settlements

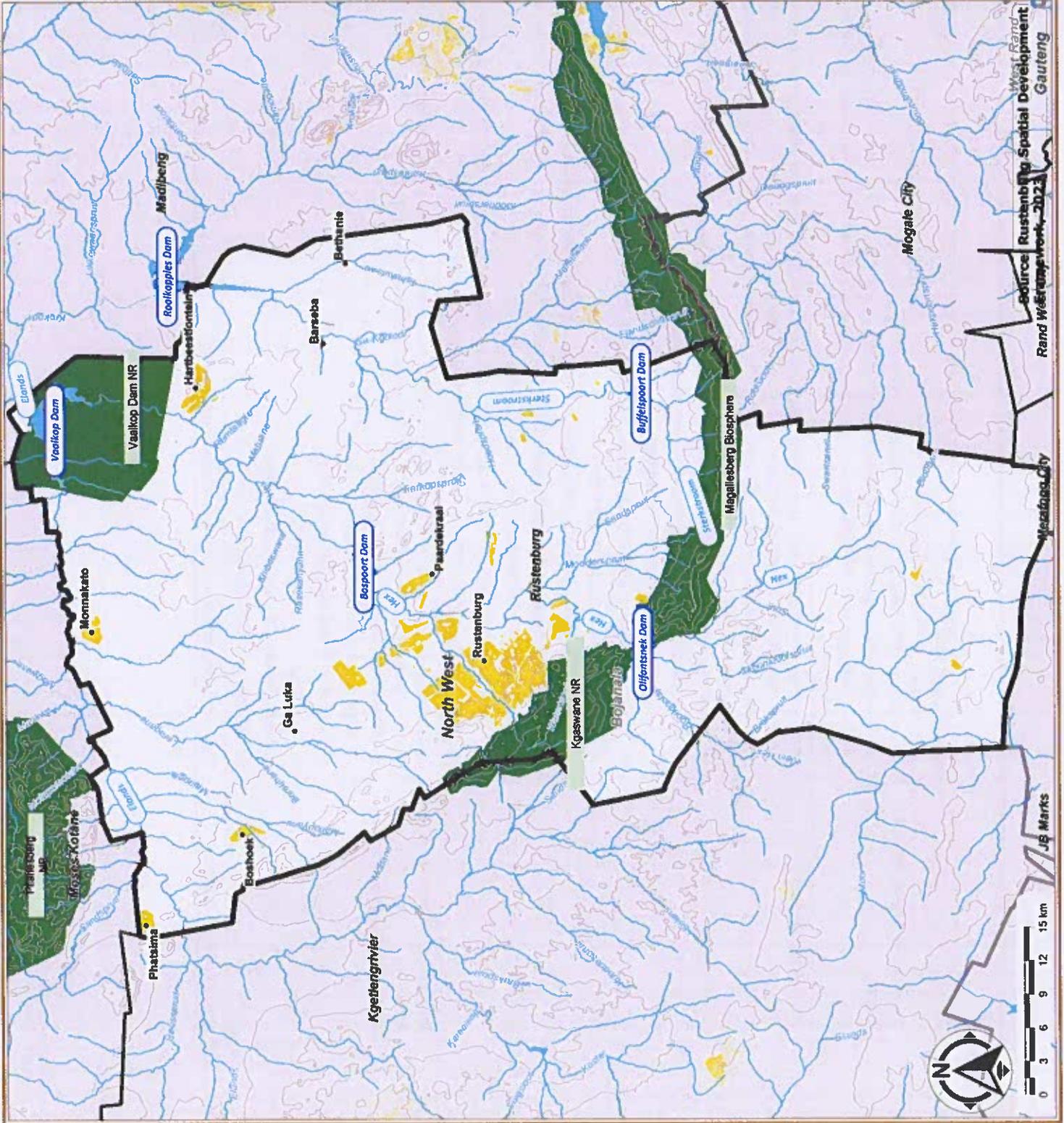
Environmental Features:

- Protected Areas
- Dams and Rivers
- Contours



FIGURE 10

ENVIRONMENTAL FEATURES



Source: Rustenburg Spatial Development
Rand Waterworks, 2023

0 3 6 9 12 15 km
JG Marks

**RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025**

- Rustenburg LM Boundary
- Local Municipality
- Provincial Boundaries
- Towns and Settlements
- Contours

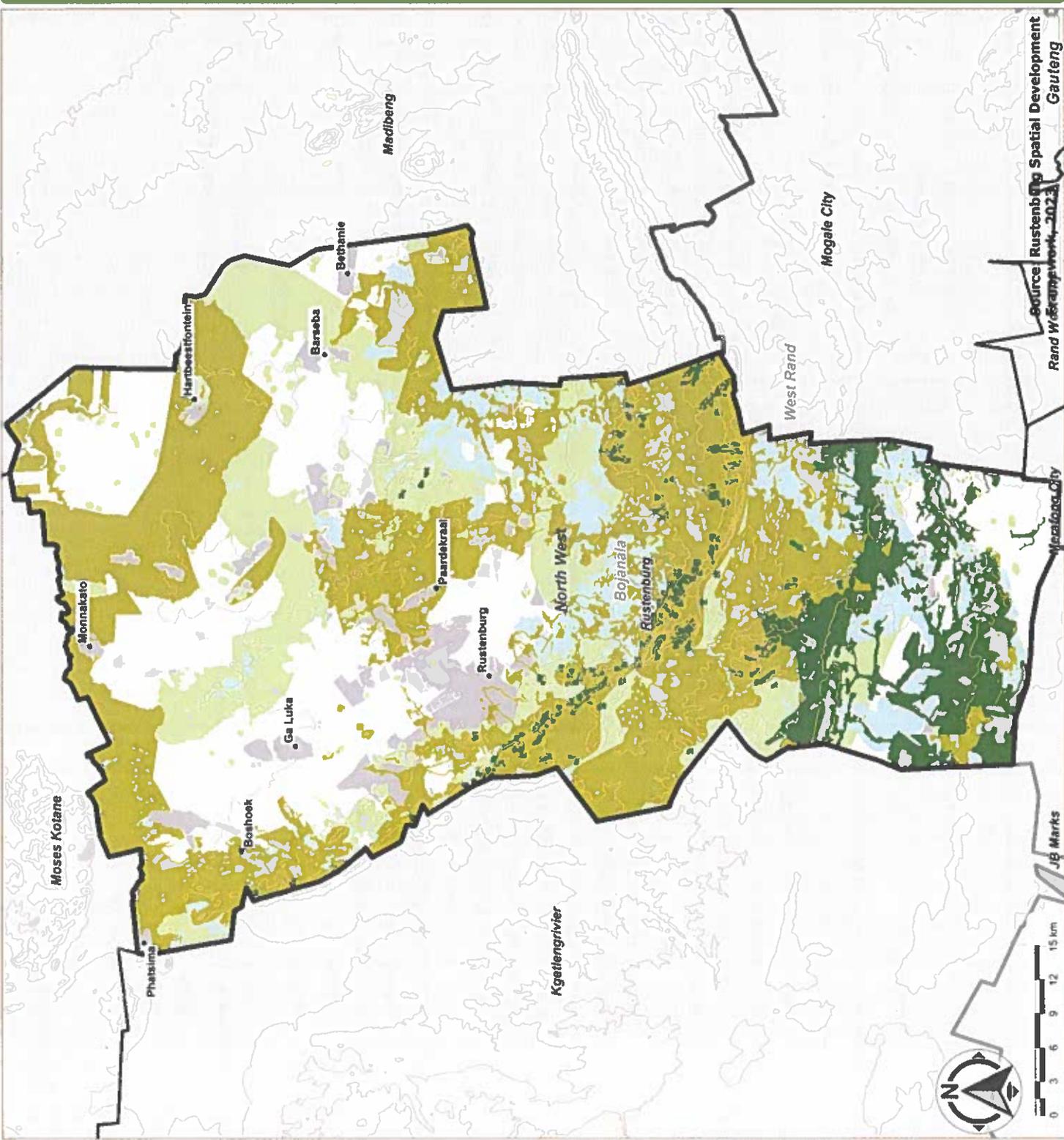
Terrestrial CBAs:

- Critical Biodiversity Area 1
- Critical Biodiversity Area 2
- Ecological Support Area 1
- Ecological Support Area 2



FIGURE 11

CRITICAL BIODIVERSITY AREAS



Source: Rustenburg Spatial Development Framework, 2023

3.1.5 Movement Network

Road Network

Figure 12 depicts the Movement Network of the Rustenburg LM, from which the following is noted:

- ❖ The most prominent route in the Rustenburg LM area is the route N4 which traverses the southern parts of the LM and runs further westwards towards Swartruggens and Zeerust and up to Botswana.
- ❖ To the east it extends towards Madibeng, the City of Tshwane and further eastwards to the City of Mbombela from where it links up with the Maputo Harbour in Mozambique.
- ❖ The old Pretoria/Rustenburg Road (route R104) runs parallel to the south of route N4 and then to the north thereof via Kroondal from where it extends into the CBD of Rustenburg town.
- ❖ Route R24 runs from the Rustenburg CBD southwards to intersect with route N4 in the vicinity of Waterval. From here it runs further southwards towards Magaliesburg town before linking into the Mogale City Local Municipality and Rand West City in Gauteng Province.
- ❖ Towards the north route R510 is the main link from Rustenburg towards Mogwase, Northam and Thabazimbi from where it extends further northwards towards Lephalele in the far north-western extents of Limpopo Province.

The lower order road network within the LM is fairly limited with the following being the main third order routes:

- ❖ Route D108 which extends from Marikana westwards towards Photsaneng and from there further westwards up to Rustenburg, while route D522 runs from Photsaneng northwards through Thekwane and

past the eastern extensions of Boitekong to eventually link up with route R510 to the north.

- ❖ Route D1325 which provides access to Marikana from routes N4 and R104 in the south, and route D314 which extends from Marikana eastwards into the Madibeng municipal area.

Rail Network

- ❖ An extensive rail network exists within the LM with a number of side lines serving the various mining activities.
- ❖ Firstly, the North Corridor: The line runs from Brits (Madibeng) through Rustenburg to Mogwase and then towards Northam. This line forms part of the North Corridor which predominantly runs from Lephalele through Rustenburg, Pyramid South, and Ermelo to the port of Richards Bay.
- ❖ The commodities along the eastern limb of the corridor which includes Rustenburg are coal, chrome, and ferrochrome.
- ❖ Secondly, the Central Corridor: runs through the southern part of Rustenburg connecting it south-easterly to Krugersdorp and south-westerly to Koster. This line is part of the Central Corridor which extends from the Pretoria operational area to as far south as Vereeniging towards Warrenton and westwards towards the Botswana border, incorporating operating areas of Lichtenburg and Krugersdorp

Airfields

- ❖ The Rustenburg airfield is located next to route R510 between Rustenburg town and Boitekong towards the north-west.



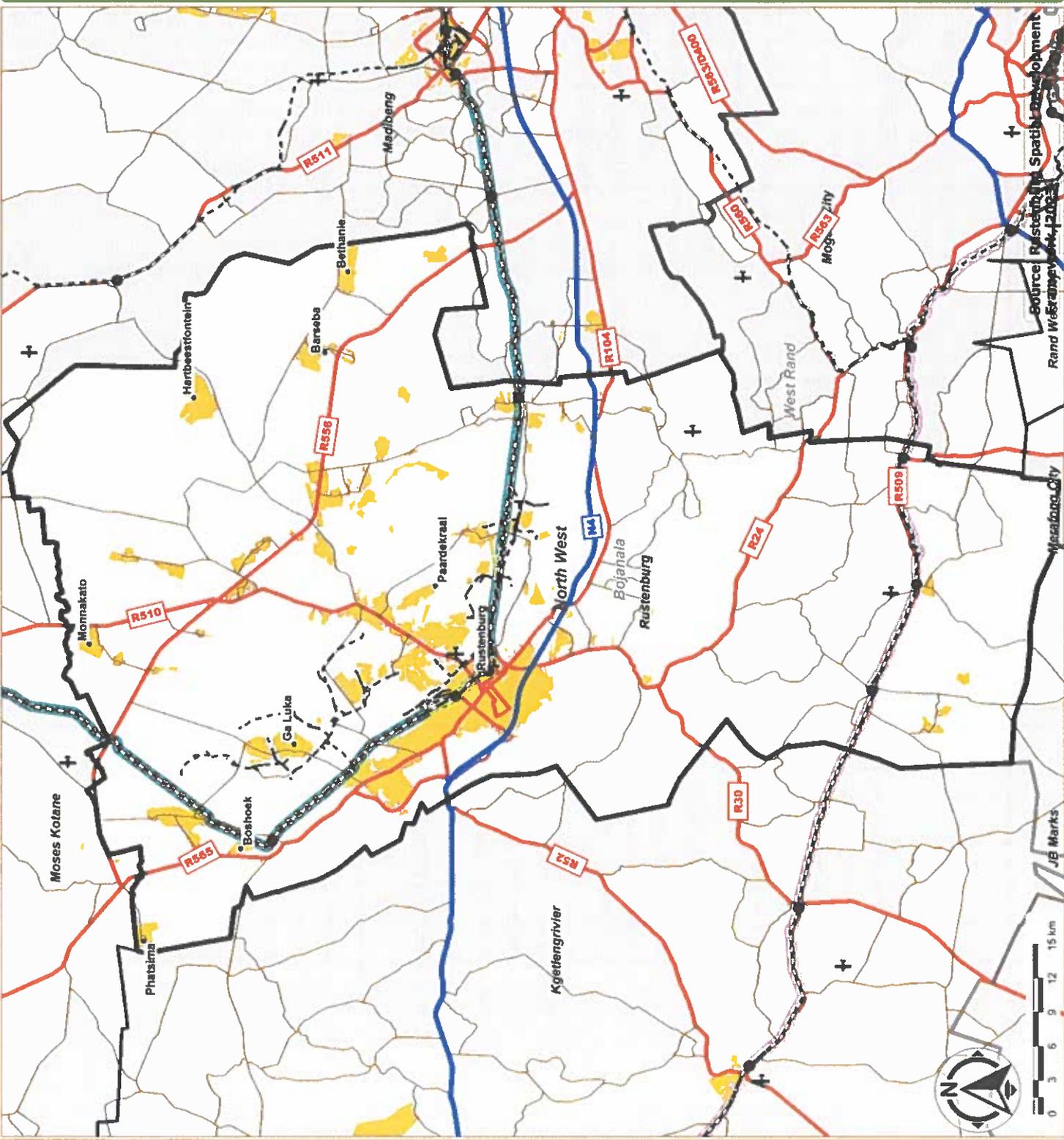
**RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025**

-  Rustenburg LM Boundary
-  Local Municipality
-  Provincial Boundaries
-  National Roads
-  Provincial Roads
-  District Roads
-  Railway
-  Railway Stations
-  Airfield
-  Spatial Structure:
Towns and Settlements
-  Movement Network:
North Rail Corridor
-  Central Rail Corridor



FIGURE 12

MOVEMENT NETWORK



Public Transport

❖ **Minibus taxis:**

- There are local and long-distance minibus taxi services operated by 22 taxi associations that serve about 100 routes.

- The minibus taxi services cover a major part of Rustenburg, including Tlhabane, Phokeng, Boitekong, Geelhoutpark, Protea Park and a limited service to Safari Gardens Park.

❖ **Buses:**

- There are two bus operators, namely Bojanala Bus Service and Thari Bus service and together, they service 236 routes.
- Bojanala Bus Service is subsidised by the North-West Province Department of Transport to provide commuter services in the province.

- ❖ **Meter taxis:** There are currently metered taxi services operating mainly in the CBD and the Waterval and Boitekong Mall.

- ❖ **Rail:** There are currently no passenger rail services in the local municipality.

❖ **Non-Motorised Transport (NMT):**

- Walking generally occurs over distances of 3.5km which translates to an average walking time of 50 minutes.
- Existing NMT infrastructure includes the 1.45km footway linking the stadium to the activity centres of Phokeng, the central mini-bus taxi rank, the shopping mall and the civic centre; NMT infrastructure implemented as part of the RRT to cater for the National Department of Transport (NDoT) requirements on NMT facility provision and universal access requirements for Integrated Public Transport Network (IPTN) routes.

- The rest of Rustenburg has inadequate or non-existing NMT infrastructure.

- The existing NMT infrastructure is poorly maintained which has resulted to certain sections of the infrastructure being unsafe and unusable.

❖ **Future RRT:**

- The Rustenburg LM is in the process of rolling out the Rustenburg Rapid Transit (RRT) System (also known as Yarana) as part of the IPTN System which was approved in 2010 and is funded by the Public Transport Infrastructure Grant (PTIG).

- The planned RRT network consists of 33.3 km of segregated truck corridors and has main, direct and feeder routes to collect passengers outside of the trunk corridors and connect them to the system.



3.1.6 Economic Activities

The main Economic Activities in the Rustenburg LM comprise Mining, Agriculture, Manufacturing, Commercial and Retail as well as Tourism, which are discussed below.

Mining

The mining activities taking place in the Rustenburg LM are shown in Figure 13.

The economic, social and physical characteristics of Rustenburg have been largely determined by the presence of mining activities within the Municipal Area, which take place throughout the northern parts of the LM (north of the N4 freeway).

Rustenburg Platinum Mines (RPM), a subsidiary of Anglo-American Platinum Corporation Limited (Anglo Platinum), stands as the largest single producer of platinum it operates three separate sections—Rustenburg, Union, and Amandelbult—situated on the western limb of the Bushveld Complex.

Other key mines in this area include Impala Platinum and Crocodile River (owned by Barplats Investments Limited); Lonmin Platinum's Eastern Platinum, Western Platinum, and Karee Mines; Northam Platinum Limited's Northam Mine; and Aquarius Platinum's Kroondal and Marikana Mines.

Beyond platinum and chrome, the region is also rich in minerals such as tin, lead, marble, granite, and slate. While underground mining is the dominant extraction method, some open-cast mining operations are also present. The Platinum-Group Metals (PGMs) consist of six chemically similar elements known for their outstanding catalytic properties, corrosion resistance, chemical stability, and high melting points. These characteristics make them essential for various specialized industrial applications.

Agriculture

The agricultural activity taking place in the Rustenburg LM is depicted on Figure 14.

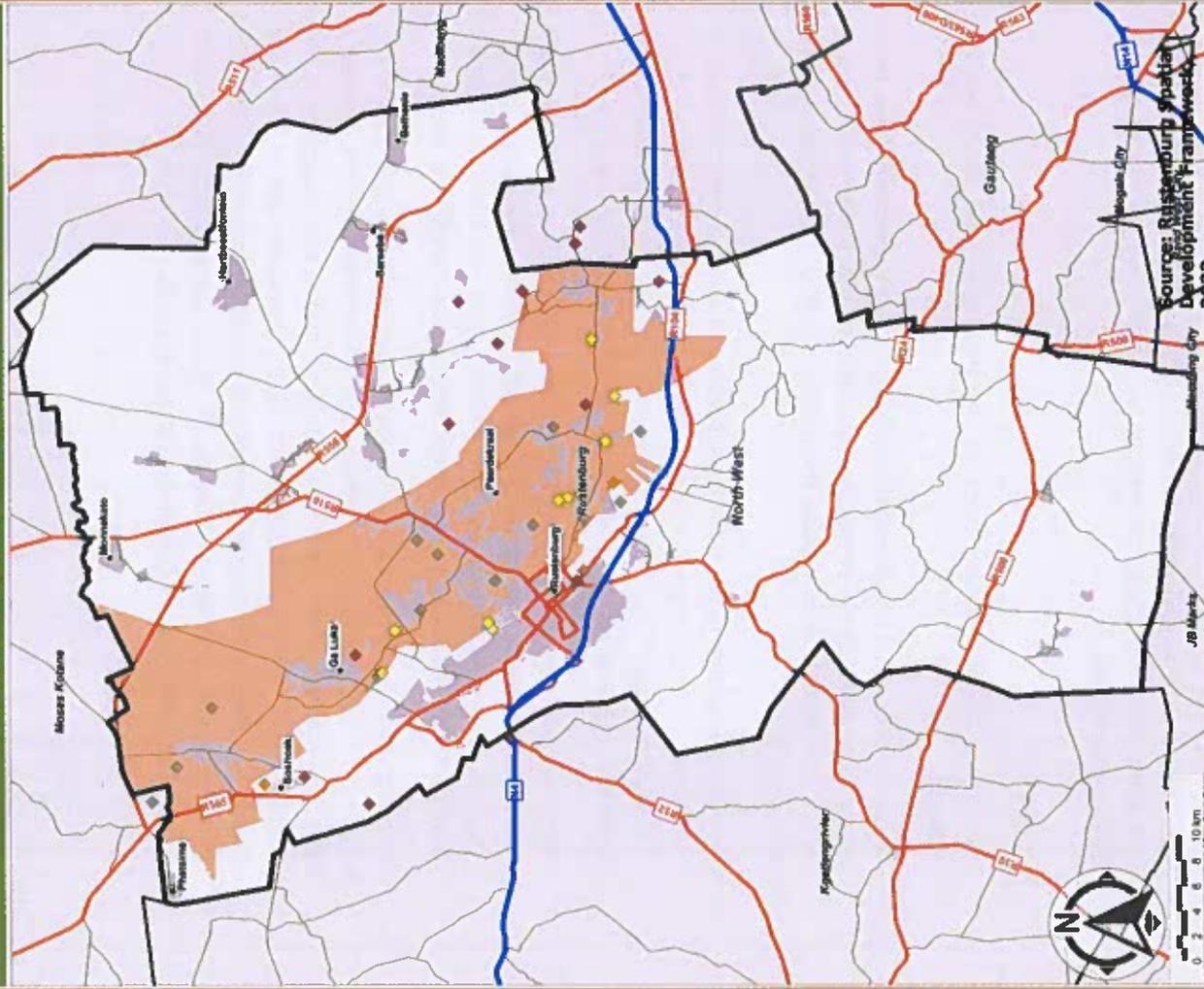
Agriculture plays a substantial role in Rustenburg's economy. The region is known for its extensive farming activities, including crop cultivation (such as maize, sunflower, and sorghum) and livestock farming (cattle and poultry). It not only supports local food supply but also contributes to the region's economy through employment and agricultural exports.

Agricultural activities take place predominantly in the southern parts of the LM (dry-land farming) and in the central parts of the LM (commercial agriculture) just north and south of the N4 between Kroondal and the eastern boundary of the LM. There is further limited agricultural activity along the foothills of the Magaliesberg mountain range in the vicinity of Boshhoek.

The occurrence of irrigated agriculture is mainly based in the far southeastern parts of the LM, as well as in the areas south and south-west of Kroondal. Subsistence farming is taking place throughout the northern parts of the LM.



ECONOMIC ACTIVITIES: MINING



Mining Activities:

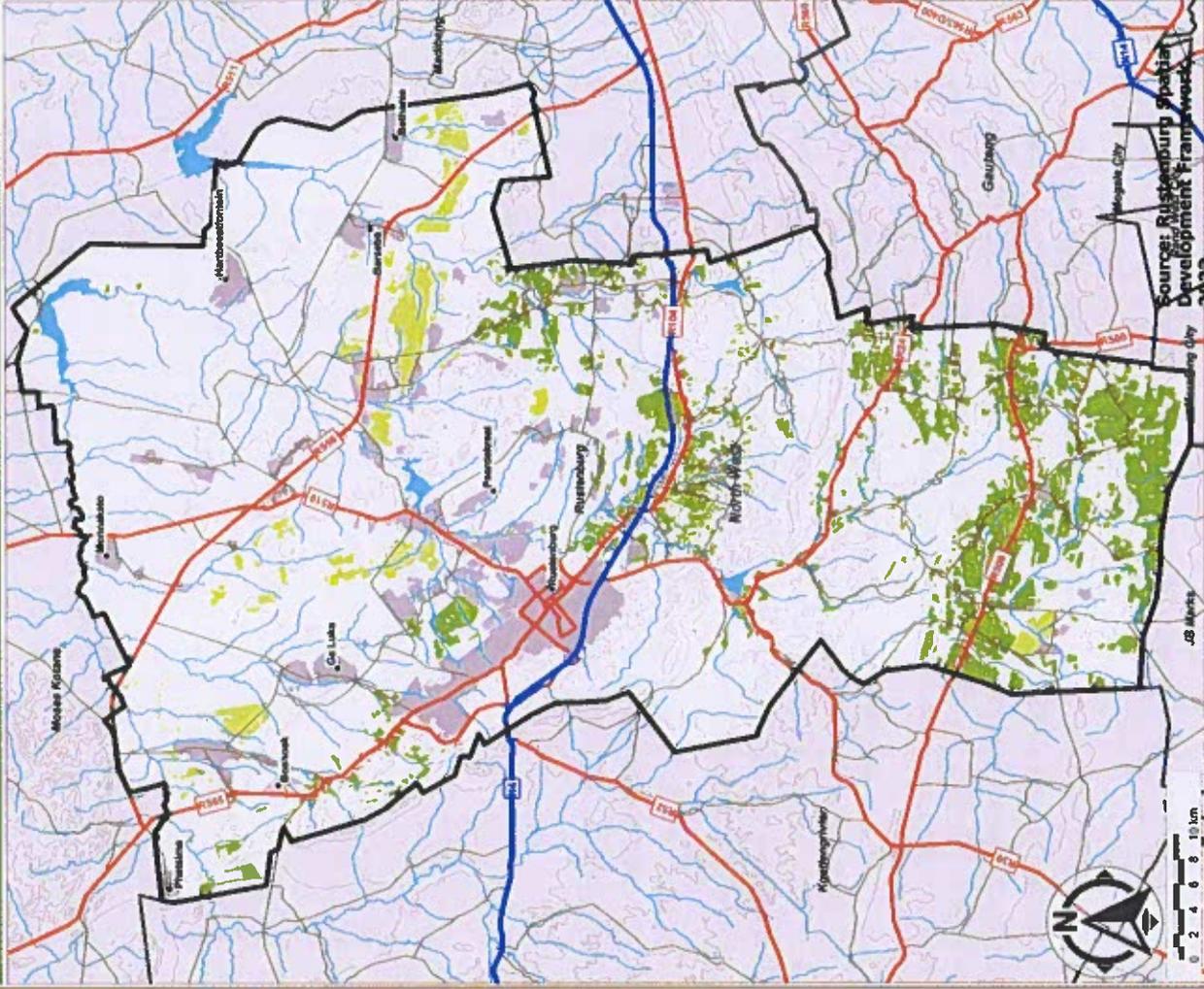
- ◆ Opencast
- ◆ Underground
- ◆ Opencast & Underground
- ◆ Works - OMS Surface
- Mining Rights Areas, DMRE 2023

Rustenburg LM Boundary
 Towns and Settlements
 Local Municipality
 Provincial Boundaries
 National Roads
 Provincial Roads
 District Roads

Rustenburg Local Municipality
 Source: Rustenburg Spatial Development Framework 2023

FIGURE 13

ECONOMIC ACTIVITIES: AGRICULTURE



Rustenburg LM Boundary
 Towns and Settlements
 Local Municipality
 Provincial Boundaries
 National Roads
 Provincial Roads
 District Roads

Dams and Rivers
 Contours

Agriculture:
 ■ All Agriculture
 ■ All Subsistence Agriculture

Rustenburg Local Municipality
 Source: Rustenburg Spatial Development Framework 2023

FIGURE 14

Business and Industrial Activities

Figure 15 depicts the prominent areas where industrial and business activity are taking place in the Rustenburg LM.

Rustenburg has a growing manufacturing sector, which is primarily driven by the mining industry. Manufacturing activities include the production of mining equipment, steel processing, and other goods related to the mining sector. The area also has manufacturing of consumer goods and services that support the local population and businesses.

The main areas where manufacturing activities are most prominent include:

- ❖ **Rustenburg town:** As the central urban hub of the municipality, Rustenburg is the primary location for manufacturing activities.
- ❖ **Industrial Zones within Rustenburg:** The town has designated industrial zones where manufacturing industries are clustered.
- ❖ **Maanhaarand:** Located just outside Rustenburg, Maanhaarand is an area that has seen the development of small to medium-sized manufacturing facilities, particularly in construction materials, metal fabrication, and agricultural processing. Its location near key agricultural and mining operations makes it a strategic site for these industries.
- ❖ **Kroondal:** Kroondal, located to the north of Rustenburg, is another area where some light manufacturing industries take place. This area is primarily focused on supporting the mining sector with specialized equipment and services.
- ❖ **Buffelspoort:** Buffelspoort is home to some manufacturing operations, particularly in agriculture-related industries such as food processing and packaging. It also hosts manufacturing related to tourism infrastructure, as the region attracts visitors due to its natural beauty and heritage sites.

In terms of retail and commercial activities; the Rustenburg town has developed a thriving retail sector, including shopping centres, markets, and restaurants. Service industries, including financial services, healthcare, and education, have also expanded to support the increasing population and economic growth of the area.

Tourism

Figure 16 depicts the main tourism activities in the Rustenburg LM.

Most tourism and accommodation establishments are concentrated in and around Rustenburg, with other significant locations including Buffelspoort, Mooinooi, and Maanhaarand, Vaalkop Dam, Boshoeck, and the Magaliesburg area.

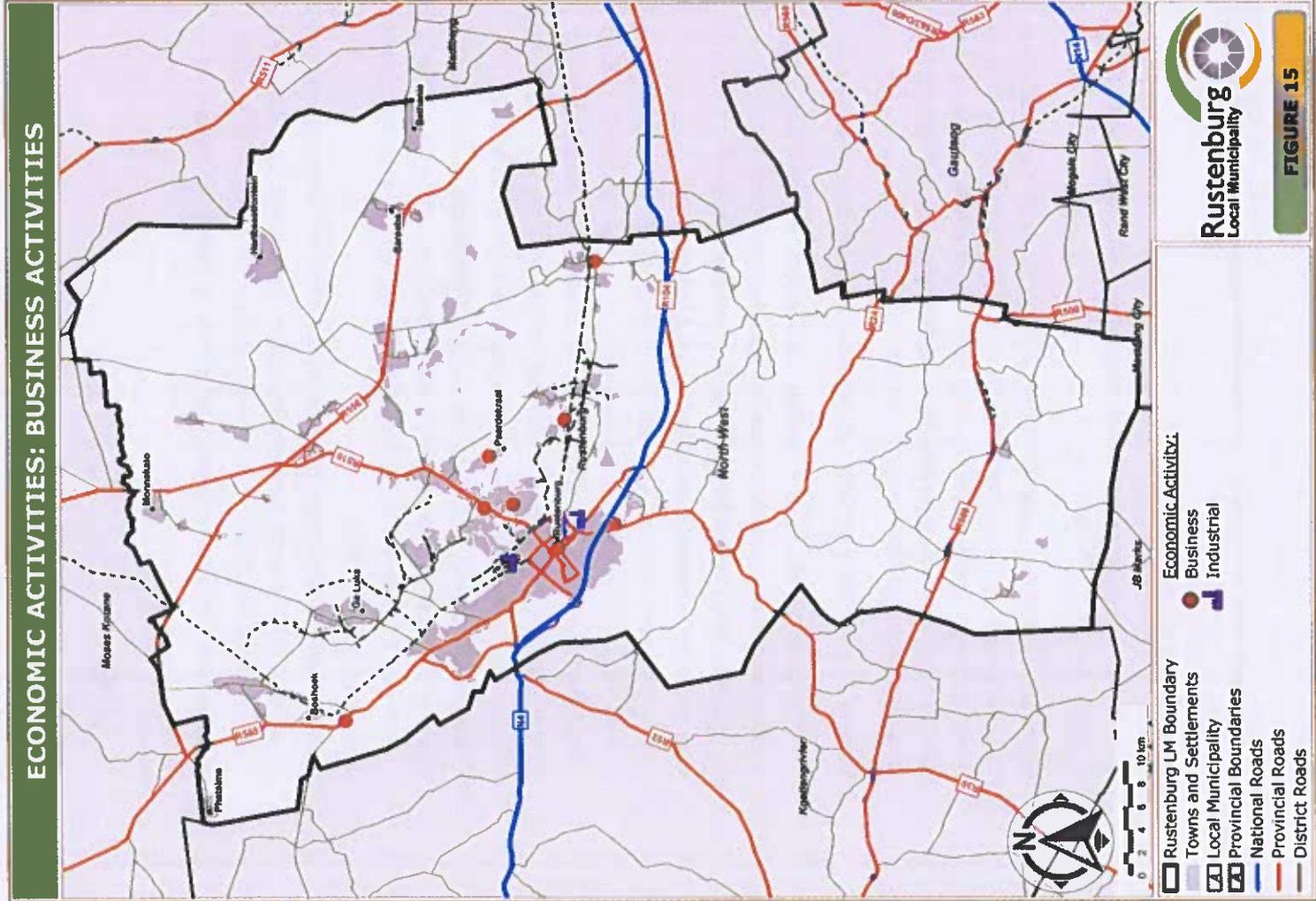
The region’s characteristic bushveld climate and vegetation, combined with the striking topography of the Magaliesberg, provide a range of tourism opportunities. These include eco-tourism experiences, as well as historical and cultural tourism centred around the area’s rich heritage. The key tourism zones and facilities within the municipality include:

- ❖ Rustenburg Town;
- ❖ Kgawane Game Reserve;
- ❖ Vaalkop Dam Nature Reserve;
- ❖ Kroondal;
- ❖ Bafokeng Sport Palace; and
- ❖ Buffelspoort Dam.

The Rustenburg LM is further in close proximity to a number of regional tourist destinations, including the Piliansberg National Park; the Madikwe Game Reserve and the Sun City Resort.



ECONOMIC ACTIVITIES: BUSINESS ACTIVITIES



Economic Activity:

- Business
- Industrial

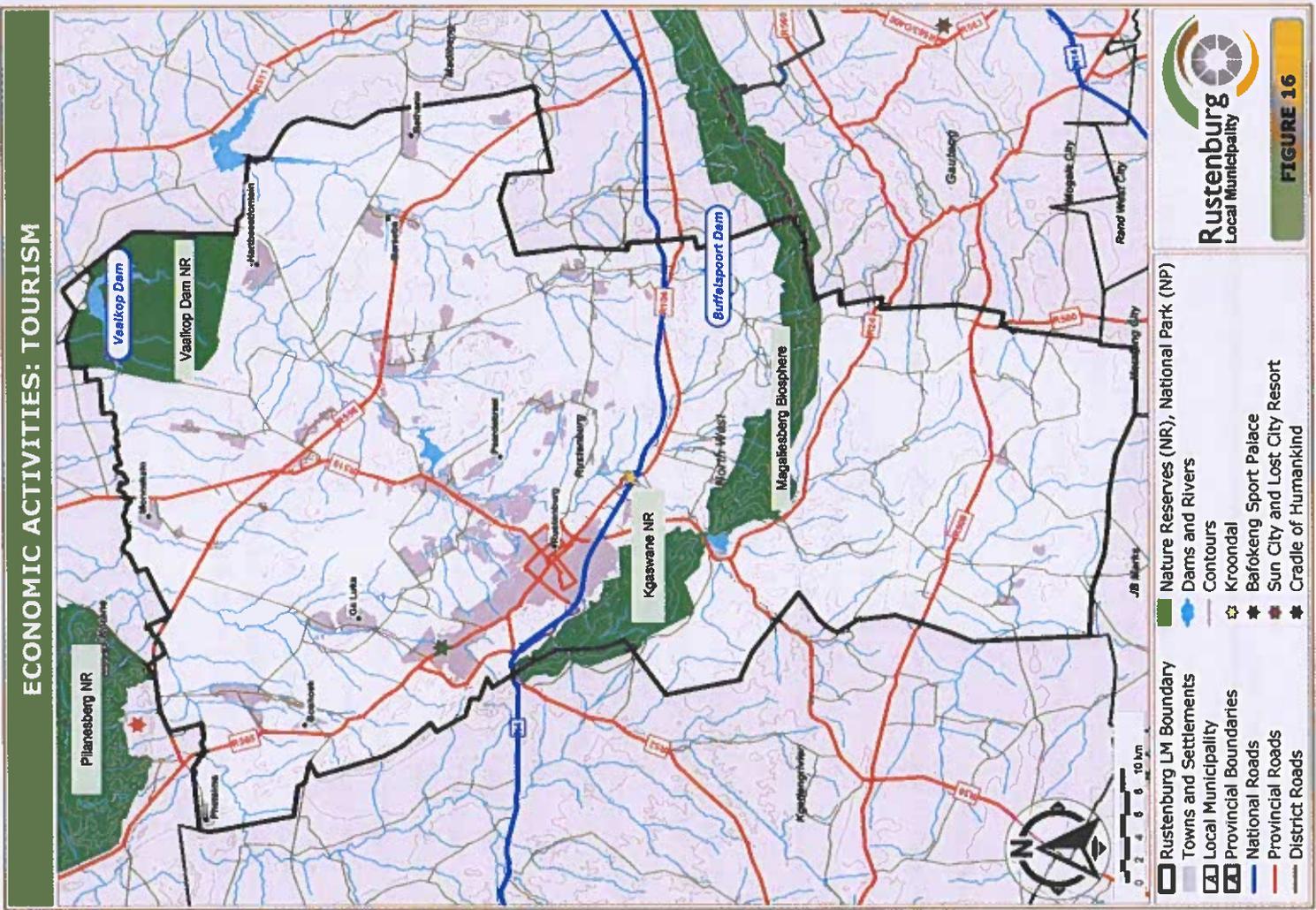
Legend:

- Rustenburg LM Boundary
- Towns and Settlements
- Local Municipality
- Provincial Boundaries
- National Roads
- District Roads

Rustenburg Local Municipality

FIGURE 15

ECONOMIC ACTIVITIES: TOURISM



Nature Reserves (NR), National Park (NP)

- Vaalkop Dam
- Kgaagane NR
- Buffelspoort Dam

Legend:

- Rustenburg LM Boundary
- Towns and Settlements
- Local Municipality
- Provincial Boundaries
- National Roads
- District Roads
- Dams and Rivers
- Contours
- Kroondal
- Bafokeng Sport Palace
- Sun City and Lost City Resort
- Cradle of Humankind

Rustenburg Local Municipality

FIGURE 16

3.2 Human Settlements

3.2.1 Community Facilities

Community facilities form an integral part of ensuring that human settlements are developed in a sustainable manner.

Figure 17 depicts the distribution of community facilities in the Rustenburg LM, and it is noted that majority of these are concentrated around the Rustenburg town and further, to a lesser extent, around Paardekraal, Phatsima, Monnakato and Hartbeesfontein.

There is very limited community facility provision in the southern areas of the LM, south of the N4 highway.

Table 6 below shows the number of each community facility in the Rustenburg LM.

Table 6: Rustenburg LM Community Facilities

Subcategories	Education					Health				Sport and Recreation					Safety and Security					Offices						Religious		Engineering Services													
	Creche	Preschool	Primary School	Secondary School	Combined School	Special Needs School	College	Tertiary Education	Youth Centre	Clinic	Hospital	Health Centre	Old Age Centre	Veterinary Clinic	Cemetery	Library	Community Centre & Halls	Sports Fields / Sportsgrounds	Community Pools	Parks	Golf Course	Sport Stadium	Magistrates Court	Correctional Services	Police Station	Fire Station	Sheriff	Government	Regional Office	LM Offices	Traffic Department	Civic Centred Office	Conference Centre	District Office	Information Centre	Tribal Office	Place of Worship	Substations	Reservors	WWTW	
Total (Per Comm Fac)	19	19	95	46	3	2	28	2	1	32	6	10	6	6	19	7	15	34	2	5	1	4	2	2	8	3	2	5	3	5	2	1	1	1	2	1	4	57	28	13	6
Map Delineation: Combined	●										✖				■					★					▲						+		◆								
Total (Per Subcategory)	215										60				87					17					24						57		47								



3.2.2 Current Population and Households

Points of Departure

The Census 2022 data is considered the official source of statistics in South Africa and indicated a total population of 562,031 people in 2022. However, there seems to be a substantial undercount for the Rustenburg LM population and households and the census data indicates a growth of only 12,4566 people since the 2011 Census.

The Rustenburg SDF, 2022 indicated a population for the Rustenburg LM of 845,207 people for 2022, with population growth that follows the past trends.

Table 7 depicts the population growth rates of the population in the Rustenburg LM, the Bojanala DM as well as the North-West Province. It is evident that the Census 2022 data show a negative population growth for the period 2016 to 2022.

Diagram 2 shows the trends of the population growth rates from 2011 from which it is evident that the 2022 SDF shows a more likely growth scenario or trend.

Table 8 depicts the contribution of the Rustenburg LM to the Bojanala DM, the North-West Province, as well as to South Africa. In terms of the contribution of the Rustenburg LM to the Bojanala DM, the contribution increased from 33% in 2001, to 36% in 2011, to 38% in 2016, and then decreased to only 35% in the Census 2022 data. The population contribution of the Rustenburg LM to South Africa also shows a sharp decline from 6,7% in 2001, to 6,8% in 2011, to 6,7% in 2016 and then to 6,1% in Census 2022.

Table 9 depicts the incremental growth rate of the Rustenburg LM, the Bojanala DM, the North-West Province and for South Africa for the periods 2001 up to 2011 and 2011 up to 2022. For the increment 2001 up to 2011 (10

years) there was a population increase of approximately 162,479 people which translates to 16,248 people per annum. However, according to the Census 2022 data, there was a population increase of only 12,456 people in the subsequent 11 years (2011 up to 2022) which translates to only 1,132 people per annum.

The population and household statistics from the 2022 Rustenburg LM SDF will be utilised accordingly going forward.

Table 7: Rustenburg LM Population Growth Comparison

Name	Historic			Current	
	Census 2001	Census 2011	CS 2016	Census 2022	SDF 2022
Rustenburg LM	387,096	549,575	626,522	562,031	845,207
Bojanala Platinum DM	1,189,359	1,507,507	1,657,148	1,624,144	1,984,474
North-West Province	2,982,064	3,509,953	3,748,436	3,804,262	4,176,516
SA	44,819,777	51,770,561	55,653,654	62,027,503	60,604,992

Diagram 2: Rustenburg LM Population Growth Comparison



Table 8: Rustenburg LM Population Contribution

Name	Historic			Current	
	Census 2001	Census 2011	CS 2016	Census 2022	SDF 2022
RLM as % of DM	33%	36%	38%	35%	43%
DM as % of NW Province	40%	43%	44%	43%	48%
NW P'ovince as % of SA	6.7%	6.8%	6.7%	6.1%	6.9%

Table 9: Rustenburg LM Incremental Growth

Name	Increment		Increment p.a.	
	Census 2001-2011	Census 2011-2022	Census 2001-2011	Census 2011-2022
Rustenburg LM	162,479	12,456	16,248	1,132
Bojanala Platinum DM	318,148	116,637	31,815	10,603
North-West Province	527,889	294,309	52,789	26,755
SA	6,950,784	10,256,942	695,078	932,449

Current Population and Households Overview

Diagram 3 depicts the Population and Households of the Rustenburg LM, which are discussed below.

In 2001, the Rustenburg LM has a population of 387,096 people and 113,394 households: with an average household size of 3,4 people per household.

Since then, the population increased to approximately 845,207 people and 354,227 households in 2022, with an average household size of 2,4 people per household.

In terms of Income Distribution, majority of the households (33%) fell within the middle-low income (R3,501-R7,000) bracket. Approximately 23% of households were considered low income (R0-R3,500), which is the housing subsidy benchmark.

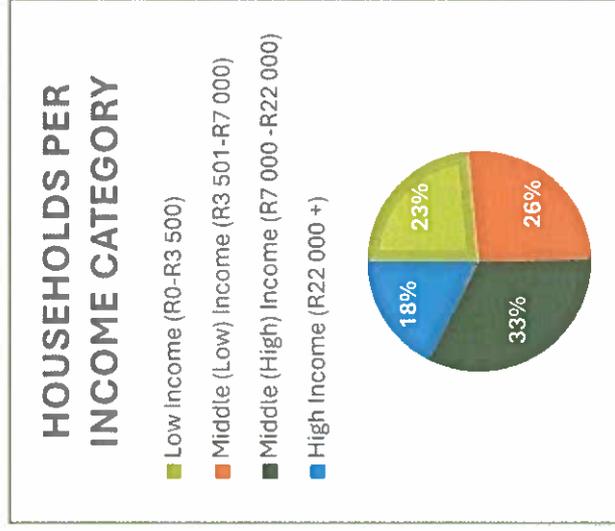
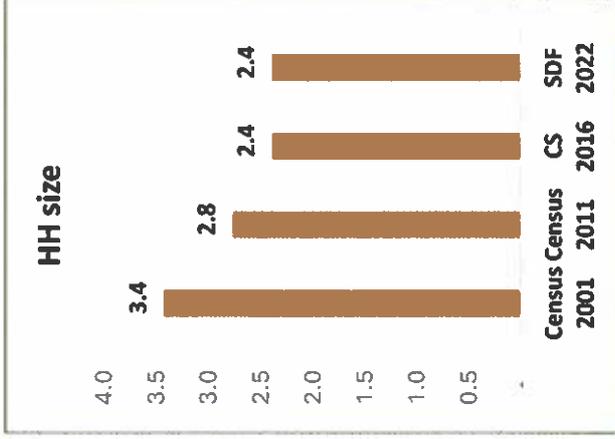
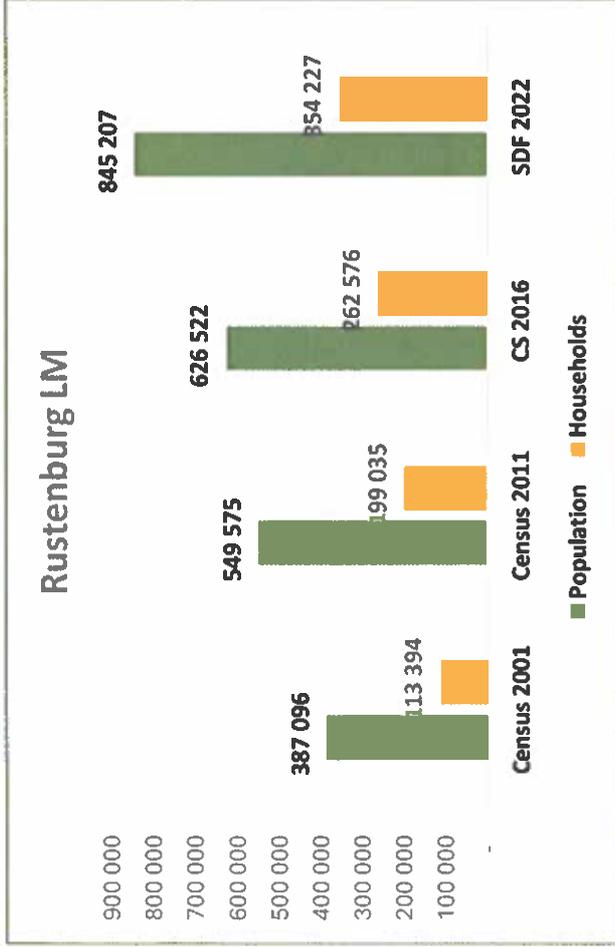
In terms of the Incremental Growth of the households in the Rustenburg LM, there was a growth of approximately 85,641 households in the period 2001 up to 2011 and approximately 155,192 households in the period 2011 up to 2022.

The Incremental growth mentioned above translates to approximately 8,564 households per annum in the period 2001 up to 2011 and 14,108 households per annum in the period 2011 to 2022.

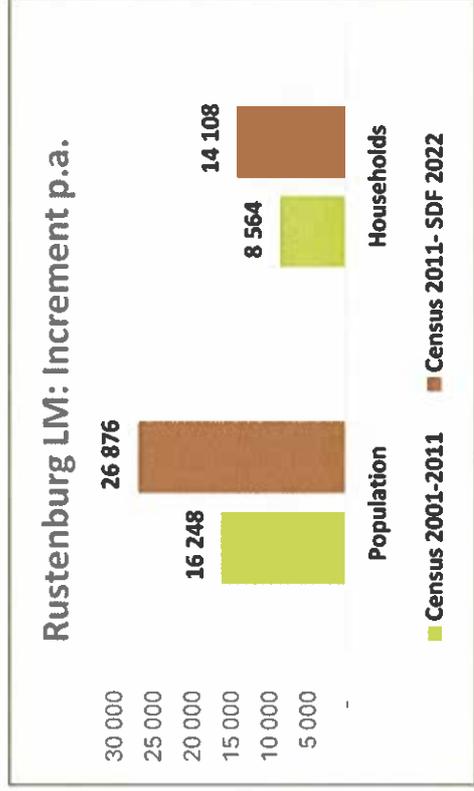
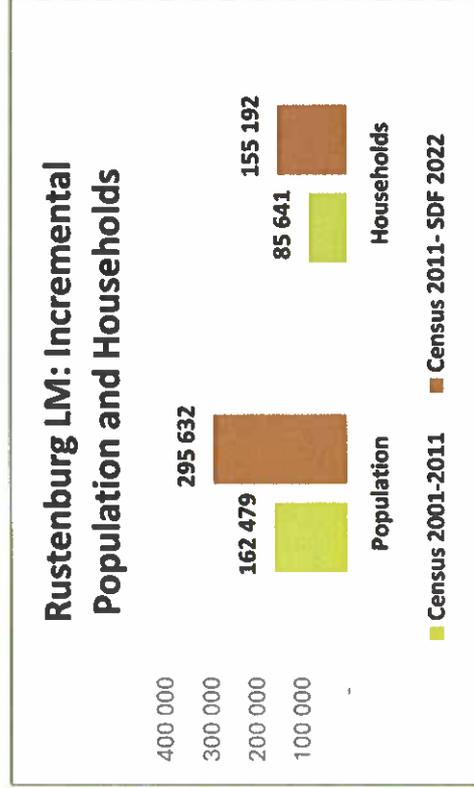


RUSTENBURG LM: CURRENT POPULATION AND HOUSEHOLDS (SDF, 2023)

Diagram 3



Income distribution: SDF 2022 :Rustenburg Spatial Development Framework, September 2023 (IHS Market Regional eXplorer version 2112, IDP 2022/2027)



3.2.3 Informal Settlements

The analysis of the informal settlements comprised firstly, of information from the *Rustenburg LM Status Quo Report: Informal Settlements dated 2024/07/16*, and secondly; of the informal settlements counts that were conducted by Plan Associates using aerial photography from 2011 until 2024.

The informal settlements were clustered into six functional areas for analysis purposes as follows:

1. Rustenburg and Tlhabane
2. Boitekong
3. Bokamoso
4. Marikana
5. Rural North – which includes all the informal areas in the northern extents of the LM that are not within the previous functional zones
6. Rural South – including the area to the south of the N4 highway.

Table 10 (overleaf) provides a summary of the informal settlement structures, as per the Rustenburg LM, as well as the informal settlements counts conducted from which the following points are noted:

- ❖ The total number of informal structures included in the Informal Settlements Report of the Rustenburg LM was 38,865 units with majority of these units in Boitekong (19,617 units).
- ❖ The informal settlement counts conducted by Plan Associates indicated an additional 23,191 units with a total of 62,056 informal units in the Rustenburg LM in 2024, and 37,518 of these units were situated in Boitekong.

- ❖ In Bokamoso there were 3,918 fewer units counted than indicated in the Informal Settlements Status Quo Report which could be attributed to units being formalized or people moving to a different area.
- ❖ In the period from 2022 up to 2024, informal settlements growth only took place in Boitekong (2,064 units) and Marikana (62 units).
- ❖ Thus, the total number of informal settlements, which constitutes the informal settlement demand of the Rustenburg LM is 62,056 units representing a total of 52 Informal Settlements. See List in *Annexure C*.

While Table 10 provides the Summary of the informal settlements of the functional areas, the complete list of informal settlements, as well as aerial images of these, are attached as *Annexure C*.

The incremental growth of the functional areas per annum, for the periods 2011 up to 2022 as well as 2022 up to 2024, is depicted on Table 11 (overleaf) from which the following can be noted:

- ❖ The total incremental growth of informal settlements in the Rustenburg LM for the period 2011 up to 2022 was 3,193 people per annum and 1,063 people per annum for the period 2022 up to 2024.
- ❖ In the period 2022 up to 2024 growth only took place in Boitekong (1,032 units per annum) and Marikana (31 units per annum).

Table 10: Rustenburg LM Informal Settlements and Structures

Cluster	RLM, Directorate: Planning and Human Settlement, 2022		Plan Associates Counts, 2024					Difference (RLM 2022 vs 2024)	
	No. of Structures	2011	2011-2022	2022	2022-2024	Total Informal Increment (2011-2024)	No. of Structures (2024)		No. of Structures
Rustenburg, Tlhabane	1,975	1,539	1,015	2,554	-	1,015	2,554	579	
Bcitekong	19,617	15,396	20,058	35,454	2,064	22,122	37,518	17,901	
Bokamoso	9,532	3,008	2,606	5,614	-	2,606	5,614	3,918	
Marikana	5,553	3,802	7,255	11,057	62	7,317	11,119	5,566	
Rural North	2,188	605	4,263	4,868	-	4,263	4,868	2,680	
Rural South	-	115	268	383	-	268	383	383	
Total Informal List	38,865	24,465	35,465	59,930	2,126	37,591	62,056	23,191	

Source: Rustenburg LM Directorate Planning and Human Settlements LM Status Quo Report: Informal Settlements dated 2024/07/16



Table 11: Rustenburg LM Informal Settlements Incremental Growth Per Annum

Cluster	Informal Increment p.a.	
	2011-2022	2022-2024
	Rustenburg, Tlhabane	61
Boitekong	1,823	1,032
Bokamoso	237	-
Marikana	660	31
Rural North	388	-
Rural South	24	-
Total Informal List	3,193	1,063



The informal settlement counts for the functional areas are spatially depicted on Figures 18 up to 21 and discussed below.

Informal Settlement Counts: Rustenburg/Tlhabane, Boitekong and Bokamoso

Figure 18 depicts the informal settlement counts for the three functional areas situated in the central parts of the Rustenburg LM namely: Rustenburg/Tlhabane, Boitekong and Bokamoso.

From Figure 18 it is evident that informal settlement predominantly took place around Boitekong, east of the R510, as well as at Seraleng to the west of the R510.

Informal settlement is further noted further north at the Freedom Park township as well as around the Meriting Unit 1 township, which areas are both under Traditional Authority.

The Ikemeleng township just north of the N4 highway further experienced and influx of informal settlements un the period 2011 up to 2022.

Informal Settlement Counts: Marikana

Figure 19 depicts the informal settlement counts for Marikana, which is the only other area (apart from Boitekong) which saw growth in informal settlement in the period 2022 up to 2024 of 62 units, situated along the strip of informal settlement just north of the D314 route.

There was a growth of approximately 7,255 informal units in the period between 2011 and 2022.

Informal settlement in the northern parts of the area seem to be expanding in an easterly direction towards the boundary of the Madibeng LM.

Informal Settlement Counts: Northern Rural Areas

Figure 20 depicts the informal settlement counts for the Northern Rural Areas of the LM which constitutes all the areas to the north of Boitekong.

It is noted that there is approximately 4,868 informal units situated in the northern extents of the Rustenburg LM.

The northern extents constitute mostly farm portions, with small townships where limited informal settlement is taking place at Phatsima, Monnakato, Hartbeesfontein and Bethanie.

Informal Settlement Counts: Southern Rural Areas

Figure 21 depicts the informal settlement counts for the southern extents of the Rustenburg LM.

There is very limited informal settlement in the area, with approximately 383 units counted in the far south-western areas on the farm Booyskraal 20 IQ.



**MARIKANA INCREMENTAL
DWELLING UNITS**

- Legend**
- Tribal Council Area
 - Allotment areas
 - Erven
 - Farm portions
 - Parent farms

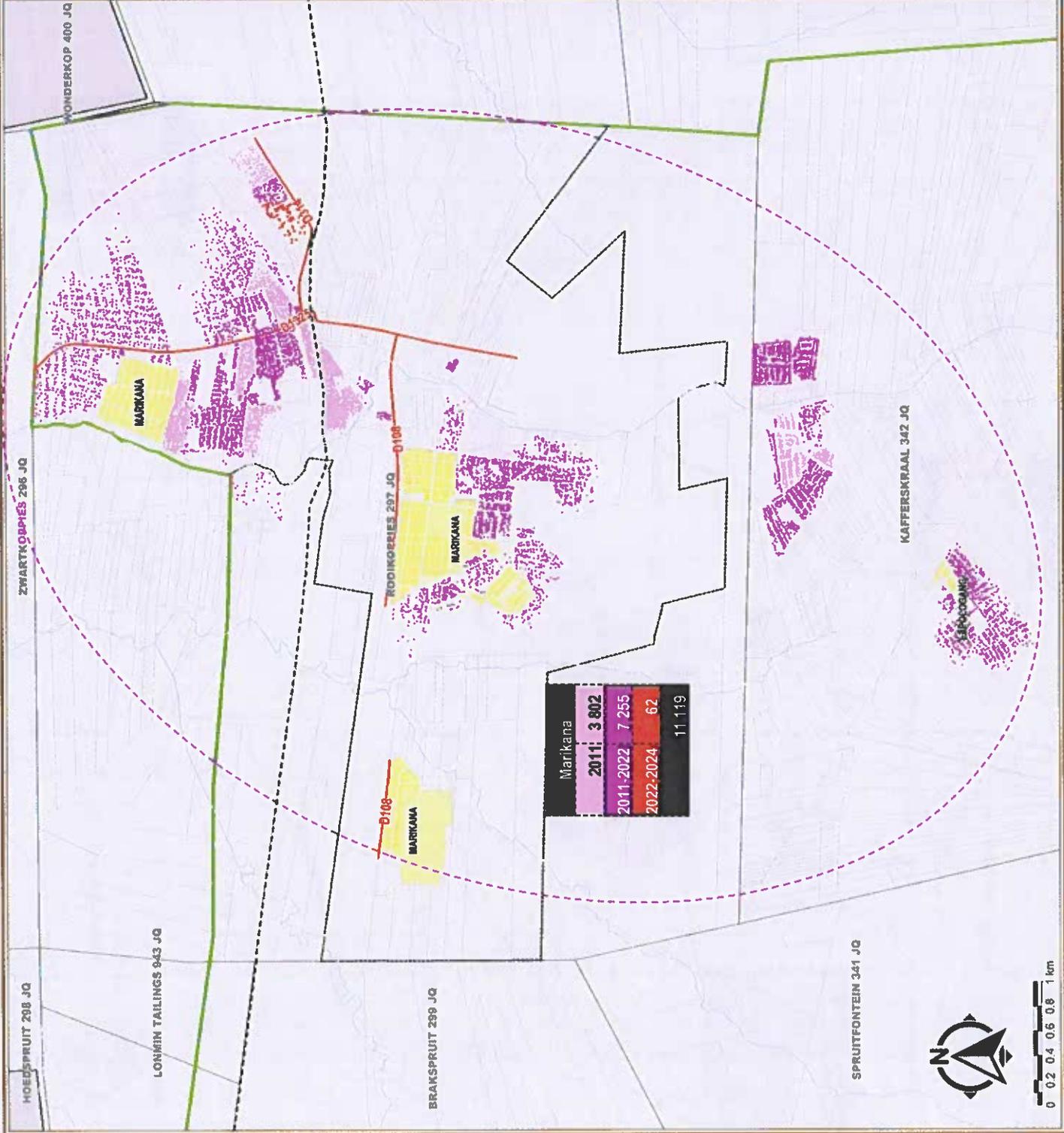
**Informal Settlement
Structure Counts**

- 2011
- 2011-2022
- 2022-2024

Primary Human Settlement
Housing Development Area

- National Road
- Main Road
- Other Roads
- Railways

DWELLING UNIT COUNTED - (2011-2024)



**SOUTHERN RURAL
INCREMENTAL DWELLING
UNITS**

Legend
□ Tribal Council Area

- Allotment areas
- Erven
- Farm portions
- Parent farms

**Informal Settlement
Structure Counts**

- 2011
- 2011-2022
- 2022-2024

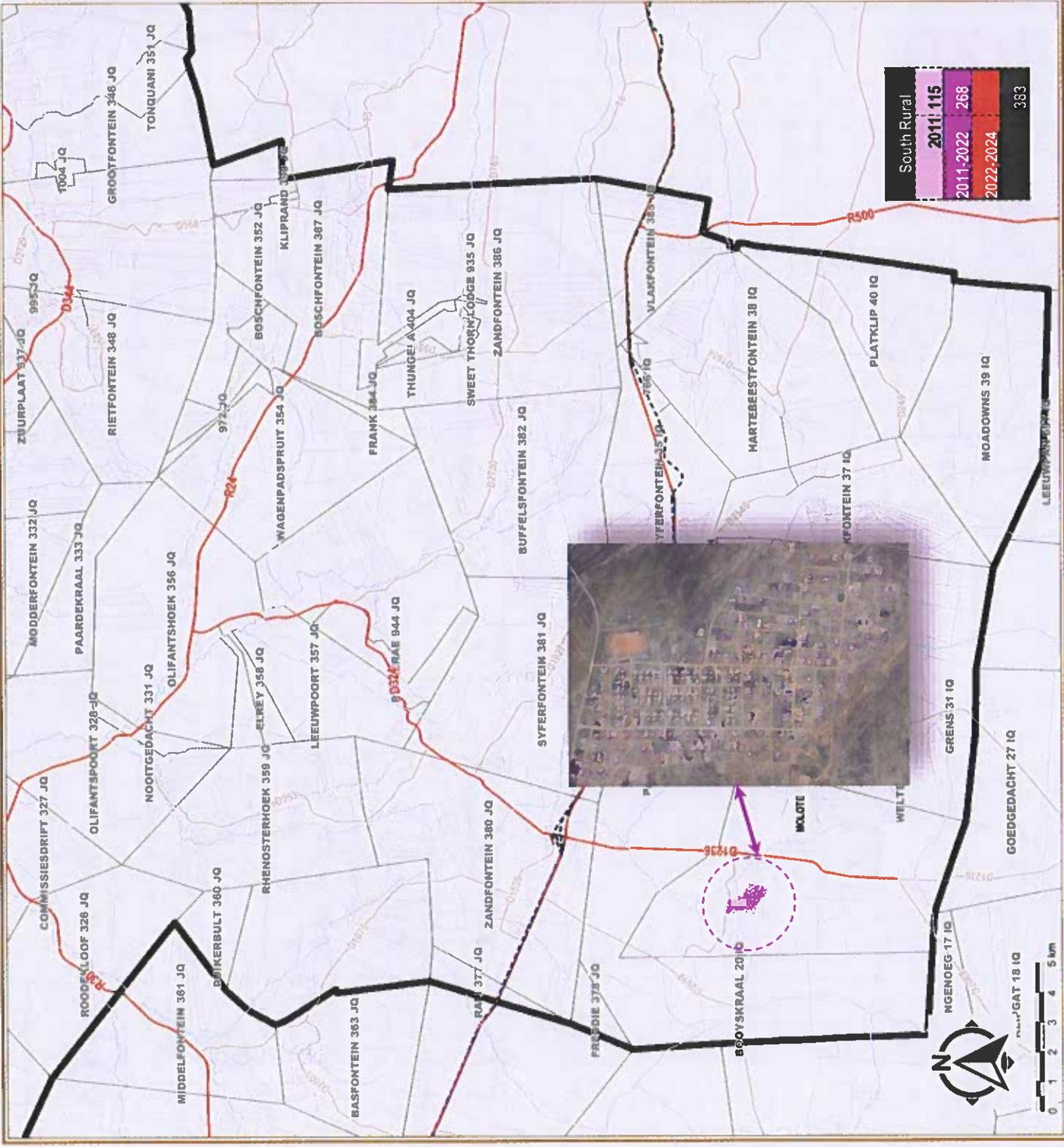
□ Primary Human Settlement
Housing Development Area

- National Road
- Main Road
- Other Roads
- Railways



FIGURE 21

DWELLING UNIT COUNTED - (2011-2024)



3.2.4 Human Settlement Projects

The status of these projects will be verified during this Phase (Phase 2: Situational Analysis).

Table 12 depicts the Human Settlement Projects as per the IDP (2022-2027).

Table 12: Human Settlement Projects (IDP 2022-2027)

PROJECT / PROGRAMME NAME	NATURE OF INVESTMENT	TOTAL COST	PROJECT	TOTAL EXPENDITURE TO DATE FROM PREVIOUS YEARS	MAIN APPROPRIATION (22/23)	MAIN APPROPRIATION (23/24)	MAIN APPROPRIATION (24/25)
2016/17 Rustenburg Bokamoso 1600 - Julius	Infrastructure Transfers - Current	R 266,679,400		R 784,800	R 26,207,360	R 3,275,936	R -
2016/17 Rustenburg Bokamoso 1600 - BlackHead	Infrastructure Transfers - Current	R 5,000,000		R -	R 3,399,789	R -	R -
2016/17 Bojanala Military Veterans - Phase 1	Infrastructure Transfers - Current	R 2,311,397		R 1,727,269	R 4,418,058	R 2,301,770	R -
Rustenburg, Bokamoso 1000 Agisanang - Makolokwe	Infrastructure Transfers - Current	R 1,734,161		R -	R 916,737	R -	R -
Rustenburg, Bokamoso 1000 Agisanang - Lesung	Infrastructure Transfers - Current	R 1,734,161		R 937,400	R 4,328,939	R -	R -
Rustenburg Bokamoso 1400 - Phase 1	Infrastructure Transfers - Current	R 60,000,000		R 4,312,667	R 40,000,000	R 40,000,000	R -
Rustenburg - Rustenburg Villages 1050 - Tantanana Village	Infrastructure Transfers - Current	R 666,985		R 570,452	R 666,985	R -	R -
Rustenburg Rustenburg Flisp 100 - Phase 1	Infrastructure Transfers - Current	R 7,320,000		R 3,230,740	R 3,001,592	R 1,305,040	R 1,305,040
2016/17 Rustenburg Marikana Rooikoppies - Phase 1	Infrastructure Transfers - Current	R 50,000,000		R 1,682,500	R 70,000,000	R 20,000,000	R -
Rustenburg Rustenburg Villages 1050 - Thekwane Village	Infrastructure Transfers - Current	R 1,600,764		R 1,514,407	R 5,141,368	R 3,249,716	R 1,624,858
Rustenburg - Rustenburg Villages 1050 - Mmamotse Village	Infrastructure Transfers - Current	R 1,600,764		R 1,085,009	R 666,985	R -	R -
Rustenburg - Rustenburg Villages 1050 - Syferbult Village	Infrastructure Transfers - Current	R 1,600,764		R -	R 666,985	R -	R -
Rustenburg - Rustenburg Villages 1050 - Tlapa Village	Infrastructure Transfers - Current	R 1,600,764		R -	R 666,985	R -	R -
Rustenburg - Rustenburg Villages 1050 - Mabitse Village	Infrastructure Transfers - Current	R 1,600,764		R -	R 666,985	R -	R -
Rustenburg - Rustenburg Villages 1050 - Lefaragathe Village	Infrastructure Transfers - Current	R 1,600,764		R 405,690	R 666,985	R -	R -



Rustenburg Local Municipality Housing Sector Plan

PROJECT / PROGRAMME NAME	NATURE OF INVESTMENT	TOTAL COST	PROJECT	TOTAL TO DATE	EXPENDITURE FROM PREVIOUS YEARS	MAIN APPROPRIATION (22/23)	MAIN APPROPRIATION (23/24)	MAIN APPROPRIATION (24/25)
Rustenburg - Rustenburg Villages 1050 - Bobuampya Village	Infrastructure Transfers - Current	R 1,600,764		R 340,211	R 666,985	R -	R -	R -
Rustenburg - Rustenburg Villages 1050 - Photsaneng Village	Infrastructure Transfers - Current	R 1,600,764		R -	R 666,985	R -	R -	R -
Rustenburg - Rustenburg Villages 1050 - Lesung Village 50	Infrastructure Transfers - Current	R 1,600,764		R 4,062,829	R 4,328,939	R -	R -	R 812,429
Rustenburg - Rustenburg Villages 1050 - Mosenthal	Infrastructure Transfers - Current	R 1,600,764		R 1,557,409	R 4,328,939	R 1,624,858	R 1,624,858	R 1,624,858
Rustenburg - Rustenburg Villages 1050 - Maumong	Infrastructure Transfers - Current	R 1,600,764		R 5,523,655	R 2,704,081	R 1,624,858	R 1,624,858	R 974,915
Rustenburg - Rustenburg Villages 1050 - Rankelenyane	Infrastructure Transfers - Current	R 1,600,764		R 962,788	R 4,328,939	R 1,624,858	R 1,624,858	R 1,462,372
Rustenburg - Rustenburg Villages 1050 - Kanana	Infrastructure Transfers - Current	R 1,600,764		R 2,522,451	R 6,278,769	R 3,249,716	R 3,249,716	R 1,624,858
Rustenburg - Rustenburg Villages 1050 - Phokeng Village	Infrastructure Transfers - Current	R 1,600,764		R 12,375,320	R 6,278,769	R 3,249,716	R 3,249,716	R 1,624,858
Rustenburg Municipality - Rankunyane (Monnakato) - Phase 1	Infrastructure Transfers - Current	R 1,333,970		R -	R 1,333,970	R 1,333,970	R 1,333,970	R 2,667,940
Rustenburg L M, Meriting Ext 4 & 5 (1590 Sub) - Phase 1	Infrastructure Transfers - Current	R 942,956		R -	R 942,956	R 1,347,080	R 1,347,080	R 4,041,240
Rustenburg Boitekong Flisp 1559 (Impala) - Phase 1	Infrastructure Transfers - Current	R 2,675,772		R -	R 2,675,772	R 2,432,520	R 2,432,520	R 2,432,520
Rustenburg, Rankelenyane, 65 - Phase 1	Infrastructure Transfers - Current	R 1,624,858		R -	R 1,624,858	R 3,249,716	R 3,249,716	R 4,874,574
Rustenburg, Bokamoso, 1600 internal services, M Civils - Phase 1	Infrastructure Transfers - Current	R 3,381,555		R -	R 3,381,555	R 3,275,936	R 3,275,936	R -
2016/17 Rustenburg Bokamoso 1600 - Malapane	Infrastructure Transfers - Current	R 4,041,240		R -	R 4,041,240	R 2,694,160	R 2,694,160	R -
2016/17 Rustenburg Bokamoso 1600 - Metro Projects	Infrastructure Transfers - Current	R 18,050,872		R -	R 18,050,872	R 2,694,160	R 2,694,160	R -
2016/17 Rustenburg Bokamoso 1600 - GR Makopo	Infrastructure Transfers - Current	R 2,155,328		R -	R 2,155,328	R 4,041,240	R 4,041,240	R 1,347,080
2016/17 Bojanala Conveyancing - Phase 1	Infrastructure Transfers - Current	R 9,167,298		R -	R 9,167,298	R -	R -	R -
2016/17 Rustenburg Ikemeleng Isup - Phase 1	Infrastructure Transfers - Current	R 4,913,904		R -	R -	R 4,913,904	R 4,913,904	R 8,189,290



Rustenburg Local Municipality Housing Sector Plan

PROJECT / PROGRAMME NAME	NATURE OF INVESTMENT	TOTAL COST	PROJECT	TOTAL TO DATE PREVIOUS YEARS	EXPENDITURE FROM PREVIOUS YEARS	MAIN APPROPRIATION (22/23)	MAIN APPROPRIATION (23/24)	MAIN APPROPRIATION (24/25)
2016/17 Rustenburg Rural Dini 300 - Drop Dot - Phase 1	Infrastructure Transfers - Current	R 5,869,468			R -	R 5,869,468	R 3,249,716	R 812,429
Rustenburg - Rustenburg Villages 1050 - Phase 1	Infrastructure Transfers - Current	R 5,386,000			R -	R 5,386,000	R -	R -
Rustenburg - Rustenburg Villages 1050 - Phase 2	Infrastructure Transfers - Current	R 266,794			R -	R 266,794	R -	R -
2021/22 Rustenburg Bokamoso - Phase 1	Infrastructure Transfers - Current	R 4,913,904			R -	R 4,913,904	R 3,275,936	R 4,913,904
Rustenburg Military Vets 26 - Phase 1	Infrastructure Transfers - Current	R 2,780,090			R -	R 2,780,090	R 2,780,090	R 2,780,090
Rustenburg Mbeki Sun Bulk Services - Phase 1	Infrastructure Transfers - Current	R 30,000,000			R -	R 1,119,900	R	R
Rustenburg Popo Molefe Bulk Services - Phase 1	Infrastructure Transfers - Current	R 30,000,000			R -	R 1,067,400	R 0	R 0
Rustenburg Boitekong Ext 16 Bulk Services - Phase 1	Infrastructure Transfers - Current	R 40,000,000			R -	R -	R 39,086,300	R 44,091,700
Rustenburg LM	Infrastructure Transfers - Current	R 53,332,304			R -	R -	R 3,933,932	R 49,398,372
RUSTENBURG	Infrastructure Transfers - Current	R 162,508,438			R -	R 43,303,468	R 74,170,208	R 45,034,636



3.2.5 Vacant Erven

The vacant erven situated in Rustenburg LM has been identified as potential sites which could possibly be developed for human settlement purposes and are accordingly considered as part of the land supply.

Table 13 depicts the vacant erven and their ownership from which it is noted that Rustenburg LM owns approximately 2,641 erven which have a total extent of 218 ha.

In terms of private persons, juristic entities and traditional authorities, these comprise approximately 2,305 erven with a total extent of 177 ha.

There is a total of approximately 365 ha of vacant erven available in Rustenburg LM.

Diagrams 4 to 7 depict the location of the vacant erven.

Table 13: Rustenburg LM Vacant Land Ownership

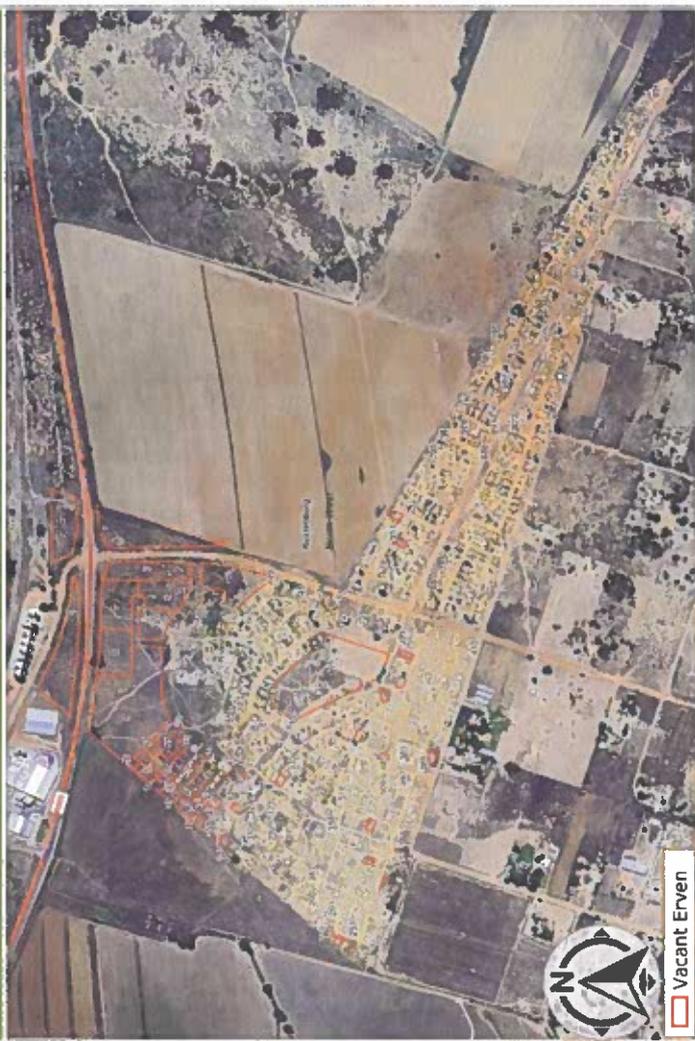
Sub Area	Ownership												Total Vacant Land Parcels	Total Area (ha)					
	Municipal			Sub Total			Private			Juristic Entities					Traditional			Sub Total	
	Land Parcels	Area (ha)	Area (ha)	Land Parcels	Area (ha)	Area (ha)	Land Parcels	Area (ha)	Area (ha)	Land Parcels	Area (ha)	Area (ha)			Land Parcels	Area (ha)	Land Parcels	Area (ha)	
Azaleapark		0.00	0.00				2	0.30	0.00						2	0.30	0.30		
Boitekong	12	0.70	12	426	13.06	15	0.52	0.00						441	13.58	14.28	14.28		
Bokamoso	1,450	67.89	1,450	67.89	1	0.03	0.00	0.00						1	0.03	67.92	67.92		
Boechdal		0.00	0.00	4	0.35	4	0.38	1	0.10	9	0.82			9	0.82				
Cashan	49	17.97	49	17.97	92	11.28	137	21.72						229	33.00	50.97	50.97		
Cyfeffontein	74	12.71	74	12.71		0.00		0.00							74	12.71	12.71		
Freedom Park	197	8.32	197	8.32		0.00		0.00							197	8.32	8.32		
Gee'louthpark	572	56.08	572	56.08	13	1.30	112	9.49						125	10.79	66.86	66.86		
Harbesefontein-A	29	5.14	29	5.14	3	0.13		0.00						3	0.13	5.28	5.28		
Marikana	12	0.46	12	0.46	21	0.65		0.00						21	0.65	1.11	1.11		
Meriting	39	1.15	39	1.15	4	0.11		0.00						4	0.11	1.26	1.26		
Monnako	163	8.24	163	8.24		0.00		0.00							163	8.24	8.24		
Phatsima	3	0.22	3	0.22		0.00		0.00							3	0.22	0.22		
Protea park		0.00		0.00	4	0.88		0.00						4	0.88		0.88		
Rustenburg	14	0.75	14	0.75	42	3.20	44	5.27						86	8.46	9.21	9.21		
Safarituine	18	4.43	18	4.43	14	1.44	14	8.27						28	9.71	14.14	14.14		
Tlhabane Unit 1		0.00		0.00	2	1.07		0.00						2	1.07		1.07		
Tlhabane Unit 3	1	0.68	1	0.68	1	0.06	1	0.07						2	0.13	0.81	0.81		
Tlhabane Wes		0.00		0.00	3	0.23	5	0.36						8	0.60		0.60		
Waterkloof East	7	2.86	7	2.86	12	0.58	45	10.68						57	11.25	14.11	14.11		
Waterkloof Hill		0.00		0.00		0.00	1259	79.97						1,259	79.97	79.97	79.97		
Waterval East	1	0.73	1	0.73	12	1.80	12	4.27						24	6.08	6.81	6.81		
Grand Total RLM	2,641	188.32	2,641	188.32	654	36.18	1,650	141.30	1	0.10	177.58	2,305	177.58	4,946	365.90				



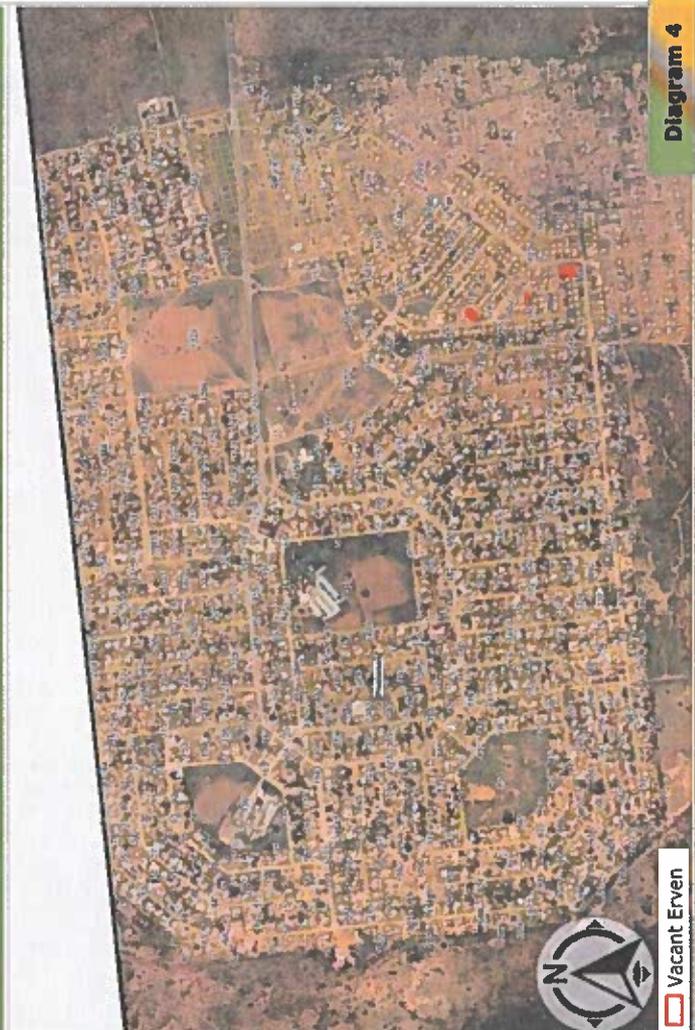
HARTBEESTFONTEIN-A



CYFERFONTEIN



PHATSIMA



MONNAKATO



MARIKANA



BOKAMOSO



FREEDOM PARK / MERITING



AZALEAPARK / BOSCHDAL / CASHAN / SAFARITUINE / WATERVAL EAST



GEELHOUTPARK / PROTEAPARK / RUSTENBURG



WATERKLOOF EAST / WATERKLOOF HILL



BOITEKONG WEST



BOITEKONG EAST



TLHABANE WES



TLHABANE UNIT 1 / TLHABANE UNIT 3



3.3 Engineering Services

The information for the Engineering Services was mainly sourced from the Rustenburg LM SDF (2023), the Rustenburg LM IDP (2024/25), the Water and Sanitation Masterplan and the Electricity Masterplan of the Rustenburg LM.

3.3.1 Water

The greater part of the Rustenburg area is supplied with surface water from the Elands and Crocodile Rivers via Vaalkop Dam and the Hex River from the Vaal River. Pipelines from these sources belong to the relevant Water Boards and the Rustenburg Local Municipality connects to the Water Board's system through metered bulk water connections that feed the water distribution zone via the Rustenburg Local Municipality service reservoirs and eventually the pipeline network.

The Water Boards which supply water to the Rustenburg LM are as follows:

- ❖ **Magalies Water Board:** supplies directly to certain areas in the Rustenburg LM and provides water for purchasing to **Rand Water Board** through the Vaalkop system. Approximately 73 MI/day of water is supplied by the Magalies Water Board through the Vaalkop system and about 51 MI/day is sold to the Rand Water Board for further selling to Rustenburg Local Municipality.
- ❖ **Water Services Trust:** the trust is a service entity owned by the Rustenburg LM that was established as a ring-fenced business entity. One of the main focus areas of the Trust was to re-commission the Bospoort Dam Water Purification Works to reduce the dependency of Rustenburg LM on external water supplies. Approximately 10MI/day of water from the works is supplied to the Rustenburg CBD and Rustenburg Platinum Mines.

- ❖ **Borehole water schemes:** The Rustenburg LM still has borehole water scheme systems in Rankelenyane, Molote City and Mathopestad where potable water provisioning is dependent on ground water. The boreholes are operated by the Tribal Authorities (Rankelenyane and Mathopestad) and the CPA (Molote City).

Rand Water, Magalies Water and Rustenburg Water Services Trust monitors water quality distributed from their Water Treatment Works to Rustenburg Local Municipality. Rustenburg LM monitors the quality of water at all the distributions to ensure that the water supplied to the residents of Rustenburg meet the standards for drinking water and is safe for human consumption.

RLM has a water services backlog. Strategies to eradicate the backlogs ensure the effective rollout of the programme as the millennium targets were set by the National Government for access to water. The drive for the millennium goals will continue to eradicate all backlogs. The provision of water to individual households (i.e. yard connections) will dominate in the future water provision. The increase in the level of service for existing consumers as well as normal population growth and influx into the area will increase water demand and related services.

Table 14 provides a summary of the Water Supply per Supply Zone in the LM.

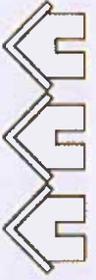
Figure 22 depicts the bulk water supply infrastructure of the Rustenburg LM, as per the Water and Sanitation Masterplan 2020.



Table 14: Rustenburg LM Water Supply

SUPPLY ZONE NAME	CLUSTER ORDER	2020 AADD (KL/D)
Rustenburg Bulk	First	87,166
Booster reservoir & PS	First	8,074
Boschdal reservoir	First	2,873
Cashan & Safari Tuine reservoirs	First	4,518
Donkerhoek Upper & Lower reservoirs	First	0
Geelhout Upper, Old Works & Half Million reservoirs	First	11,371
Industrial reservoir	First	6,041
Kgaswane Lower reservoir	First	535
Kgaswane Upper reservoir	First	0
South reservoir	First	695
Stokkiesdraai reservoir	First	4,176
Tierkloof Upper & Lower reservoirs	First	878
Tlhabane Lower reservoir	First	3,821
Tlhabane Upper reservoir	First	1,545
Tlhabane West Lower & Bellevue Lower reservoirs	First	3,662
Tlhabane West Upper reservoir	First	318
Waterbeerg reservoir	First	2,839
Waterkloof Lower reservoir	First	2,399
Waterkloof Upper reservoir	First	43
FIRST ORDER SUB-TOTAL		140,954
Bospoort North reservoir	Second	20,096
Freedom Park X4 tower	Second	7496
MW Bospoort reservoir	Second	5,554
SECOND ORDER SUBTOTAL		33,146
Boshhoek reservoir	Third	0
Lethabong Upper and Lower reservoirs	Third	5,815
Bokamoso reservoir	Third	606
THIRD ORDER SUBTOTAL		6,421

SUPPLY ZONE NAME	CLUSTER ORDER	2020 AADD (KL/D)
Lekgalong & Bosspruit	Lower	1,216
Makolokwe reservoir	Lower	1,063
Marikana reservoir	Lower	3,465
Mathopestad	Lower	311
Modikwe & Berseba	Lower	1,727
Molote reservoir	Lower	137
Monnakato reservoir & tower	Lower	3,520
Olifantsnek tower	Lower	135
Phatsima reservoir	Lower	2,505
Rankelenyane & Maumong	Lower	625
Syferbult tower	Lower	363
Wigwam reservoir	Lower	266
Bellevue Upper reservoir	Lower	232
Bethanie reservoir & Towers	Lower	3,306
LOWER ORDER SUBTOTAL		18,871
TOTAL		199,392



Rustenburg LM Bulk Water Infrastructures (as per SDF, 2024)

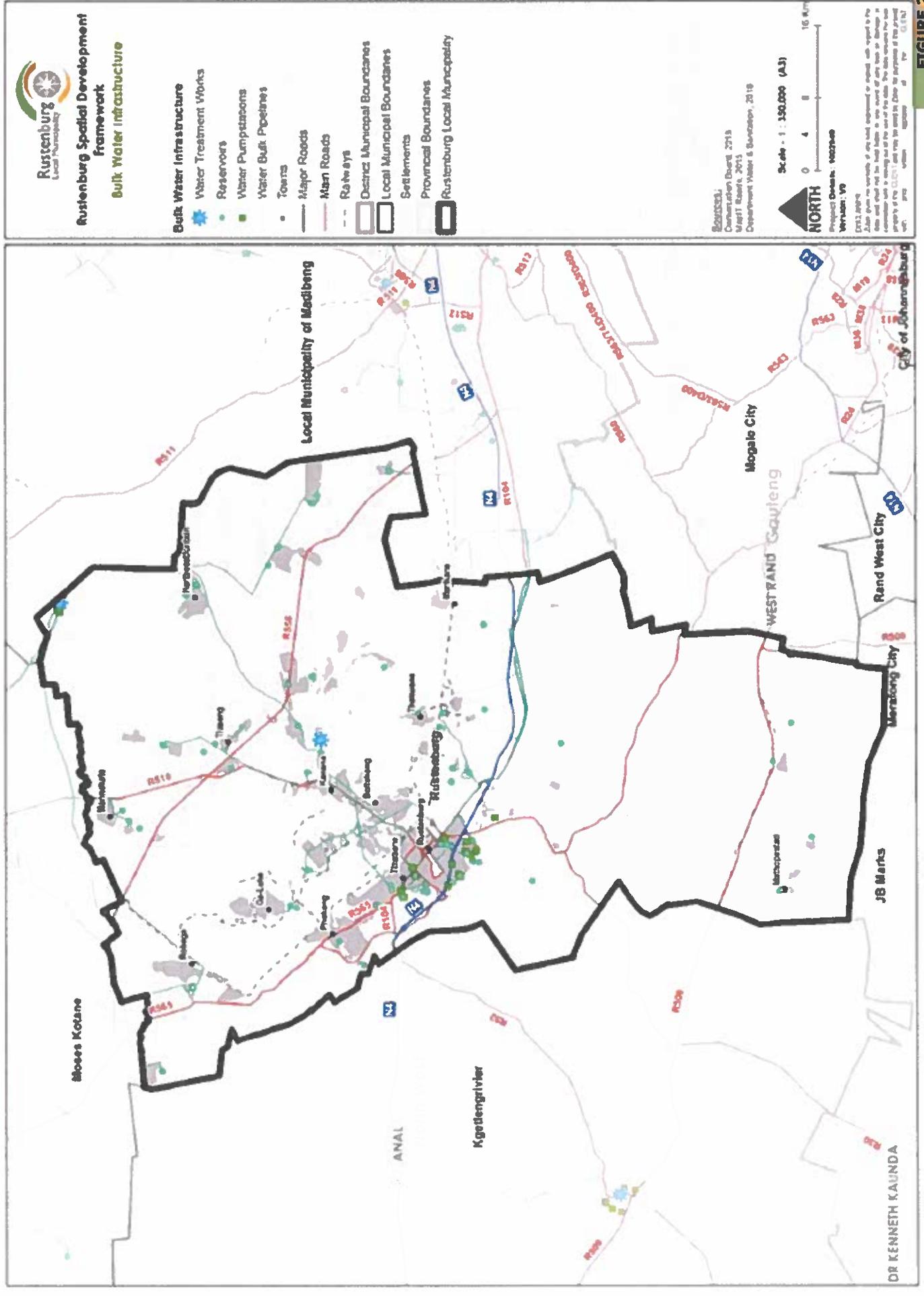


FIGURE 22

3.3.3 Energy and Electricity

The Electrical Infrastructure of the Rustenburg LM is depicted on Figure 23.

According to the Rustenburg Electricity Supply By-law (2017), Rustenburg Municipality is the main distributor and supplier of electricity within the municipality's distribution area. Eskom has existing infrastructure within the municipality; however, it does not have a license to distribute electricity.

The existing electricity infrastructure covers mainly the developed areas i.e., the suburban areas, small towns, Rustenburg CBD, and townships. Large portions of the municipality do not have electricity more especially the new developments. As a result, the municipality has partnered with Eskom to extend distributions to new developments, hence certain villages and townships are supplied directly by Eskom.

The municipality faces the following major challenges with regards to electricity infrastructure and supply:

- ❖ Majority of the substations have aged electrical infrastructure which has led to overloaded feeder cables from the main substations and increased energy losses thus, the capacity of most systems is insufficient.
- ❖ The Rustenburg Municipality experiences power supply interruptions as a result of poor maintenance, vandalism and copper cable theft which often leads to electricity supply disruptions which in turn slows down the expansion of businesses.
- ❖ The insufficient electricity supply further leads to high lying areas not having water due to low pressure in the water system.

To address these challenges, several substations have been recently upgraded, i.e., Noord, Donkerhoek, Boschdal and Geelhout Park, and there are existing plans in the pipeline to upgrade and refurbish more substations.

A new substation is being constructed in Boitekong to provide capacity to the newly formalised informal settlements and will reduce the load at the Voltaire substation to provide capacity for new developments around the Greater Boitekong area. The Motor City Substation on the South-Eastern side of Rustenburg CBD, which was vandalised after construction was 95% complete, has also been prioritised for reconstruction.

The Eskom Transmission Development Plan (ESKOM, 2022) further indicates the following projects which have been planned for Rustenburg:

- ❖ **Rustenburg Strengthening Phase 1** which refers to the extension of Bighorn Substation with the installation of 2 x 500 MVA 400/132 kV transformers.
- ❖ **Rustenburg Strengthening Phase 2** which refers to the extension of Marang Substation, which will also introduce a 132 kV voltage level at the substation.
- ❖ **Rustenburg Strengthening Phase 3** includes the installation of shunt capacitors at Marang, Bighorn, and Dinaledi Substations to improve the voltage profile and provide reactive power support in the Rustenburg Consumer Load Network.

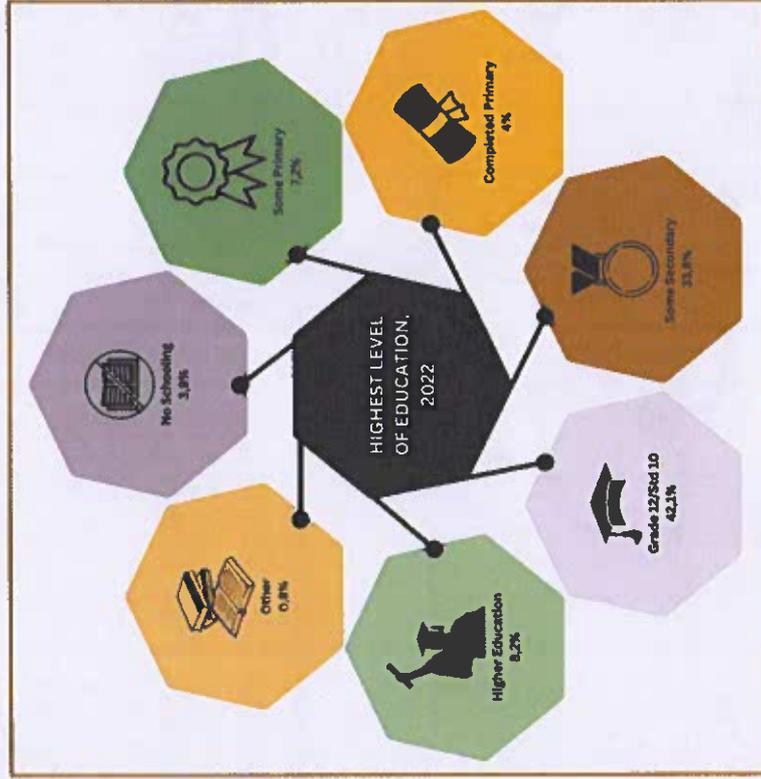


3.4 Socio-Economic Overview

3.4.1 Level of Education

Diagram 8 depicts the level of schooling of the Rustenburg LM population. Approximately 41% of the population completed matric, while 33,8% had some form of secondary school but never completed matric. Approximately 3,9% of the population were recorded to have had no schooling.

Diagram 8: Rustenburg LM – Level of Education



3.4.2 Age and Gender Distribution

Diagram 9 (overleaf) depicts the age and gender distribution of the North-West Province, the Bojanala DM and the Rustenburg LM.

It is noted that the majority of the LM (59,3%) are aged between 20 and 64 years old, comprising the main labour force.

In terms of the gender distribution in the Rustenburg LM, there are slightly more males (52%) than females (48%).

3.4.3 Level of Engineering Services

Diagram 10 (overleaf) depicts the access of the population, in terms of the North-West Province and the Rustenburg LM, to Water and Sanitation.

Majority (53%) of the population in the Rustenburg LM have access to piped water inside the dwelling, while approximately 38,1% have access to a tap inside their yard.

In terms of sanitation, approximately 72% of the Rustenburg LM population have access to a flush toilet system, while approximately 24% make use of put toilets.

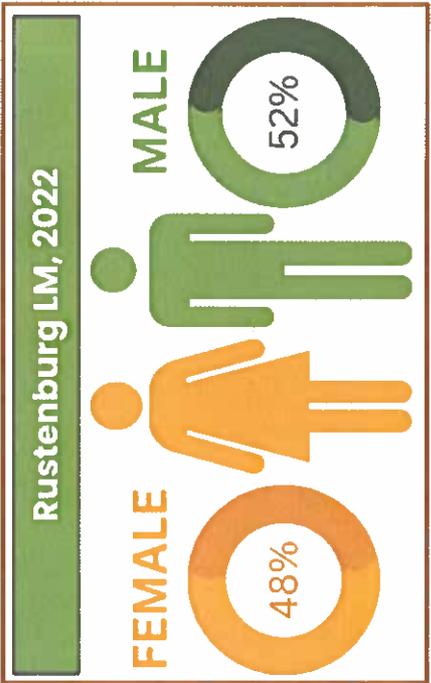
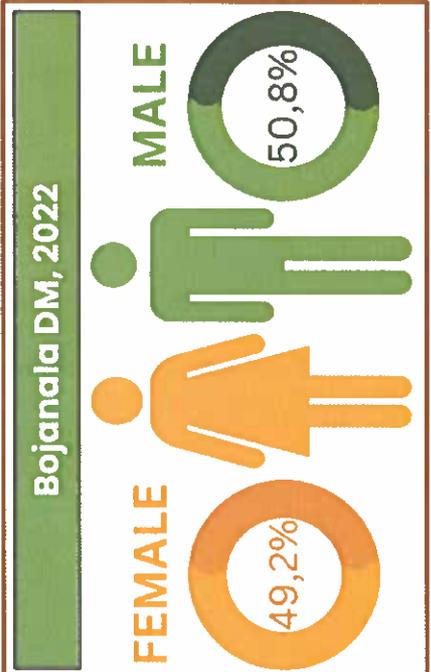
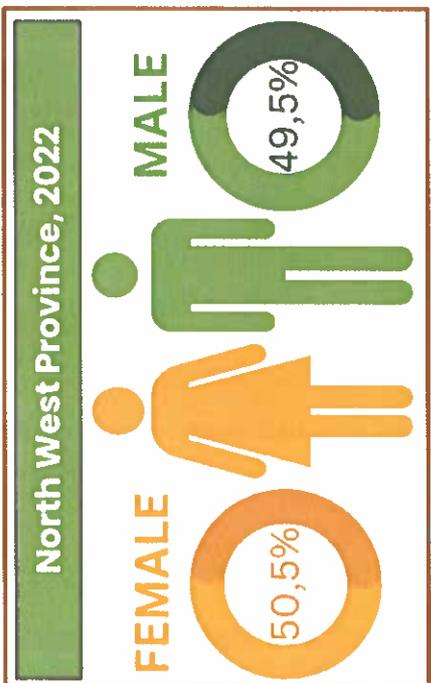
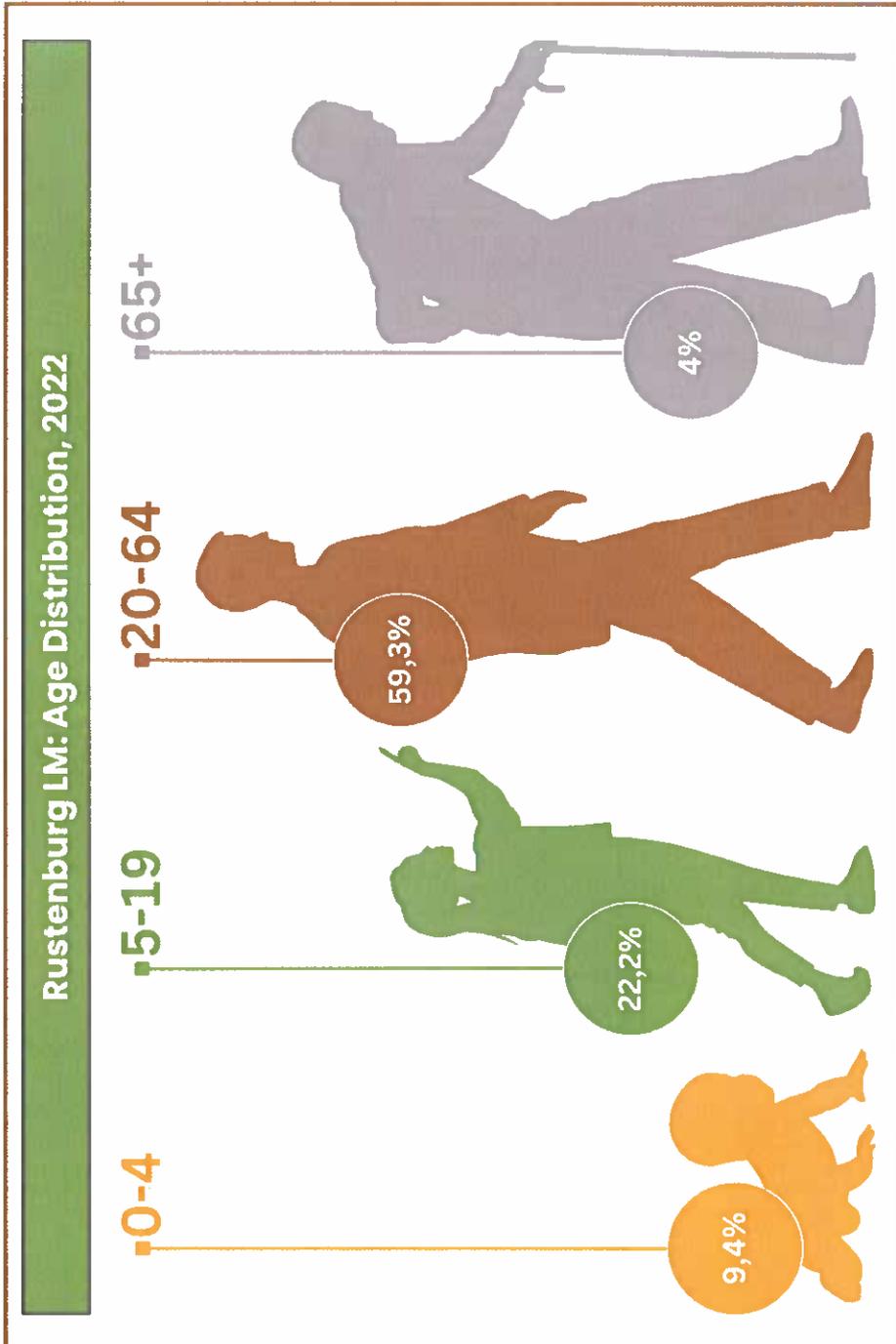
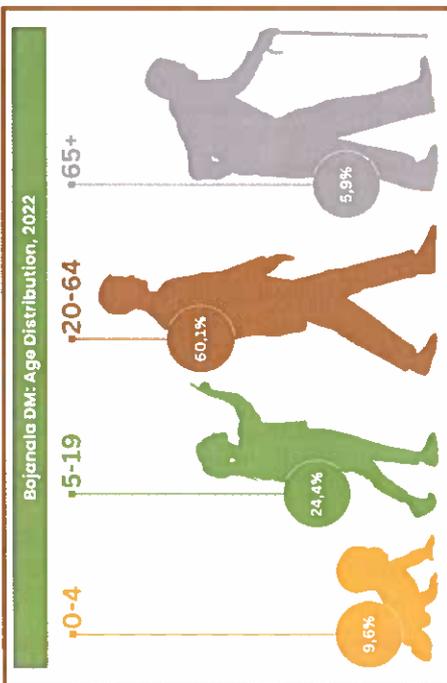
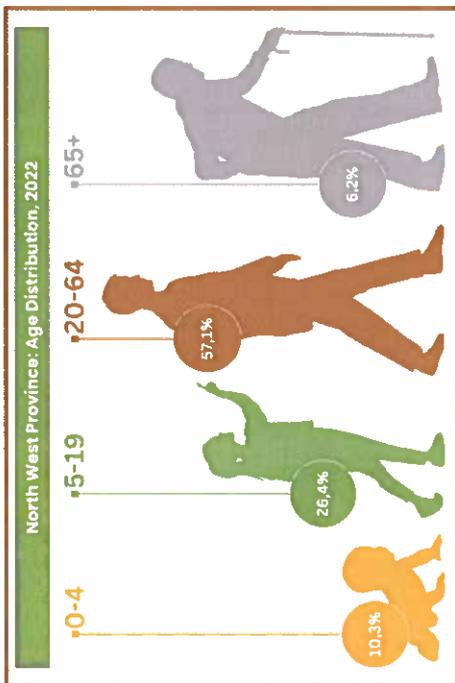
Diagram 11 (overleaf) depicts the access of the North-West province and the Rustenburg LM population to electricity and refuse removal.

Most of the homes (94,5%) in the Rustenburg LM had access to electricity for lighting in their homes in 2022, which compared closely with the North-West Province where 93,9% of the population had access to electricity.

In terms of refuse removal, approximately 75,6% of the Rustenburg LM population had their refuse removed by the Local Authorities, while approximately 14,4% made use of their own refuse dump.



Demographics: Age and Gender Distribution



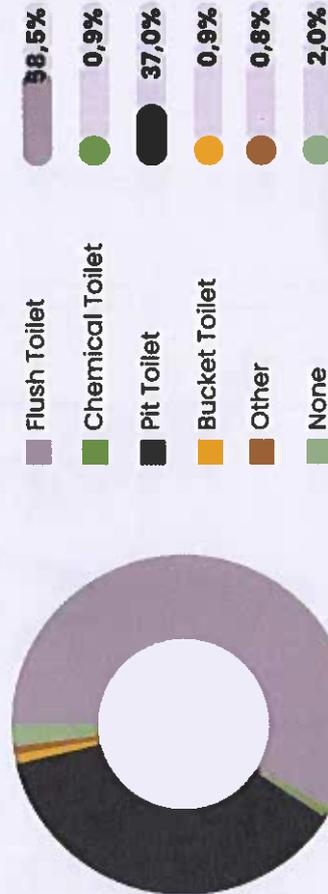
NORTH WEST PROVINCE ACCESS TO PIPED WATER, 2022



RUSTENBURG LM ACCESS TO PIPED WATER, 2022



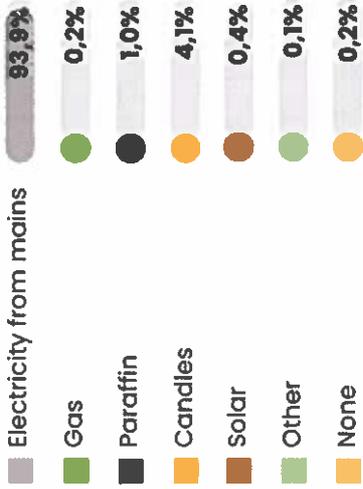
NORTH WEST PROVINCE SANITATION, 2022



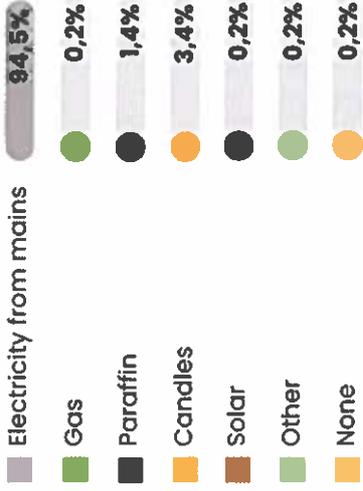
RUSTENBURG LM SANITATION, 2022



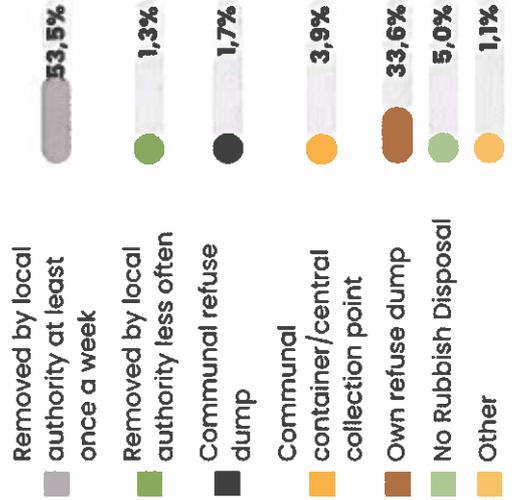
**NORTH WEST PROVINCE
ENERGY FOR LIGHTING, 2022**



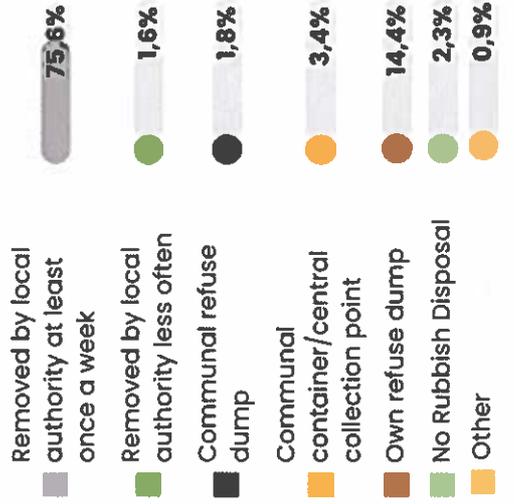
**RUSTENBURG LM
ENERGY FOR LIGHTING, 2022**



**NORTH WEST PROVINCE
REFUSE REMOVAL SERVICES, 2022**



**RUSTENBURG LM
REFUSE REMOVAL SERVICES, 2022**



3.5 Institutional Capacity of the Municipality

The RLM was granted Level 2 accreditation in 2013, which includes the following functions:

- ❖ **Level 1:** Subsidy Budget Planning, submission of Identified Housing Projects and Programmes to the MEC for approval, Beneficiary Management, Housing Subsidy Registration, Subsidy Management, Accreditation Reporting and Document Management.
- ❖ **Level 2:** In addition to Level 1 functions the Rustenburg LM should undertake Procurement and Appointment of Implementing Agents, Project/ Programme Management, Contract Administration, Technical Quality Assurance and Budget Management.

To undertake the functions associated with Level 2 Accreditation, the RLM will require the necessary capacity support to:

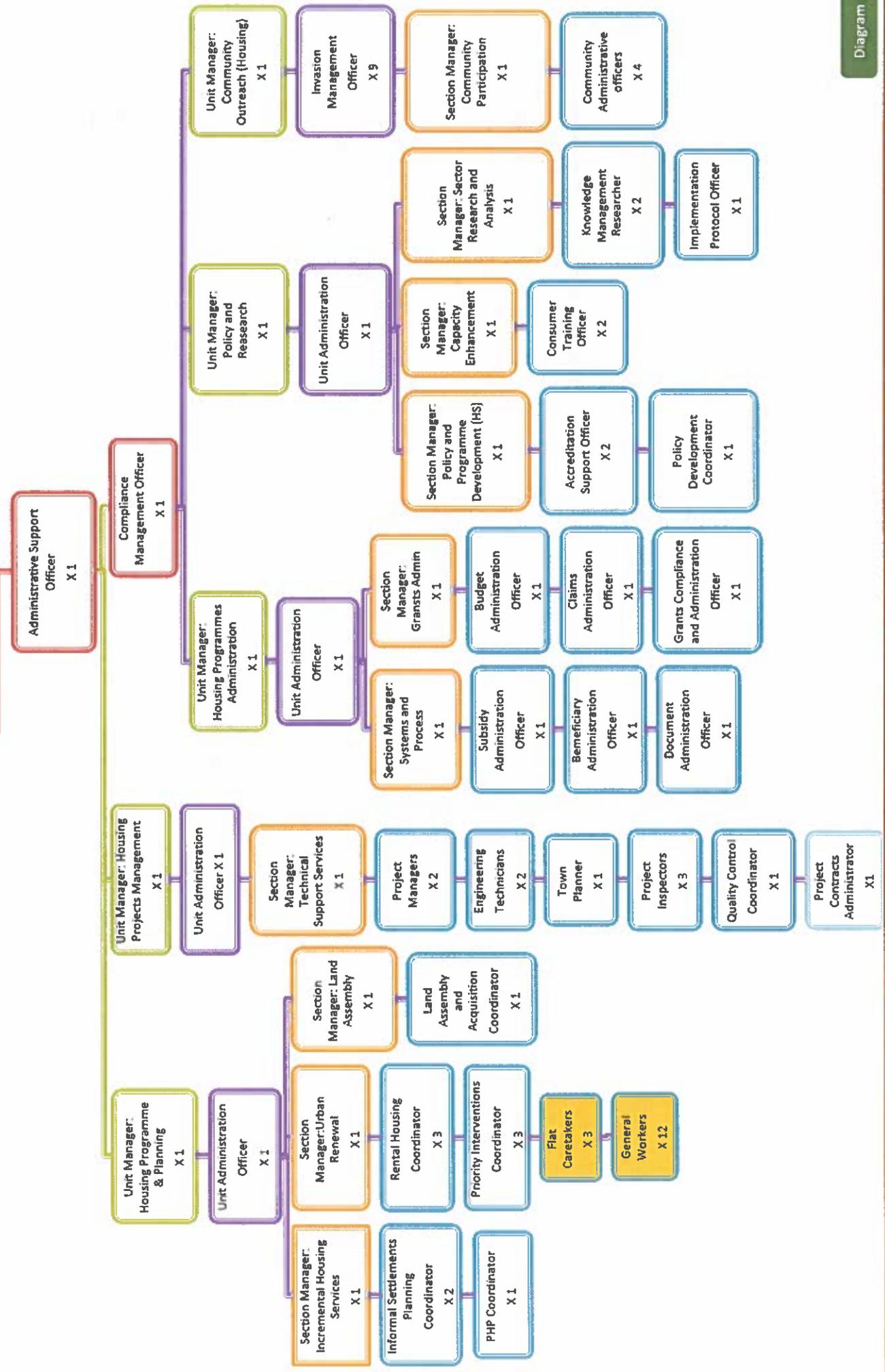
- ❖ Commission, produce and implement project feasibility assessments, which will be undertaken by professional engineers, town planners or certified project managers.
- ❖ Assemble programme administration capability (skills and experience) in line with the scale of human settlement activities planned in the RLM including project cash flow management.

The existing Institutional Capacity of the RLM, in terms of the Human Settlements Directorate, is shown in **Diagram 12**.



Rustenburg LM Institutional Arrangement Directorate: Human Settlements

DIRECTOR : HUMAN SETTLEMENTS



3.6 Situational Analysis Synthesis

- ❖ The National Development Plan provides a number of recommendations which should be applied by Local Municipalities when dealing with Human Settlement Development.
- ❖ The Platinum Development Corridor, as a transportation corridor linking Gauteng, the economic heartland of the South Africa with the Maputo harbor, is supported by the N4 and the Johannesburg- Mahikeng railway line, which traverses through the Bojanala and Ngaka Modiri Molema Districts.
- ❖ The R510/R30/R53 route links Kgetlengrivier, Madibeng, Rustenburg, Matlosana, Tlokwe and Ventersdorp. These municipalities are situated on the western fringe of the economic hub of Gauteng and interact with the economy of Gauteng.
- ❖ Various policy documents reiterate the importance of protecting the High Potential Agricultural Land for agricultural purposes only to protect food security in the region.
- ❖ Rustenburg town is the primary node of the LM, with Phokeng, Boitekong and Marikana identified as Second Order/ Municipal Urban Nodes. Social services should be provided in line with the nodal hierarchy.
- ❖ A development plan was compiled for the Rustenburg/ Boitekong/ Marikana PHDA.
- ❖ The Rustenburg LM SDF identified a number of Strategic Development Areas (SDAs) as well as Housing Reform Areas (HRAs), which are areas with potential for high density residential uses, including rental housing and to be considered as social housing restricting zones.
- ❖ There are a total of 34 wards in the Rustenburg LM.

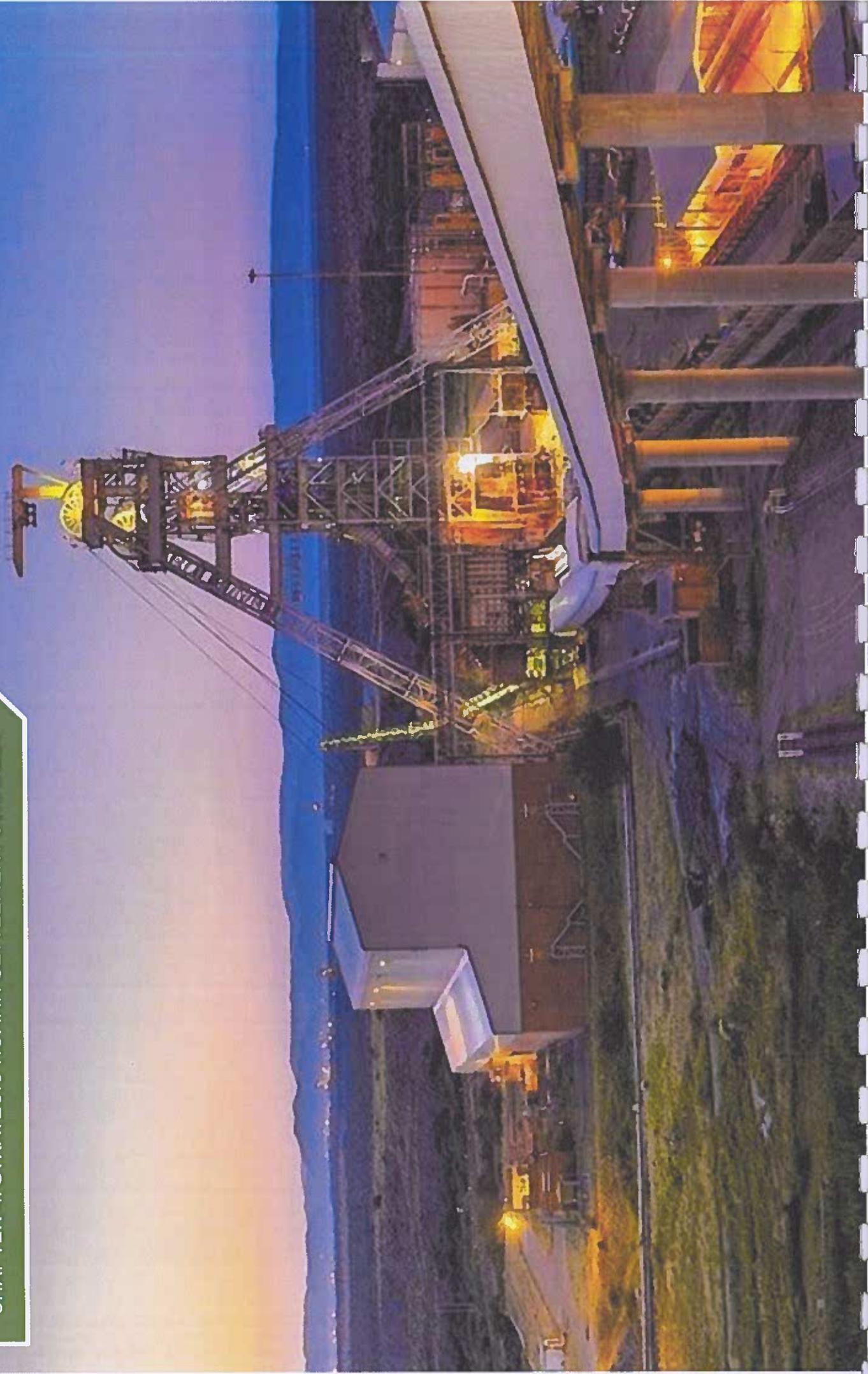
- ❖ There are three Traditional Authorities, which comprise majority of the northern extents of the LM (north of the N4).
- ❖ There are over 1,700 land claims, mostly in the central parts of the LM around Rustenburg and Paardekraal.
- ❖ The southern extents of the LM (south of the N4) are largely classified as CBA 1 and 2 as well as ESA 1 and 2 areas, which are environmentally sensitive and not suitable for development.
- ❖ Mining is the largest contributor to the economy of the Rustenburg LM.
- ❖ The Rustenburg LM was granted a Level 2 accreditation in 2013.
- ❖ Approximately 41% of the population in the Rustenburg LM completed matric, while 33,8% had some form of secondary school but never completed matric. Approximately 3,9% of the population were recorded to have had no schooling.
- ❖ Majority of the LM (59,3%) are aged between 20 and 64 years old, comprising the main labour force.
- ❖ In terms of the gender distribution in the Rustenburg LM, there are slightly more males (52%) than females (48%).
- ❖ Majority (53%) of the population in the Rustenburg LM have access to piped water inside the dwelling, while approximately 38,1% have access to a tap inside their yard.
- ❖ In terms of sanitation, approximately 72% of the Rustenburg LM population have access to a flush toilet system, while approximately 24% make use of pit toilets.
- ❖ Most of the homes (94,5%) in the Rustenburg LM had access to electricity for lighting in their homes in 2022 and approximately 75,6% had their refuse removed by the Local Authorities.



- ❖ The 2022 population of the Rustenburg LM was approximately 845,207 people and 354,227 households, with an average household size of 2,4 people per household – as per the Rustenburg LM SDF.
- ❖ The total number of informal structures included in the Informal Settlements Report of the Rustenburg LM was 38,865 units with majority of these units in Boitekong (19,617 units).
- ❖ The informal settlement counts conducted by Plan Associates indicated an additional 23,191 units with a total of 62,056 informal units in the Rustenburg LM in 2024, and 37,518 of these units were situated in Boitekong.
- ❖ There is a total of approximately 365 ha of vacant erven available in the Rustenburg LM, of which the Rustenburg LM owns approximately 2,641 erven which have a total extent of 218 ha



CHAPTER 4: STRATEGIC HUMAN SETTLEMENT STRATEGY



4.1 Housing Vision, Mission and Strategic Priorities

The Rustenburg LM Vision, Mission and Strategic Priorities, as per the IDP, are discussed below.

The Municipal Vision of the Rustenburg LM is as follows:

“A smart and environmentally friendly city where all communities enjoy a high quality of life and diversity”

The Municipal Mission is as follows:

“To continuously improve quality of life by stimulating economic growth, improving quality of services through best practice, sustainability, and inclusive.”

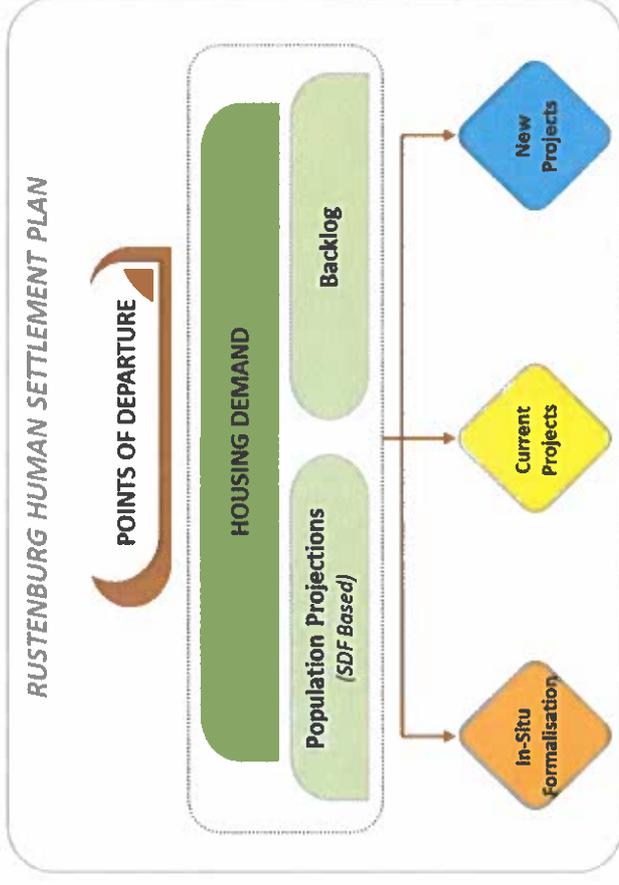
The Rustenburg LM further has Six Strategic Priorities as follows:

- ❖ Ensure a sustainable municipal financial viability and management
- ❖ Efficient Provision of quality Basic Services and Infrastructure within a well-planned Spatial Structure
- ❖ Drive a diversified economic growth, vibrant rural development and job creation
- ❖ Maintain, a green, safe, healthy Environment and social cohesion
- ❖ Uphold good governance and public participation principles
- ❖ Drive optimal municipal institutional development, transformation and capacity building

4.2 Implementation Strategy

Diagram 13 illustrates the structure of the Rustenburg Human Settlements Implementation Strategy. The strategy aims to deal with the demand/backlog as determined in Section 3.2.3 of this report (Table 10), which totals 62,056 units.

Diagram 13: Rustenburg Human Settlement Plan



The first component of the strategy sets the scene through an outline of points of departure for the strategy. The points of departure confirms the housing demand which consist of the current backlog and future demand (population projections).



4.3 Points of Departure: Housing Demand and Housing Supply

Section 4.3.1 below provides an outline of the total housing demand, which consists of the following components:

❖ Population Projections:

The population projections were informed by historical Census information, Rustenburg SDF 2023 projections, trends observed from dwelling and counts. The purpose of the population projections is to illustrate the future housing needs to plan accordingly.

❖ Housing Backlog:

The housing backlog represents the immediate/current demand which consist primarily of the existing informal settlements. The housing backlog was informed by informal settlement lists and dwelling unit counts from aerial images.

4.3.1 Housing Demand

Population Projections

Table 16 (overleaf) outlines the population projections for the six functional areas which culminate into a total for the whole municipality. Table 16 is discussed below:

- ❖ The LM's population is projected to increase to 1,096,578 in 2032 and 1,317,078 in 2040.

- ❖ The population increase translates to an increase of 251,370 people between 2022-2031 and 220,500 between 2031-2040 with a total projected increase of 471,870 people.
- ❖ The projected populations translate to an increment of approximately 26,215 people per annum from 2022-2040.
- ❖ The Boitekong cluster is projected to have the highest contribution to population growth and may make up 42% of the total municipal population. The growth per annum for Boitekong between 2011-2022 was 6.7%. The high growth per annum was caused by the high influx of informal settlements into the area. The growth per annum was, however, lowered for the 2022-2031 and 2031-2040 periods.
- ❖ The Boitekong cluster is projected to grow with approximately 13,964 people per annum from 2022-2040.
- ❖ The rural north, which consists of the various semi-rural/ traditional villages is projected to grow with 82,656 people, which is more than the Rustenburg/Tlhabane cluster.



Table 16: Rustenburg HSP: Population Projections per Cluster

Cluster	Historic	Current	Projection		Increment						Increment p.a.						Growth p.a.					
			SDF 2031	2040	2011-2022	2022-2031	2031-2040	2011-2022	2022-2031	2031-2040	2011-2022	2022-2031	2031-2040	2011-2022	2022-2031	2031-2040	2011-2022	2022-2031	2031-2040			
Rustenburg, Tlhabane	204 842	237 407	274 606	305 103	32 565	37 199	30 497	67 696	2 960	4 133	3 389	3 761	1,4%	1,4%	1,6%	1,2%	1,4%	1,2%	1,4%			
Boitekong	149 540	304 108	438 028	555 454	154 568	133 920	117 427	251 347	14 052	14 880	13 047	13 964	6,7%	6,7%	4,1%	2,7%	6,7%	4,1%	3,4%			
Bokamoso	21 958	42 163	47 118	51 464	20 205	4 955	4 346	9 301	1 837	551	483	517	6,1%	6,1%	1,2%	1,0%	6,1%	1,2%	1,1%			
Marikana	19 522	49 123	74 747	99 422	29 601	25 624	24 675	50 299	2 691	2 847	2 742	2 794	8,8%	8,8%	4,8%	3,2%	8,8%	4,8%	4,0%			
Rural North	152 031	204 344	248 383	287 000	52 313	44 089	38 617	82 656	4 756	4 898	4 291	4 592	2,7%	2,7%	2,2%	1,6%	2,7%	2,2%	1,9%			
Rural South	1 680	8 063	13 696	18 634	6 383	5 633	4 937	10 570	580	626	549	587	15,3%	15,3%	6,1%	3,9%	15,3%	6,1%	4,8%			
Total RUM	549 573	845 208	1 096 578	1 317 078	295 635	251 370	220 500	471 870	26 876	27 930	24 500	26 215	4,0%	4,0%	2,9%	2,1%	4,0%	2,9%	2,5%			

Sources:

- Census 2001: STA TS SA Website per LM: 2011 Bonobones, February 2025
- Census 2011: STA TSA Municipal Profiles, February 2025
- 2016: STA TS SA MP Community Profile, report 03-01-13, Table 8.1
- SDF 2022: STA TS SA MYPE 2021: Rustenburg Spatial Development Framework, September 2023
- SDF 2027, 2031: STA TS SA MYPE, 2021, Rustenburg Spatial Development Framework, September 2023
- 2040: Pion Associates, Trend Scenario

Table 17 provides the household projections for the six clusters. The table represents the number of households that constitute the population growth outlined in Table 16 above. Table 17 is discussed below:

- ❖ The current number of households is 354,227 and it is projected that it will increase to 458,963 in 2031 and 563,963 in 2040.
- ❖ The projected number of households translates to 104,736 households between 2022-2031 and 105,000 between 2031-2040. The increment

growth is equivalent to an average of 11,637 household per annum for 2022-2040.

- ❖ The Boitekong cluster is projected to grow with 111,731 households (2022-2040) which is 53% of the total number of projected households.

Diagram 14 graphically illustrates the population and household projections for the 6 clusters. The projected household growth for the Rustenburg/Tlhabane and Rural North is very similar.



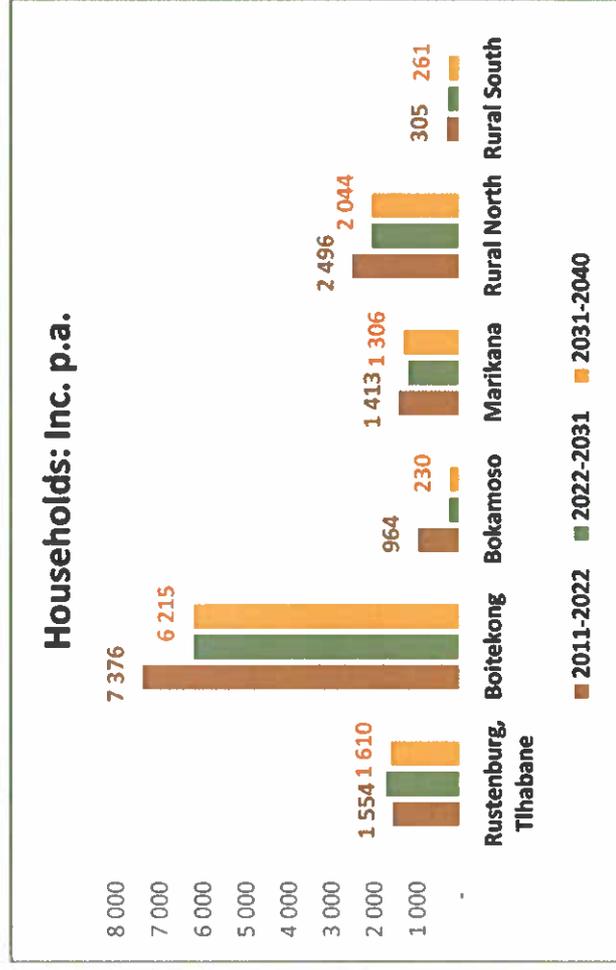
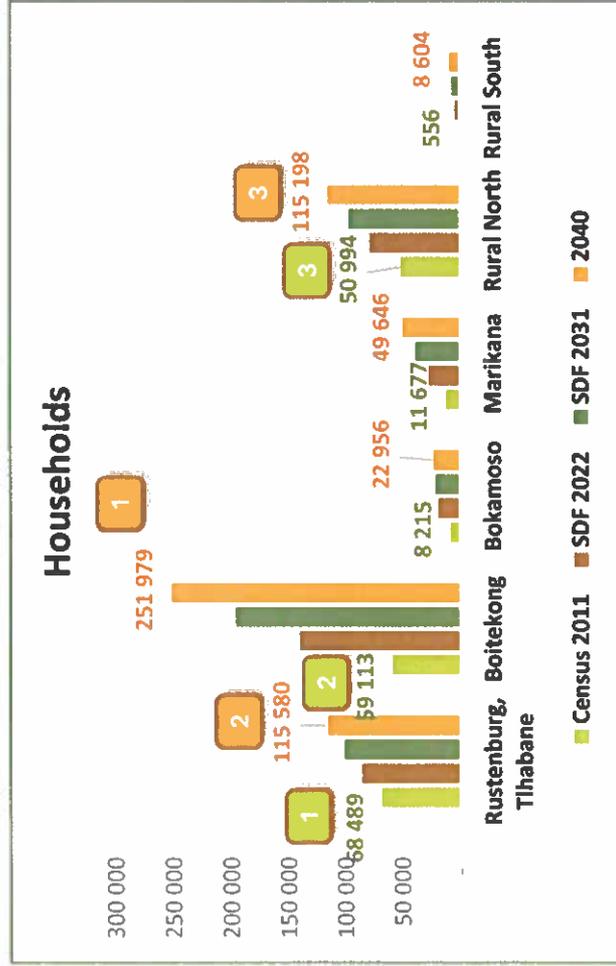
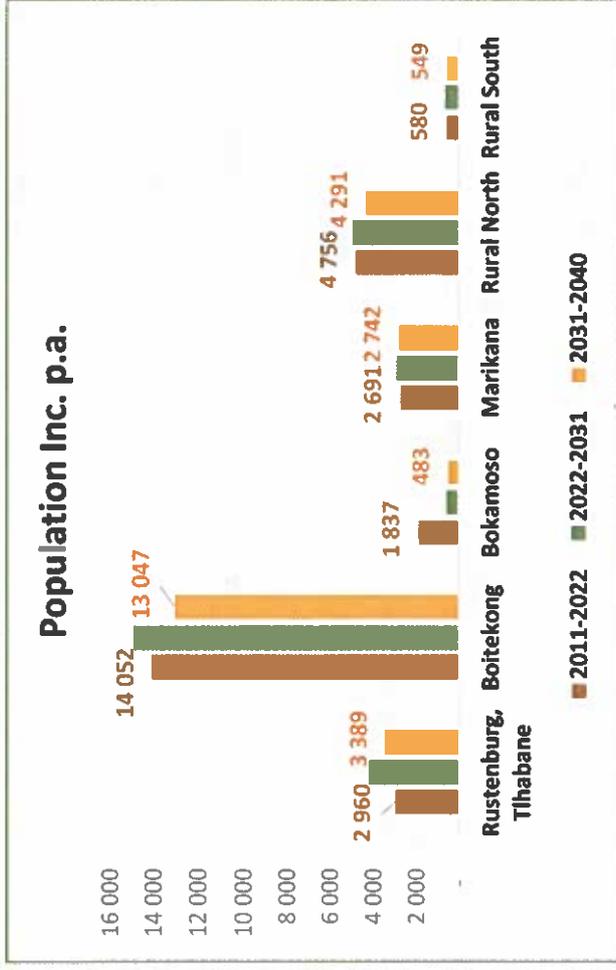
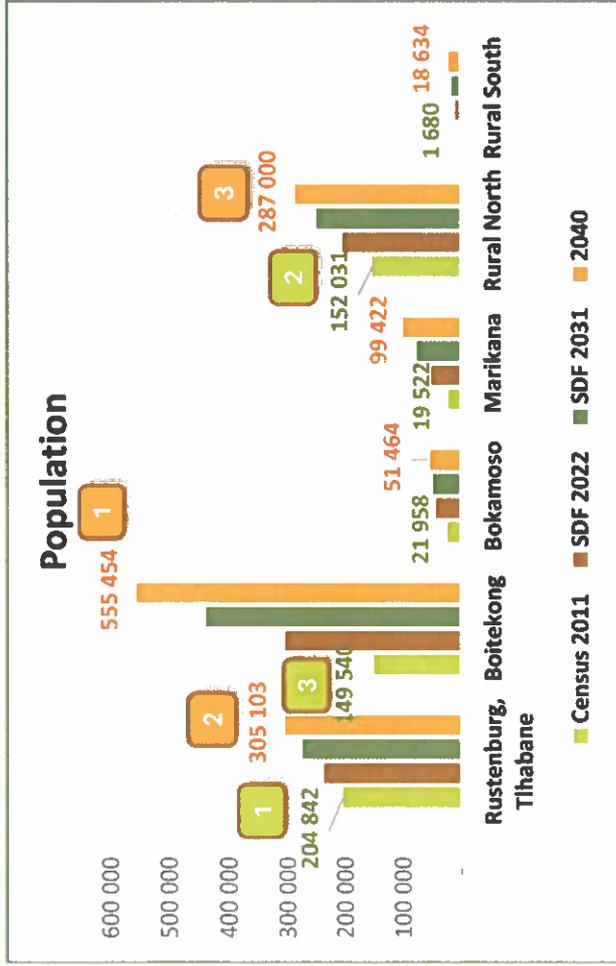
Rustenburg Local Municipality Housing Sector Plan

Table 17: Rustenburg HSP: Household Projections per Cluster

Cluster	Historic Census 2011	Current SDF 2022	Projection		Increment				Increment p.a.				Growth p.a.			
			SDF 2031	2040	2011-2022	2022-2031	2031-2040	2022-2040	2011-2022	2022-2031	2031-2040	2022-2040	2011-2022	2022-2031	2031-2040	2022-2040
Rustenburg, Tlhabane	68 489	85 583	101 087	115 580	17 094	15 504	14 488	29 997	1 554	1 723	1 610	1 667	2,0%	1,9%	1,5%	1,7%
Boitekong	59 113	140 248	196 043	251 979	81 195	55 795	55 936	111 731	7 376	6 199	6 215	6 207	8,2%	3,8%	2,8%	3,3%
Bokamoso	8 215	18 821	20 886	22 956	10 606	2 065	2 070	4 135	964	229	230	230	7,8%	1,2%	1,1%	1,1%
Marikana	11 677	27 215	37 882	49 646	15 538	10 677	11 754	22 451	1 413	1 186	1 306	1 246	8,0%	3,7%	3,0%	3,4%
Rural North	50 994	78 454	96 803	115 198	27 460	18 349	18 395	36 744	2 496	2 039	2 044	2 041	4,0%	2,4%	2,0%	2,2%
Rural South	556	3 906	6 252	8 604	3 350	2 346	2 352	4 698	305	261	261	261	19,4%	5,4%	3,6%	4,5%
Total RLM	199 044	354 227	458 963	563 963	155 183	104 736	105 040	209 736	14 108	11 637	11 667	11 652	5,4%	2,9%	2,3%	2,6%



RUSTENBURG LM: HOUSEHOLDS AND POPULATION PER CLUSTER PER ANNUM



Note: Increment (2022-2031) per settlement based on SDF proposals)
Trend growth p.a. applied (2031-2040)

Housing Backlog

The housing backlog represents the current/immediate demand that needs to be addressed and is represented by the current informal settlements.

Table 18 and Diagram 15 outline the total number of informal settlements for the 6 clusters. The detailed list of settlements and maps is contained in Annexure B.

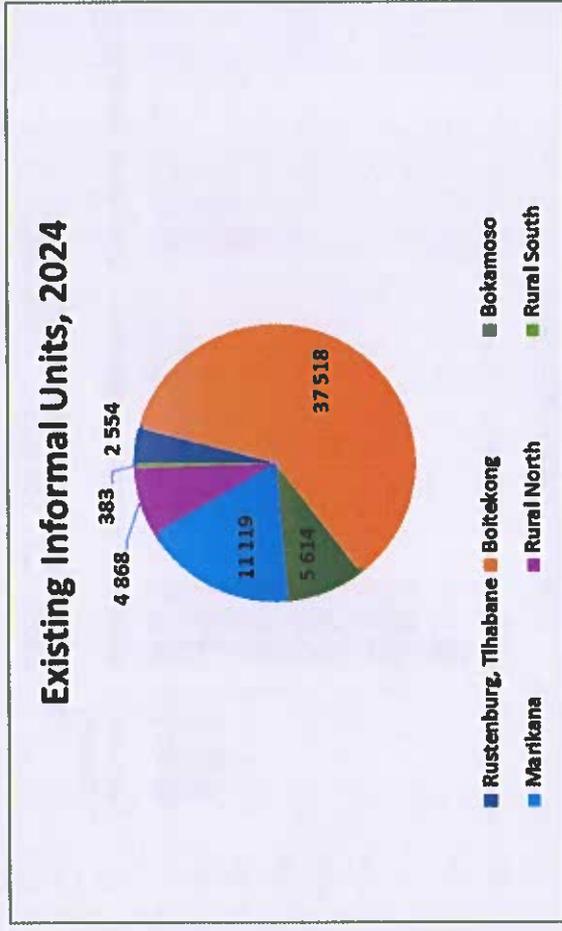
Table 18 is discussed below:

- ❖ Boitekong has the most informal units which make up 60% of the total backlog.
- ❖ Marikana has 11,119 units and Bokamoso has 5,614.

Table 18: Informal Settlement Units per Cluster

Cluster	Existing Informal Units	
	2024	%
Rustenburg, Tlhabane	2 554	4%
Boitekong	37 518	60%
Bokamoso	5 614	9%
Marikana	11 119	18%
Rural North	4 868	8%
Rural South	383	0,6%
Total RLM	62 056	100%

Diagram 15: Informal Settlement Units



Total Demand

INFO BOX 1: INCOME CATEGORY DEMAND PROJECTIONS

Developers utilize the following broad methodology to calculate the various affordability / income bracket groups.

The 75th percentile of an income bracket is divided by 3 to determine how much the household would be able to afford per month.

Example:

- ❖ For an income group earning R3501-R7000 household income per month: $(7,000-3,500) \times 0.75 + 3,500 = R6,125$ (75th percentile), which then gets divided by 3, therefore = R2,041 p.m. rental or a mortgage for a +/- R200,000 house.
- ❖ For an income group earning R7,000-R22,000 household income per month: $(22,000-7,000) \times 0.75 + 7,000 = R18,250$ (75th percentile), which then gets divided by 3, therefore = R6,083 p.m. rental or a mortgage for a +/- R600,000 house.

The above methodology was utilized to calculate the estimated demands per income brackets.



Table 19 indicates the housing products and finance options currently available based on the household income ranges

82% of the Projected demand falls within the income gaps that would qualify for government subsidies.

Table 19: Housing Products and Finance Options

No.	Housing subsidy programmes	Income bracket (Monthly Household Income)	Description
1	Government subsidized housing	<R 3 500	100% government subsidy with no beneficiary contributions (Breaking New Ground units subsidized in full by government)
2	Enhanced site and Service	R 3 500 or R 3 501 – R 7 000	100% government subsidy with no beneficiary contributions for an enhanced service site (standpipe and toilet facility)
3	GAP Housing	R 3 501 – R 22 000	A bond must be obtained through a financial institution who will apply directly to the PDoHS for a top structure. The subsidy amount decreases as the monthly income increases.
4	Social Housing	R 1 850 – R 6 700 R 6 701 – R 22 000	Rental or co-operative housing option managed by an accredited SHI.

Table 20 outlines the projected dwelling units per cluster and income bracket. The housing chapter needs to illustrate the projected dwelling units for the

various income groups. The distinction may allow government and the private sector to work together to address the housing demand.

Table 20: Rustenburg HSP: Expected Incremental Growth (Units) by Income Category (2022-2040) per Cluster

Description	Inc. DU		Rustenburg, Tlhabane		Boitekong		Bokamoso		Marikana		Rural North		Rural South		Total	
	SDF 2022-2040	%	494	%	22 655	%	1 234	%	9 877	%	12 815	%	2 309	%	49 383	%
Low Income (R0-R3 500)	49 383	2%	494	2%	22 655	20%	1 234	30%	9 877	44%	12 815	35%	2 309	49%	49 383	24%
Middle Income (R3 501-R7 000)	54 889	2%	549	2%	27 013	24%	1 098	27%	11 088	49%	14 278	39%	863	18%	54 889	26%
Middle Income (R7 001-R22 000)	68 404	5%	1 368	5%	54 724	49%	1 368	33%	1 169	5%	9 092	25%	684	15%	68 404	33%
High Income (R22 000 +)	37 061	92%	27 586	92%	7 340	7%	434	11%	297	1%	560	2%	844	18%	37 061	18%
Rustenburg UM	209 738	100%	29 997	100%	111 732	100%	4 134	100%	22 431	100%	36 745	100%	4 699	100%	209 738	100%
%			14%		53%		2%		11%		18%		2%		100,0%	



Table 20 is discussed below:

- ❖ The projected demand in the Rustenburg/Tlhabane cluster is predominantly for the R22,000+ income group with limited demand for R0 – R7,000 group which is linked to government-subsidised housing.
- ❖ The other 5 clusters have high demand for the R0 – R22,000 income groups which encompass all the various government subsidy programmes.

Table 21 illustrates the total housing demand which consist of the existing informal units and the projected incremental growth for 2022-2040 for the six clusters.

Table 21: Total Housing Demand

Cluster	TOTAL DEMAND					
	Existing Informal Units		Expected Total Incremental growth (units)		Total Demand (Units)	
	2024	%	2022-2040	%	2022-2040	%
Rustenburg, Tlhabane	2 554	4%	29 997	14%	32 551	12%
Boitekong	37 518	60%	111 732	53%	149 250	55%
Bokamoso	5 614	9%	4 134	2%	9 748	4%
Marikana	11 119	18%	22 431	11%	33 550	12%
Rural North	4 868	8%	36 745	18%	41 613	15%
Rural South	383	0,6%	4 699	2,2%	5 082	1,9%
Total RLM	62 056	100%	209 738	100%	271 794	100%

Table 21 is discussed below:

- ❖ The Boitekong cluster represents 53% of the total demand followed by the Rustenburg/Tlhabane cluster. The two clusters form part of the broader Rustenburg Node and combined represent 65% of the municipality's demand.

- ❖ The Rural North cluster represents 15% of the total demand with most of the demand attributed to projected growth.
- ❖ The Marikana cluster makes up almost 13% of the demand.

4.3.2 Housing Supply

Current Housing Projects

Table 22 (overleaf) outlines the current housing projects which is in the process to be implemented. The list represents projects to create almost 30,000 units through township establishment to formalise settlements or create new erven that can be developed.

Table 22: Rustenburg HSP: Current Projects, 2025

Project Name	Number of Units	Type of Project
Yizo - Yizo (9.1 HRA Project)	1,100	In-situ Upgrade/Relocation
Boschoek x3	492	In-situ Upgrade/Relocation
Subtotal: Rustenburg, Tlhabane	1,592	
Mbeki Sun (Boitekong x39)	1,844	In-situ Upgrade
Pope Molefe (Boitekong x38)	5,769	In-situ Upgrade
Boitekong x2	321	In-situ Upgrade
Boitekong x35	3,718	Receiving Area
Seraleng x1	1,000	Relocation
Subtotal: Boitekong	12,652	
Bokamoso x1	1,076	Receiving Area
Ikemeleng	4,770	Greenfields/Relocation
Subtotal: Bokamoso	5,846	
New Layouts Vacant Erven (Rustenburg PHSHDA)	1,882	In-situ Upgrade/Relocation
Total Rustenburg PHSHDA	1,882	
Marikana x13	1,087	Greenfields/Receiving Area
Marikana x13	2,083	Greenfields/Receiving Area
Marikana x13	1,230	Greenfields/Receiving Area
Total Marikana x13	4,400	
Marikana x14	940	Greenfields/Receiving Area
Marikana x14	295	Greenfields/Receiving Area
Marikana x14	950	Greenfields/Receiving Area
Marikana x14	590	Greenfields/Receiving Area
Total Marikana x14	2,775	
Subtotal: Marikana	9,057	
Cyferfontein	500	In-situ Upgrade
Subtotal: South	500	
Total	29,648	



4.4 Human Settlement Strategy Per Functional Cluster

The Human Strategy below is outlined in the following structure:

- ❖ Section 4.4.1 – The section deals with the demand/backlog by first providing an overview of all settlements per functional cluster earmarked for in-situ formalisation.
- ❖ Section 4.4.2 – The section indicates which current projects would be the next appropriate to deal with the remaining backlog/demand per functional cluster (mostly people who will have to relocate).
- ❖ Section 4.4.3 – The section deals with the identification of additional land per functional cluster to accommodate the remaining backlog/demand.
- ❖ Section 4.4.4 – The section addresses the anticipated future demand and additional land per functional area as identified, to accommodate the future demand.

4.4.1 Informal Settlement Strategies

This section below outlines the strategy and approach for the various informal settlements per functional cluster. A detailed Assessment and Categorisation as outlined in Section 4.5.1 needs to be undertaken to have a complete picture of the situation on the ground.

Rustenburg/Tlhabane Informal Settlement Strategy

Table 23 (overleaf) and Figure 24 outline the strategy for the Rustenburg/Tlhabane Functional Cluster and the following is noted:

- ❖ Yizo Yizo (Tlhabane) consists of 1,505 structures and most of the units can be accommodated in-situ with partial relocations required to allow for densification.

- ❖ Boshhoek settlement can be formalized in-situ with some units having to relocate within the immediate area.

- ❖ Plastic City, Sonderwater and Waterkloof will need to be relocated.

Almost 60% (1,534 units) is in process to be formalized in-situ/relocated to a project area, while 40% (1,020 units) is planned to be formalized/relocated.

The detailed maps for the Rustenburg/Tlhabane informal settlements are contained in **Annexure C1**.



Table 23: Rustenburg Human Settlement Strategy: Rustenburg/Tlhabane

A.	Map #	Informal Settlement Name	Demand: No. of Structures (2024)	Strategy	Number of Units						Total
					In-Situ/Partially In-Situ		Relocation		Feasibility	Total	
					In Process	Planned	Subtotal	In Process			
1.1	Yizo Yizo (Tlhabane)	374	In-Situ		374	374	-	-	-	374	
1.2	Yizo Yizo (Tlhabane)	268	Partially In-Situ/Relocation	190		190	78		78	268	
1.3	Yizo Yizo (Tlhabane)	355	Partially In-Situ/Relocation	180		180	175		175	355	
1.4	Yizo Yizo (Tlhabane)	508	In-Situ	508		508	-		-	508	
	Subtotal 1.1-1.4	1,505		878	374	1,252	253	-	253	1,505	
N42.1	ptn 68 Boschhoek 103 JQ	54	Relocation			-	54		54	54	
N42.2	ptn 8 Boschhoek 103 JQ	98	In-Situ	98		98	-		-	98	
N42.3	ptn 94 Boschhoek 103 JQ	14	Relocation			-	14		14	14	
N42.4	ptn 8 Boschhoek 103 JQ	34	In-Situ	34		34	-		-	34	
N42.5	ptn 68 Boschhoek 103 JQ	146	Relocation			-	146		146	146	
	Subtotal N42.1-42.5	346		132	-	132	214	-	214	346	
35	Plastic City	57	Relocation			-	57		57	57	
	Subtotal 35	57		-	-	-	57	-	57	57	
36	Sonderwater	408	Relocation			-		408	408	408	
	Subtotal 36	408		-	-	-	-	408	408	408	
N23	WATERGLEN AH	74	Relocation			-		74	74	74	
N24	WATERKLOOF EAST	38	Relocation			-		38	38	38	
N25	WATERKLOOF EAST	98	Relocation			-		98	98	98	
N26	WATERGLEN AH	28	Relocation			-		28	28	28	
	Subtotal N23-N26	238		-	-	-	-	238	238	238	
	Subtotal: Rustenburg, Tlhabane	2,554		1,010	374	1,384	524	646	1,170	2,554	
%				40%	15%	54%	21%	25%	46%	100%	

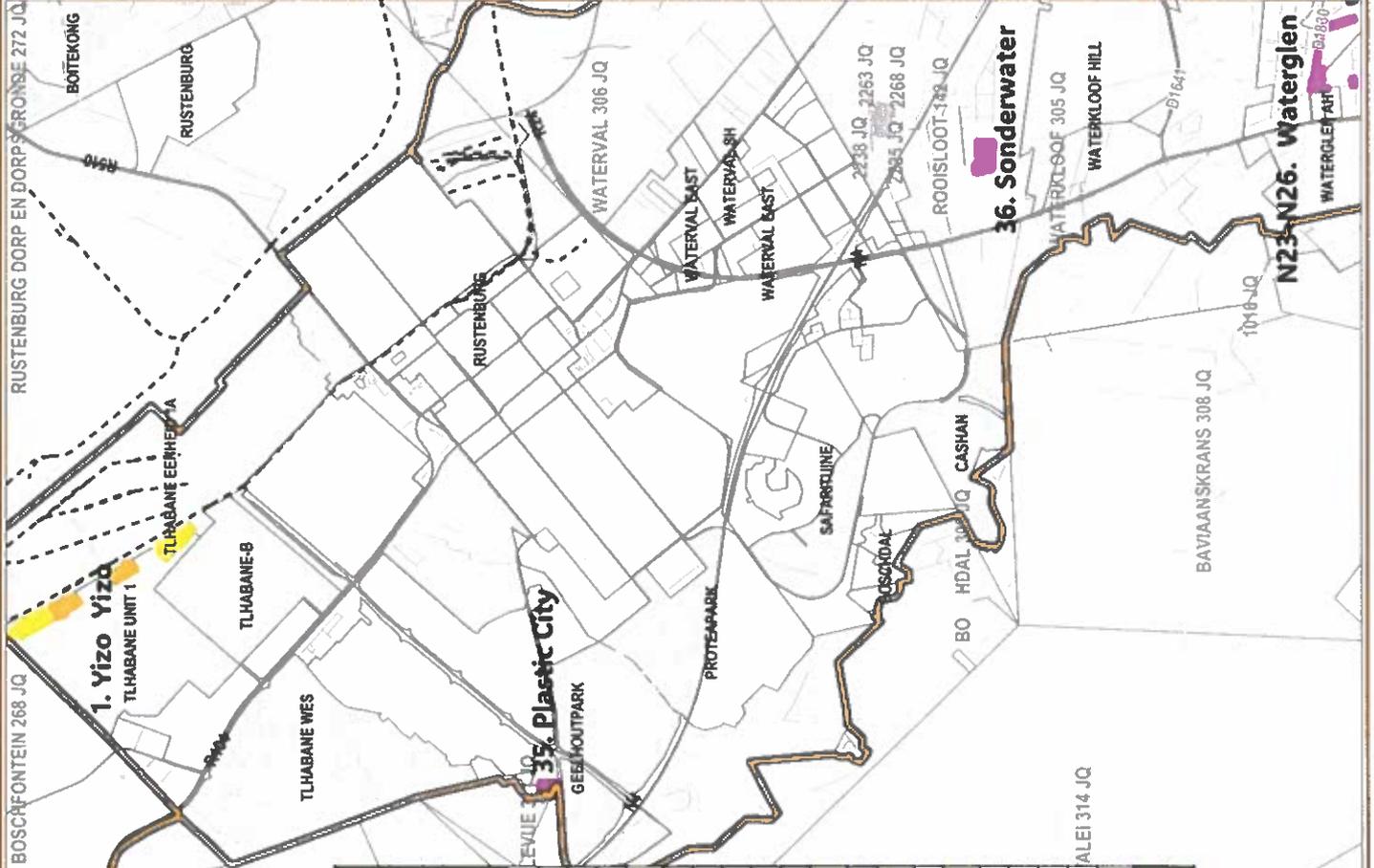


RUSTENBURG / TLHABANE INFORMAL SETTLEMENT STRATEGY

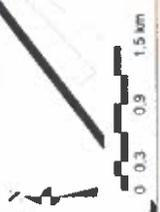
RUSTENBURG (TLHABANE)

Informal Settlement Classification

- In-Situ
- Partially In-Situ/Relocation
- Relocation
- Urban Edge



A. Existing Informal Units		Demand: No. of Structures (2024)	Strategy
Map #	Informal Settlement Name		
1.1	Yizo Yizo (Tlhabane)	374	In-Situ
1.2	Yizo Yizo (Tlhabane)	268	Partially In-Situ/Relocation
1.3	Yizo Yizo (Tlhabane)	355	Partially In-Situ/Relocation
1.4	Yizo Yizo (Tlhabane)	508	In-Situ
Subtotal 1.1-1.4		1 505	
N42.1	pin 68 Boshoeck 103 JQ	54	Relocation
N42.2	pin 8 Boshoeck 103 JQ	98	In-Situ
N42.3	pin 94 Boshoeck 103 JQ	14	Relocation
N42.4	pin 8 Boshoeck 103 JQ	34	In-Situ
N42.5	pin 68 Boshoeck 103 JQ	146	Relocation
Subtotal N42.1-42.5		346	
Subtotal 35		57	Relocation
Subtotal 36		408	Relocation
N23	WATERGLEN AH	74	Relocation
N24	WATERKLOOF EAST	38	Relocation
N25	WATERKLOOF EAST	98	Relocation
N26	WATERGLEN AH	28	Relocation
Subtotal N23-N26		238	
Subtotal: Rustenburg, Tlhabane		2 554	



Boitekong Informal Settlement Strategy

The Boitekong cluster represents more than 50% of the total backlog of Rustenburg Municipality.

Table 24 (overleaf) and Figure 25 outline the strategy for the Functional Cluster and the following is noted:

- ❖ Popo Molefe and Mbeki Sun are the two main formalization projects which are currently in process. The two projects are aimed to formalize 7,029 units, which is 20% of the area's backlog.
- ❖ Boitekong Ext 2 is also part of the in-situ formalization contributing 321 units.
- ❖ 22,662 Units are proposed to be formalized in-situ which is divided into Freedom Park (3,993 units), west of the R510 (5,376 units) and east of the R510 (13,293 units) (see Figures 26 and 27).
- ❖ 13 Informal settlements constituting 7,506 units need to be relocated due to the following conditions, but not limited to: land ownership, environmental conditions, mining rights and mining operations.



Table 24: Rustenburg Human Settlement Strategy: Boitekong Cluster

D.	Existing Informal Units	Demand: No. of Structures (2024)	TOTAL		Strategy	Number of Units				Feasibility	Total	
			Subtotal	Deficit		In-Situ/Partially In-Situ		Relocation				
						Planned	Subtotal	In Process	Planned			Subtotal
Map #:	Informal Settlement Name											
10	Freedom Park	3,534	3,534	-	In-Situ	3,534	3,534	-	-	-	3,534	
TA1	Freedom Park	459	459	-	In-Situ	459	459	-	-	-	459	
Subtotal:	Freedom Park	3,993	3,993	-		3,993	3,993	-	-	-	3,993	
20	Mserongville	324	324	-	In-Situ	324	324	-	-	-	324	
TA3	Mserongville	102	102	-	In-Situ	102	102	-	-	-	102	
TA4	Mserongville	16	16	-	In-Situ	16	16	-	-	-	16	
11	Chachalaza 14	878	878	-	In-Situ	878	878	-	-	-	878	
TA2	Boitekong Kanana	528	528	-	In-Situ	528	528	-	-	-	528	
34	Seraleng	425	425	-	Partially In-Situ/Relocation	352	352	73	73	73	425	
N7	BOITEKONG 20	11	11	-	Relocation	-	-	11	11	11	11	
N6	Boitekong Kanana	654	654	-	In-Situ	654	654	-	-	-	654	
N4	Boitekong Kanana	38	38	-	In-Situ	38	38	-	-	-	38	
N2	Boitekong Kanana	139	139	-	In-Situ	139	139	-	-	-	139	
N3	Boitekong Kanana	72	72	-	In-Situ	72	72	-	-	-	72	
N4	SERALENG 2	151	151	-	In-Situ	151	151	-	-	-	151	
N5	SERALENG 2	299	299	-	In-Situ	299	299	-	-	-	299	
N5	SERALENG 2	635	635	-	Relocation	-	-	635	635	635	635	
18.2	Jabula & Donusa	525	525	-	Relocation	-	-	525	525	525	525	
18.3	Jabula & Donusa	748	748	-	Relocation	-	-	748	748	748	748	
32	Tshenoleng (Ramochana)	1,823	1,823	-	In-Situ	1,823	1,823	-	-	-	1,823	
33	Reutiville (Zinnaville)	2,029	2,029	-	Relocation	-	-	2,029	2,029	2,029	2,029	
37	Reutiville (next to Zinnaville)	1,293	1,293	-	Relocation	-	-	1,293	1,293	1,293	1,293	
Subtotal:	West of RS10	10,690	10,690	-		5,376	5,376	1,992	1,992	1,992	10,690	
19	Chachalaza - Mochabeng	113	113	-	In-Situ	113	113	-	-	-	113	
8	PLOT 14	656	656	-	In-Situ	656	656	-	-	-	656	
26	Damel View	3,695	3,695	-	In-Situ	3,695	3,695	-	-	-	3,695	
29	Abu - Dabi (Paardekraal)	1,265	1,265	-	In-Situ	1,265	1,265	-	-	-	1,265	
N11	Damel View (Boitekong Kanana)	219	219	-	Relocation	-	-	219	219	219	219	
N8	Boitekong Kanana	1,492	1,492	-	In-Situ	1,492	1,492	-	-	-	1,492	
N9	View	811	811	-	In-Situ	811	811	-	-	-	811	
N10	Part of Rock View	543	543	-	Relocation	-	-	543	543	543	543	
28	Rock View (Sunrise Park)	1,209	1,209	-	In-Situ	1,209	1,209	-	-	-	1,209	
12.1	Popo Molefe	1,920	1,920	-	In-Situ	1,920	1,920	-	-	-	1,920	
12.2	Popo Molefe	2,579	2,579	-	In-Situ	2,579	2,579	-	-	-	2,579	
12.3	Popo Molefe	686	686	-	In-Situ	686	686	-	-	-	686	
N12	BOITEKONG	94	94	-	In-Situ	94	94	-	-	-	94	
N13	BOITEKONG	298	298	-	In-Situ	298	298	-	-	-	298	
N14	BOITEKONG	75	75	-	In-Situ	75	75	-	-	-	75	
N15	BOITEKONG	705	705	-	In-Situ	705	705	-	-	-	705	
N16	BOITEKONG	290	290	-	In-Situ	290	290	-	-	-	290	
N17	BOITEKONG	207	207	-	In-Situ	207	207	-	-	-	207	
N18	BOITEKONG	726	726	-	In-Situ	726	726	-	-	-	726	
N19	Rustenburg	70	70	-	In-Situ	70	70	-	-	-	70	
N20	BOITEKONG	33	33	-	In-Situ	33	33	-	-	-	33	
2	Mbeki Sun	2,279	2,279	-	Partially In-Situ/Relocation	1,844	1,844	435	435	435	2,279	
30	Ramochana (Tsunam)	372	372	-	In-Situ	372	372	-	-	-	372	
31	Ramochana (Airport View)	1,182	1,182	-	In-Situ	1,182	1,182	-	-	-	1,182	
40	Tshenoleng	299	299	-	Relocation	-	-	299	299	299	299	
Subtotal:	East of RS10	21,818	21,818	-		7,029	7,029	1,197	1,197	1,197	21,818	
7	Vico Vico (Boitekong B)	399	399	-	Relocation	-	-	399	399	399	399	
39	Boitekong x2	618	618	-	Partially In-Situ/Relocation	321	321	297	297	297	618	
Subtotal:	Boitekong x2,x8	1,017	1,017	-							1,017	
Subtotal:	Boitekong	37,518	37,518	-		7,350	22,662	30,012	3,189	4,317	37,518	



**BOITEKONG
INFORMAL SETTLEMENT
STRATEGY**

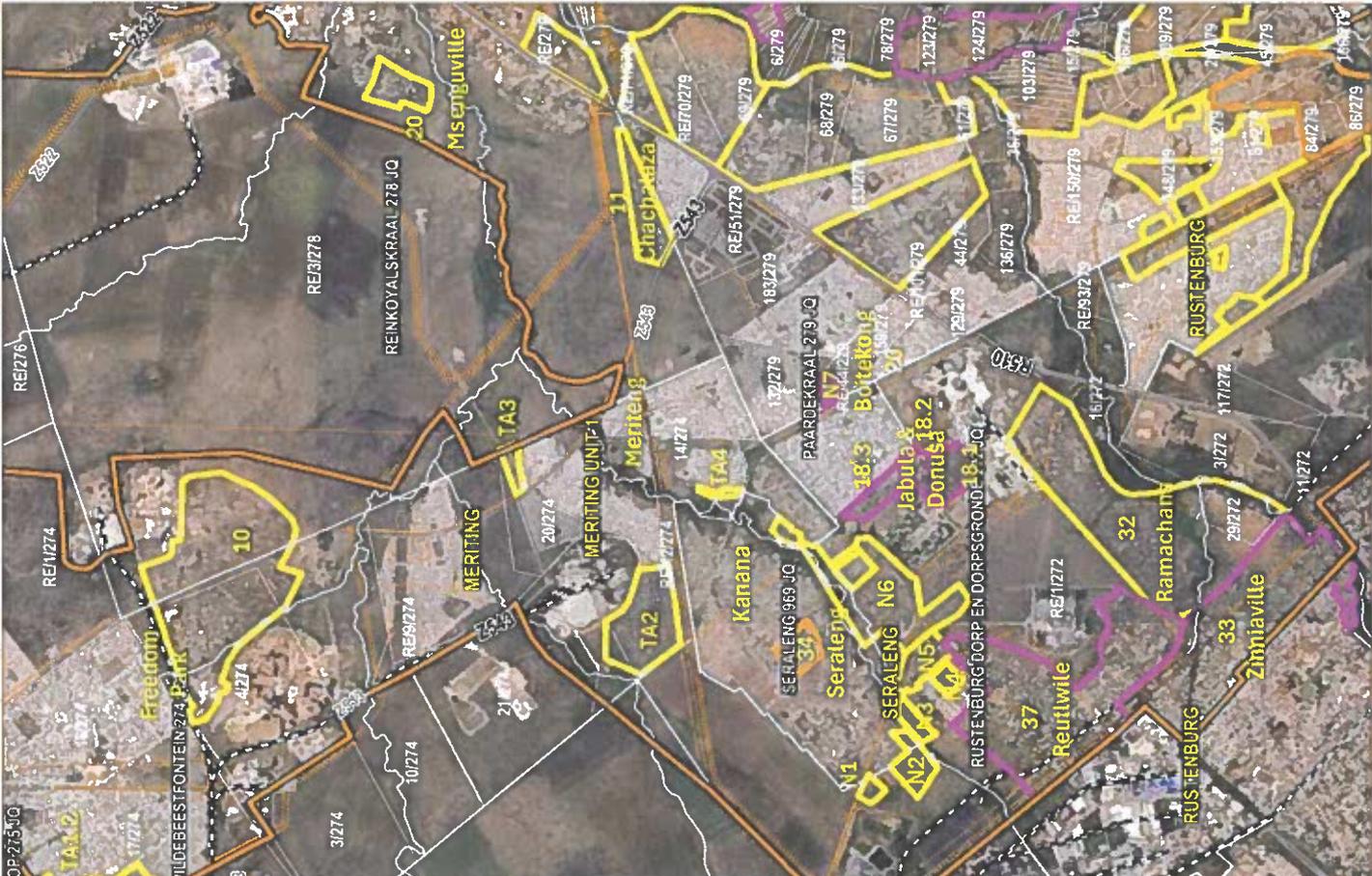
WEST OF R510

Informal Settlement Classification

- In-Situ
- Partially
- In-Situ/Relocation
- Relocation
- Urban Edge



FIGURE 26



B. Existing Informal Units	Demand: No. of Structures (2024)	Strategy
Map # Informal Settlement Name		
10 Freedom Park	3 534	In-Situ
TA1 Freedom Park	459	In-Situ
Subtotal: Freedom Park	3 993	
20 Msenguville	324	In-Situ
TA3 Meriting	102	In-Situ
TA4 Meriting	16	In-Situ
11 Chachakaza 14	878	In-Situ
TA2 Boitekong Kanana	528	In-Situ
34 Seraleng	425	Partially In-Situ/Relocation
N7 BOITEKONG 20	11	Relocation
N6 Boitekong Kanana	654	In-Situ
N1 Boitekong Kanana	38	In-Situ
N2 Boitekong Kanana	139	In-Situ
N3 Boitekong Kanana	72	In-Situ
N4 SERALENG 2	151	In-Situ
N5 SERALENG 2	299	In-Situ
18.1 Jabula & Donusa	635	Relocation
18.2 Jabula & Donusa	525	Relocation
18.3 Jabula & Donusa	748	Relocation
32 Tshenolong (Ramochana)	1 823	In-Situ
33 Reutwile (Zimnivielle)	2 029	Relocation
37 Reutwile (next to Zimnivielle)	1 293	Relocation
Subtotal: West of R510	10 690	

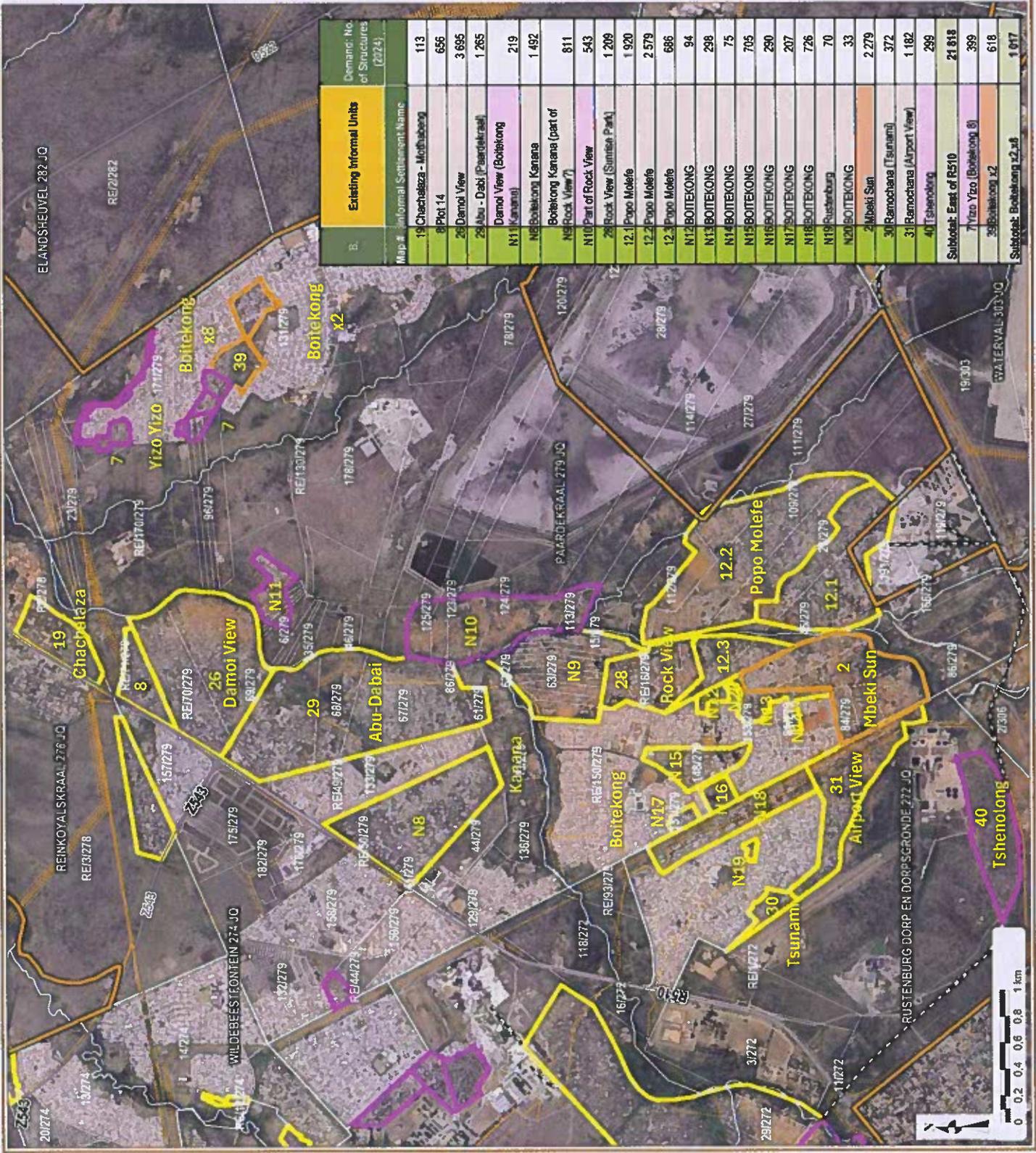


**BOITEKONG
INFORMAL SETTLEMENT
STRATEGY**

EAST OF R510

Informal Settlement Classification

- In-Situ
- Partially
- In-Situ/Relocation
- Relocation
- Urban Edge



Bokamoso Informal Settlement Strategy

Table 25 (overleaf) and Figure 28 outline the strategy for the Bokamoso Functional Cluster and the following is noted:

- ❖ The Bokamoso cluster can be mostly formalized in-situ with settlement N21 and N22 having to relocate. N21 and N22 need to be relocated to ensure the community facility stands in Bokamoso can be utilized for community facilities.
- ❖ The well located houses along the periphery of Ikemeleng can be formalized while the stands situated in the low lying areas need to be relocated. 1,754 Units can be formalized in-situ while 1,704 units need to be relocated.

The detailed maps for the Bokamoso informal settlements are contained in Annexure C2.



Table 25: Rustenburg Human Settlement Strategy: Bokamoso Cluster

C.	Map #	Informal Settlement Name	Demand: No. of Structures (2024)	Strategy	Number of Units						Feasibility	Total
					In-Situ/Partially In-Situ			Relocation				
					In Process	Planned	Subtotal	In Process	Planned	Subtotal		
	N21	BOKAMOSO	39	Relocation			-	39			39	
	N22	BOKAMOSO	14	Relocation			-	14			14	
	3	Zakhele	310	In-Situ		310	310				310	
	5	Nkaneng	1,846	In-Situ		1,846	1,846				1,846	
		Subtotal Bokamoso	2,209			2,156	2,156	53			2,209	
	9.1	Ikemeleng (Non-Residential Erven in Township (not proclaimed))	310	In-Situ		310	310				310	
	9.2	Ikemeleng (Non-Residential Erven in Township (not proclaimed))	572	In-Situ		572	572				572	
	9.3	Ikemeleng (Non-Residential Erven in Township (not proclaimed))	310	In-Situ		310	310				310	
	9.4	Ikemeleng (Non-Residential Erven in Township (not proclaimed))	27	Relocation			-	27			27	
		Subtotal 1: Ikemeleng	1,219			1,192	1,192	27			1,219	
	9.5	Ikemeleng (Park Erven in Township (not proclaimed))	147	Relocation			-	147			147	
	9.6	Ikemeleng (Park Erven in Township (not proclaimed))	260	Relocation			-	260			260	
	9.7	Ikemeleng (Park Erven in Township (not proclaimed))	725	Relocation			-	725			725	
	9.8	Ikemeleng (RE/53/304)	9	Relocation			-	9			9	
		Subtotal 2: Ikemeleng	1,141					1,141			1,141	
	9.9	Ikemeleng (RE/185/304)	304	In-Situ	304		304				304	
	9.10	Ikemeleng (RE/185/304)	256	Relocation			-	256			256	
	9.11	Ikemeleng (RE/164/304)	42	In-Situ	42		42				42	
	9.12	Ikemeleng (RE/99/304)	216	In-Situ	216		216				216	
		Subtotal 3: Ikemeleng	818					256			256	
		Subtotal Ikemeleng	3,178			1,192	1,754	1,424			1,424	
	21	Phoane	227	Relocation			-	227			227	
		Subtotal Phoane	227					227			227	
		Subtotal: Bokamoso	5,614		562	3,348	3,910	1,704			1,704	



RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

**BOKAMOSO
INFORMAL SETTLEMENT
STRATEGY**

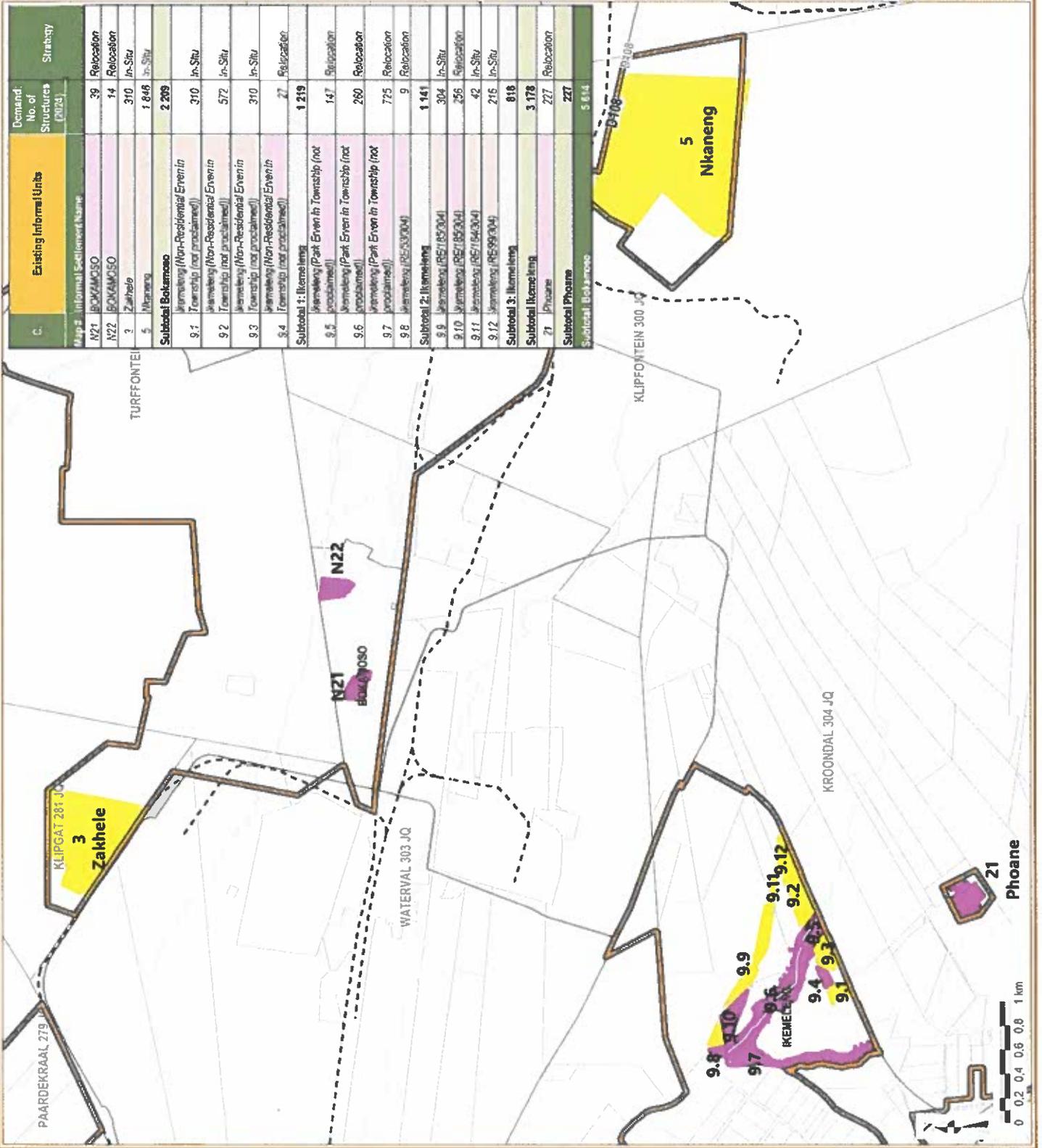
BOKAMOSO

Informal Settlement Classification

- In-Situ
- Partially In-Situ/Relocation
- Relocation
- Urban Edge



FIGURE 28



Marikana Informal Settlement Strategy

Table 26 (overleaf) and **Figure 29** outline the strategy for the Marikana Functional Cluster and is discussed below:

- ❖ The northern cluster (north of Karee Road) of informal settlements can be formalized in-situ with only Sporong North and Rooikoppies 297 JQ having to relocate.
- ❖ The southern cluster (south of Karee Road of settlements can also be formalized in-situ with only settlement N29 Rooikoppies having to relocate.
- ❖ The southern settlements: Mmaditlhokwa, Tshilong and Lapologang needs to be relocated to an alternative receiving area.
- ❖ Based on Table 32, 76% of the informal settlements are planned for relocation with no current in process projects. The remainder of the informal settlements should be relocated to a receiving area.

The detailed maps for the Marikana informal settlements are contained in **Annexure C3**.



Table 26: Rustenburg Human Settlement Strategy: Marikana

D.	Existing Informal Units	Demand: No. of Structures (2024)	Strategy	Number of Units						Feasibility	Total
				In-Situ/Partially In-Situ		Relocation		Subtotal	Subtotal		
				In Process	Planned	In Process	Planned				
Map #	Informal Settlement Name										
N36	Marikana	967	In-Situ		967						967
22	Group Five	792	In-Situ		792						792
23	Braampies	808	In-Situ		808						808
17	Ben	742	In-Situ		742						742
13	Marikana x13 (Mahumapelo)	1,033	In-Situ		1,033						1,033
14	Stormhuisse	780	In-Situ		780						780
24	Skieritk	285	In-Situ		285						285
15	Sporong South	1,241	In-Situ		1,241						1,241
N27	Sporong North	39	Relocation			39			39		39
N28	ROOKOPPIES 297 JQ	27	Relocation			27			27		27
	Subtotal 1: North of Karee Rd	6,714			6,648	66			66		6,714
N32	ROOKOPPIES 297 JQ	81	In-Situ		81						81
N33	MARIKANA	560	In-Situ		560						560
N34	Marikana	212	In-Situ		212						212
N35	Marikana	713	In-Situ		713						713
N30	ROOKOPPIES	123	In-Situ		123						123
N37	ROOKOPPIES 297 JQ	77	In-Situ		77						77
N29	ROOKOPPIES 297 JQ	51	Relocation						51		51
	Subtotal 2: South of Karee Rd	1,817			1,766	51			51		1,817
4	Mmadithokwa	1,601	Relocation			1,601			1,601		1,601
25	Tshilong	223	Relocation			223			223		223
	Subtotal 3: Tharisa Mine	1,824				1,824			1,824		1,824
38	Lapolagang	176	Relocation			176			176		176
N31	Lapolagang	588	Relocation			588			588		588
	Subtotal 4: Lapolagang	764				764			764		764
	Subtotal: Marikana	11,119			8,414	2,654	51	2,705	24%	0%	11,119
	%			0%	76%	24%	0%	24%	0%	100%	

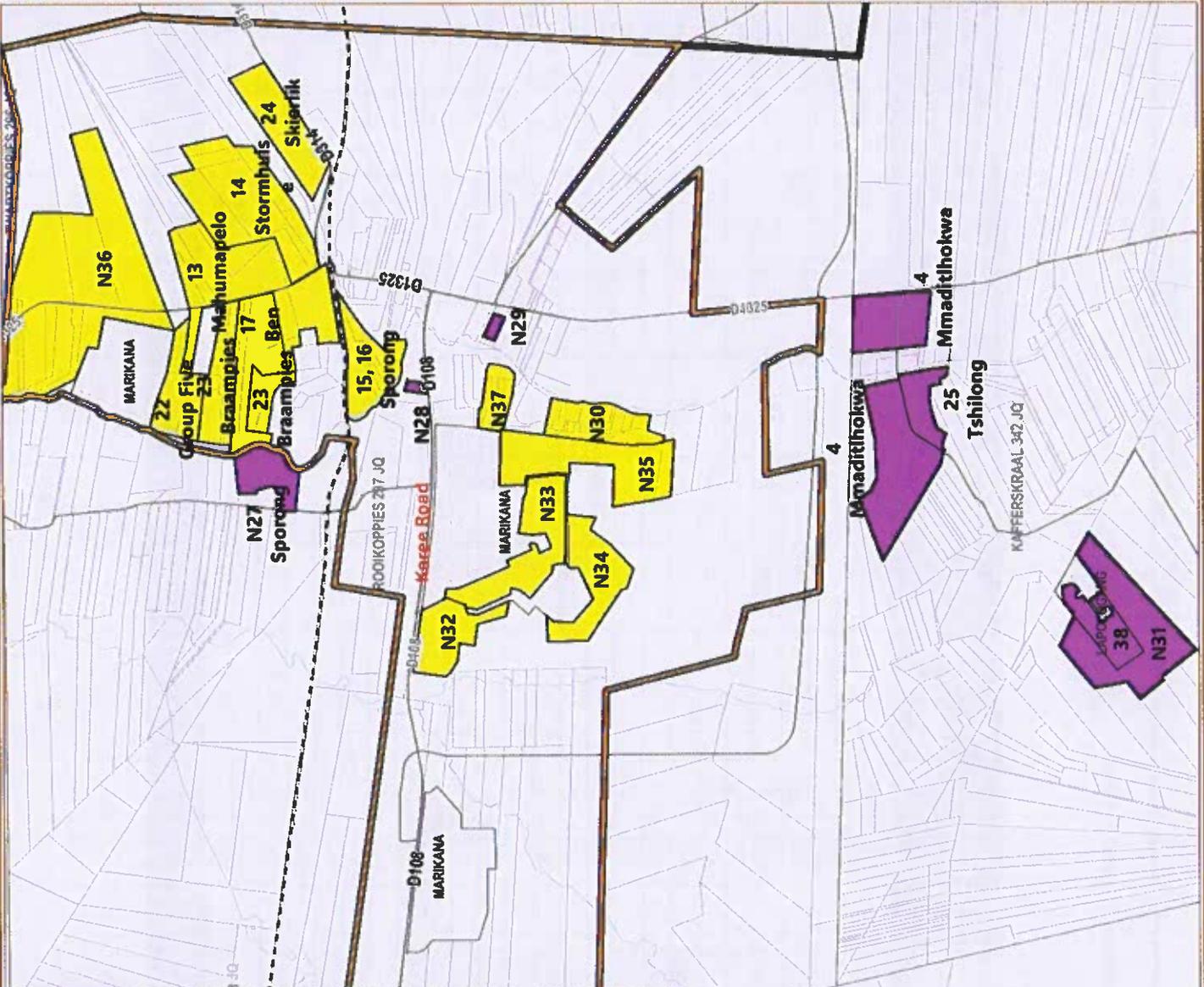
**MARIKANA
INFORMAL SETTLEMENT
STRATEGY**

MARIKANA

Informal Settlement Classification

- In-Situ
- Partially
- In-Situ/Relocation
- Relocation
- Urban Edge

FIGURE 29



D. Existing Informal Units	Demand No. of Structures (2024)	Strategy
Map #	Informal Settlement Name	
N36	Marikana	In-Situ
22	Group Five	In-Situ
23	Braampies	In-Situ
17	Ben	In-Situ
13	Marikana x13 (Marumapelo)	In-Situ
14	Stomhlise	In-Situ
24	Skierrik	In-Situ
15	Sporong South	In-Situ
N27	Sporong North	Relocation
N28	ROOKOPPES 297 JQ	Relocation
Subtotal 1: North of Kamee Rd	6 714	
N32	ROOKOPPES 297 JQ	In-Situ
N33	MARIKANA	In-Situ
N34	Marikana	In-Situ
N35	Marikana	In-Situ
N30	ROOKOPPES	In-Situ
N37	ROOKOPPES 297 JQ	In-Situ
N39	ROOKOPPES 297 JQ	Relocation
Subtotal 2: South of Kamee Rd	1 817	
4	Mmaditlhokwa	Relocation
25	Tshilong	Relocation
Subtotal 3: Tharisa Mine	1 624	
38	Lepolagang	Relocation
N31	Lepolagang	Relocation
Subtotal 4: Lepolagang	764	
Subtotal: Marikana	11 119	

SPRUITFONTEIN 341 JQ



North Region Informal Settlement Strategy

Table 27 (overleaf) and Figure 30 outline the strategy for the North Region Functional Cluster and is discussed below.

The cluster containing 11 settlements which can be accommodated/formalized in-situ. The in-situ formalization may result in the upgrade of 4,858 stands. The area is predominantly rural in nature and is furthermore located under the jurisdiction of Traditional Authorities. The focus in the region should be the provision of basic services and social facilities.

The detailed maps for the Rustenburg/Thabane informal settlements are contained in Annexure C4.



Table 27: Rustenburg Human Settlement Strategy: North Region

E	Map #	Informal Settlement Name	Demand: No. of Structures (2024)	In Situ										Vacant		TOTAL				
				N39	27.1	27.2	TA6	TA7	TA8	TA9	6	TA5	N41	IS Subtotal	Public	Municipal: Monnakatso x5	Subtotal	Deficit		
	N39	Phatsima	935	935													4,858	164	5,022	-
	N40	MONNAKATO-A	10															10	10	-
	27.1	Soviet View - Lethabong (North)	573	573													573		573	-
	27.2	Soviet View - Lethabong (South)	2,344	2,344													2,344		2,344	-
	TA6	BETHANIE	18		18												18		18	-
	TA7	BETHANIE	27					27									27		27	-
	TA8	BETHANIE	85						85								85		85	-
	TA9	BETHANIE	35								35						35		35	-
	6	Ikageng	625									625					625		625	-
	TA5	Maumong	121										121				121		121	-
	N41	Rakelenyane	95														95		95	-
	Subtotal: Rural North			4,868	935	2,344	18	27	85	35	625	121	95	10	10	4,868	154	4,868	154	-
	Surplus																			

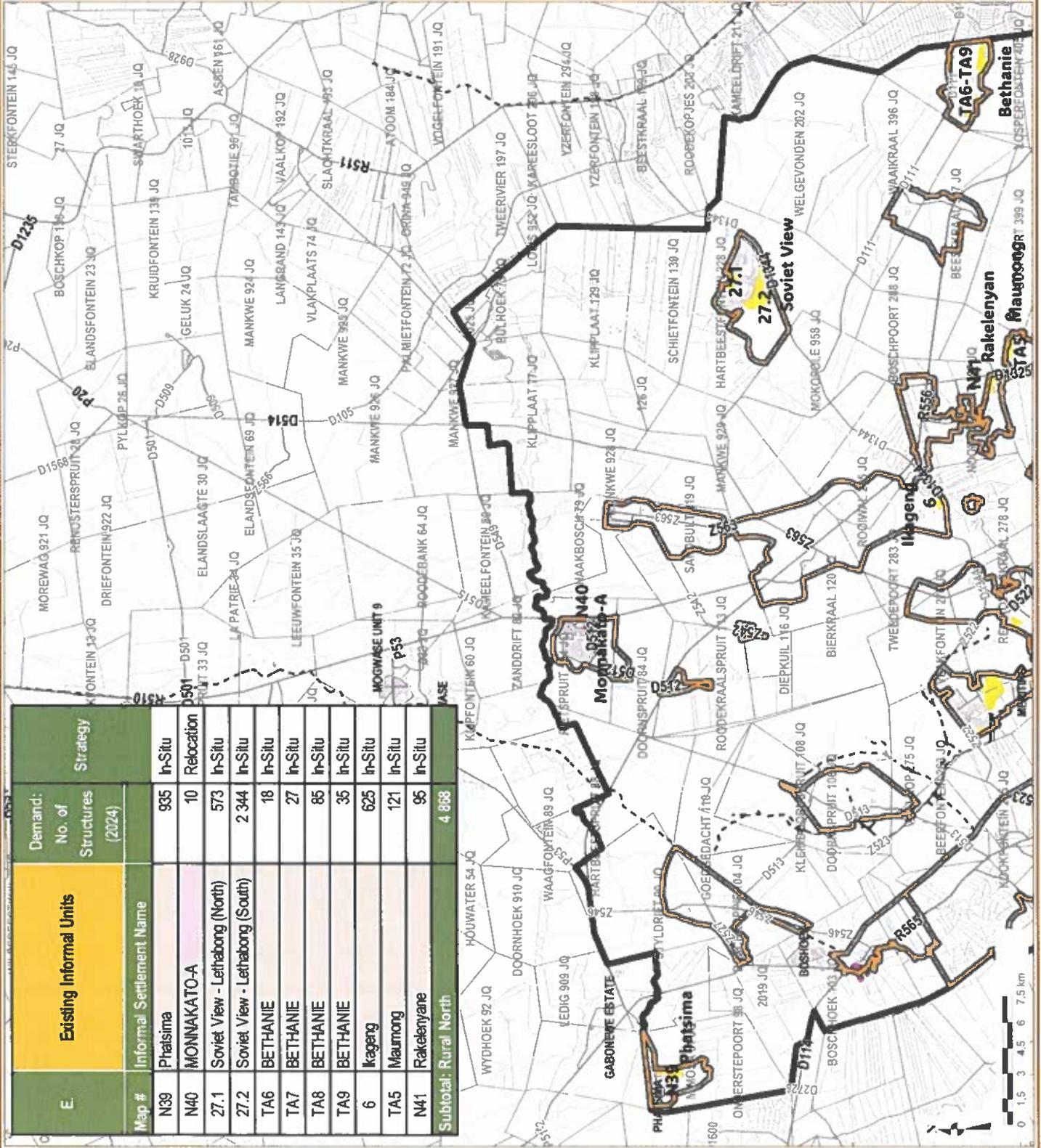


RURAL NORTH
INFORMAL SETTLEMENT
STRATEGY

RURAL NORTH

Informal Settlement Classification

- In-Situ
- Partially In-Situ/Relocation
- Relocation
- Urban Edge



South Region Informal Settlement Strategy

The southern functional area containing one informal settlement: Mathopestat that can be formalized in-situ (see Table 28 and Figure 31).

Table 28: Rustenburg Human Settlement Strategy: South Region

In Situ
 Partially In-Situ/Relocation
 Relocation

Table F: Rustenburg Human Settlement Strategy: Rural South

F.	Existing Informal Units	Demand: No. of Structures (2024)	(LUB	TOTAL	
				IS Subtotal	Deficit
Map #	Informal Settlement Name			Subtotal	Deficit
N38	MATHOPESTAT	383	383	383	-
Subtotal: Rural South		383	383	383	-
Surplus					



4.4.2 Current Projects

The section below outlines the current projects and strategies to accommodate any relocations in the functional clusters.

Rustenburg/Tlhabane

Table 29 and Figure 32 illustrate how the 2,554 informal units should be addressed and are discussed below:

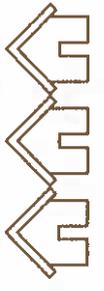
- ❖ 744 Units of the 1,505 can be formalized in Yizo Yizo, while the surplus can be accommodated within the identified Housing Reform Area (purple in Figure 36) which has the development capacity of 1,100 units. 78 Units from Yizo Yizo 1.2 and 1785 units from Yizo Yizo 1.3 will need to relocate to Yizo Yizo 1.4 to accommodate all the units (see Figure 33).
- ❖ Boschhoek x3 is able to yield 492 stands and should be able to accommodate the existing informal units including the units on Ptns 68 and 94 of the Farm Boshhoek 103 JQ (Figure 34). Plastic City is also earmarked to be relocated to Boschhoek x3 (see Figure 36).
- ❖ Sonderwater informal settlement (408 units) needs to be relocated to Ptn 664 of the Farm Waterkloof 305 JQ (was Re/Ptn 109) which is a strategic land acquisition property, which may yield 550 stands at a stand size of 300 m² (see Figure 35).
- ❖ The Waterglen encroachment units (238 units) is proposed to be relocated to Remainder of Ptns 11 and 12 of Waterkloof Small Holdings, which has a potential yield of 240 units (see Figure 36).

Table 30 outlines the proposed strategic land acquisitions required to accommodate the existing informal settlements within the Rustenburg/Tlhabane functional cluster.



Table 29: Rustenburg Human Settlement Strategy: Rustenburg/Tlhabane

Income Category	Projected Demand No. of Structures (2022-2033)	SMA's Vacant Developable Land Used LUB to calculate Potential										Vacant Residential			Subtotal	TOTAL											
		1.1	1.2	2.9	9.4	9.5	9.6	9.7	9.8	9.12	9.9	9.13	9.15	Subtotal			Public	Municipal (R2-R10, Category A)	Buyer Building Program (R10-R20, Category B)	Subtotal Private							
2022-2033		80	280	850	1,190	200	450	300m ²	440	500m ²	400	500	500m ²	500	1,600	3,050	180m ²	619	500	7,350	13,500	34,529	202	1,505	959	3,236	38,955
Low Income (R0-R3 500)	247					200	47															247					247
Middle (Low) Income (R3 501-R7 000)	274	80	194		274																						274
Middle (High) Income (R7 001-R22 000)	683																										683
High Income (R22 000 +)	14,300			400	400			274	5,900	520	1,600	3,050	112									11,456					14,300
Subtotal: 2022-2033	15,504	80	194	400	674	200	47		274	5,900	520	1,600	3,050	112							11,703						15,504
2031-2040																						247					247
Low Income (R0-R3 500)	247																					247					247
Middle (Low) Income (R3 501-R7 000)	275		66		16			156	53													209					275
Middle (High) Income (R7 001-R22 000)	685			450	450																	126					685
High Income (R22 000 +)	13,265																										13,277
Subtotal: 2031-2040	14,469		66	450	516		403	53	126							507	500	7,350	4,920	13,539	109					14,469	
Scenario: Growth Rustenburg, Tlhabane (2022-2033)	25,997	80	260	850	1,190	200	450	300m ²	440	500m ²	400	500	500m ²	500	1,600	3,050	180m ²	619	500	7,350	13,539	25,532	202	1,505	959	3,236	29,068
Surplus																						8,987	0	1	0	0	8,987



RUSTENBURG / TLHABANE HUMAN SETTLEMENT AND LAND STRATEGY

RUSTENBURG (TLHABANE)

Informal Settlement Classification

In-Situ

Partially

In-Situ/Relocation

Relocation

Housing Reform

Land Acquisition (Boschhoek x3 (Successfully Acquired))

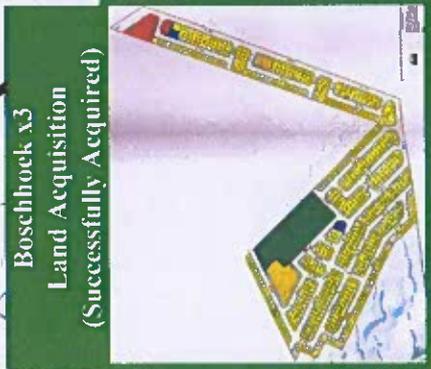
Land Acquisition

(Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation)

Urban Edge



FIGURE 32



RUSTENBURG / TLHABANE HUMAN SETTLEMENT AND LAND STRATEGY

1. YIZO YIZO (TLHABANE)

Informal Settlement Classification



In-Situ



Partially In-Situ/Relocation



Relocation



Housing Reform

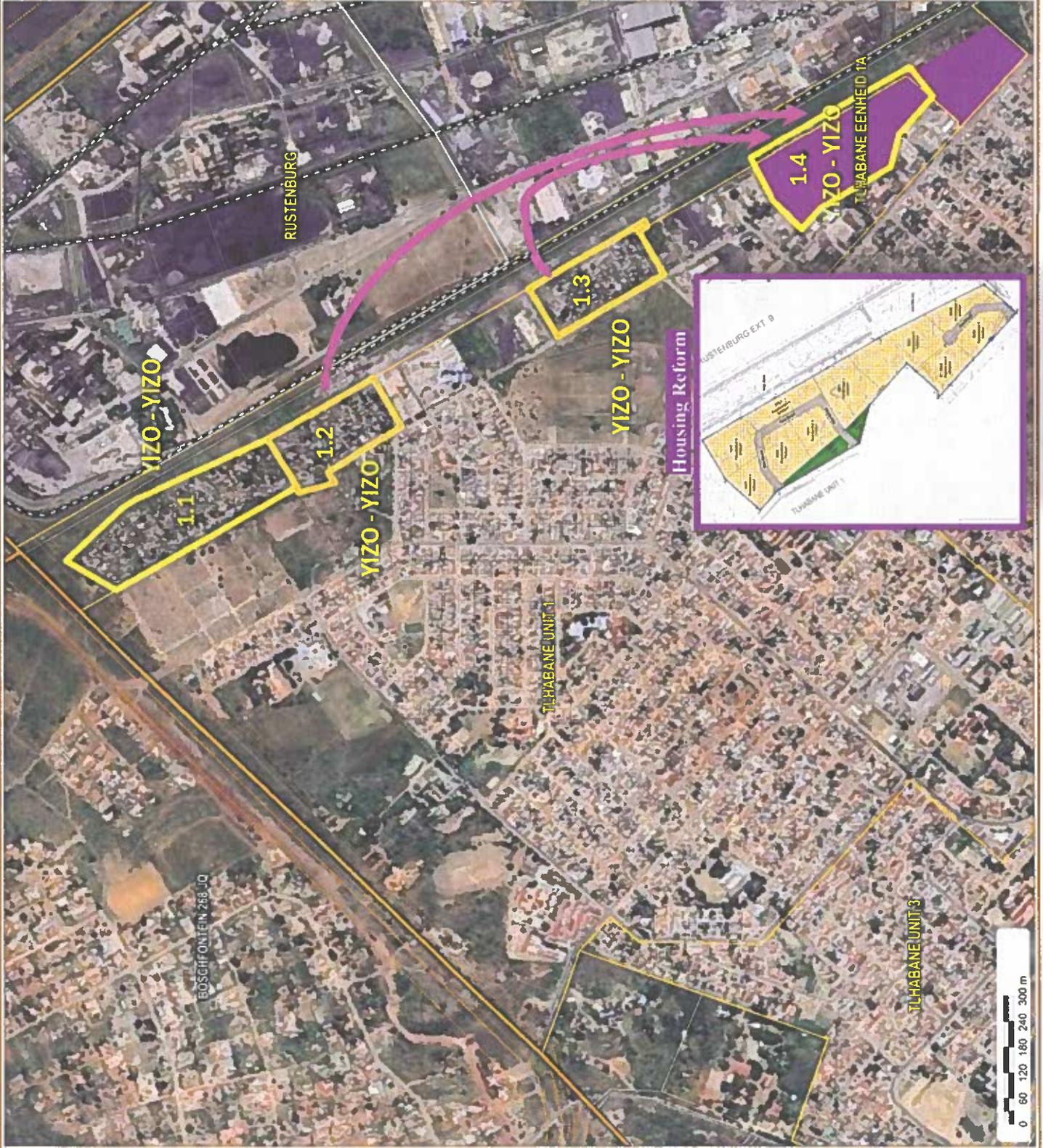


Urban Edge



Rustenburg Local Municipality

FIGURE 33



RUSTENBURG / TLHABANE HUMAN SETTLEMENT AND LAND STRATEGY

N42. BOSCHHOEK

Informal Settlement Classification

 In-Situ

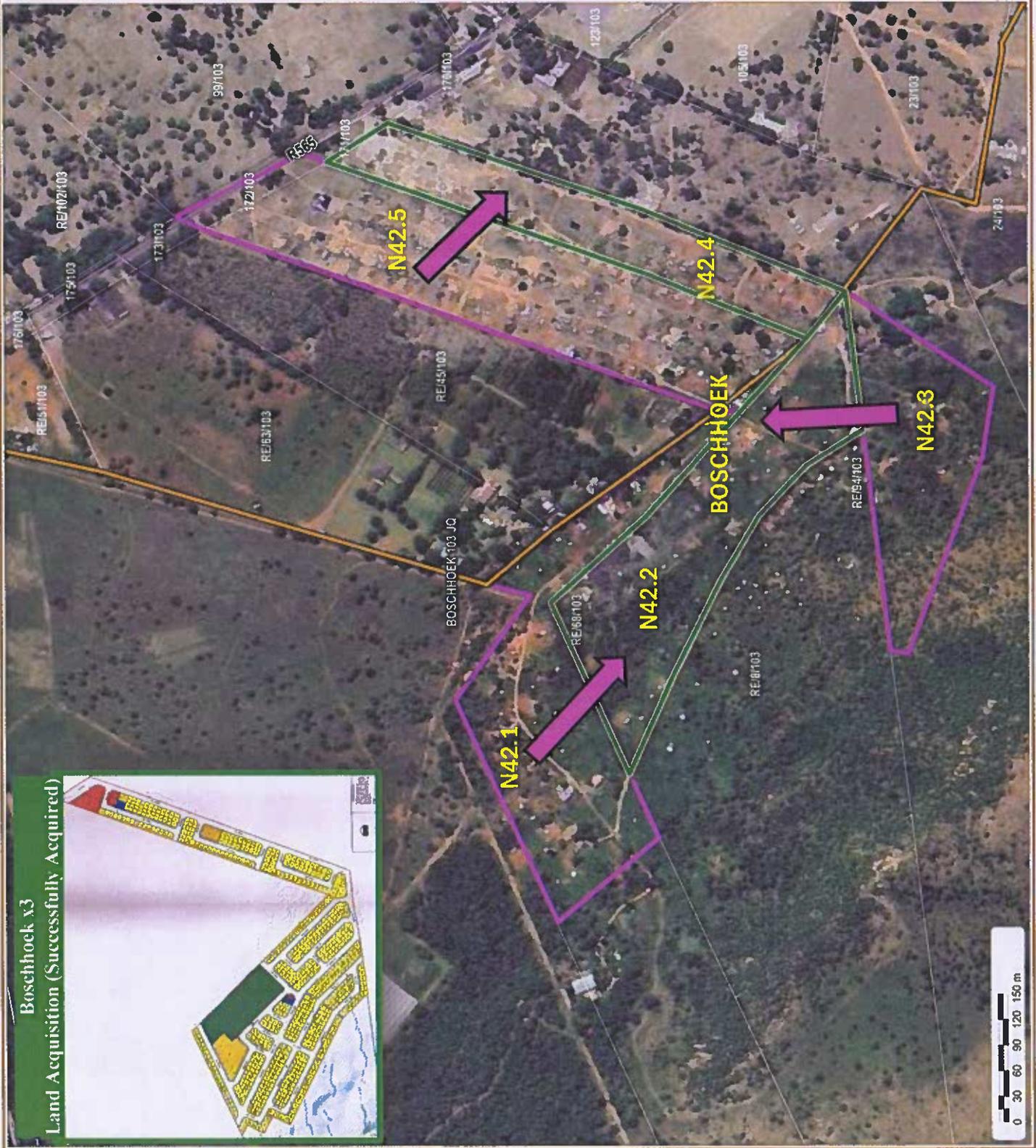
 Partially

 In-Situ/Relocation

 Relocation

 Land Acquisition (Successfully Acquired)

 Urban Edge



Boschhoek x3
Land Acquisition (Successfully Acquired)



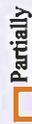
RUSTENBURG / TLHABANE HUMAN SETTLEMENT AND LAND STRATEGY

N23-N26. WATERGLEN

Strategy/Classification



In-Situ



Partially In-Situ/Relocation



Relocation



Land Acquisition

(Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation)



Urban Edge



Rustenburg
Local Municipality

FIGURE 36

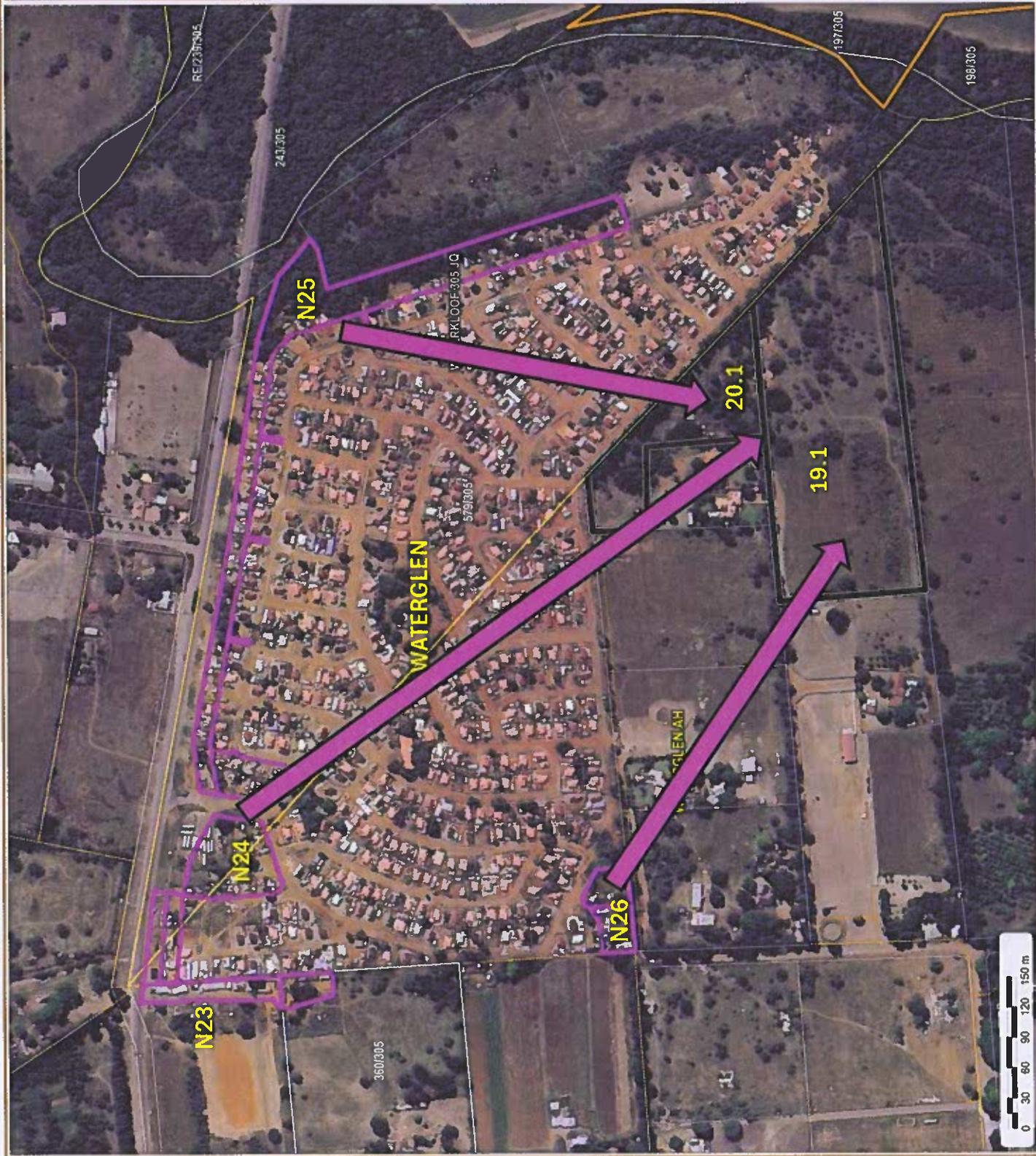


Table 30: Strategic Land Acquisition: Rustenburg/Tlhabane

Map No	Cluster	In/Out Urban Edge	Property Description	Owner	Area (ha)	Units	Nett Density (du/ha)	Erf Size (m ²)	Status
14.1	Rustenburg, Tlhabane	In	RE/PTN 109 WATERKLOOF 305 JQ (now Ptn 664)		24.9	550	33	at 300m ² erven	Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation
19.1	Rustenburg, Tlhabane	In	REMAINDER OF HOLDING 11 WATERGLEN SMALL HOLDINGS	Private	4.8	190	67	at 150m ² erven	Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation
20.1	Rustenburg, Tlhabane	In	REMAINDER OF HOLDING 12 WATERGLEN SMALL HOLDINGS	Private	1.4	50	67	at 150m ² erven	Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation



Boitekong

The current projects consist of Boitekong x2, x38 and x39 which may yield 7,934 and are aimed at formalizing Popo Molefe (x38), Mbeki Sun (x39) and Ext 2. (see Table 31).

Figure 37 further illustrates the proposed receiving areas for the proposed relocations with Portions 15 and 112 of the farm Paardekraal 279 JQ (Numbers 32.1 and 41.1) serving as the receiving areas for Damoi View (N11) and part of Rock View (N10). Both portions are part of the existing land acquisitions undertaken by Rustenburg LM.

Boitekong x35 is earmarked as a Housing Reform Area and may yield approximately 3,718 units at an average development density of 100 du/ha. Ext 35 serves as the receiving area for settlement N7, Jabula & Domusa and overflow of Seraleng. Ext 35 may still have a surplus of 1,726 units following the proposed relocation.

The proposed relocation of various units in Boitekong x8 needs to be located in Strategic Development Area 3.16 which emanated from the Spatial Development Framework.

Tshenolong, Zinniaville and Reutlwile consisting of 3,621 units need to be accommodated on Ptn 3 and 7 of the farm Wildebeesfontein 274 JQ. The two farm portions are proposed strategic land acquisitions that need to be acquired in order to address the current backlog in the Boitekong cluster. Table 32 provides the detailed breakdown of the proposed strategic land acquisitions.

Table 37 indicates that the existing 3,758 units can be accommodated in the area should the various actions above be implemented and an additional 6,576 units surplus units may be created.

Annexure C5 provides the details of the proposed relocation.



Table 31: Rustenburg Human Settlement Strategy: Boitekong

Map #	Informal Settlement Name	Demand: No. of Structures (2023)	TOTAL		Strategy	In-Situ/Partially In-Situ		Relocation		Feasibility	Total
			Subtotal	Deficit		Planned	Subtotal	In Process	Planned		
10	Freedom Park	3,534	3,534	-	In-Situ	3,534	3,534	-	-	-	3,534
T41	Freedom Park	459	459	-	In-Situ	459	459	-	-	-	459
Subtotal: Freedom Park		3,993	3,993	-		3,993	3,993	-	-	-	3,993
20	Mseguville	324	324	-	In-Situ	324	324	-	-	-	324
T43	Meriting	102	102	-	In-Situ	102	102	-	-	-	102
T44	Meriting	16	16	-	In-Situ	16	16	-	-	-	16
11	Chachalaza 14	878	878	-	In-Situ	878	878	-	-	-	878
T42	Boitekong Kanana	528	528	-	In-Situ	528	528	-	-	-	528
94	Seraleing	425	425	-	Partially In-Situ/Relocation	352	352	73	73	73	425
N7	BOITEKONG 20	11	11	-	Relocation	-	-	11	11	11	11
N8	Boitekong Kanana	654	654	-	In-Situ	654	654	-	-	-	654
N1	Boitekong Kanana	38	38	-	In-Situ	38	38	-	-	-	38
N2	Boitekong Kanana	139	139	-	In-Situ	139	139	-	-	-	139
N3	Boitekong Kanana	72	72	-	In-Situ	72	72	-	-	-	72
N4	SERALENG 2	151	151	-	In-Situ	151	151	-	-	-	151
N5	SERALENG 2	299	299	-	In-Situ	299	299	-	-	-	299
18.1	Jabula & Donusa	635	635	-	Relocation	-	-	635	635	635	635
18.2	Jabula & Donusa	525	525	-	Relocation	-	-	745	745	748	748
10	Tshenoleng (Ramochana)	1,823	1,823	-	In-Situ	1,823	1,823	-	-	-	1,823
33	Reutwile (Zimniaville)	2,029	2,029	-	Relocation	-	-	2,029	2,029	2,029	2,029
57	Reutwile (next to Zimniaville)	1,293	1,293	-	Relocation	-	-	1,293	1,293	1,293	1,293
Subtotal: West of R510		10,690	10,690	-		5,176	5,176	1,492	1,492	1,322	10,690
19	Chachalaza - Meehabeng	113	113	-	In-Situ	113	113	-	-	-	113
8	Pret 14	656	656	-	In-Situ	656	656	-	-	-	656
26	Damol View	3,695	3,695	-	In-Situ	3,695	3,695	-	-	-	3,695
29	Abu - Dabi (paardekraal)	1,265	1,265	-	In-Situ	1,265	1,265	-	-	-	1,265
N11	Damol View (Boitekong Kanana)	219	219	-	Relocation	-	-	219	219	219	219
N8	Boitekong Kanana	1,492	1,492	-	In-Situ	1,492	1,492	-	-	-	1,492
N9	View)	811	811	-	In-Situ	811	811	-	-	-	811
N10	Part of Rock View	543	543	-	Relocation	-	-	543	543	543	543
28	Rock View (Sunrise Park)	1,209	1,209	-	In-Situ	1,209	1,209	-	-	-	1,209
12.1	Popo Molele	1,920	1,920	-	In-Situ	1,920	1,920	-	-	-	1,920
12.2	Popo Molele	2,579	2,579	-	In-Situ	2,579	2,579	-	-	-	2,579
12.3	Popo Molele	686	686	-	In-Situ	686	686	-	-	-	686
N12	BOITEKONG	94	94	-	In-Situ	94	94	-	-	-	94
N13	BOITEKONG	298	298	-	In-Situ	298	298	-	-	-	298
N14	BOITEKONG	75	75	-	In-Situ	75	75	-	-	-	75
N15	BOITEKONG	705	705	-	In-Situ	705	705	-	-	-	705
N16	BOITEKONG	290	290	-	In-Situ	290	290	-	-	-	290
N17	BOITEKONG	207	207	-	In-Situ	207	207	-	-	-	207
N18	BOITEKONG	726	726	-	In-Situ	726	726	-	-	-	726
N19	Rustenburg	70	70	-	In-Situ	70	70	-	-	-	70
N20	BOITEKONG	33	33	-	In-Situ	33	33	-	-	-	33
2	Mbeke Sun	2,279	2,279	-	Partially In-Situ/Relocation	1,844	1,844	435	435	435	2,279
30	Ramochana (Airport View)	372	372	-	In-Situ	372	372	-	-	-	372
31	Ramochana (Airport View)	1,182	1,182	-	In-Situ	1,182	1,182	-	-	-	1,182
40	Tshenoleng	299	299	-	Relocation	-	-	299	299	299	299
Subtotal: East of R510		21,818	21,818	-		7,029	13,296	1,197	299	1,496	21,818
7	Viro Viro (Boitekong th)	399	399	-	Relocation	-	-	399	399	399	399
39	Boitekong v2	618	618	-	Partially In-Situ/Relocation	321	321	297	297	297	618
Subtotal: Boitekong v2,v3		1,017	1,017	-		-	-	297	297	297	1,017
Subtotal: Boitekong		37,518	37,518	-		7,350	22,662	3,017	1,170	4,317	37,518
						20%	60%	80%	6%	12%	20%
										0%	100%



Table 32: Strategic Land Acquisition: Boitekong

Map No	Cluster	In/Out Urban Edge	Property Description	Owner	Developable Area (ha)	Units	Nett Density (du/ha)	Erf Size (m ²)	Status
32.1	Boitekong	In	PTN 15 PAARDEKRAAL 279 JQ	CC	3.5	180	67	at 150m ² erven	Successfully Acquired
41.1	Boitekong	In	PTN 112 PAARDEKRAAL 279 JQ	PTY LTD	13.9	710	67	at 150m ² erven	Successfully Acquired
45.1	Boitekong	In	PTN 182 PAARDEKRAAL 279 JQ	PTY LTD	2.2	110	67	at 150m ² erven	Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation
38	Boitekong	In	A PTN OF THE RE/PTN 50 PAARDEKRAAL 279 JQ	PTY LTD	24.7	1,260	67	at 150m ² erven	Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation
2.1	Boitekong (Rustenburg)	In	PTN 9 BOSCHHOEK 103 JQ (now Ptn 136)		194.9	4,350	33	at 300m ² erven	Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation

Bokamoso

Table 33 and Figure 38 illustrate how the 5,614 informal units should be addressed and are discussed below.

Zakhele and Nkaneng can be formalized in-situ while N21 and N22 can be relocated to Bokamosa Ext 1 which is an active housing project in the cluster. The various farm portions of Kroondal 304 JQ has successfully been acquired and may serve as the main receiving area (see Table 34). The portions have the capacity to yield approximately 4,770 opportunities which is able to accommodate the various relocations as illustrated on Figure 45. The low lying settlements 9.5, 9.6 and 9.7 of Ikemeleng (Figure 39) should be prioritized for relocation.

The successful development of the Kroondal farm portions coupled with the available properties at Bokamoso Ext 1 may be able to yield a surplus of 3,580 units.



Rustenburg Local Municipality Housing Sector Plan

Table 33: Rustenburg Human Settlement Strategy: Bokamoso Cluster

Map #	Informal Settlement Name	Demand: No. of Structures (2024)	In Situ (Opportunities)				Land Acquisition				Vacant		TOTAL	
			Existing Informal Units				IS Subtotal	64 (Successfully Acquired)	63 (Successfully Acquired)	62 (Successfully Acquired)	Public	Subtotal	Subtotal	Deficit
			9.1	9.2	9.3	9.4								
N21	BOKAMOSO	39	310	572	310	310	1,846	3,348	4,000	430	340	4,770	1,076	9,194
N22	BOKAMOSO	14											39	39
3	Zakhele	310			310	310	1,846	310					14	14
5	Mkangeni	1,846					1,846							310
	Subtotal Bokamoso	2,209				310	1,846	2,156					53	2,209
9.1	Ikemeleng (Non-Residential Erven in Township (not proclaimed))	310	310			310								310
9.2	Ikemeleng (Non-Residential Erven in Township (not proclaimed))	572	572					572						572
9.3	Ikemeleng (Non-Residential Erven in Township (not proclaimed))	310	310			310								310
9.4	Ikemeleng (Non-Residential Erven in Township (not proclaimed))	27	27								27	27		27
	Subtotal 1: Ikemeleng	1,219	310	572	310			1,846			27	27		1,219
9.5	Ikemeleng (Park Erven in Township (not proclaimed))	147							147			147		147
9.6	Ikemeleng (Park Erven in Township (not proclaimed))	260							260			260		260
9.7	Ikemeleng (Park Erven in Township (not proclaimed))	725							725			725		725
9.8	Ikemeleng (RE/S3/304)	9							9			9		9
	Subtotal 2: Ikemeleng	1,141							1,141			1,141		1,141
9.9	Ikemeleng (RE/185/304)	304							304			304		304
9.10	Ikemeleng (RE/185/304)	256							256			256		256
9.11	Ikemeleng (RE/164/304)	42							42			42		42
9.12	Ikemeleng (RE/99/304)	216								216		216		216
	Subtotal 3: Ikemeleng	818							560	42	216	818		818
	Subtotal Ikemeleng	3,178	310	572	310			1,192	1,701	42	243	1,986		3,178
21	Phoane	227							227			227		227
	Subtotal Phoane	227							227			227		227
	Subtotal: Bokamoso	5,614	310	572	310	310	1,846	3,348	1,928	42	243	2,213	53	5,614
	Surplus								2,072	388	97	2,557	1,023	3,580



**BOKAMOSO
HUMAN SETTLEMENT AND LAND
STRATEGY**

**9. IKEMELENG
21. PHOANE**

Informal Settlement Classification

- In-Situ
- Partially In-Situ/Relocation
- Relocation

Strategy

- Land Acquisition (Successfully Acquired)
- Urban Edge

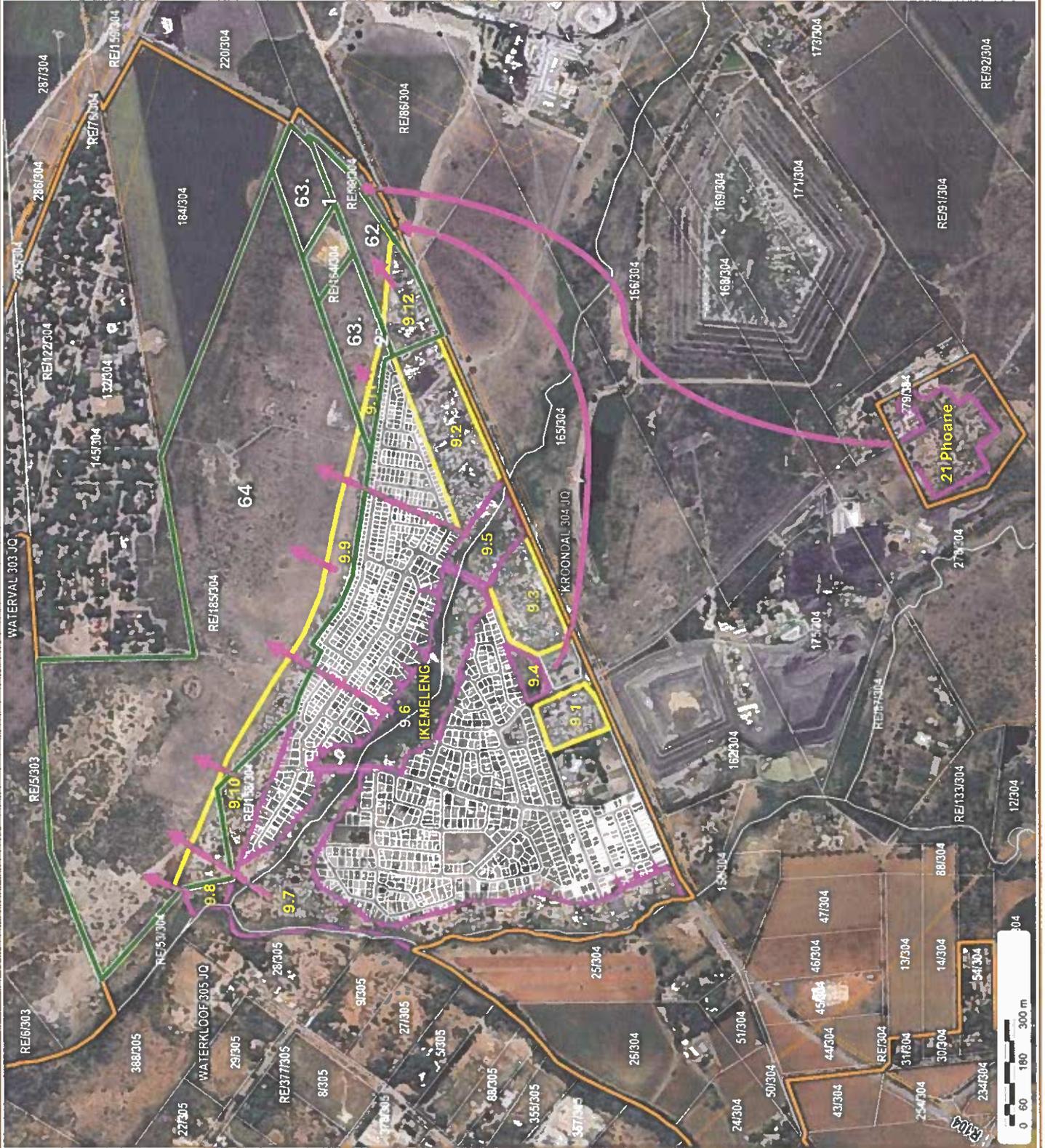


FIGURE 39

Table 34: Strategic Land Acquisition: Bokamoso

Map No	Cluster	In/Out Urban Edge	Property Description	Owner	Area (ha)	Units	Nett Density (du/ha)	Erf Size (m ²)	Status
62.1	Bokamoso	In	A PTN OF PTN 99 KROONDAL 304 JQ		6.8	340	67	at 150m ² erven	Status Quo: Successfully Acquired
63.1, 63.2	Bokamoso	In	RE/PTN 164 KROONDAL 304 JQ	PTY LTD	8.5	430	67	at 150m ² erven	Status Quo: Successfully Acquired
64	Bokamoso	In	RE/PTN 185 KROONDAL 304 JQ	PTY LTD	90.7	4,000	75	at 150m ² erven/Walk-Ups	Status Quo: Successfully Acquired
Subtotal: Bokamoso					106	4,770	74		



Marikana

Table 35 and Figure 40 illustrate the strategy to address the 11,119 informal units and is discussed below.

The majority of the informal settlements in the functional cluster can be formalized in-situ. The southern cluster of informal settlements: Mmaditlhokwa, Tshilong and Lapologang is earmarked to be relocated to the Project 1 / Marikana Ext 13. The receiving area of Projects/Layout 1, 5, 13 and Ext 13 has a calculated capacity of 2,982 units. The land ownership matter / land assembly process within the proposed receiving area also needs to be addressed to ensure the success of the development.

Marikana Central or Marikana south of Karee Road consist of 1,817 units which can be formalized in-situ with the exception of settlement N29 which needs to be relocated to the Marikana settlement.



Table 35: Rustenburg Human Settlement Strategy: Marikana

D.	Existing Informal Units	Demand: No. of Structures (2024)	In Situ (LUB opportunities)													Projects/Layouts			TOTAL					
			N36	22	23	17	13	14	24	15	N32	N33	N34	N35	N30	N37	IS Subtotal	1.	5.	13.	Marikana LUB	Subtotal	Subtotal	Deficit
Map #	Informal Settlement Name		967	792	808	742	1,053	780	285	1,241	580	920	750	1,140	570	270	10,878	1,194	81	133	1,574	2,982	13,860	967
N56	Marikana	967	967														967							
22	Group Five	792	792														792							792
23	Braampies	808		808													808							808
17	Ben	742		742													742							742
13	Marikana x13 (Mahumapelo)	1,033			1,033												1,033							1,033
14	Stormhuisse	780				780											780							780
24	Sherik	285					285										285							285
15	Sporong South	1,241						1,241									1,241							1,241
N27	Sporong North	39															39							39
N28	ROOIKOPPIES 297 JQ	27															27							27
Subtotal 1: North of Karee Rd		6,714	967	808	742	1,053	780	285	1,241							6,648	1,194	30	27		66	6,714	81	
N32	ROOIKOPPIES 297 JQ	81								81							81							81
N33	MARIKANA	560								560							560							560
N34	Marikana	212									212						212							212
N35	Marikana	713									713						713							713
N30	ROOIKOPPIES	123												123			123							123
N37	ROOIKOPPIES 297 JQ	77															77							77
N29	ROOIKOPPIES 297 JQ	51															51							51
Subtotal 2: South of Karee Rd		1,817								81	560	212	764	123	77	1,817	1,194							1,817
4	Mmaditshokwa	1,601															1,601							1,601
25	Tshilong	223															223							223
Subtotal 3: Tharisa Mine		1,824															1,824							1,824
38	Lapolagang	176															176							176
N31	Lapolagang	588															588							588
Subtotal 4: Lapolagang		764															764							764
Subtotal: Marikana		11,119	967	808	742	1,033	780	285	1,241	81	560	212	764	123	77	8,465	1,194	39	27	1,394	2,694	11,119		
Surplus										499	360	538	376	447	193	2,413		42	106	180	328	2,741		



**MARIKANA
HUMAN SETTLEMENT AND LAND
STRATEGY**

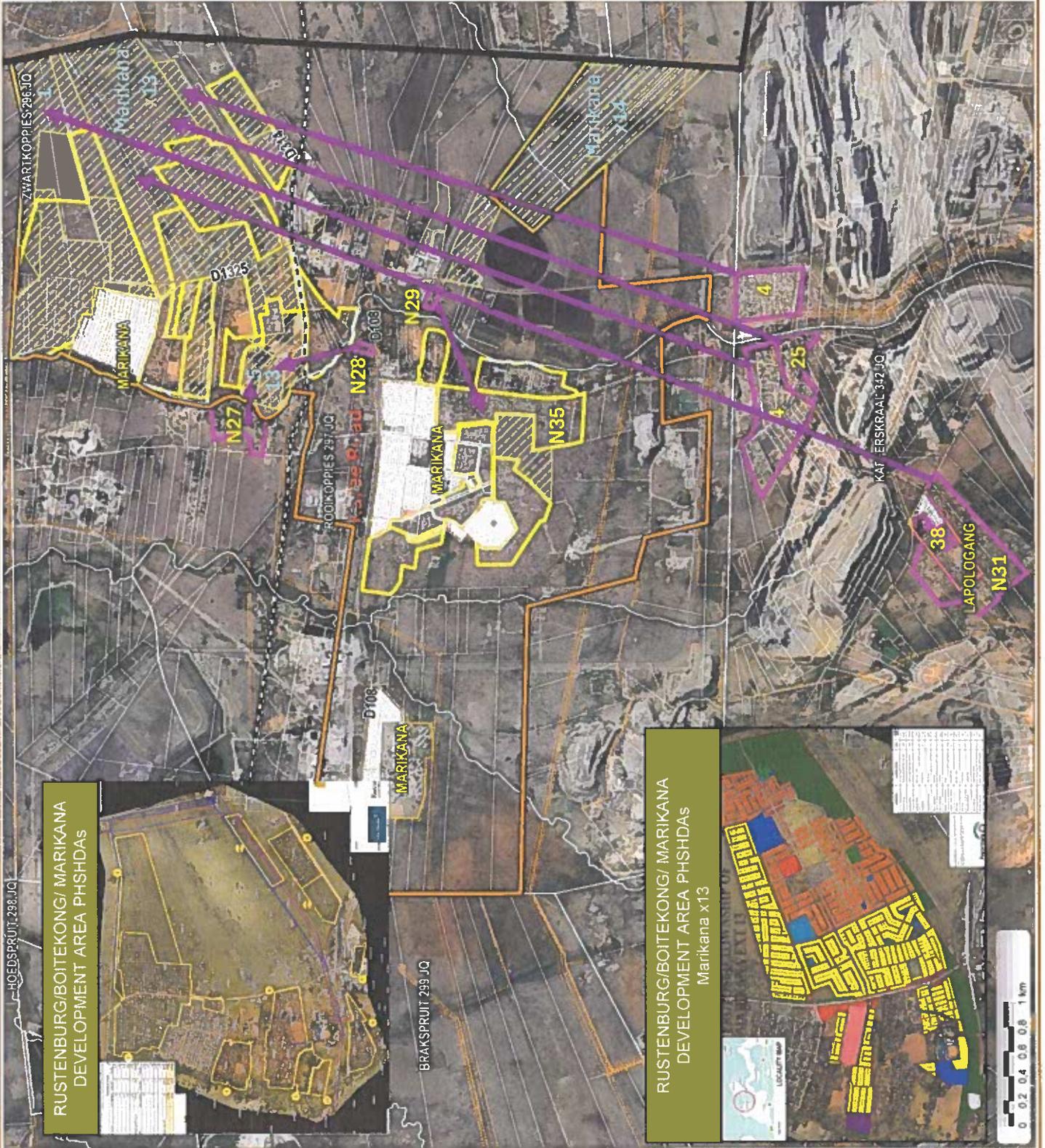
MARIKANA

Informal Settlement Classification

- In-Situ
- Partially
- In-Situ/Relocation
- Relocation

Strategy

- Projects / Layout
- RUSTENBURG/BOITEKONG/
MARIKANA DEVELOPMENT
AREA PHSHDAS
- Urban Edge



RUSTENBURG/BOITEKONG/ MARIKANA DEVELOPMENT AREA PHSHDAS

RUSTENBURG/BOITEKONG/ MARIKANA DEVELOPMENT AREA PHSHDAS
Marikana x13

4.4.3 New Projects

The section below outlines the future housing demand derived from the projected population growth as contained in Section 4.2 for the various functional clusters.

Rustenburg/Tlhabane

Table 36 (overleaf) illustrates the projected demand from 2022-20409 (almost 30,000 units). The projected demand for 2022-2031 is 15,504 units and for 2031-2040 is 14,493. The demand is further broken up within the following four broad income categories:

- ❖ Low income (R0 – R3,500)
- ❖ Middle (Low) income (R3,501 – R7,000)
- ❖ Middle (High) income (R7,001 – R22,000)
- ❖ High income (R22,000+)

The Housing Reform Areas (Figure 41) may be able to yield 1,190 units at a density of 80 du/units and is proposed to accommodate the middle (low) income demand and the majority of the middle (high) income for the 2031-2040 period.

As shown on Figure 66 there are a number of well-located privately-owned land parcels around Boschfontein (1.1, 1.2, 2.9) in Waterkloof area (9.4-9.9, 9.12, 9.13, 9.15) which has been earmarked to accommodate the bulk of the projected demand. The majority of the projected demand for the area is high income (R22,000+) housing which falls outside the various government housing programmes. The municipality should therefore play a facilitation role in ensuring that the required bulk services are available within the functional cluster.

The existing vacant residential properties as per Table 36 contribute to 3,236 stands.

Boitekong

Table 37 (overleaf) illustrates the projected demand from 2022-2040 (111,732 units). The projected demand for 2022-2031 is 55,795 units and for 2031-2040 is 55,936. The demand is further broken up within the following four broad income categories. The table also outlines the proposed strategy to accommodate the projected demand.

- ❖ Low income (R0 – R3,500)
- ❖ Middle (Low) income (R3,501 – R7,000)
- ❖ Middle (High) income (R7,001 – R22,000)
- ❖ High income (R22,000+)

A combination of actions may be required in order to accommodate the future growth of the Boitekong cluster, consisting of land acquisitions, optimal utilization of Housing Reform Areas, SDAs, vacant stands and Strategic Land Acquisitions. The proposed actions/strategy are discussed below:

- ❖ Seraleng x1 may be able to yield 1,000 units which may be utilized for the middle (high) income group, especially FLISP or Social Housing.
- ❖ The existing land acquisition (at various stages) may be able to yield 5,720 units at various densities.
- ❖ The remaining surplus of 1,726 units in Boitekong Ext 35 may be utilized for the middle (high) income demand – Social Housing.

Functionally, the Rustenburg/Tlhabane and Boitekong forms the Primary Node of Rustenburg and should collectively be used to accommodate the future housing demand. The various SDAs as contained in the SDF and illustrated on Figure 42 may yield 61,554 units which should serve to address the various income groups. The SDAs north of the N4 is primarily earmarked for the middle (high) income groups.

The Strategic Land Acquisitions (blue colour) is Royal Bafokeng owned land which should be acquired or developed in partnership with Rustenburg

Municipality to address the future dwelling unit demand. The strategic land acquisitions also functionally form part of the extension of Boitekong and takes the mining reefs into consideration. The strategic land acquisition area may be able to yield 52,819 units with the bulk of the units emanating from Reinkoyalskraal 278 JQ (35,600 units). Development at Reinkoyalskraal should be initiated from precinct 31.1 and proceed in a northern region to prevent leapfrog development.

The incremental development of the various areas may yield 123,424 units and allow for a 11,686 surplus for the 2022-2040 period.



Table 37: Rustenburg Human Settlement Strategy: Growth (2022-2040) – Boitekong

Income Category	2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040		TOTAL
	Present	Projected																																					
Low Income (R0-11 999)	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997	11 997
Upper Middle Income (R12 000-27 000)	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000	27 000
Lower Middle Income (R27 000-42 000)	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000
High Income (R42 000+)	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000	42 000
Total	11 997																																						



Bokamoso

Table 38 (overleaf) illustrates the projected demand from 2022-2040 (almost 4,134 units). The projected demand for 2022-2031 is 2,064 units and for 2031-2040 is 2,070. The demand is further broken up within the following four broad income categories:

- ❖ Low income (R0 – R3,500)
- ❖ Middle (Low) income (R3,501 – R7,000)
- ❖ Middle (High) income (R7,001 – R22,000)
- ❖ High income (R22,000+)

The majority of the projected growth can be accommodated within the functional area through the optimum utilization of Bokamoso Ext 1 and the successfully acquired Kroondal farm portions (Figure 43).

Additional land will be necessary in the future to accommodate the projected future growth.



Table 38: Rustenburg Human Settlement Strategy: Growth (2022-2040) – Botamosa

I.	Income Category	Projected Demand: No. of Structures (2022-2040)	Land Acquisition			Subtotal	Opportunities (calculated)		Subtotal	TOTAL
			64	63	62		Public	Municipal: Bokamoso x1		
			(Successfully Acquired)	(Successfully Acquired)	(Successfully Acquired)					
		75du/ha	150m ²	150m ²	97		1,023		Subtotal	Deficit
		2,072	388	97		2,557		1,023	3,580	
2022-2031	Low Income (R0-R3 500)	740	181			740		-	740	0
	Middle (Low) Income (R3 501-R7 000)	548	207	97		548		-	548	0
	Middle (High) Income (R7 001-R22 000)	683				-	683	683	683	0
	High Income (R22 000 +)	93	63			63	30	30	93	0
Subtotal: 2022-2031		2,064	388	97		1,351	713	713	2,064	0
2031-2040	Low Income (R0-R3 500)	494				494		-	494	0
	Middle (Low) Income (R3 501-R7 000)	550	332			332		-	332	218
	Middle (High) Income (R7 001-R22 000)	685	38			38	310	310	348	337
	High Income (R22 000 +)	342	342			342		-	342	0
Subtotal: 2031-2040		2,070	-	-	-	1,206	310	310	1,516	554
Subtotal: Growth Bokamoso (2022-2040)		4,134	388	97		2,557	1,023	1,023	3,580	554
Surplus		-	-	-	-	-	0	0	0	0



**BOKAMOSO
GROWTH: HUMAN SETTLEMENT
AND LAND STRATEGY**

**BOKAMOSO
IKEMELENG**

 Vacant Erven (Valuation Roll)

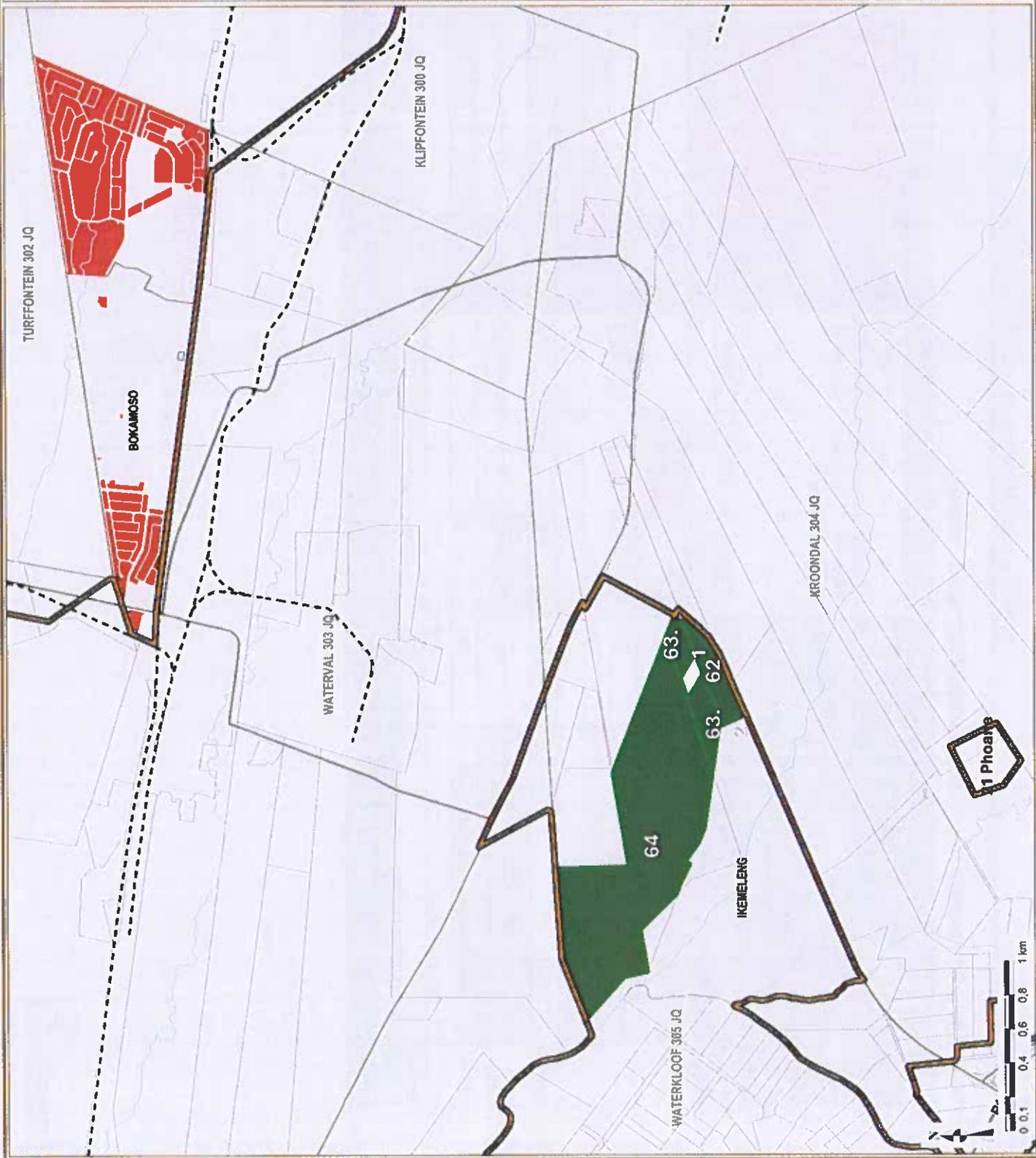
 Land Acquisition
(Successfully Acquired)

 Urban Edge



Rustenburg
Local Municipality

FIGURE 43



Marikana

Table 39 (overleaf) illustrates the projected demand from 2022-2040 (almost 22,431 units). The projected demand for 2022-2031 is 10,677 units and for 2031-2040 is 11,754. The demand is further broken up within the following four broad income categories:

- ❖ Low income (R0 – R3,500)
- ❖ Middle (Low) income (R3,501 – R7,000)
- ❖ Middle (High) income (R7,001 – R22,000)
- ❖ High income (R22,000+)

The in-situ opportunities can accommodate 2,413 projected demand and the projects/layouts can accommodate approximately 5,162 units. Marikana Ext 14 is still greenfield and contributes 2,775 units of 5,162 units. The two proposed land acquisition properties: Portion 242 (95.1) and Portion 11 (69.1) of the farm Rooikoppies 297 JQ may be able to yield 1,140 units.

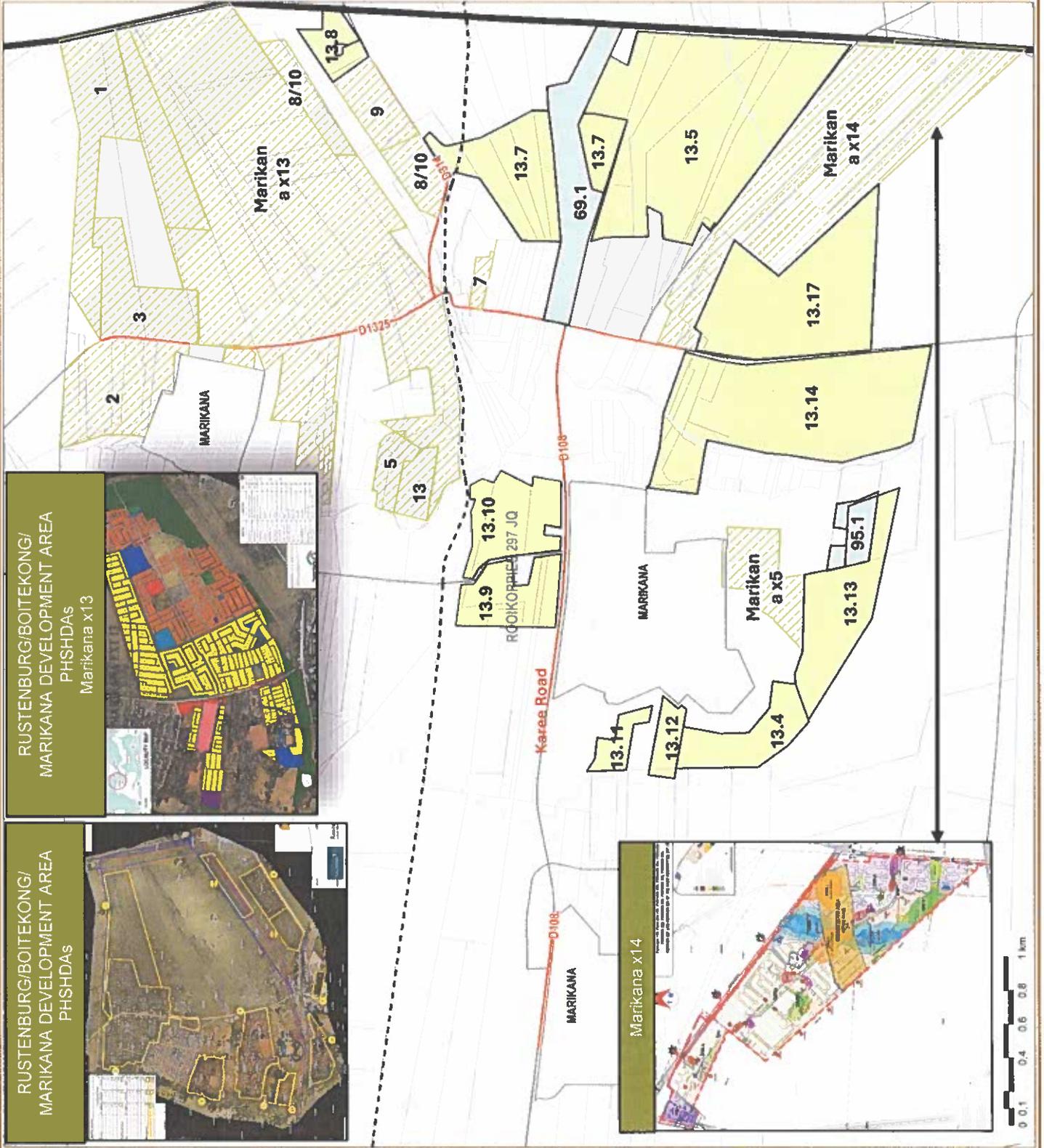
The in-situ formalisations and projects/layouts may not be able to address the full projected demand, and additional land will be required. Figure 44 illustrates the developable land parcels in the Strategic Development Areas. The identified SDAs may be able to yield approximately 14,055 units. It will be critical to incrementally develop the various pockets of land in partnership with the mining houses and other private role players.



MARIKANA
GROWTH: HUMAN SETTLEMENT AND LAND STRATEGY

MARIKANA

-  Strategic Development Area
-  Land Acquisition (In Process of Acquiring)
-  Projects / Layout RUSTENBURG/BOITEKONG/ MARIKANA DEVELOPMENT AREA PSHDAS
-  Urban Edge



North Region

Table 40 (overleaf) illustrates the projected demand from 2022-2040 (almost 36,745 units). The projected demand for 2022-2031 is 18,349 units and for 2031-2040 is 18,345. The demand is further broken up within the following four broad income categories:

- ❖ Low income (R0 – R3,500)
- ❖ Middle (Low) income (R3,501 – R7,000)
- ❖ Middle (High) income (R7,001 – R22,000)
- ❖ High income (R22,000+)

The northern region has a very high projected population growth, and the SDF has earmarked various SDAs for future expansion. The earmarked SDAs (Figure 45 and Table 40) will be able to yield almost 60,000 opportunities. Emphasis should be placed on planning sustainable settlements in close working relationship with the Traditional Authority to ensure land is reserved for the provision of social facilities. Care should also be taken to preserve high potential agricultural land and environmental sensitive areas.



Table 40: Rustenburg Human Settlement Strategy: Growth (2022-2040) – North Region

Income Category	SDA's (Vacant Developable Land Used in LUB to calculate Potential at 500m ² erven)										Residential		TOTAL			
	1. Phasima	2. Robega/Chaneng	3. Megoene/Galula	4. Monakato	5. Taiting/Mesonthal-Marubitsi	6. Lethabong	7. Modikwe/Berseba	8. Bethanie	9. Makokwe	10. Maumong/Thabaneng/Ranketenyane	Subtotal	Public		Municipal: Monnakato x5	Subtotal	Subtotal
Projected Demand: No. of Structures (2022-2040)	27.1-27.3	8.2-8.6	6.1	11.1-11.5	7.1-7.11	5.1	12.1	18.1-18.3	21.1	10.1-10.11	59,810	154	154	154	59,964	-
Low Income (R0-R3 500)	2,250	9,315	3,500	2,540	34,270	2,450	2,000	1,850	600	1,035	6,510	-	-	6,510	-	0.0
Middle (Low) Income (R3 501-R7 000)	266	1,100	1,378	375	1,580	964	236	728	89	407	7,223	-	-	7,223	-	0.0
Middle (High) Income (R7 001-R22 000)	167	691	866	236	902	606	148	458	56	256	4,396	154	154	4,540	-	0.0
High Income (R22 000 +)	3	12	14	4	18	10	2	8	1	4	76	-	-	76	-	0.0
Subtotal: 2022-2031	675	2,795	3,500	953	4,113	2,450	600	1,850	225	1,035	18,195	154	154	18,349	-	0
Low Income (R0-R3 500)	231	958	326	4,506	206	77	6,304	-	-	6,304	-	-	-	6,304	-	0.0
Middle (Low) Income (R3 501-R7 000)	259	1,072	365	5,043	230	86	7,055	-	-	7,055	-	-	-	7,055	-	0.0
Middle (High) Income (R7 001-R22 000)	167	691	236	3,253	148	56	4,551	-	-	4,551	-	-	-	4,551	-	0.0
High Income (R22 000 +)	18	74	25	346	16	6	484	-	-	484	-	-	-	484	-	0.0
Subtotal: 2031-2040	675	2,795	3,500	953	4,113	2,450	600	1,850	225	1,035	18,195	154	154	18,349	-	0
Subtotal: Growth Rural North (2022-2040)	1,350	5,589	3,500	1,905	17,261	2,450	1,200	1,850	450	1,035	36,590	154	154	36,744	-	0
Surplus	900	3,736	635	17,009	800	150	23,220	-	-	23,220	-	-	-	23,220	-	0
% Surplus	40%	40%	0%	28%	50%	0%	40%	0%	25%	0%	39%	-	-	39%	-	-



**RURAL NORTH
GROWTH: HUMAN SETTLEMENT
AND LAND STRATEGY**

RURAL NORTH

Strategic Development Area

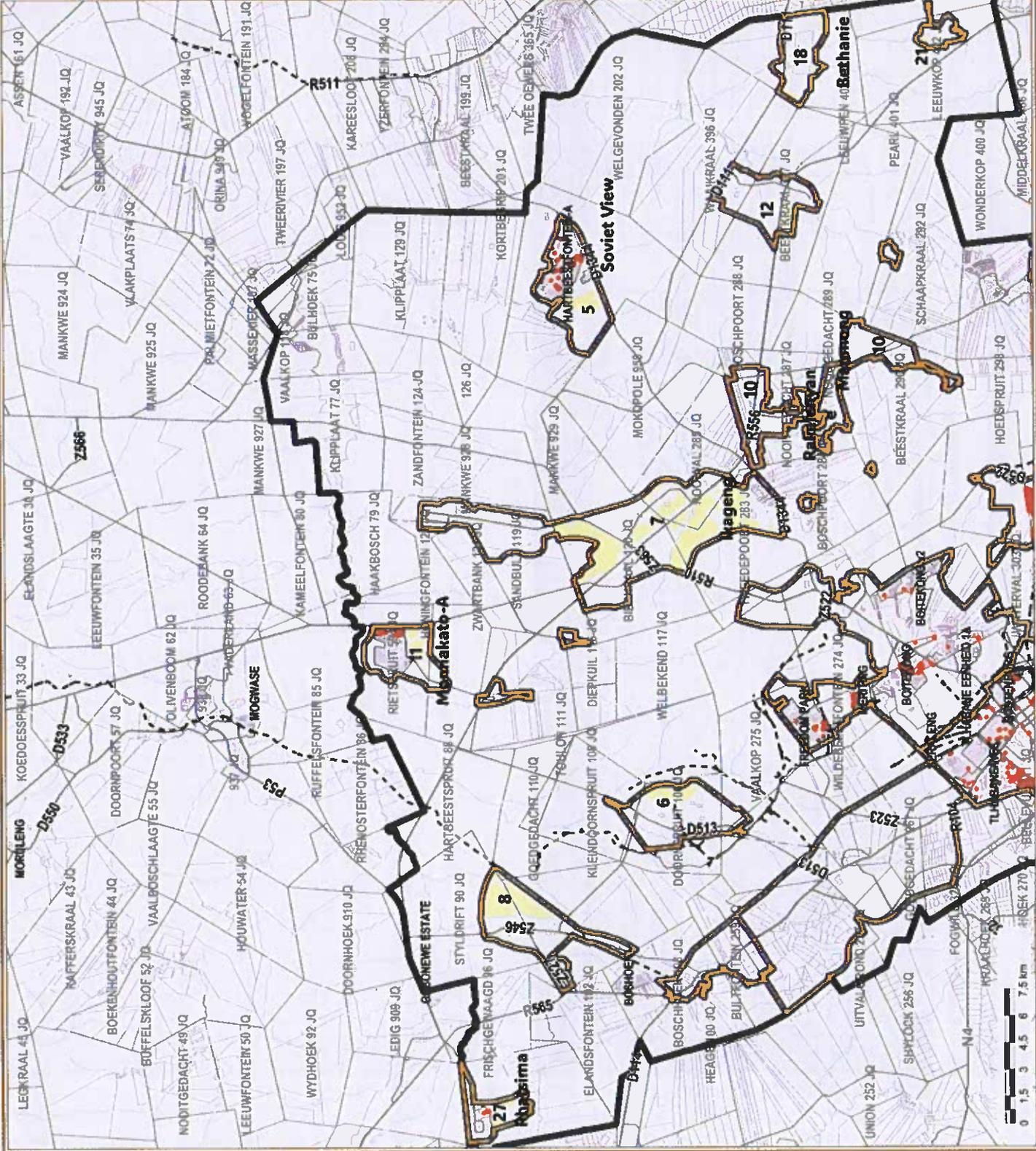
Strategy

Vacant Erven (Valuation Roll)

Urban Edge



FIGURE 45



South Region

Table 41 (overleaf) illustrates the projected demand from 2022-2040 (4,699 units). The projected demand for 2022-2031 is 2,349 units and for 2031-2040 is 2,351. The demand is further broken up within the following four broad income categories:

- ❖ Low income (R0 – R3,500)
- ❖ Middle (Low) income (R3,501 – R7,000)
- ❖ Middle (High) income (R7,001 – R22,000)
- ❖ High income (R22,000+)

The region has a low projected dwelling unit demand and the SDF has only identified five SDAs (Figure 46) for the functional area. The five functional areas coupled with the vacant municipal owned area at Syferfontein may be to yield 5,399 opportunities. Additional land will need to be identified in future to address the projected deficit.



Table 41: Rustenburg Human Settlement Strategy: Growth (2022-2040) – South Region

Income Category	Projected Demand: No. of Structures (2022-2040)	500m ² erven						Residential		Subtotal	TOTAL	
		Mathopesta d	GaKgale	Molote	Syferbuit AH	Ofantsnek/ Magaliesberg/Rus tenburg Non- Urban	Subtotal	Public	Municipal: Cyferfontein		Subtotal	Deficit
Low Income (R0-R3 500)	1,134	400	1,680	310	640	180	3,210	191	3,401	0		
2022- Middle (Low) Income (R3 501-R7 000)	499	193	811	130			1,135	-	1,135	0		
2031 Middle (High) Income (R7 001-R22 000)	342	85	357	57			499	-	499	0		
High Income (R22 000 +)	374	58	244	39		180	342	-	342	0		
Subtotal: 2022-2031	2,349	336	1,413	226	-	180	2,155	-	2,155	194		
Low Income (R0-R3 500)	1,174	63	267		388		451	87	538	636		
2031- Middle (Low) Income (R3 501-R7 000)	364				97		364	-	364	0		
2040 Middle (High) Income (R7 001-R22 000)	342			84	155		239	103	342	0		
High Income (R22 000 +)	470						-	-	-	470		
Subtotal: 2031-2040	2,351	63	267	84	640	-	1,054	190	1,244	1,107		
Subtotal: Growth Rural South (2022-2040)	4,699	399	1,680	310	640	180	3,209	190	3,399	1,301		
Surplus		1	0				1	1	2			



**RURAL SOUTH
GROWTH: HUMAN SETTLEMENT
AND LAND STRATEGY**

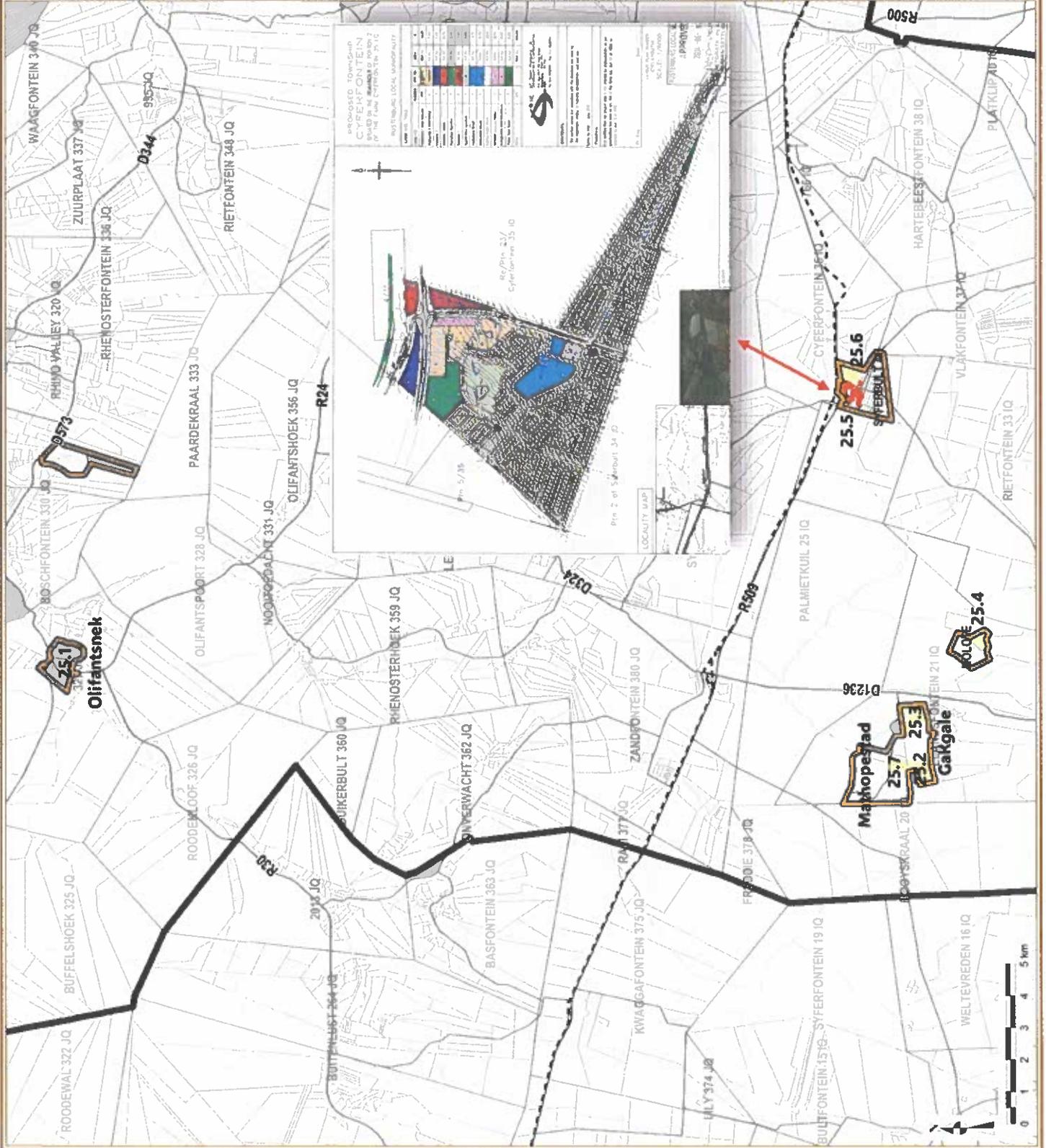
RURAL SOUTH

Strategy

Strategic Development Area

Vacant Erven (Valuation Roll)

Urban Edge



4.4.4 Synthesis: Human Settlement Strategy

Table 42 provides a consolidated overview of the informal settlement strategy, and the following is noted:

- ❖ 40,460 Units may be formalized in-situ and the remainder will need to be relocated to new project areas, land acquisitions and new land acquisitions.

Table 42: Rustenburg Human Settlement Strategy: Informal Summary

Cluster	Demand: No. of Structures (2024)	IS Subtotal	Project Subtotal	LA Subtotal	HRA Subtotal	SDA Subtotal	Vacant Erven Subtotal	Strategic Land Subtotal	TOTAL
Map #									
Rustenburg, Thabane	2,554	744	403	646	761	-	-	2,554	
Boitekong	37,518	22,662	7,785	762	1,992	696	-	3,621	37,518
Botlamoso	5,614	3,348		2,213			59		5,614
Marikana	11,119	8,465	2,654						11,119
Rural North	4,868	4,868					10		4,868
Rural South	383	383							383
Total RUM	62,056	40,460	10,842	3,621	2,753	696	63	3,621	62,056
%		65%	17%	6%	4%	1%	0.1%	6%	100%

Table 43 illustrates the projected growth summary strategy and the majority of the future growth will need to be accommodated on land parcels identified as SDAs in the municipal SDF. Strategic Land Acquisitions may account for 42,655 units (21% of projected unit growth).

Table 43: Rustenburg Human Settlement Strategy: Growth Summary

Cluster	Projected Demand: No. of Structures (2022-2040)	IS Subtotal	Project Subtotal	LA Subtotal	HRA Subtotal	SDA Subtotal	Vacant Erven Subtotal	Strategic Land Subtotal	TOTAL
Map #									
Rustenburg, Thabane	29,997				1,190	25,562	3,236	-	29,988
Boitekong	111,792		1,000	5,770	1,726	60,032	665	42,655	111,798
Botlamoso	4,134		2,557				1,023		3,580
Marikana	22,431	2,413	5,162	801		14,055			22,431
Rural North	36,745					36,590	154		36,744
Rural South	4,699					3,209	190		3,599
Total RUM	209,738	2,413	6,162	9,078	2,916	139,449	5,208	42,655	207,881
%		1%	3%	4%	1%	67%	2.5%	21%	100%



4.5 Housing Strategy Tools and Guidelines

4.5.1 Upgrade of Informal Settlements Strategy Programme (UISP)

The informal settlements in the municipality should be addressed through the Upgrade of Informal Settlement Programme (UISP) as illustrated on Diagram 16 (overleaf) and discussed below.

The initiatives of the National Upgrade Support Programme (NUSP) should be implemented to assess and package each of the informal settlements. The following actions form part of the NUSP initiative and should be undertaken for each of the informal settlements.

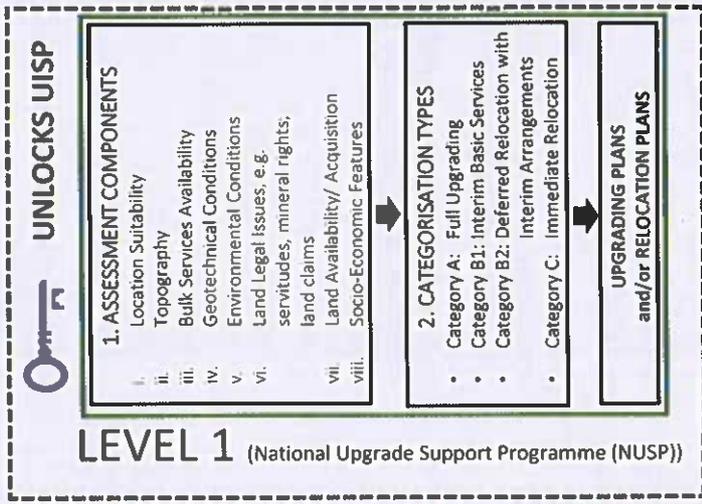
Step 1: Assessment and Categorisation

The process consists of assessing each of the settlements against certain criteria; location, topography, environmental, engineering services, etc. to determine if the settlement can be developed in-situ or needs to be relocated.

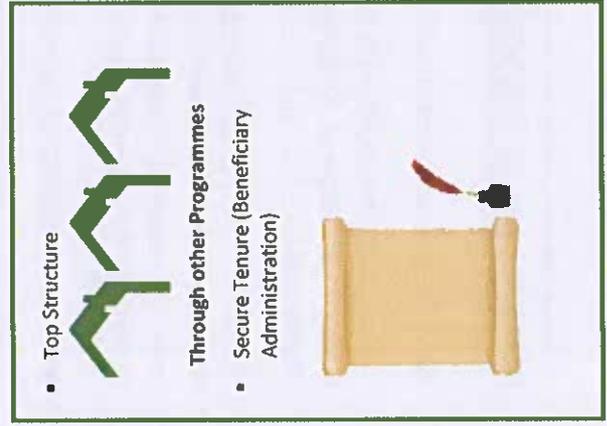
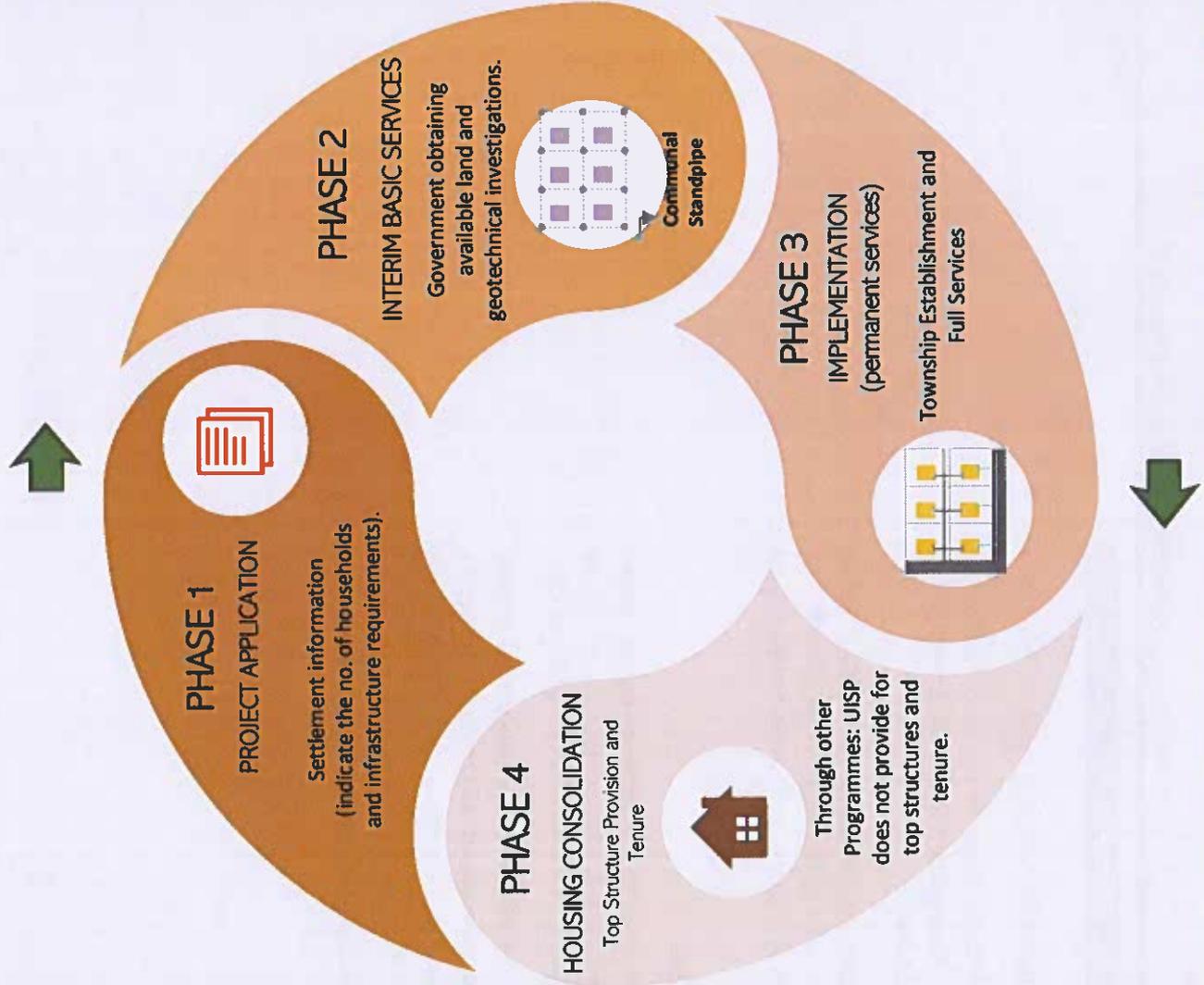
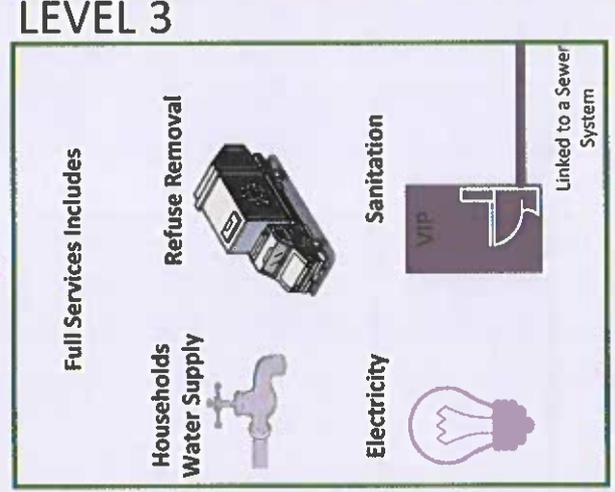
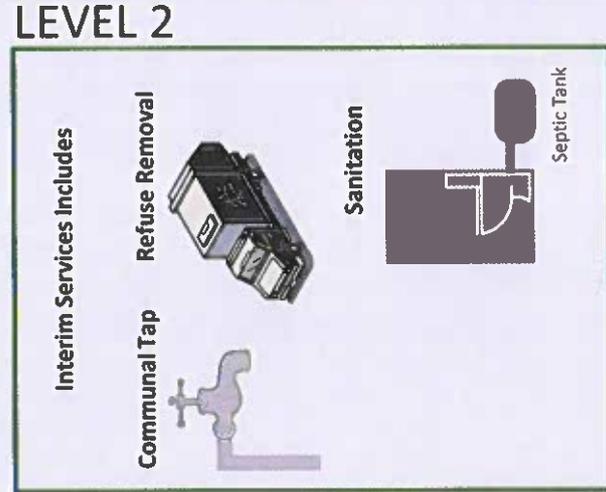
Strong community engagements are required throughout the process in order to ensure community buy-in but also to incorporate the broader needs of the community relating to health, education, transport, civil amenities and livelihood in settlement planning.

Following the assessment, each of the settlements are categorised into four categories as per the Diagram 17.

UISP CATEGORISATION TYPES AND UPGRADING LEVELS/STAGES

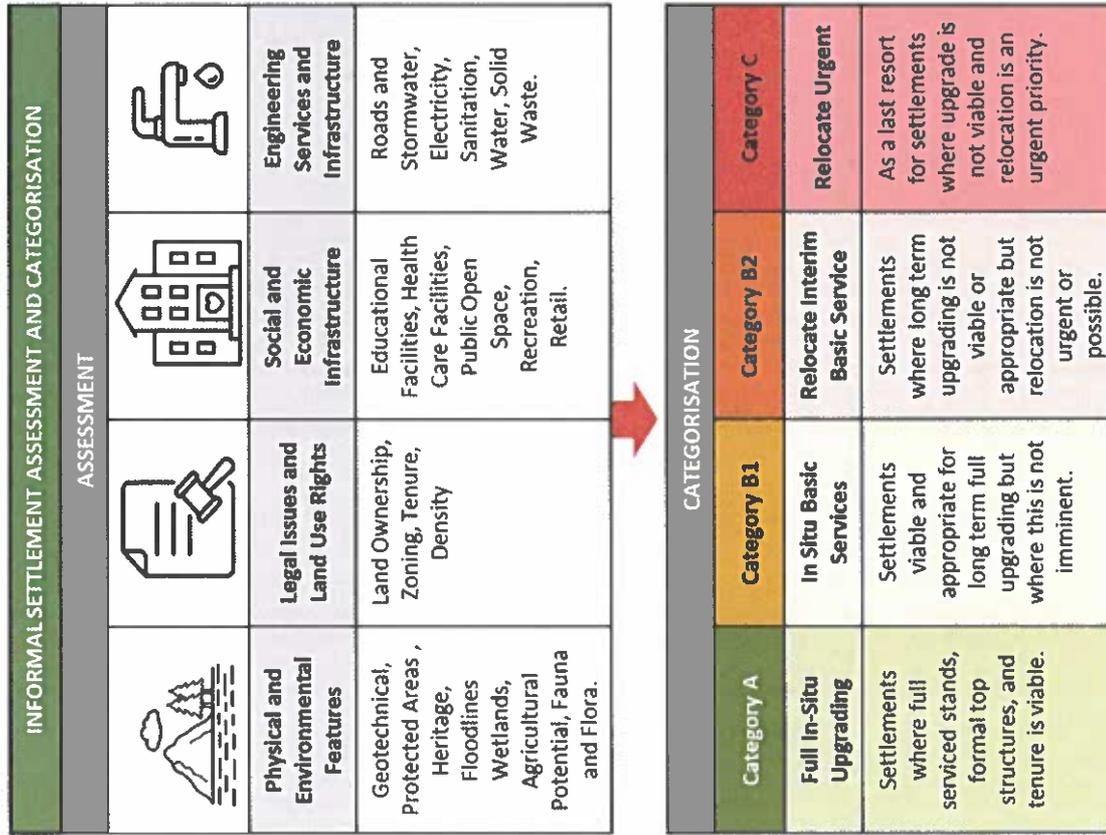


LEVEL 1 (National Upgrade Support Programme (NUSP))



LEVEL 4

Diagram 17: Suitability Assessment: Informal Settlement Categorisation Process



Step 2: Compile Upgrading Plans

The upgrading plans for each of the informal settlements should be compiled with robust community engagement and involvement. The involvement of the community ensures that the proposals of the plan are developed in a consultative manner and is accepted. The upgrading plans should contain the following information:

- ❖ Layout Plan (Settlement Plan) and Land Use Budget
- ❖ Engineering Services Layout (interim services)
- ❖ Tenure Arrangements
- ❖ Project List with Cost Estimates
- ❖ Implementation Programme and Budget
- ❖ Settlement Growth and Management Plan
- ❖ Institutional Arrangements:
 - Community structures;
 - LM responsibility;
 - Community responsibilities
 - Framework for development

The proposals of the upgrading plans may propose the households need to be relocated to receiving areas (decanting), however, arrangements can also be proposed in the upgrading plans.

The final upgrading plan should contain all the required information to serve as a project initiation application to province to access UISP funding.



4.5.2 Land Acquisition & Feasibility Studies Process

It is very important that the relevant steps be taken in order to determine the suitability of land parcels prior to development to determine whether the land parcels are conducive for development before commencing with the land acquisition process.

Such feasibility assessment should cover at least the following aspects:

- ❖ Title Deed Search,
- ❖ Geotechnical Report,
- ❖ Engineering Services Report,
- ❖ Environmental Assessment, and
- ❖ Land Use (Existing Potential) Report.

Diagram 18 outlines the typical process and the required inputs that should be followed when conducting the feasibility studies.

Emphases should be placed on the sensitivity of the environment as possible offsets, as well as the availability of services and the administrative matters to procure the land. The ownership structure should be scrutinised to determine the complexity of obtaining buy-in from the owners to sell the land.

4.5.3 Diversify Housing Typologies

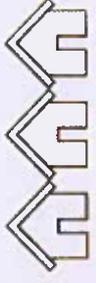
The Municipality should be to include a variety of housing typologies, ranging from limited single residential units to semi-detached and detached row housing; two-, three and four storey walk-up apartments and even flats (limited).

Variety should also be offered in terms of tenure – providing for full title, sectional title, and rental stock.

Broadening the mixture and variety of land uses and activities increases choice which in turn implies an urban form that empowers - giving the majority of residents more choices and greater accessibility to basic amenities without being dependent on vehicular transport.

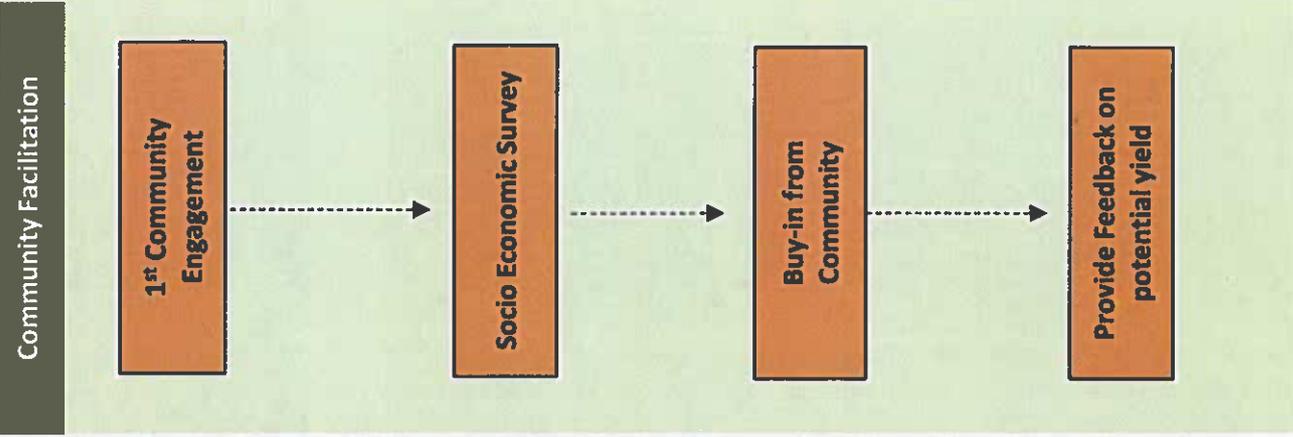
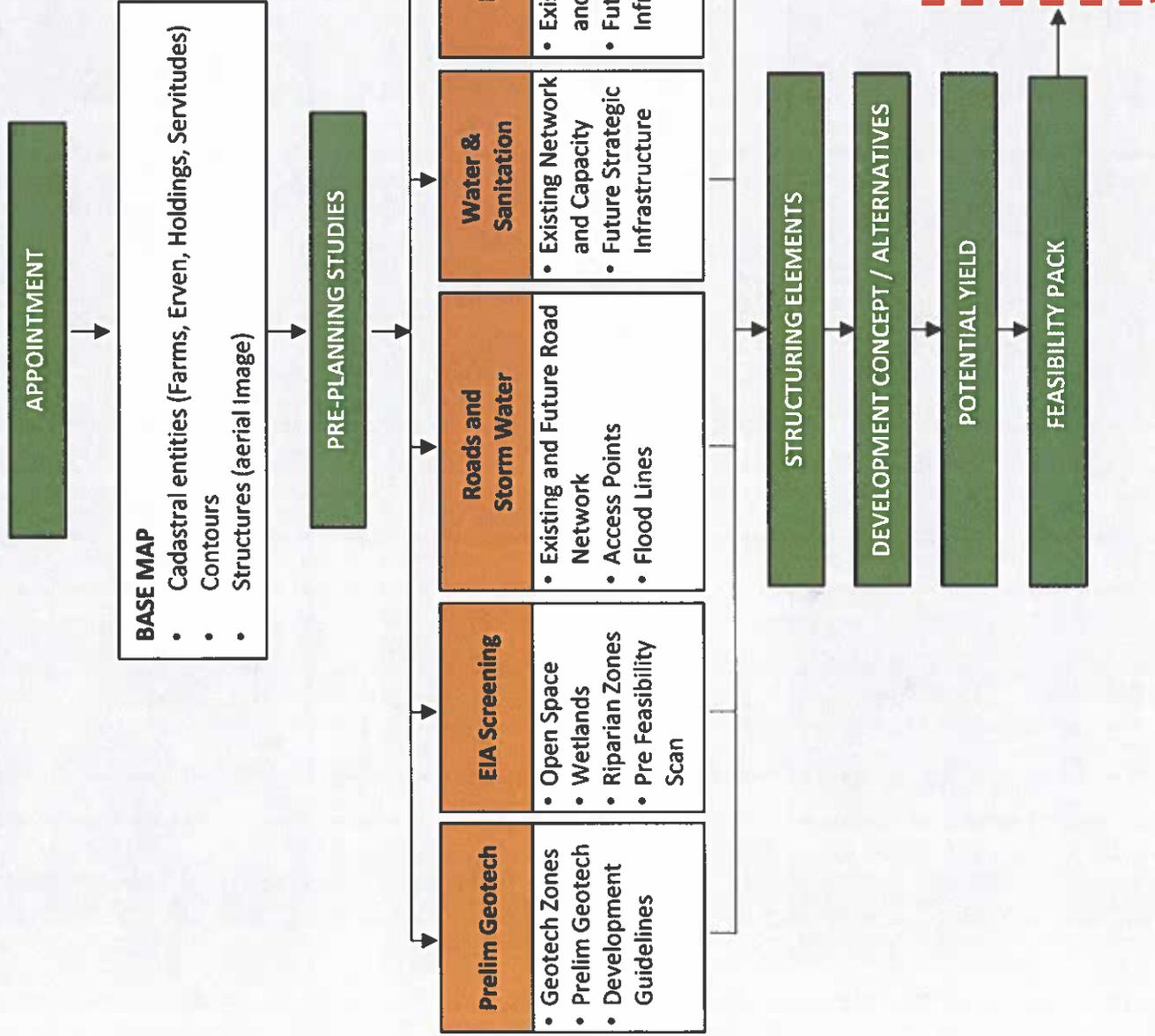
Diagram 19 shows examples of typical housing typologies for low, medium and high densities, per income group.

Diagram 20 depicts more detail on the types of housing typologies specifically for lower-middle income groups (which could apply to government housing projects and initiatives).



FEASIBILITY STUDY PROCESS

Diagram 18



Housing Typologies per Income Group

HIGHER INCOME



LOW DENSITY

12 Units per hectare
42 persons per hectare

MIDDLE INCOME



18 units per hectare
63 persons per hectare

LOW INCOME



25 units per hectare
88 persons per hectare

MEDIUM DENSITY



35 units per hectare
123 persons per hectare



55 Units per hectare
192 persons per hectare



73 units per hectare
255 persons per hectare

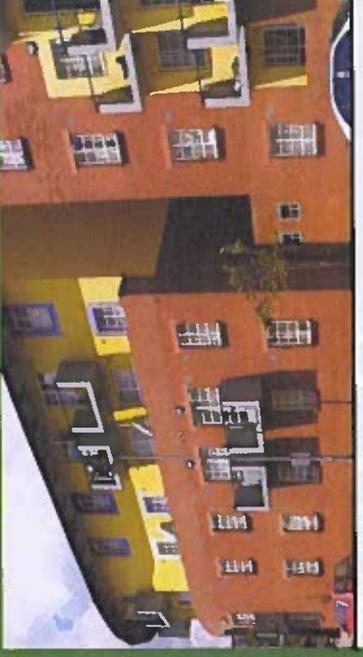
HIGH DENSITY



85 units per hectare
297 persons per hectare



90 units per hectare
315 persons per hectare



100 – 200 units per hectare
350-700 persons per hectare

Housing Typologies for Low-Middle Income Housing

Housing Type	Erf Configuration	Erf Area	Gross Density	Nett Density	Building Size	Coverage	Building Height	Housing Tenure	Subsidy Option	Examples
1 Detached Housing	12m x 20m	240m ²	25du/ha 88p/ha	42du/ha 147p/ha	30m ²	13%	1 Storey	Full Ownership	Project Linked Subsidy	
2 Single Storey Semi-Detached Housing	9m x 16m	144m ²	33du/ha 115p/ha	69du/ha 242p/ha	36m ²	25%	1 Storey	Full Ownership	Project Linked Subsidy	
3 Single Storey Row Housing	4.5m x 12m 7m x 12m	54m ² 84m ²	59du/ha 207p/ha	120du/ha 420p/ha	52m ²	38%	1 Storey	Full Ownership	Project Linked Subsidy	
4 Double Storey Semi-Detached Housing	7m x 16m	112m ²	73du/ha 255p/ha	99du/ha 346p/ha	48m ²	21%	2 Storey	Full Ownership Sectional Title	Project Linked Subsidy	
5 Double Storey Row Housing	4.5m x 12m 7m x 12m	54m ² 84m ²	118du/ha 413p/ha	358du/ha 1245p/ha	52m ²	38%	2 Storey	Full Ownership	Project Linked Subsidy	
6 3-4 Walk-Ups	n/a	n/a	80u/ha 280p/h	160u/ha 560p/h	n/a	n/a	3-4 Storey	Rental or Sectional Titles	Institutional Subsidy	
7 Flats	n/a	n/a	100-200u/ha 350-700p/h	200-400u/ha 700-1400p/h	n/a	n/a	4-8 Storey	Rental or Sectional Title	Institutional Subsidy	

Low Density

Medium-Density Housing

Medium-High Density

4.6 Implementation Programme

Tables 44, 45, 46 and 47 provide a summary of projects emanating from the Rustenburg Housing Sector Plan.

Table 44 comprises a list of Upgrading of Informal Settlement projects divided into two workstreams:

- ❖ Compilation of Assessment and Categorisations Reports for the various informal settlements.
- ❖ Compilation of Upgrading Plans for the informal settlements that are categorized as B1 and respective relocation plans for any Category B2/C settlements. The aim of the upgrading plans is to determine the cost for engineering services.



Table 44: Rustenburg Human Settlement Strategy: Informal Settlement (In Situ) Project Cost

Map #	Informal Settlement Name	Total No. of Informal Structures (2024)	In Situ Demand: No. of Structures (2024)	Assessment and Categorisation		Upgrading Plans	Installation of Interim Services (Phase 2 (UISP))		Formalisation Process (Town Planning)		Installation of Permanent Services (Full Services) (Phase 3 (UISP))	
				TOTAL COST (R, million)	Cost per Settlement		TOTAL COST (R, million)	Cost Per Unit	TOTAL COST (R, million)	Cost Per Unit	TOTAL COST (R, million)	Cost Per Unit
				R4,25	R3,96		R433,69	R121,38	R2,247,51			
1	Yizo Yizo (Tlhabane)	1,505	744	R85,000.00	R120,000.00	R120,000.00	R7,974,936.00	R2,232,000.00	R41,328,456.00	TBD	TBD	
42	Boshoek	346	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
35	Plastic City	57	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
36	Sonderwater	408	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
41	WATERGLEN AH	238	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
Subtotal1: Rustenburg, Tlhabane				2,554	744	R425,000.00	R120,000.00	R7,974,936.00	R2,232,000.00	R41,328,456.00	R41,328,456.00	
10	Freedom Park	3,993	3,993	R85,000.00	R120,000.00	R120,000.00	R42,800,967.00	R11,979,000.00	R221,807,157.00	TBD	TBD	
20	Msenguville	324	324	R85,000.00	R120,000.00	R120,000.00	R3,472,956.00	R972,000.00	R17,997,876.00	TBD	TBD	
43	Meriting	118	118	R85,000.00	R120,000.00	R120,000.00	R1,264,842.00	R354,000.00	R6,554,782.00	TBD	TBD	
11	Chachalaza 14, Boitekong Kanana	1,406	1,406	R85,000.00	R120,000.00	R120,000.00	R15,070,914.00	R4,218,000.00	R78,101,894.00	TBD	TBD	
34	Seraleng, Boitekong Kanana, SERALENG 2	1,789	1,705	R85,000.00	R120,000.00	R120,000.00	R18,275,895.00	R5,115,000.00	R94,711,045.00	TBD	TBD	
18	Jabula & Donusa	1,908	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
32	Tshenolong (Ramochana)	1,823	1,823	R85,000.00	R120,000.00	R120,000.00	R19,540,737.00	R5,469,000.00	R101,265,827.00	TBD	TBD	
33	Reutwile (Zinniaville)	2,029	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
37	Reutwile (next to Zinniaville)	1,293	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
19	Chachalaza - Motlhabeng	113	113	R85,000.00	R120,000.00	R120,000.00	R1,211,247.00	R339,000.00	R6,277,037.00	TBD	TBD	
8	Plot 14	656	656	R85,000.00	R120,000.00	R120,000.00	R7,031,664.00	R1,968,000.00	R36,440,144.00	TBD	TBD	
26	Damoi View, (Boitekong Kanana)	3,914	3,695	R85,000.00	R120,000.00	R120,000.00	R39,606,705.00	R11,085,000.00	R205,253,555.00	TBD	TBD	
29	Abu - Dabi (Paardekraal), Boitekong Kanana	2,757	2,757	R85,000.00	R120,000.00	R120,000.00	R29,552,283.00	R8,271,000.00	R153,148,593.00	TBD	TBD	
28	Boitekong Kanana (part of Rock View), (Sunrise Park)	2,563	2,020	R85,000.00	R120,000.00	R120,000.00	R21,652,380.00	R6,060,000.00	R112,208,980.00	TBD	TBD	
12	Popo Molefe	5,185					Existing Project					
44	BOITEKONG	2,498	2,498	R85,000.00	R120,000.00	R120,000.00	R26,776,062.00	R7,494,000.00	R138,761,402.00	TBD	TBD	
2	Mbeki Sun	2,279					Existing Project					
30	Ramochana (Tsunami)	372	372	R85,000.00	R120,000.00	R120,000.00	R3,987,468.00	R1,116,000.00	R20,664,228.00	TBD	TBD	
31	Ramochana (Airport View)	1,182	1,182	R85,000.00	R120,000.00	R120,000.00	R12,669,858.00	R3,546,000.00	R65,658,918.00	TBD	TBD	
40	Tshenolong	299	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
7	Yizo Yizo (Boitekong 8)	399	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
39	Boitekong x2	618	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
Subtotal Boitekong				37,518	22,662	R1,700,000.00	R1,680,000.00	R242,913,978.00	R67,986,000.00	R1,258,851,438.00	R1,258,851,438.00	



Rustenburg Local Municipality Housing Sector Plan

A	Map #	Informal Settlement Name	Total No. of Informal Structures (2024)	In Situ Demand No. of Structures (2024)	Assessment and Categorisation		Upgrading Plans		Installation of Interim Services		Formalisation Process (Town Planning)		Installation of Permanent Services (Full Services)	
					TOTAL COST (R, million)	Cost per Settlement	TOTAL COST (R, million)	Cost per Settlement	TOTAL COST (R, million)	Cost Per Unit	TOTAL COST (R, million)	Cost Per Unit	TOTAL COST (R, million)	Cost Per Unit
					R4.25	R3.96	R3.32,890.00	R10,719.00	R930,000.00	R3,000.00	R121.38	R2,247.51		
	3	Zakhele	310	310	R85,000.00	R120,000.00	R120,000.00	R3,322,890.00	TBD	TBD	TBD	TBD	TBD	
	45	BOKAMOSO	53	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
	9	Ikemeleni	3,178	1,192	R85,000.00	R120,000.00	R120,000.00	R12,777,048.00	R3,576,000.00	R66,214,408.00	TBD	TBD	TBD	
	21	Phoene	227	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
	5	Nkaneng	1,846	1,846	R85,000.00	R120,000.00	R120,000.00	R19,787,274.00	R5,538,000.00	R102,543,454.00	TBD	TBD	TBD	
		Subtotal Bokamoso	5,614	3,348	R425,000.00	R380,000.00	R380,000.00	R35,887,212.00	R10,044,000.00	R185,978,062.00				
	22	Group Five, Marikana	1,759	1,759	R85,000.00	R120,000.00	R120,000.00	R18,854,721.00	R5,277,000.00	R97,710,691.00	TBD	TBD	TBD	
	23	Braampies	808	808	R85,000.00	R120,000.00	R120,000.00	R8,660,952.00	R2,424,000.00	R44,883,592.00	TBD	TBD	TBD	
	17	Ben, Sporong North	781	742	R85,000.00	R120,000.00	R120,000.00	R7,953,498.00	R2,226,000.00	R41,217,358.00	TBD	TBD	TBD	
	13	Marikana x13 (Mahumapelo)	1,033	1,033	R85,000.00	R120,000.00	R120,000.00	R11,072,727.00	R3,099,000.00	R57,382,117.00	TBD	TBD	TBD	
	14	Stormhuise	780	780	R85,000.00	R120,000.00	R120,000.00	R8,360,820.00	R2,340,000.00	R43,328,220.00	TBD	TBD	TBD	
	24	Skierfik	285	285	R85,000.00	R120,000.00	R120,000.00	R3,054,915.00	R855,000.00	R15,831,465.00	TBD	TBD	TBD	
	15	Sporong South	1,241	1,241	R85,000.00	R120,000.00	R120,000.00	R13,302,279.00	R3,723,000.00	R68,996,309.00	TBD	TBD	TBD	
	16	Sporong North	27	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
	46	Marikana, ROOIKOPPIES 297 JQ	1,817	1,817	R85,000.00	R120,000.00	R120,000.00	R19,476,423.00	R5,451,000.00	R100,992,533.00	TBD	TBD	TBD	
	4	Mmaditshokwa	1,601	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
	25	Tshilong	223	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
	38	Lapollogang	764	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
		Subtotal Marikana	11,119	8,486	R1,020,000.00	R960,000.00	R960,000.00	R90,736,335.00	R25,385,000.00	R470,222,285.00				
	47	Phatsima	935	935	R85,000.00	R120,000.00	R120,000.00	R10,022,265.00	R2,805,000.00	R51,998,315.00	TBD	TBD	TBD	
	48	MONNAKATO-A	10	TBR	R85,000.00	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
	27	Soviet View - Lethabong (North)	2,917	2,917	R85,000.00	R120,000.00	R120,000.00	R31,267,323.00	R8,751,000.00	R162,036,433.00	TBD	TBD	TBD	
	49	BETHANIE	165	165	R85,000.00	R120,000.00	R120,000.00	R1,768,635.00	R495,000.00	R9,165,585.00	TBD	TBD	TBD	
	6	Ikageng	625	625	R85,000.00	R120,000.00	R120,000.00	R6,699,375.00	R1,875,000.00	R34,718,125.00	TBD	TBD	TBD	
	50	Maumong	121	121	R85,000.00	R120,000.00	R120,000.00	R1,296,999.00	R363,000.00	R6,721,429.00	TBD	TBD	TBD	
	51	Rakelanyane	95	95	R85,000.00	R120,000.00	R120,000.00	R1,018,305.00	R285,000.00	R5,277,155.00	TBD	TBD	TBD	
		Subtotal Rural North	4,868	4,868	R665,000.00	R720,000.00	R720,000.00	R52,072,902.00	R14,574,000.00	R269,857,042.00				
	52	MATHOPESTAT	383	383	R85,000.00	R120,000.00	R120,000.00	R4,105,377.00	R1,149,000.00	R21,275,267.00	TBD	TBD	TBD	
		Subtotal Rural South	383	383	R85,000.00	R120,000.00	R120,000.00	R4,105,377.00	R1,149,000.00	R21,275,267.00				
		Total	62,056	40,460	R4,250,000.00	R3,960,000.00	R3,960,000.00	R433,690,740.00	R121,380,000.00	R2,247,512,540.00				

TBR: Settlement earmarked to be relocated and a receiving area has been identified.

TBD: The Settlement will be relocated and the cost of services have been identified at the receiving area.

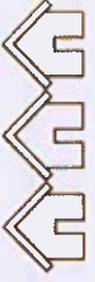


Table 45 outlines the RDP/CRU/Social housing component (subsidised housing) to each of the 12 current/ planned IRDP housing projects in Rustenburg area. The current/ planned housing projects have an estimated yield of 29,148 that can be developed. The planned housing projects will

require an estimated budget of R5.784 billion which includes internal services and top structures. No cost associated with the provision of bulk services are included.

Table 45: Rustenburg HSP: Current Projects, 2025: Estimated Cost

Project Number	Project Name	Number of Units	Responsibility	TOTAL COST (R, million)	Cost Per Unit
1	Yizo - Yizo (9.1 HRA Project)	1,100	RLM/COGHSTA	R218.29	R198,443.00
2	Boschoek x3	492	RLM/COGHSTA	R97.63	R5,883.36
	Subtotal: Rustenburg, Tlhabane	1,592		R315.92	
3	Mbeki Sun (Boitekong x39)	1,844	RLM/COGHSTA	R365.93	
4	Popo Molefe (Boitekong x38)	5,769	RLM/COGHSTA	R1,144.82	
5	Boitekong x2	321	RLM/COGHSTA	R63.70	
6	Boitekong x35	3,718	RLM/COGHSTA	R737.80	
7	Seraleng x1	1,000	RLM/COGHSTA	R198.44	
	Subtotal: Boitekong	12,652		R2,510.69	
8	Bokamoso x1	1,076	RLM/COGHSTA	R213.58	
9	Ikemeleng	4,770	RLM/COGHSTA	R946.57	
	Subtotal: Bokamoso	5,846		R1,160.15	
10	New Layouts Vacant Erven (Rustenburg PSHDA)	1,882	RLM/COGHSTA	R373.47	
11	Total Marikana x13	4,400	RLM/COGHSTA	R873.23	
12	Total Marikana x14	2,775	RLM/COGHSTA	R550.68	
	Subtotal: Marikana	9,057		RL,797.38	
12	Cyferfontein	500	RLM/COGHSTA	R99.22	
	Subtotal: South	500		R99.22	
	Total	29,648			R5,883.36



The third key component of the Human Settlement Strategy relates to the acquisition of land. Table 46 confirms the land acquisition parcels which is at an advanced stage which should be acquired.

Table 46: Consolidated Land Acquisition

Map No	Cluster	In/Out Urban Edge	Property Description	Owner	Developable Area (ha)	Units	Nett Density (du/ha)	Est. Size (m ²)	Status
14.1	Rustenburg, Thabane	In	RE/PTN 109 WATERLOOF 305 JQ (now Ptn 664)		24.9	550	33	at 300m ² erven	Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation
19.1	Rustenburg, Thabane	In	REMAINDER OF HOLDING 11 WATERGLEN SMALL HOLDINGS	Private	4.8	190	67	at 150m ² erven	Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation
20.1	Rustenburg, Thabane	In	REMAINDER OF HOLDING 12 WATERGLEN SMALL HOLDINGS	Private	1.4	50	67	at 150m ² erven	Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation
Subtotal: Rustenburg, Thabane					31.1	790	39		
32.1	Boitekong	In	PTN 115 PAARDERAAAL 279 JQ	CC	3.5	180	67	at 150m ² erven	Successfully Acquired
41.1	Boitekong	In	PTN 112 PAARDERAAAL 279 JQ	PTY LTD	13.9	710	67	at 150m ² erven	Successfully Acquired
45.1	Boitekong	In	PTN 182 PAARDERAAAL 279 JQ	PTY LTD	2.2	110	67	at 150m ² erven	Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation
38	Boitekong	In	A PTN OF THE RE/PTN 50 PAARDERAAAL 279 JQ	PTY LTD	24.7	1,260	67	at 150m ² erven	Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation
2.1	Boitekong (Rustenburg)	In	PTN 9 BOSCHHOEK 103 JQ (now Ptn 136)		194.9	4,350	33	at 300m ² erven	Property Valuation
Subtotal: Boitekong					238.2	6,610	40		
62.1	Bokamoso	In	A PTN OF PTN 99 KROONDAL 304 JQ		6.8	340	67	at 150m ² erven	Status Quo: Successfully Acquired
63.1, 63.2	Bokamoso	In	RE/PTN 164 KROONDAL 304 JQ	PTY LTD	8.5	430	67	at 150m ² erven	Status Quo: Successfully Acquired
64	Bokamoso	In	RE/PTN 185 KROONDAL 304 JQ	PTY LTD	90.7	4,000	75	at 150m ² erven/Walk-Ups	Status Quo: Successfully Acquired
Subtotal: Bokamoso					306	4,770	74		
95.1	Marikana	In	PTN 242 ROOIKOPPIES 297 JQ	PTY LTD	8.3	400	67	at 150m ² erven	Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation
69.1	Marikana	In	PTN 11 ROOIKOPPIES 297 JQ	Private	32.4	740	33	at 300m ² erven	Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation
Subtotal: Marikana					40.7	1,140	40		
TOTAL					917.0	13,310	48		



Table 47 outlines the strategic land acquisitions which are a key component to address the current backlog and future demand in Rustenburg/Boitekong. The land parcels fall under the jurisdiction of the Royal Bafokeng; however, a Private, Partnership may need to be perused to acquire the parcels. The three pockets of land may be able to yield 53,190 units. The urban edge in the SDF may need to be amended to include the parcels of land.

Figure 47 illustrates the SDAs (as identified in SDF) in Rustenburg/ Thlabane/ Boitekong which can be utilised to identify land to be undertake feasibility

studies for future land acquisitions. Figure 47 also illustrates the position of the land parcels identified in Table 45.

Figure 48 illustrates the SDAs (as identified in SDF) at Marikana which can be utilised to identify land to undertake feasibility studies for future land acquisitions.

Table 47: Strategic Land Acquisition

Map No	Cluster	In/Out Urban Edge	Property Description	Owner	Area (ha)	Units	Nett Dens (du/ha)	Erf Size (m ²)	Status
29	Boitekong	Out	PTN 7 WILDEBEESTFONTEIN 274 JQ	Private	82.5	3,290	67	at 150m ² erven	Proposed Land Acquisition
28	Boitekong	Out	PTN 3 WILDEBEESTFONTEIN 274 JQ	CC	99.2	3,300	67	at 150m ² erven	Proposed Land Acquisition
31	Boitekong	Partly Inside	A, PTN OF THE RE/PTN 3 REINKOYALSKRAAL 278 JQ		1,166.1	46,600	67	at 150m ² erven	Proposed Land Acquisition
	Subtotal: Boitekong				1,347.7	53,190	67		



**BOITEKONG
GROWTH: HUMAN SETTLEMENT
AND LAND STRATEGY**

BOITEKONG

- Strategic Development Areas
- Vacant Erven (Valuation Roll)
- Housing Reform
- Land Acquisition
(Council Resolution: COGHSTA to undertake Feasibility Studies and Property Valuation)
- Future Strategic Land Acquisition
- Urban Edge

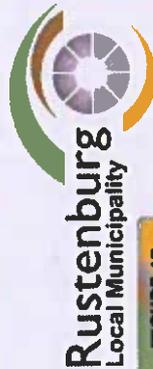
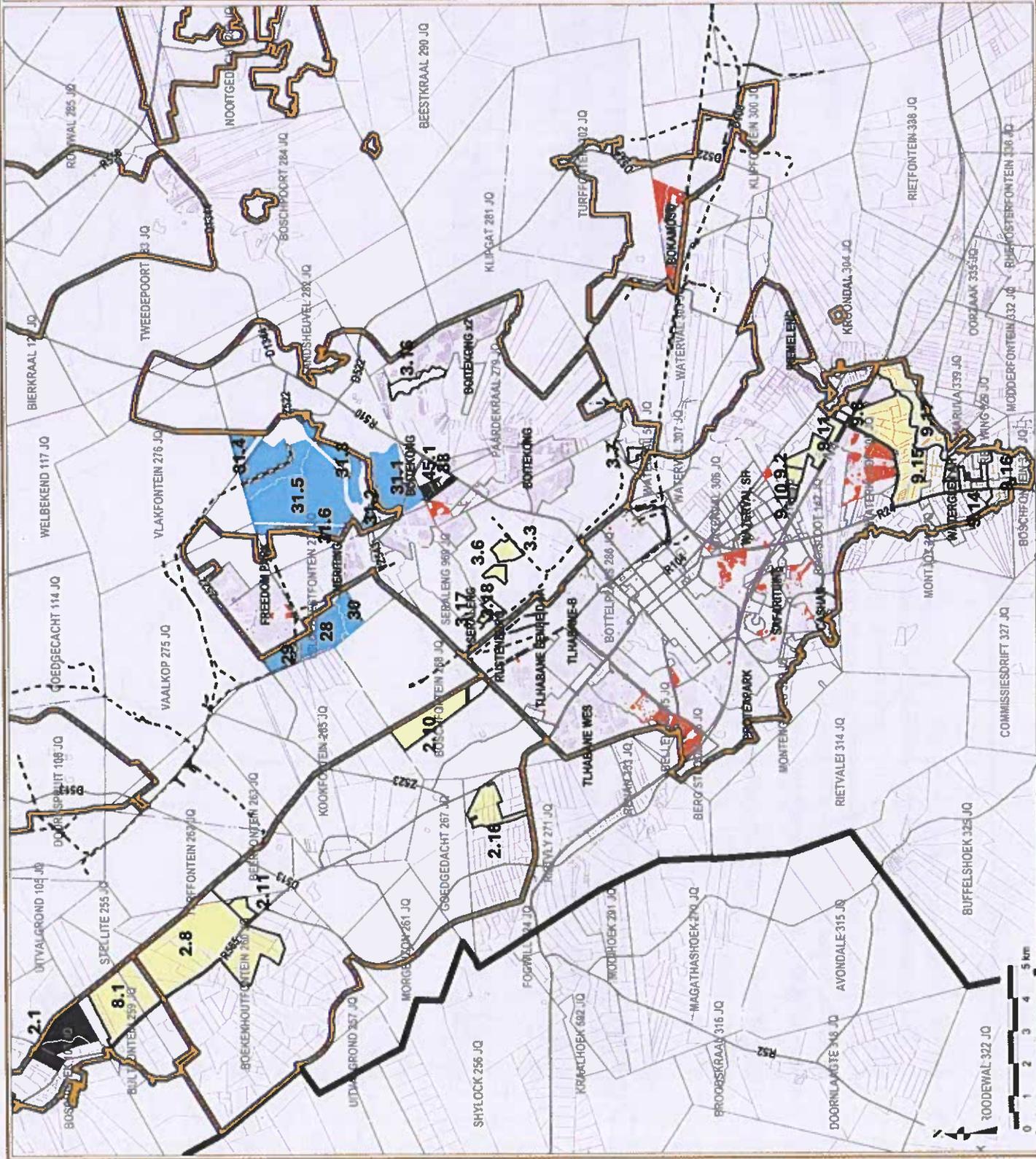


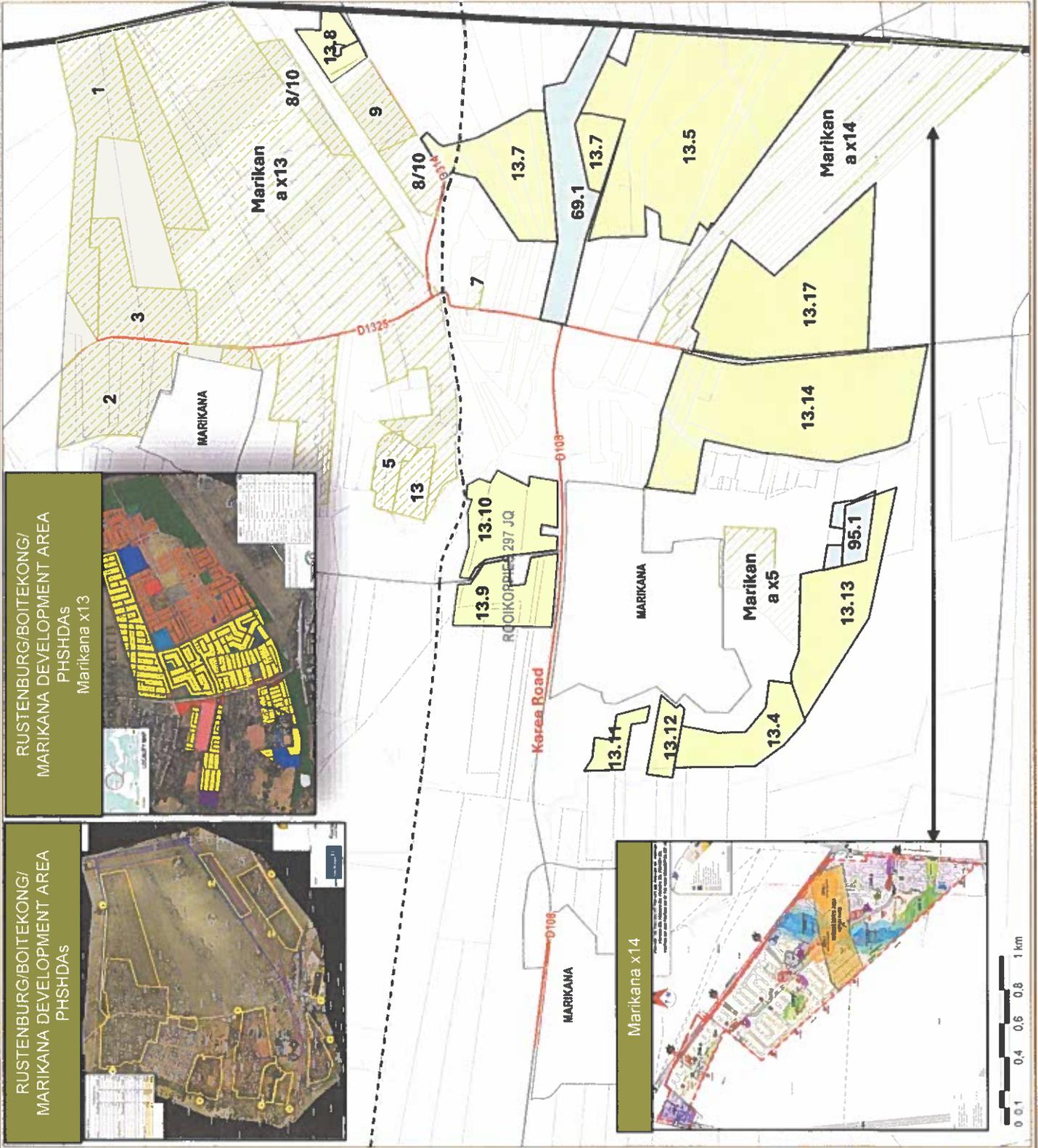
FIGURE 47



MARIKANA
GROWTH: HUMAN SETTLEMENT AND LAND STRATEGY

MARIKANA

-  Strategic Development Area
-  Land Acquisition (In Process of Acquiring)
-  Projects / Layout RUSTENBURG/BOITEKONG/ MARIKANA DEVELOPMENT AREA PHSHDAS
-  Urban Edge



4.7 Institutional Arrangements

4.7.1 Provincial Context

It is critically important that the Rustenburg Housing Sector Plan and the associated Implementation Programme as discussed above, be incorporated into the broader provincial institutional structures and mechanisms in order to ensure proper alignment in terms of location, priority and nature of the project.

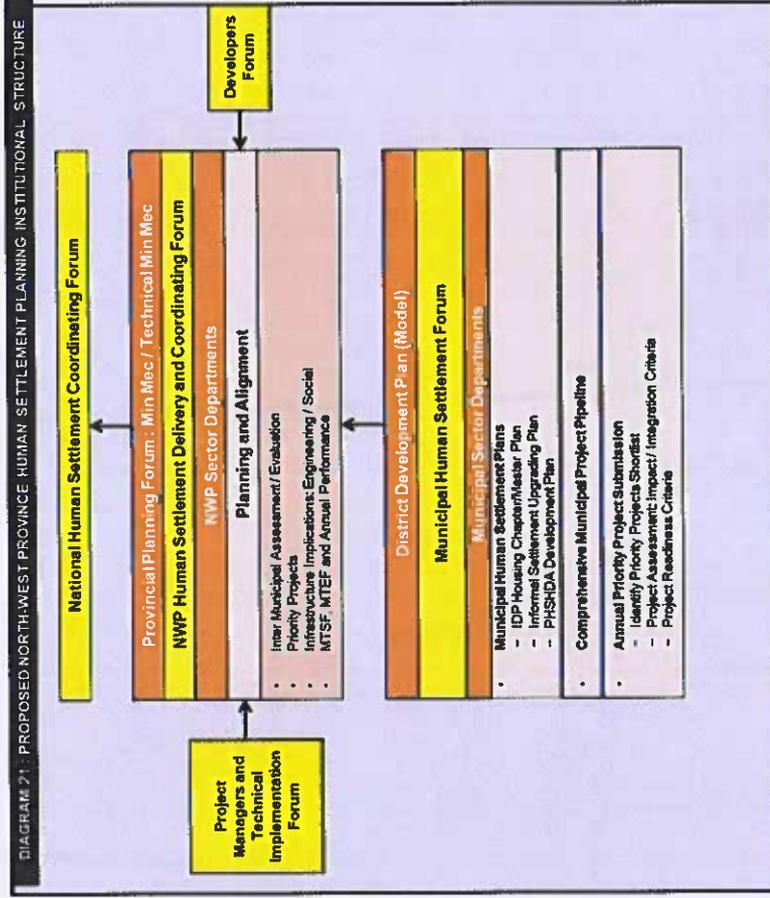
This will ensure that housing is delivered in an integrated and holistic manner with the primary concern being the long-term sustainability of individual projects.

In view of the above, and in line with the proposed institutional structure for human settlement planning and alignment in North-West Province as defined in the NW Province Human Settlement Master Spatial Plan (2017) (refer to Diagram 21), the following is recommended:

“If we implement what has been agreed upon, we will win and overcome the challenges that have been preventing the department to deliver as expected. Work closely with municipalities and get them to understand departmental plans. I believe we will improve and achieve our targets in this financial year and further improve in the next financial year”

*MEC: North-West Province
Department of Human
Settlements (February 2022)*

Diagram 21: Proposed North-West Province Human Settlement Planning Institutional Structure



The North-West Province (NWP) Human Settlements Delivery and Coordinating Forum need to be established as a permanent sub-committee of the Provincial Planning Forum. This Human Settlement Delivery and Coordinating Panel will have “overlapping” responsibilities of co-ordination and integration of planning and investment across sector departments via the Provincial Planning Forum as depicted on Diagram 8. The purpose of this committee will be to:

- ❖ Support priority areas identified for development within PHDAs recognised in the local SDF and Housing Sector Plan.
- ❖ Provide project assessment, planning, prioritisation, budgeting and implementation support to the Municipality.
- ❖ Ensure long term multi-year budgeting for capital projects.
- ❖ Provide oversight to the approved priority (mega, catalytic, strategic, cross-border) projects on the financial and fiscal impacts, location and spatial impacts.
- ❖ Ensure the alignment of provincial infrastructure sector plans for human settlements with the IDPs, local spatial development plans, economic development plans and provincial priorities.

NWP HUMAN SETTLEMENT DELIVERY AND COORDINATING FORUM STAKEHOLDERS
• Human Settlement
• Rural, Environment and Agriculture Development
• Cooperative Governance and Traditional Affairs
• Economic Development, Environment and Tourism
• Water Affairs and Sanitation
• Health
• Roads and Public Works
• Education
• Social Development
• Arts, Sports and Recreation
• South African Police Services
• House of Traditional Leaders
• Eskom

- ❖ Support district municipalities in coordinating the provision of engineering services and social and economic amenities as part of the District Development Model.
- ❖ Regularly monitor development projects and evaluate their impact in order to direct future investment to where there is high probability to achieve the desired spatial, economic and social impacts.
- ❖ Report and advise on any policy implementation challenges.

DDM Implementation:

We need to create a platform that forces departments to work together; and over time this will become second nature and be the benchmark of what integrated planning and good governance should look like.

*MEC: North-West Province
Department of Human Settlements (2020)*

The NWP Project Managers and Technical Implementation Forum should specifically assist with implementation monitoring, while the NWP Developers Forum would provide an opportunity for private sector stakeholders to raise issues and challenges of housing delivery and to establish public-private partnerships – especially with regards to the FLISP and Rental Housing Programmes.

4.7.2 Local Context

Similarly, a Municipal Human Settlement Forum needs to be established for the Rustenburg Local Municipality. This Human Settlement Forum needs to consolidate human settlement related inputs from all relevant departments



within the municipality, as well as the mining companies active within the municipal area. It will be responsible for the following functions:

- ❖ Coordinate the development and implementation of Human Settlement Plans for the municipality (e.g. Human Settlement Master Plan/IDP Housing Chapter, PSHDA Development Plans and/or local Informal Settlement Upgrading Plans). These plans must ensure integration of human settlements, transport and economic development and should include a prioritized Municipal Project Pipeline aligned to the Priority Human Settlement Housing Development Areas identified in the SDF of the municipality.
- ❖ Ensure the adoption of a coherent approach for approval and implementation of infrastructure projects required for the sustainability and functionality of settlements.
- ❖ Ensure that all legislated planning functions are expedited and adhered to prior to the commencement of any human settlement projects.
- ❖ Assess projects to ensure compliance with Impact and Integration Criteria and that no projects are developed without the requisite infrastructure.
- ❖ Assess human settlements developments to ensure that projects are integrated, have appropriate densities and offer a range of housing typologies and tenure options.
- ❖ Report to Council any policy implementation challenges.
- ❖ Annually submit the Priority Projects Pipeline for the municipality to the provincial Human Settlement Delivery and Coordinating Forum via the District Development Model of the Bojanala District Municipality.

As illustrated on **Diagram 22** the Rustenburg Human Settlement Forum should meet at least two times per annum with the NWP Human Settlement Delivery and Coordinating Forum:

- ❖ **January/February** to review the Housing Strategy/ Project Pipeline and confirm projects to be funded during the next financial year (starting 1 April for National and Provincial Government and 1 July for Local Authority), and in time for these to be included in the RLM IDP Review which is due by 31 March every year.
- ❖ **September/October** to assess progress made towards implementation of budgeted projects and to shortlist the next series of projects to be funded in the next financial year (in preparation for the next January/February Human Settlement Forum Meeting).



DIAGRAM 22: INSTITUTIONAL ARRANGEMENTS

RLM Human Settlement Forum

- Rustenburg Local Municipality
- Bojanala Platinum District Municipality
- North-West Human Settlement | Sector Departments
- Ad Hoc Stakeholders / Mining Companies

	January	February	March	April	May	June	July	August	September	October	November	December
YEAR 2025		RLM HSF Meeting 1 : Strategy/ Pipeline Review and Budgeting							RLM HSF Meeting 2: Implementation/ Monitoring and Evaluation			

Timeline annotations for Year 2025:

- National/ Provincial Financial Year End (Red arrow pointing to March)
- Rustenburg LM Financial Year End (Yellow arrow pointing to June)
- RLM IDP (Red vertical line at April)
- RLM Budget (Yellow vertical line at June)

	January	February	March	April	May	June	July	August	September	October	November	December
YEAR 2026		RLM HSF Meeting 1 : Strategy/ Pipeline Review and Budgeting							RLM HSF Meeting 2: Implementation/ Monitoring and Evaluation			

	January	February	March	April	May	June	July	August	September	October	November	December
YEAR 2027		RLM HSF Meeting 1 : Strategy/ Pipeline Review and Budgeting							RLM HSF Meeting 2: Implementation/ Monitoring and Evaluation			

4.8 Development/Design Guidelines towards Sustainability

4.8.1 Points of Departure

The primary aim is to create integrated and functional settlements; characterised by a sustainable and expanding local economic base, providing for local job creation and entrepreneurial support, and where the needs of all residents are met in a safe, healthy and sustainable environment.

Human settlements should thus be liveable, satisfying more than just the basic needs of its residents, also addressing the degree to which the communities' and individual's needs for social amenity, well-being and health are being met. It is thus closely linked to the concept of quality of life, or the level of satisfaction experienced by the inhabitants.

Consequently, human settlement projects in Rustenburg should be characterized by the following qualities:

- ❖ **Opportunity generation** – offer a range of economic, social, cultural and recreational opportunities. Opportunity should be generated by the way the settlement is planned and designed.
- ❖ **Access** – the settlements should be characterized by equitable, easy and convenient access to opportunities and facilities. Road layout and locations of facilities should ensure that facilities and urban opportunities are accessible by the greatest number of people – the road network should prioritise pedestrian movement and public transport.
- ❖ **Place-making** – the settlement should reflect an environment with a unique sense of place based on the nature of its natural and cultural setting, creating identifiable and memorable places.

4.8.2 Development Principles

The following development principles should guide the future development of human settlements in Rustenburg:

❖ **Respecting the Site and Natural Setting**

Layout Plans and Urban Development Frameworks should respond and be sensitive to the natural features of the area as identified and demarcated. These include features like ridges; the natural drainage lines; the natural orientation of the site; and the density limits imposed by the geotechnical conditions of the site. These elements should be functionally incorporated into the structure of the township area to ensure that it is in harmony with its natural setting.

❖ **Enhancing Orientation and Place Making**

How a township is put together and how its functional parts relate to each other are important in helping people to find their way around and understand how the area works.

Legibility and a sense of orientation should be further improved by placement of landmark buildings or structures like vistas and concentrating land use activities like commercial, community and civic activities to allow constructive and functionally effective interaction between them.

Focal points positioned at the entrances to the area or at major transport interchanges, should serve to welcome people with a sense of arrival within the area.

Emphasizing the profile of nodes in the area through physical form such as height, density, landmarks and activity patterns like shopping, business and leisure will also help define the identity of the area.



❖ **Making Connections and Creating a Balanced Movement Network**

Development sustainability depends on the level of connectivity provided to surrounding communities and the regional economy. It implies accessibility, appropriate connections, availability of public transport and links to locations of desired activities within the area, but also to surrounding nodes of desired activities.

❖ **Local Connectivity**

On a local development scale the street network within should be connected as it permits ease of movement. Connected or 'permeable' networks encourage walking and cycling and make places easier to navigate through. The proposed street network should be supplemented with a network of exclusive pedestrian walkways.

Streets give order and structure, their purpose is to facilitate communication, access and transport, and help people know where they are, in relationship to the community and the larger region.

❖ **An Integrated Network of Streets**

The proposed street network for any township should be designed in such a way that it –

- is legible and easily understood;
- becomes a network of public open spaces;
- permits a variety of land parcel sizes, therefore creating flexibility in development and investment opportunities;
- allows for a structured hierarchy of streets;
- maximises accessibility.

❖ **Hierarchy of Streets**

Circulation of all movement should follow a clearly organised system of streets and open spaces comprising a comprehensive movement network, including:

- Regional Connectors;
- Local Connectors;
- Local Streets;
- Pedestrian and Non-Motorised Routes;
- Boulevards;
- Neighbourhood Streets.

❖ **Pedestrian Prioritisation**

Every successful street is one that invites leisurely, safe walking. Exclusive pedestrian and non-motorised routes should be developed to promote safety, access and circulation to and through the area. To encourage pedestrian and cycle friendly streets the following aspects need to be addressed:

- Make crossing points visually prominent;
- Minimise street widths at crossings;
- Introduce elements that reduce vehicle speeds and encourage walking and cycling.



❖ Design Guidelines: Informal Trade

Informal trade represents a very important component of the economic base of any township area, and as such it is proposed that formal structures for trading/ hawker stalls be incorporated into the design of public spaces from the outset. Micro and small businesses tend to create more jobs per rand turnover than larger businesses. Furthermore, to many households it may be the only means of income.

It is therefore recommended that the informal sector be actively supported by means of land use planning and infrastructure provision. A variety of trading stalls may be provided at strategic locations including close to (or combined with) retail activity within activity nodes, at public transport facilities (including multi-nodal transfer, bus stop and taxi ranks), and at major intersections within the township. This should go hand in hand with skills training, as well as proper management and regulation of designated informal trade areas.

It is further recommended that a developmental approach be followed concerning informal trade, which is as much about minimising barriers to entry into this sector for the unemployed as it is about assisting people in this group to grow their enterprise. Diagram 23 provides a graphic illustration of the development approach to informal trade.

Annexure D provides more details about informal trade empowerment and upgrading and illustrates various 'levels' of informal trade. These range from traders operating without formalized informal trading structures at 'level 1'; and up to 'level 4' where traders are incorporated into the formal economy within the retail and manufacturing/ service industry sectors.

Following from the above, it is vital that provision be made – both physically and institutionally – for a variety of entrepreneurial activities at all nodes. Initiatives to encourage and support entrepreneurship may include, amongst

others, a variety of trade stalls at strategic locations (such as along major pedestrian movement lines of public transport transfer facility) within nodes and at major tourism destinations.

4.9 Community/Social Facilities Required

In order to develop sustainable human settlements, the necessary supporting socio-economic facilities need to be provided for each development.

Community facilities should be clustered together in an area (See Diagram 24) or in a single building in order to provide a one-stop service – the so called Thusong Centre Concept (Diagram 25) as illustrated in Annexure E of the report.

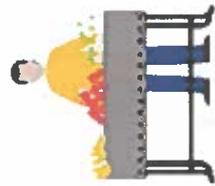
The Housing Demand (including informal units) from 2022-2025 for Rustenburg Local Municipality is estimated at 271,794 collectively for the various clusters. The criteria to be utilized to determine the necessary socio-economic facilities that need to be developed to support the demand is outlined in Table 48 below. The demand for the socio-economic facilities is based on the CSIR Guidelines for Sustainable Human Settlement. Table 44 can be utilized to give direction to the other Provincial Departments to plan for the development of the supporting socio-economic facilities.

Table 49 provides the Land Use Budget calculations for the community facility requirements for the whole municipality. The demand for the various socio-economic facilities were calculated based on the existing and future human settlement demand. The detail Land Use Budget for the respective clusters are contained in Annexure F.



LEVEL 1 - Lack of Formal Structure

Retail



A Trade of goods along roadside

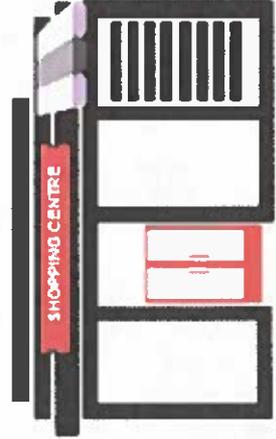
Manufacturing/ Service Industry



B Services and sales along roadside

LEVEL 4 - Informal Trade Incorporated into Formal Retail

Retail



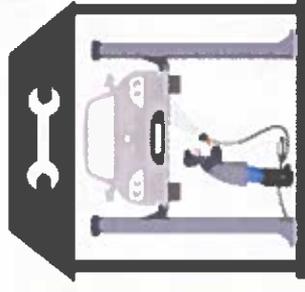
A Market area forms part of shopping centre/ parking lot

B

Fresh produce processed at Agro-industries



Manufacturing/ Service Industry



C Formal business eg workshop

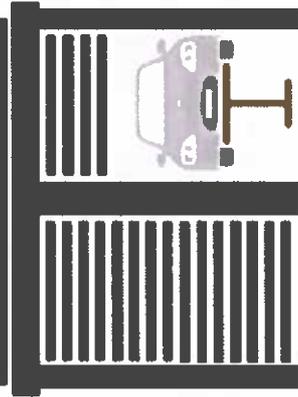
LEVEL 2 - Small-scale Formalised Structure

Retail



A Temporary stalls with display shelves

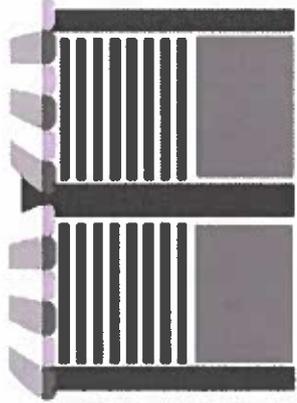
Manufacturing/ Service Industry



B Narrow 'beehive industries'

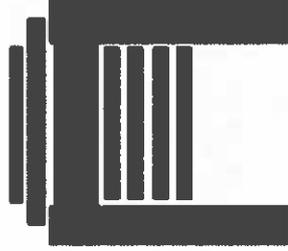
LEVEL 3 - Medium-scale Formal Business Structure

Retail



A More comprehensive stalls (eg. including bench, lock-up option, services etc)

Manufacturing/ Service Industry



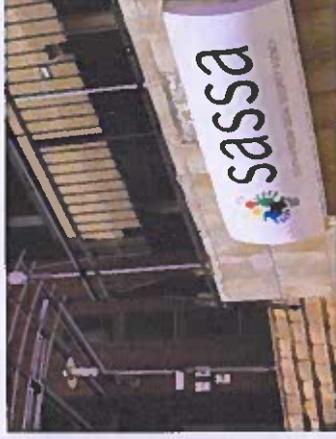
B Larger 'beehive industries'

MULTI-PURPOSE COMMUNITY CENTRE (MPCC) / THUSONG CENTRE CONCEPT

MPCC in Thekwane, Rustenburg, North West Province



▶ SASSA Grant Office



▶ Multi-Purpose Courts



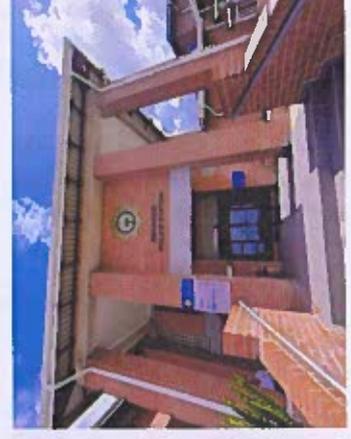
▶ Home Affairs Office



▶ Community Hall



▶ Police Station



▶ Clinic

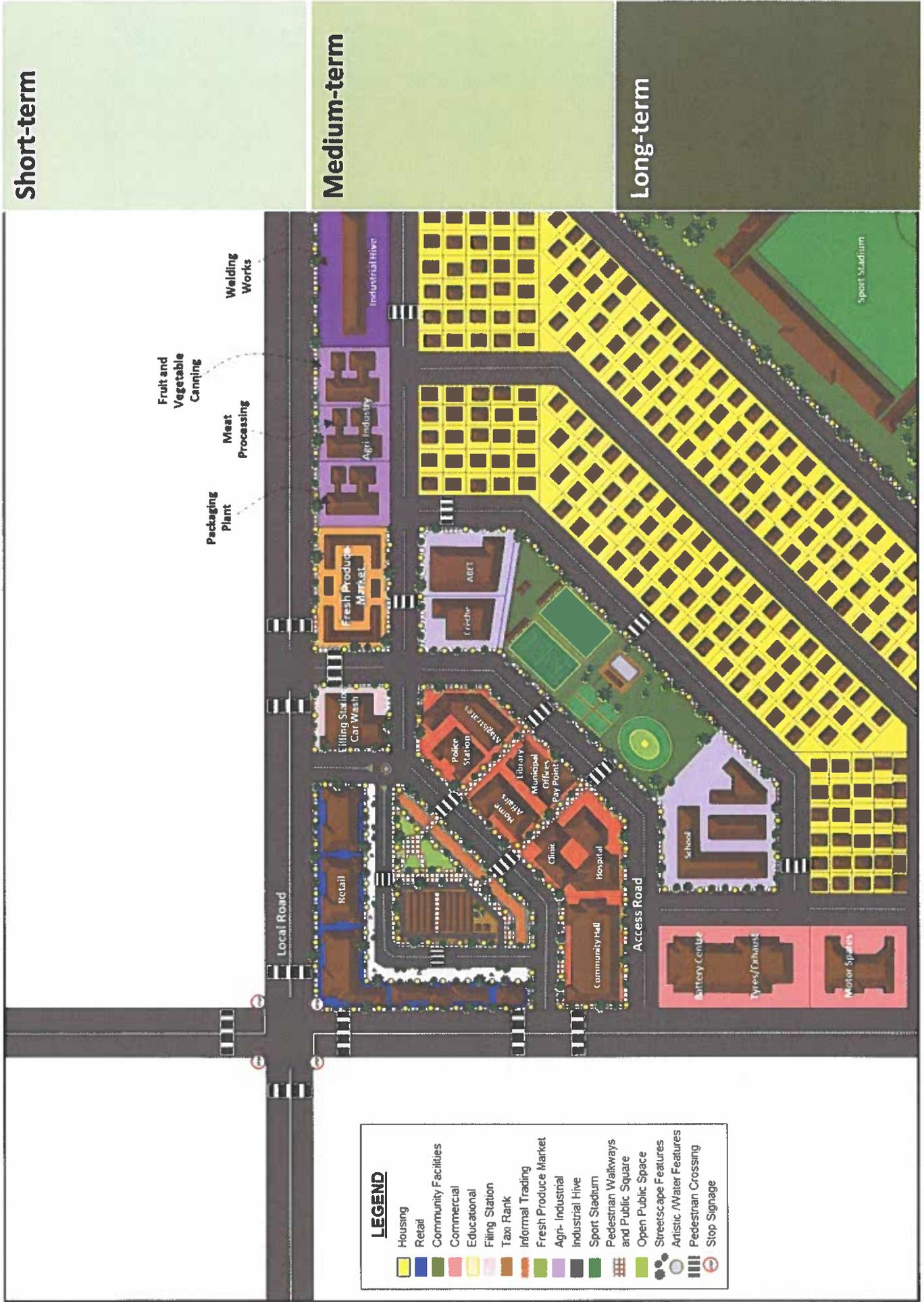


Public-Private Partnership funded by Glencore Mine and Merafe Resources (R20-million)

Source: South African Business Website: <https://www.southafricanbusiness.co.za/08/2023/construction-and-engineering/r20-million-multi-purpose-community-centre-constructed-in-rustenburg/>

Thusong Centre Concept

Diagram 25



LEGEND

[Yellow Box]	Housing
[Blue Box]	Retail
[Green Box]	Community Facilities
[Red Box]	Commercial
[Light Green Box]	Educational
[Light Blue Box]	Filing Station
[Light Purple Box]	Taxi Rank
[Light Orange Box]	Informal Trading
[Light Green Box]	Fresh Produce Market
[Light Purple Box]	Agri-Industrial
[Light Green Box]	Industrial Hive
[Light Green Box]	Sport Stadium
[Light Green Box]	Pedestrian Walkways and Public Square
[Light Green Box]	Open Public Space
[Light Green Box]	Streetscape Features
[Light Green Box]	Artistic /Water Features
[Light Green Box]	Pedestrian Crossing
[Light Green Box]	Stop Signage

Table 48: Socio-Economic Facilities

Facilities	CSIR GUIDELINES for Small-Medium Towns (60 000- 100 000 people)		
	AVERAGE THRESHOLD	AREA PER FACILITY	PROVISION CRITERIA
Education			
Small crèche	1/2 400 population	200m ²	Compulsary
ECD Resource Hub and Care Centre	1/20 000 population	1000m ²	Compulsary
Primary (Including Grade R)	1/7000 population	2.8ha	Compulsary
Secondary	1/12 500 population	4.8 ha	Compulsary
Health Services			
Primary Health Clinic	1/24 000 population	2 000 m ²	
Community Health Centre/Hospital	1/60 000 population	1.5ha	Compulsary
Safety and Security			
Police	1/60 000 population	1 000 m ² to 1 ha	Compulsary
Fire Station	1/60 000 population	3 000 m ²	Compulsary
Social /Cultural/Chiv			
Local Library	1/20 000 population	500m ²	Compulsary
SASSA Paypoint	One per Municipality	2 000 m ² - 1ha for full range of facilities	Compulsary
Solid Waste Disposal Site	One per Municipality	100ha	Compulsary
Recycling Depot	One per Municipality	2 000 m ² - 1ha for full range of facilities	Compulsary
Municipal Office/Tribal Office	One per Municipality	3 000m ² to 1ha	Compulsary
Magistrate's Court	One per Municipality	Site size area specific	Compulsary
Community Hall (large)	1/60 000 population	2 000 m ² - 5000m ²	Compulsary
Sports and Recreation			
Sports Facilities and Parks (ha)	0.5ha/1 000 population	5 000m ²	Compulsary
Regional Parks (ha)	0.5ha/1 000 population	5 000m ²	Compulsary
Streets			
TOTAL			
Gross Density			



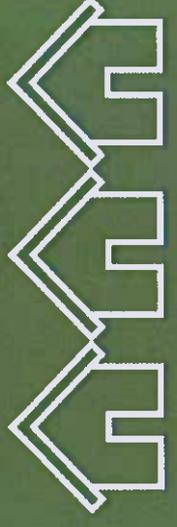
Rustenburg Local Municipality Housing Sector Plan

Table 49: Total RLM LUB 2022 and Incrementally for the Periods 2022-2031 and 2031-2040

Facilities	2022 Population				Increment: 2022-2031		Increment: 2031-2040		Total Increment 2022-2040		Total 2040		Community Facilities 2022-2040 Surplus/Deficit number		
	Requirement		CF Provided	Shortfall	Requirement		Requirement		Requirement		Requirement				
	number	ha	number	number	number	ha	number	ha	number	ha	number	ha		%	
Number of Units	354 227	19 283	70%		104 736	2 607	66%	2 588	105 000	2 588	67%	5 195	563 963	24 478	69%
Population	845 208				251 370				220 500			471 870	1 317 078		
Net residential Density	18				40				41				23		
Business (m ²)	1 436 853	479	2%		301 644	101	3%	88	264 600			189	2 003 057	668	2%
Offices (floor area in m ²)	143 685	48	0%		30 164	10	0%	9	26 460			19	200 310	67	0%
Education		674	2%		200	5%		176	376			5%	1 050	3%	
Small Crèche	352	7		18	(334)	105	2.1	2	92	2		4	549	11	(531)
ECD Resource Hub and Care Centre	42	4		19	(23)	13	1.3	1	11	1		2	66	7	(47)
Primary (including Grade R)	121	398		95	(26)	36	101	88	31	88		67	188	527	(93)
Secondary	68	325		50	(18)	20	97	85	18	85		38	105	506	(55)
Health Services	28	0%			8	0%		7	7			16	44	0%	
Primary Health Clinic	35	7		32	(3)	10	2	2	9	2		4	55	11	(23)
Community Health Centre/Hospital	14	21		16	2	4.2	6.3	5.5	3.7	5.5		8	22	33	(6)
Safety and Security	18	0%			5	0%		5	5			10	29	0%	
Police	14	14		9	(5)	4	4	4	4			8	22	22	(13)
Fire Station	14	4.2		3	(11)	4.2	1.3	1.1	3.7	1.1		2	22	7	(19)
Social/Cultural/Civic	114	0%			3	0%		2	2			5	119	0%	
Local Library	42	2		7	(35.3)	12.6	0.6	0.6	11.0	0.6		21	66	3	(99)
SASSA Paypoint	4	0		2	(2)								4	0	(2)
Solid Waste Disposal Site	4	100		1	(3)								4	100	(3)
Recycling Depot	4	1		5	1								4	1	1
Municipal Office/Tribal Office	6	3		5	(1)								6	3	(1)
Magistrate's Court	1	1		2	1								1	1	1
Community Hall (large)	14	7		16	2	4.2	2.1	1.84	3.67	1.84		8	22	11	(6)
Sports and Recreation	423	2%			126	3%		130	3%			236	699	2%	
Sports Facilities and Parks (ha)	254	841	587		75.4			66.1				142	395	4.05	
Regional Parks (ha)	169	100	(69)		50.3			44.1				94	253	(164)	
Streets	6 320	23%			518	23%		896	23%			1 814	8 134	23%	
TOTAL	27 387	100%			3 979	100%		3 881	100%			7 860	35 247	100%	
Gross Density	13			26		27						27	16		



ANNEXURE A:
Rustenburg SDF – Local Area Plans



Local Area Plans: Rustenburg Core Area



Rustenburg Spatial Development Framework
Rustenburg/Tlhabane (Rustenburg Core Area)

● Towns Farm Portions
Eri Urban Edge

Spatial Development Framework

- Proposed Roads — Activity Spines
- IPTN Roads
- Residential Neighbourhoods/ Existing Urban Development
- Primary Activity Node - CBD
- Secondary Activity Node - Business
- Mixed Use Precincts/Areas
- Industrial Areas
- Public Facilities
- Recreation
- Mining Areas
- Open Space
- Agriculture & Farming Focus Area
- Strategic Development Areas (SDA's)
- Multiple Residential
- Single Residential
- Housing Reform Area
- Offices & Medical Consulting Rooms Precinct (PC1)
- Offices Precinct (PC2)
- Offices, Medical Consulting Rooms & Place of Refreshments Precinct (PC3)
- Opportunity Areas
- Transition Zones
- Future Roads
- Magalalaberg Biosphere Reserve
- Core Zone
- Buffer Zone
- Transition Zone

SOURCES:
Demarcation Board, 2016
Maplet Roads, 2015
Rustenburg SDF, 2010

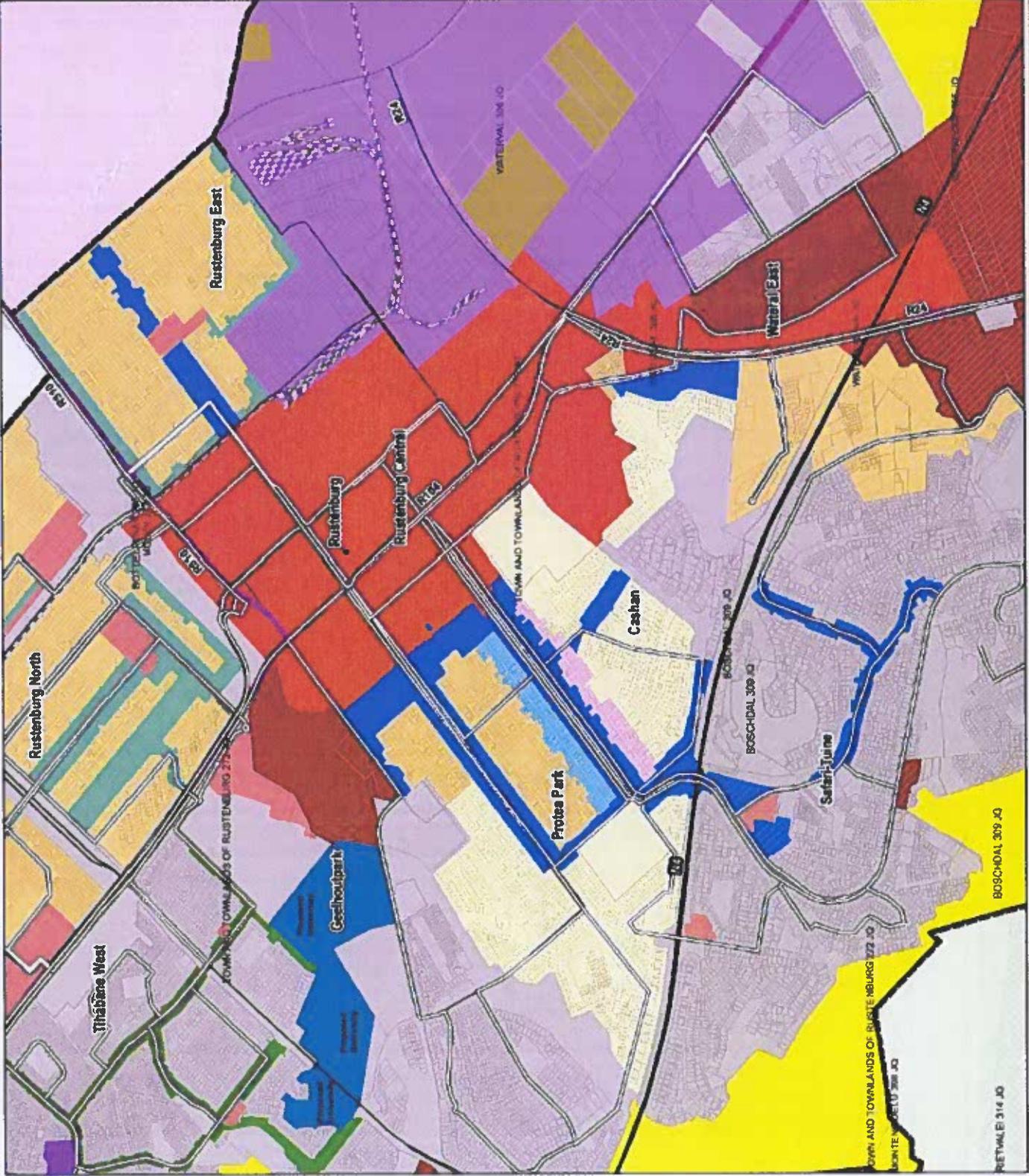
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Version: 00

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Local Area Plans: Tlhabane



Rustenburg Spatial Development Framework
Rustenburg/Tlhabane (Tlhabane)

• Towns Farm Portions

□ Erf Urban Edge

Spatial Development Framework

- Activity Spines
- IPTN Routes
- Residential Neighbourhoods/ Existing Urban Development
- Primary Activity Node - CBD
- Secondary Activity Node - Business
- Mixed Use Precincts/Areas
- Industrial Areas
- Public Facilities
- Recreation
- Mining Areas
- Open Space
- Agriculture & Farming Focus Area
- Strategic Development Areas (SDA's)
- Multiple Residential
- Single Residential
- Housing Reform Area
- Offices & Medical Consulting Rooms Precinct (PC1)
- Offices Precinct (PC2)
- Offices, Medical Consulting Rooms & Place of Refreshments Precinct (PC3)
- Opportunity Areas
- Transition Zones
- Future Roads
- Magaliesberg Biosphere Reserve
- Core Zone
- Buffer Zone
- Transition Zone

Sources:
Demarcation Board, 2018
Nasol Roads, 2015
Rustenburg SDF, 2010

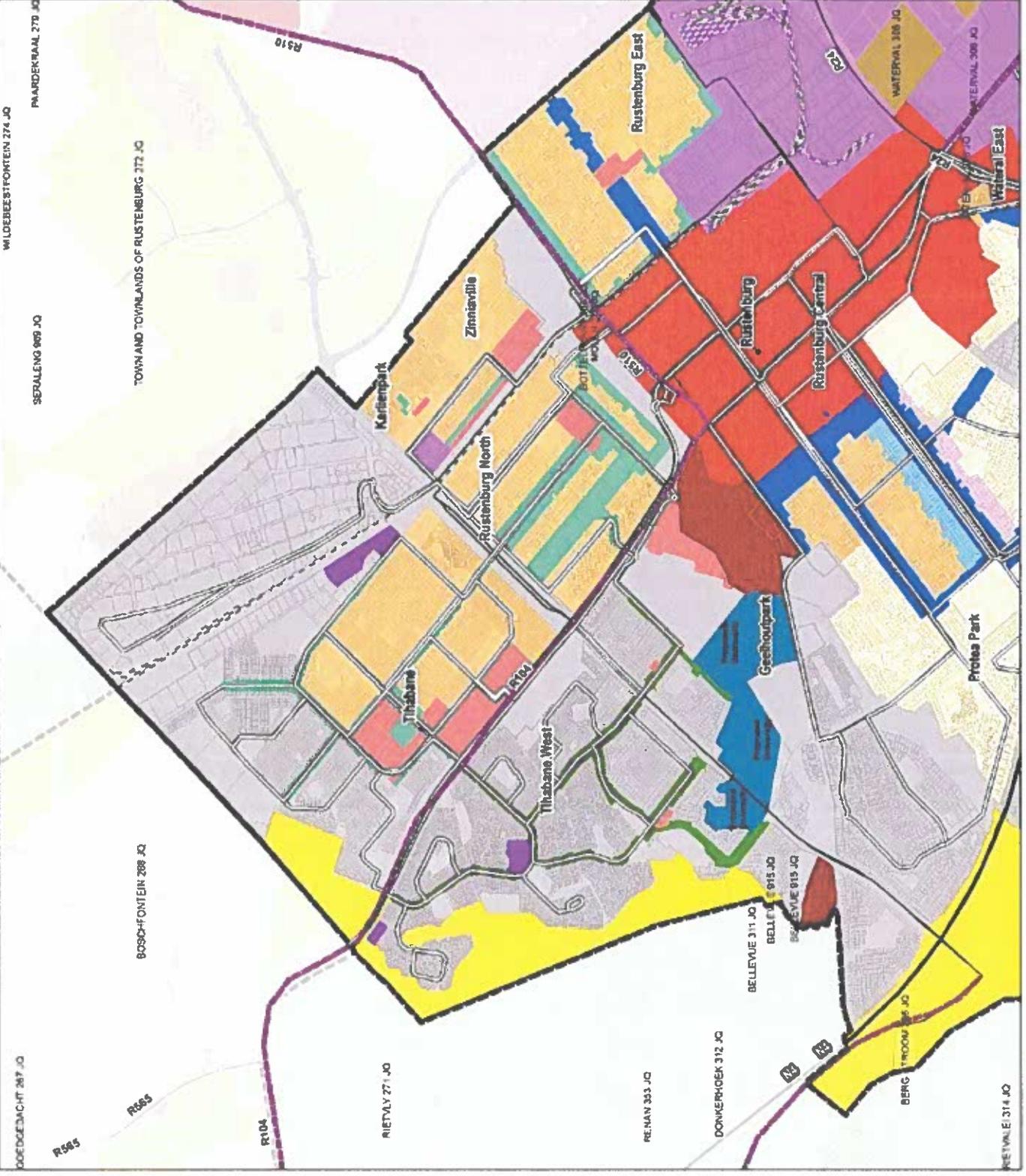
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NORTH

Project Details: 1002949
Version: 1.0

0 0.325 0.65 1.3 Km

This map is a representation of the current state of affairs and is not intended to be used as a legal document. It is the responsibility of the client to verify the accuracy of the information provided. The Rustenburg Local Municipality is not responsible for any errors or omissions in this document.



Local Area Plans: Rustenburg/Tlhabane



Rustenburg Spatial Development Framework
Rustenburg/Tlhabane (Waterval Area)

- Towns
- Erf
- Farm Portion
- Urban Edge

Spatial Development Framework

- Proposed Roads
- Off-ramp
- IPTN Routes
- Activity Spines

- Residential Neighbourhoods/ Existing Urban Development
- Primary Activity Node - CBD
- Secondary Activity Node - Business
- Mixed Use Precincts/Areas
- Industrial Areas
- Public Facilities
- Recreation
- Mining Areas
- Open Space
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- Opportunity Areas
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- Future Roads
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- Core Zone
- Buffer Zone
- Transition Zone

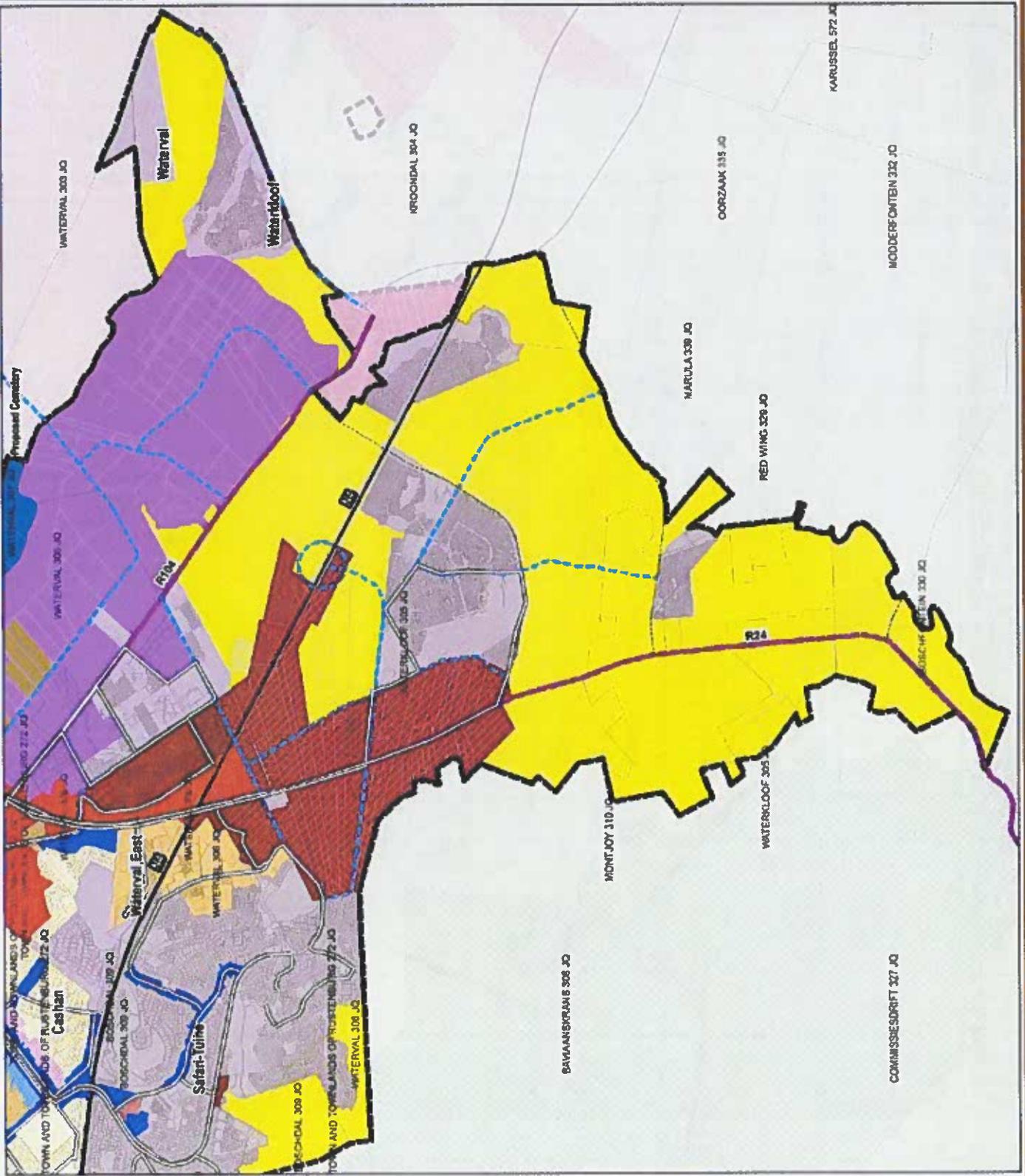
Sources:
 Development Board 2018
 Ntshiri Roads 2015
 Rustenburg SDF 2010

Scale - 1 : 40,000 (A3)

NORTH

Project Details: 1022648
 Version: V0

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Local Area Plans: Boitekong / Kanana



Rustenburg
Local Municipality

Rustenburg Spatial Development Framework
Boitekong/Kanana

Towns

- Erf
- Farm Portions
- Urban Edge

Spatial Development Framework

- Activity Spines
- IPTN Routes
- Residential Neighbourhoods/ Existing Urban Development
- Primary Activity Node - CBD
- Secondary Activity Node - Business
- Mixed Use Precincts/Areas
- Industrial Areas
- Public Facilities
- Recreation
- Mining Areas
- Open Space
- Agriculture & Farming Focus Area
- Strategic Development Areas (SDA's)
- Multiple Residential
- Single Residential
- Housing Reform Area
- Offices & Medical Consulting Rooms Precinct (PC1)
- Offices Precinct (PC2)
- Opportunity Areas
- Transition Zones
- Future Roads
- Freedom Park Future Development
- Megakalshberg Biosphere Reserve
- Core Zone
- Buffer Zone
- Transition Zone

Sources:
Demarcation Board, 2018
Map17 Roads, 2013
Rustenburg SDF, 2010

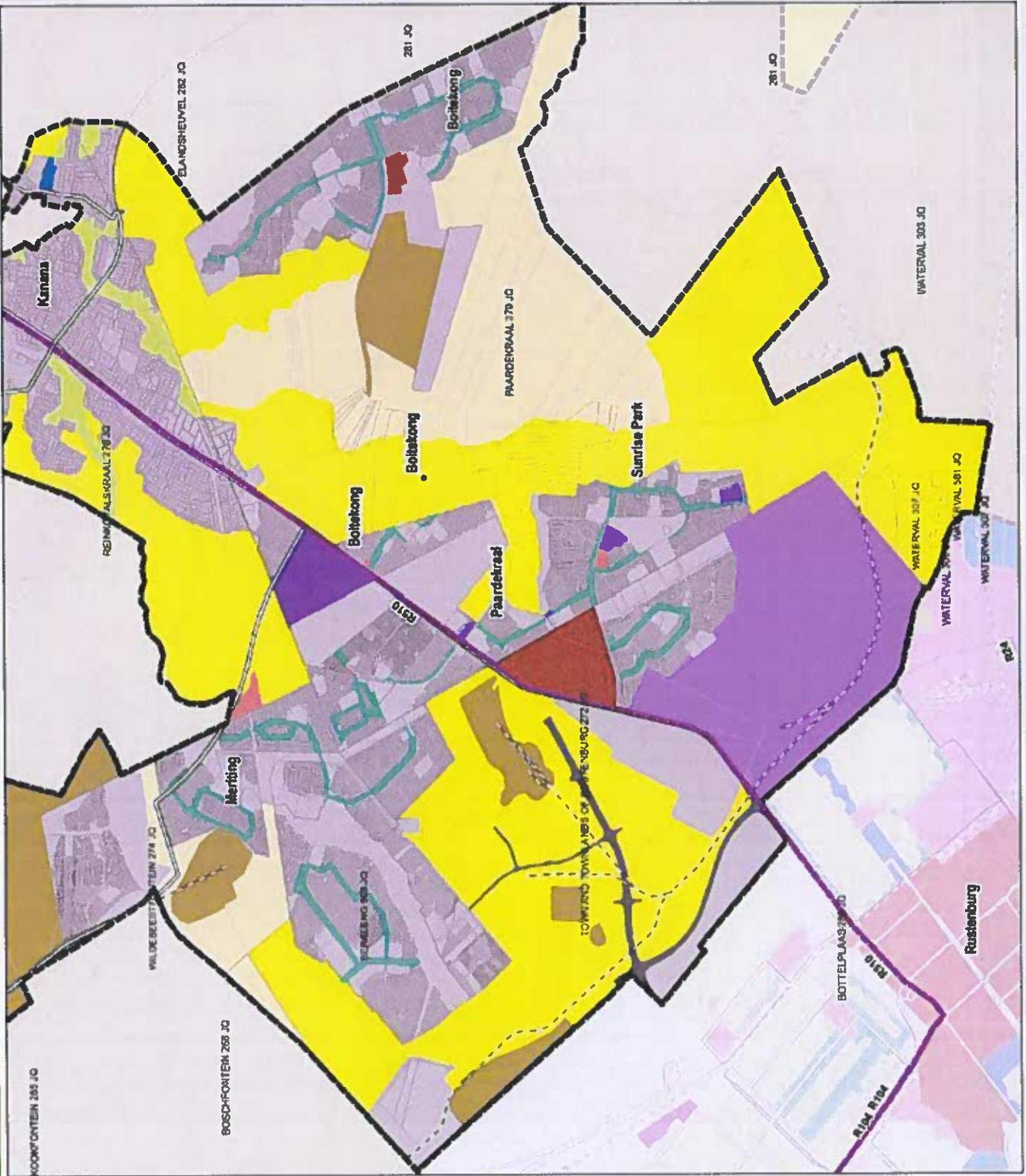
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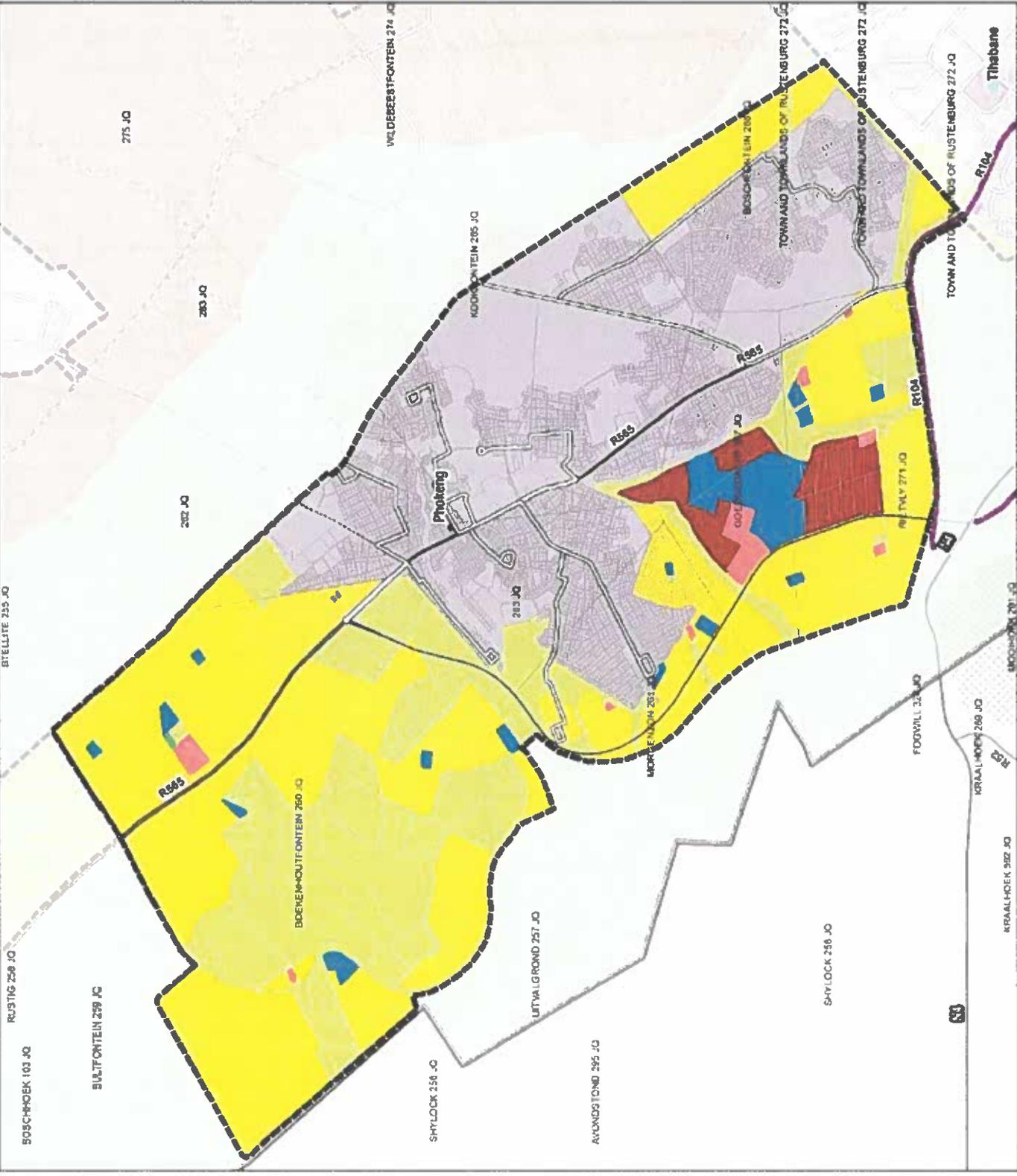
NORTH

Project Details: 1802048
Version: V0

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Local Area Plans: Phokeng



Rustenburg Spatial Development Framework
Phokeng

Spatial Development Framework

- Towns
- Farm Portions
- Urban Edge

Activity Spaces

- Residential Neighbourhoods
- Existing Urban Development
- Primary Activity Node - CBD
- Secondary Activity Node - Business
- Mixed Use Precincts/Areas
- Industrial Areas
- Public Facilities
- Recreation
- Mining Areas
- Open Space
- Agriculture & Farming Focus Area
- Strategic Development Areas (SDA's)
- Multiple Residential
- Single Residential
- Housing Reform Area
- Offices & Medical Consulting Rooms Precinct (PC1)
- Offices Precinct (PC2)
- Offices, Medical Consulting Rooms & Places of Refreshments Precinct (PC3)
- Opportunity Areas
- Transition Zones
- Future Roads
- Magaliesberg Biosphere Reserve
- Cone Zone
- Buffer Zone
- Transition Zone

SOURCES:
Demarcation Boundaries 2018
Municipal Boundaries 2015
Rustenburg SDF: 2010

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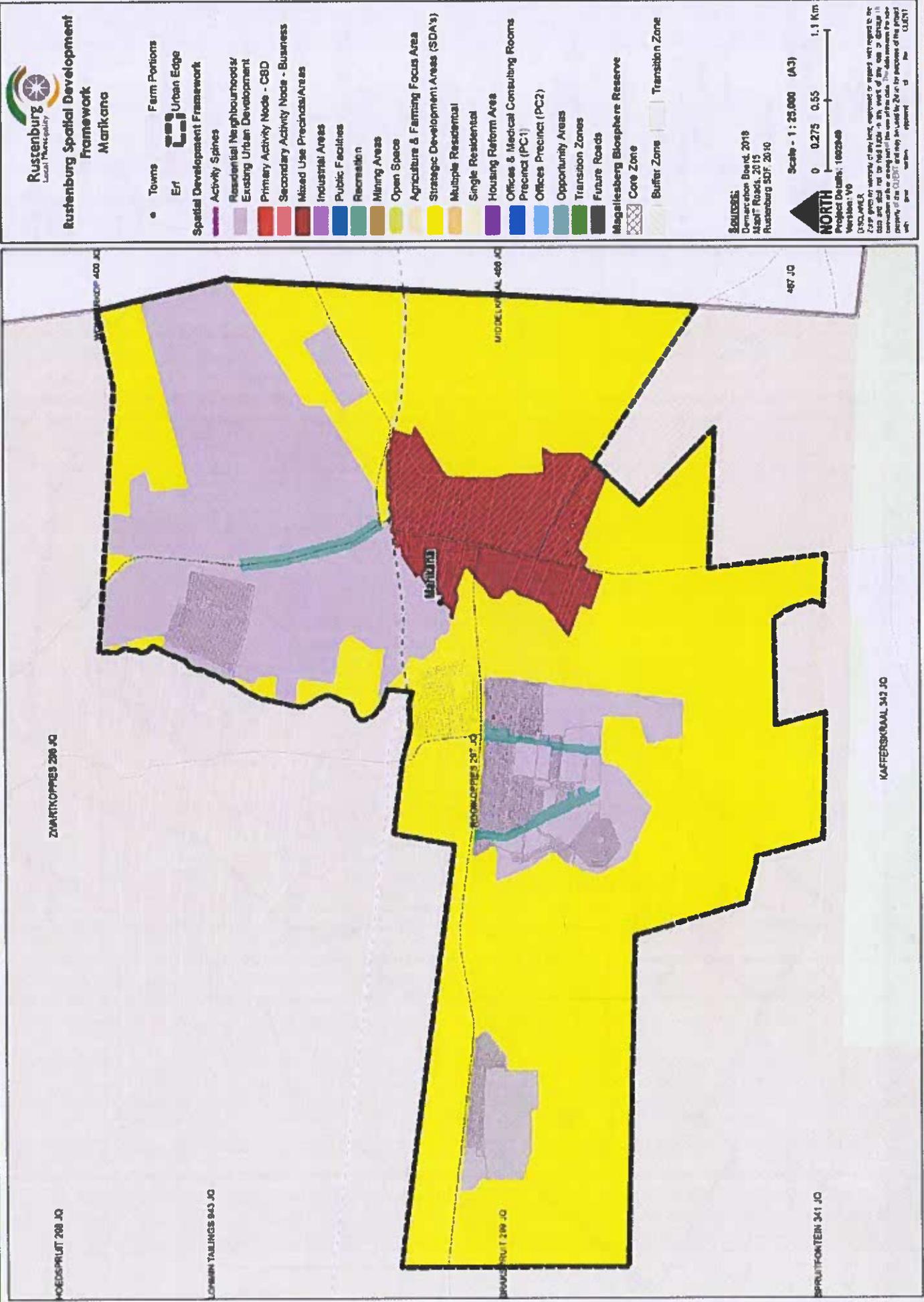
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NORTH

Project Details: 1002949
Version: V0

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Local Area Plans: Marikana



Local Area Plans: Thekwane / Photshaneng



Rustenburg Local Municipality
Rustenburg Spatial Development Framework
Thekwane/Photshaneng

- Towns
- Farm Portions
- Erf
- Urban Edge

Spatial Development Framework

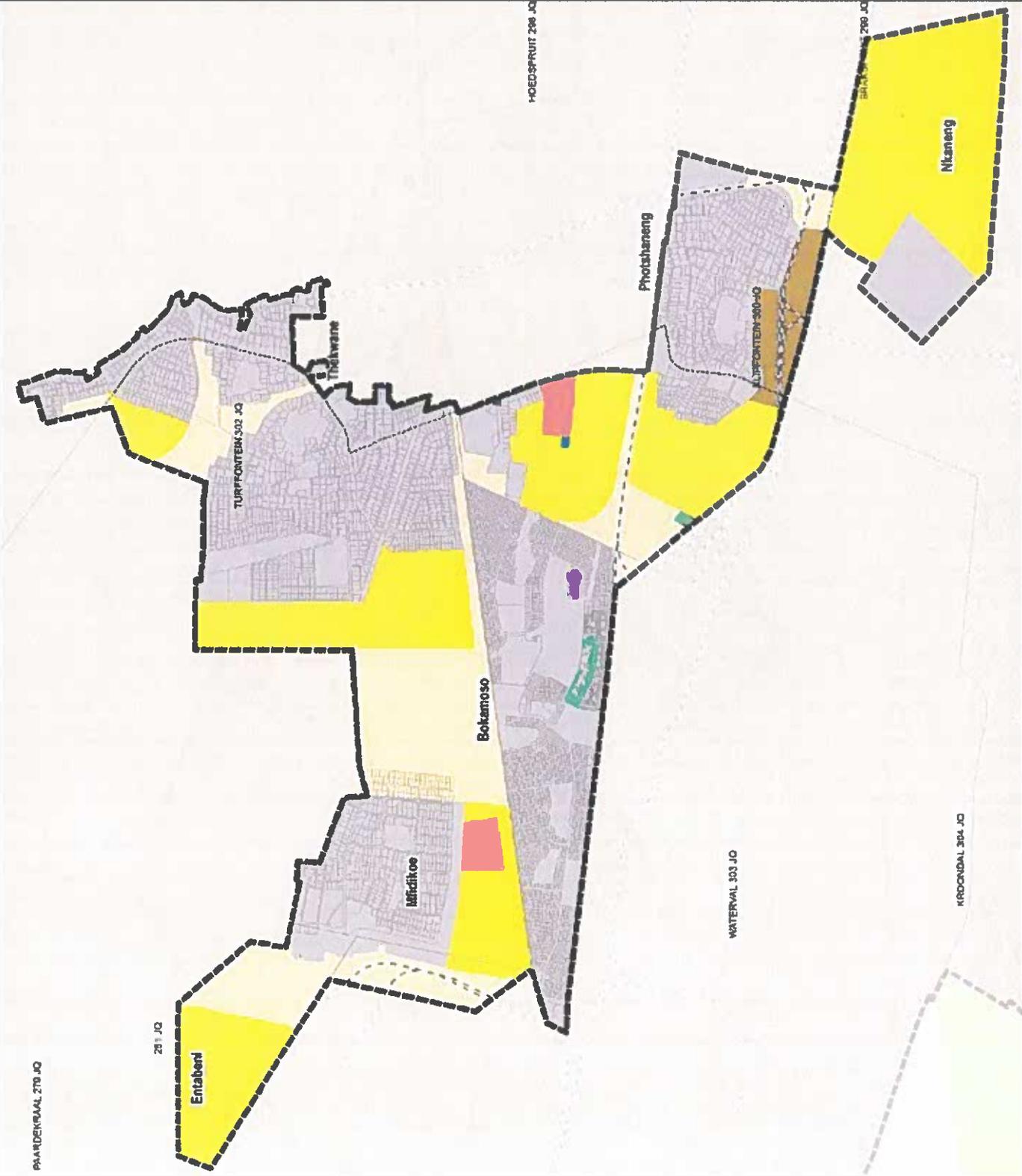
- Activity Spines
- Residential Neighbourhood/ Existing Urban Development
- Primary Activity Node - CBD
- Secondary Activity Node - Business
- Mixed Use Precincts/Areas
- Industrial Areas
- Public Facilities
- Recreation
- Mining Areas
- Open Space
- Agriculture & Farming Focus Area
- Strategic Development Areas (SDA's)
- Multiple Residential
- Single Residential
- Housing Reform Area
- Offices & Medical Consulting Rooms Precinct (PC1)
- Offices Precinct (PC2)
- Opportunity Areas
- Transition Zones
- Future Roads
- Magaliesberg Biosphere Reserve
- Core Zone
- Buffer Zone
- Transition Zone

SOURCE: Demarcation Board, 2016
 Draft Report, 2015
 Rustenburg SDF 2010

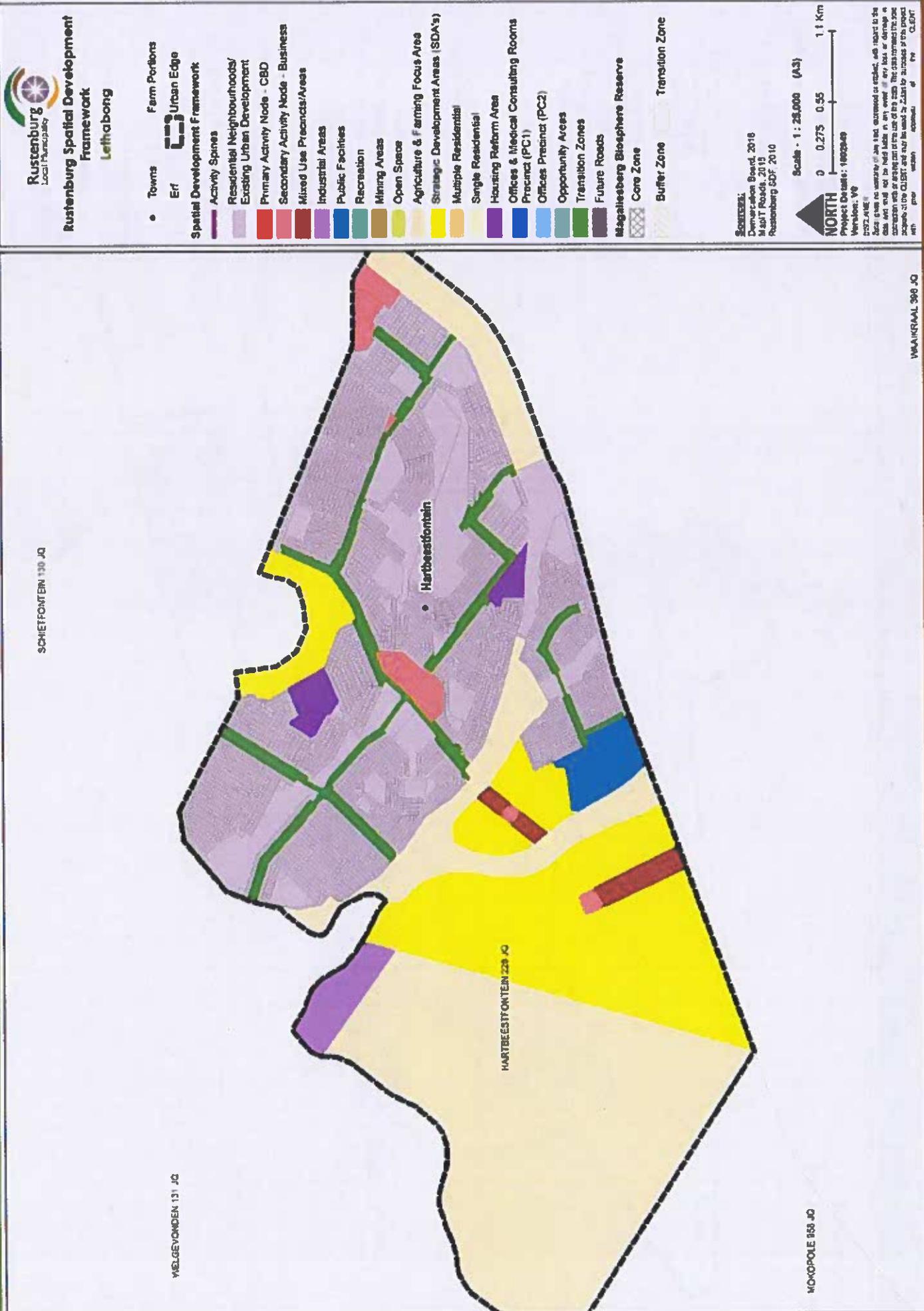
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Local Area Plans: Lethabong



SCHIETFONTEN 130 JO

MELGEVONDEN 131 JO

HARTBEESTFONTEN 228 JO

MOXOPOLE 188 JO

Rustenburg
Local Municipality

Rustenburg Spatial Development Framework
Lethabong

- Towns
 - Erf
 - Farm Portions
 - Urban Edge
- Spatial Development Framework**
- Activity Spines
 - Residential Neighbourhoods/ Existing Urban Development
 - Primary Activity Node - CBD
 - Secondary Activity Node - Business
 - Mixed Use Precincts/Areas
 - Industrial Areas
 - Public Facilities
 - Recreation
 - Mining Areas
 - Open Space
 - Agriculture & Farming Focus Area
 - Strategic Development Areas (SDA's)
 - Multiple Residential
 - Single Residential
 - Housing Reform Area
 - Offices & Medical Consulting Rooms
 - Precinct (PC1)
 - Offices Precinct (PC2)
 - Opportunity Areas
 - Transition Zones
 - Future Roads
 - Magaliesberg Biosphere Reserve
 - Core Zone
 - Buffer Zone
 - Transition Zone

SOURCES:
Demarcation Board, 2018
Mafikeng Roads, 2015
Rustenburg SDF, 2010

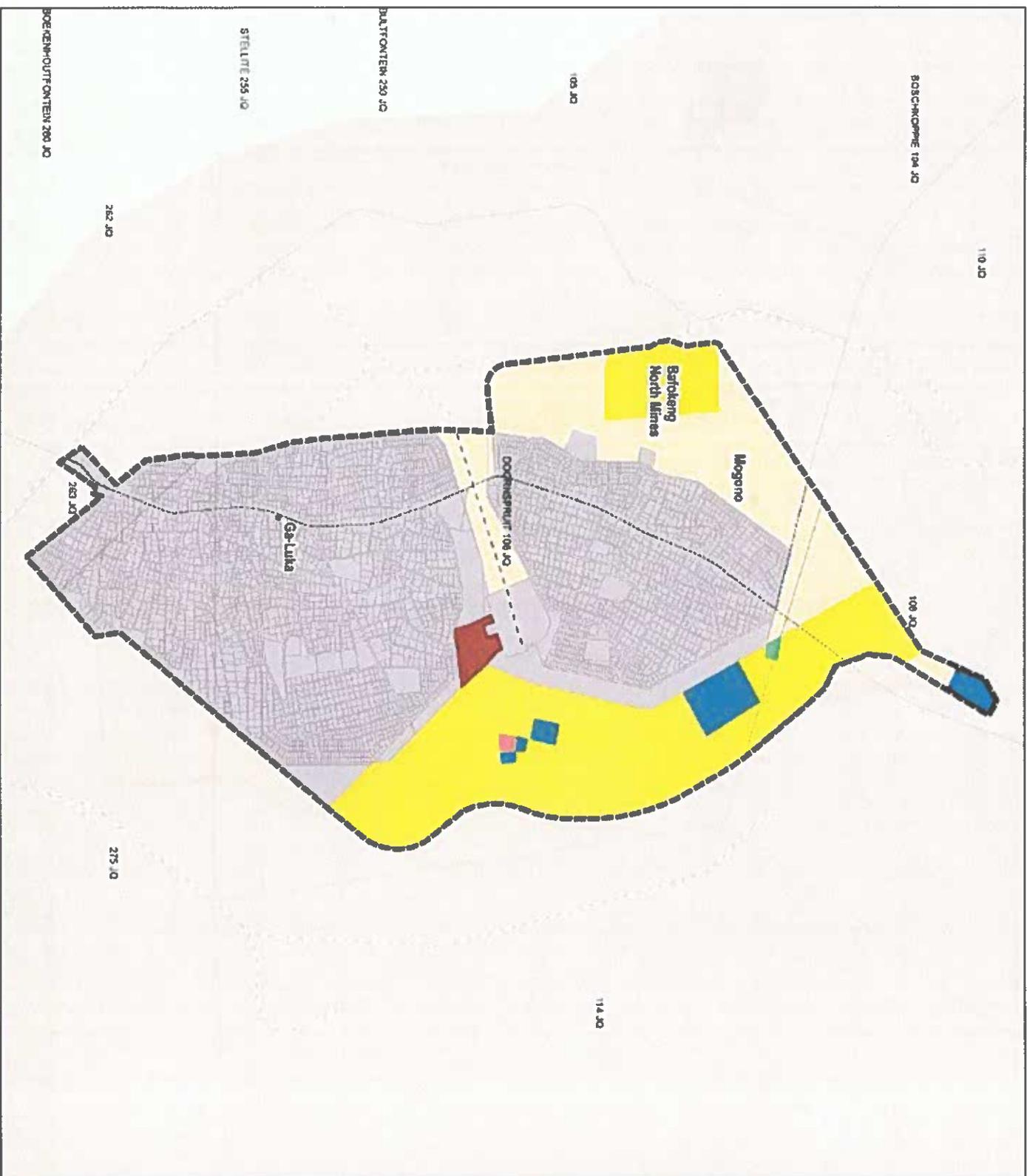
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NORTH

Project Details: 18002049
Version: V9

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Local Area Plans: Ga-Luka




Rustenburg
 Local Municipality
Rustenburg Spatial Development Framework
 Ga-Luka

- Towns
- Farm Portions
- Urban Edge

- Spatial Development Framework**
- Activity Spines
 - Residential Neighbourhoods/ Existing Urban Development
 - Primary Activity Node - CBD
 - Secondary Activity Node - Business
 - Mixed Use Precincts/Areas
 - Industrial Areas
 - Public Facilities
 - Recreation
 - Mining Areas
 - Open Space
 - Agriculture & Farming Focus Area
 - Strategic Development Areas (SDAs)
 - Multiple Residential
 - Single Residential
 - Housing Reform Area
 - Offices & Medical Consulting Rooms
 - Precinct (PC1)
 - Offices Precinct (PC2)
 - Opportunity Areas
 - Transition Zones
 - Future Roads
 - Magalliesberg Biosphere Reserve
 - Corn Zone
 - Buffer Zone
 - Transition Zone

Sources:
 Demarcation Board 2011
 MapIt! Roads, 2015
 Rustenburg SDP, 2013



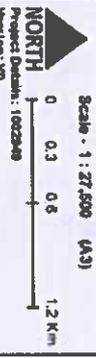
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Local Area Plans: Tantanana & Mamerotse



Rustenburg Spatial Development Framework Taseng (Tantanana & Mamerotse)

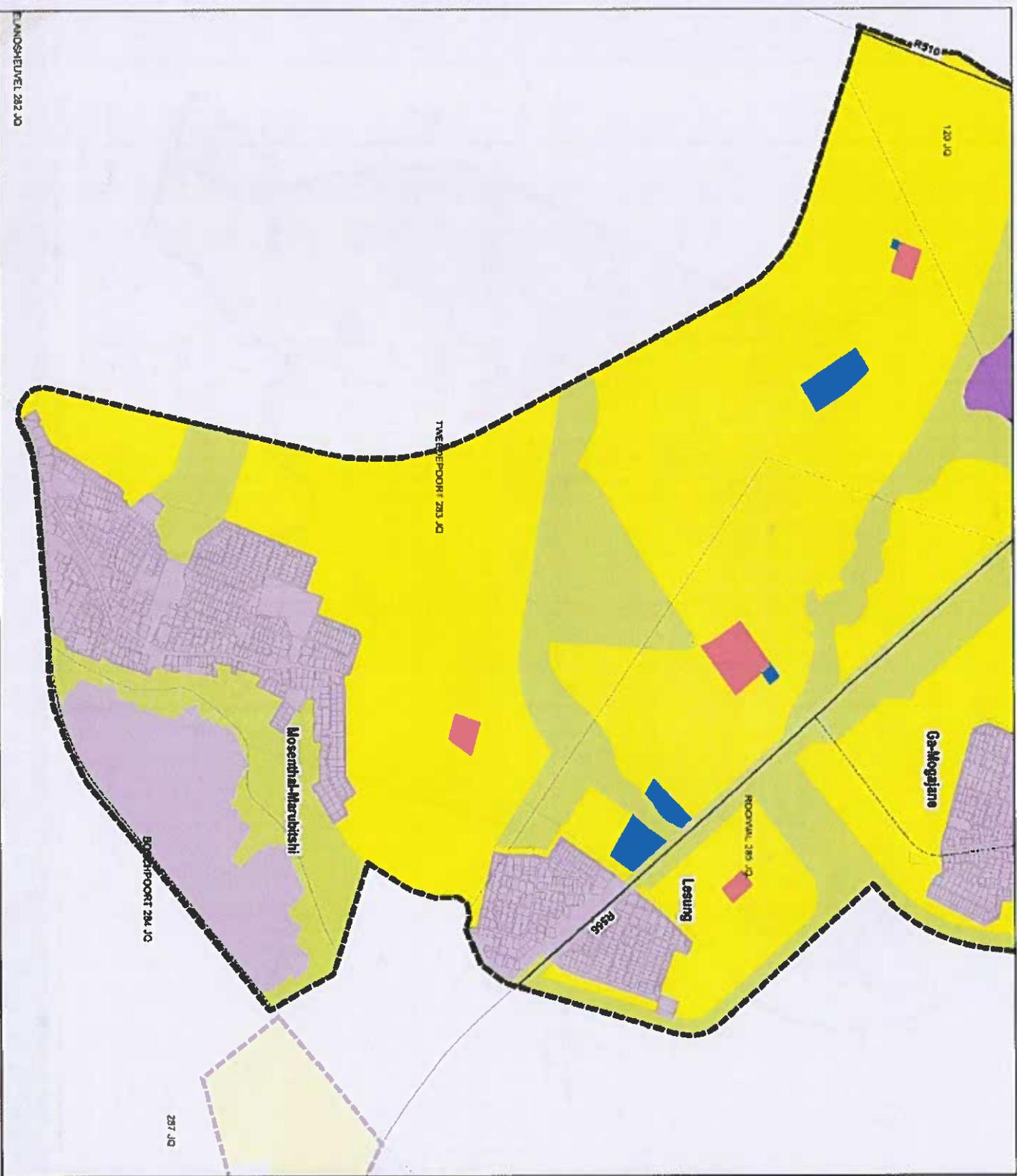
- Towns
- Farm Portions
- Activity Spines
- Residential Neighbourhoods/Existing Urban Development
- Primary Activity Node - CBD
- Secondary Activity Node - Business
- Mixed Use Precincts/Areas
- Industrial Areas
- Public Facilities
- Recreation
- Mining Areas
- Open Space
- Agriculture & Farming Focus Areas
- Strategic Development Areas (SDA's)
- Multiple Residential
- Single Residential
- Housing Reform Area
- Offices & Medical Consulting Rooms
- Precinct (PC1)
- Offices Precinct (PC2)
- Opportunity Areas
- Transition Zones
- Future Roads
- Megashesberg Biosphere Reserve
- Core Zone
- Buffer Zone
- Transition Zone



DATE: 2016
PROJECT: Rustenburg SDF 2016
VERSION: V0

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Local Area Plans: Tlaseng



Rustenburg Spatial Development Framework Tlaseng (Lesung & Mosenthal-Marubutshi)

- Towns
- Farm Portions
- Urban Edge

- Spatial Development Framework**
- Activity Spines
 - Residential Neighbourhoods/ Existing Urban Development
 - Primary Activity Node - CBD
 - Secondary Activity Node - Business
 - Mixed Use Precincts/Areas
 - Industrial Areas
 - Public Facilities
 - Recreation
 - Mining Areas
 - Open Space
 - Agriculture & Farming Focus Area
 - Strategic Development Areas (SDAs)
 - Multiple Residential
 - Single Residential
 - Housing Reform Area
 - Offices & Medical Consulting Rooms Precinct (PC1)
 - Offices Precinct (PC2)
 - Opportunity Areas
 - Transition Zones
 - Future Roads
 - Megalesberg Biosphere Reserve
 - Care Zone
 - Buffer Zone
 - Transition Zone

Sources:
Demarcation Board, 2018
MapIt Roads, 2015
Rustenburg BDF, 2010

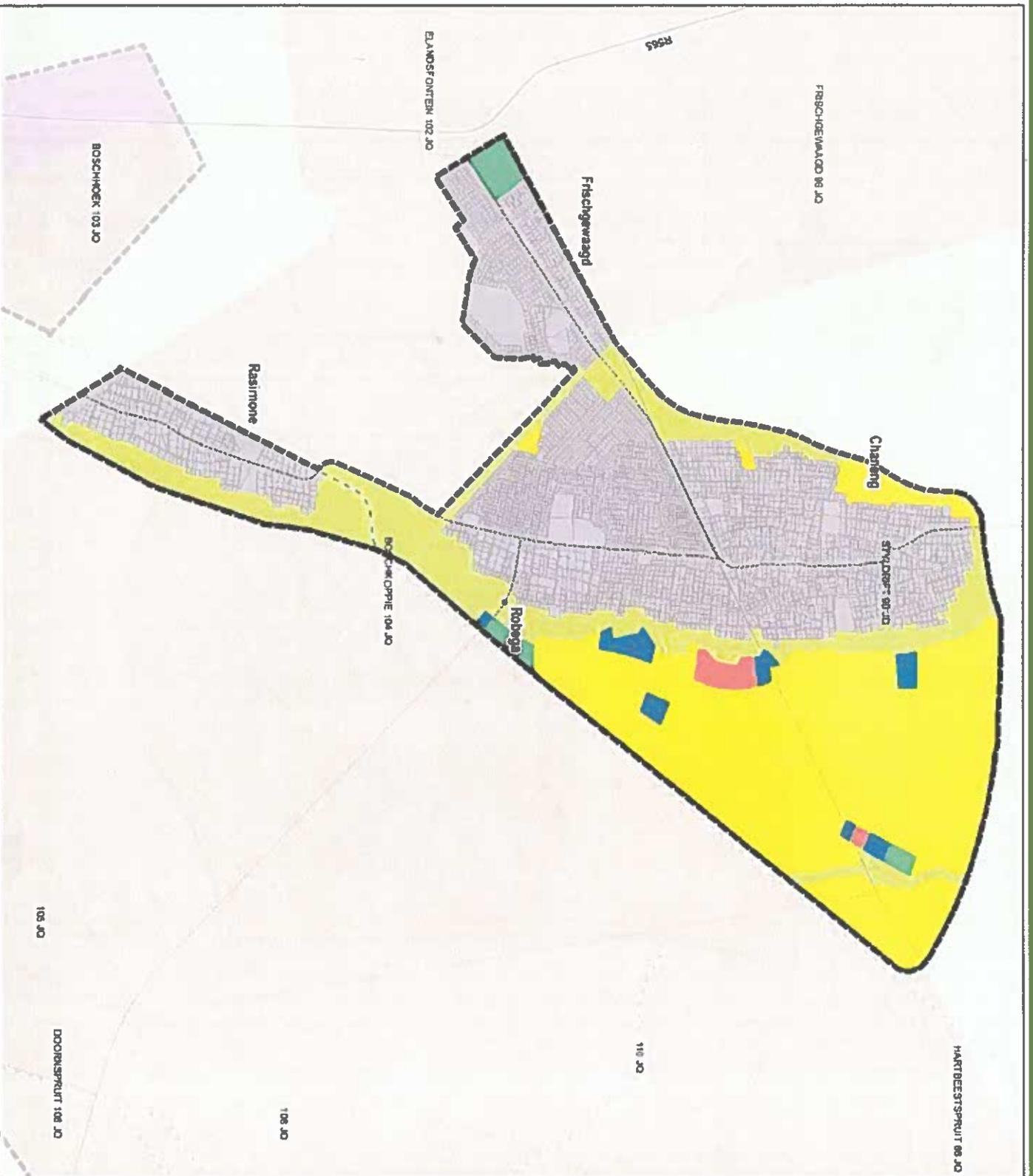
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Version: V0
Project Details: 1002948
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LANDSHELVEL 282 JO

Local Area Plans: Chaneng / Robega





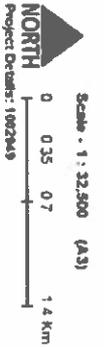
Rustenburg Spatial Development Framework
 Chaneng/Robega

- Towns
- Farm Portions
- Urban Edge

Spatial Development Framework

- Activity Spines
- Residential Neighbourhoods
- Existing Urban Development
- Primary Activity Node - CBD
- Secondary Activity Node - Business
- Mixed Use Precincts/Areas
- Industrial Areas
- Public Facilities
- Recreation
- Mining Areas
- Open Space
- Agriculture & Farming Focus Area
- Strategic Development Areas (SDAs)
- Multiple Residential
- Single Residential
- Housing Reform Areas
- Offices & Medical Consulting Rooms
- Offices (PC1)
- Offices Precinct (PC2)
- Opportunity Areas
- Transition Zones
- Future Roads
- Magaliesberg Biosphere Reserve
- Core Zone
- Buffer Zone
- Transition Zone

SOURCES:
 Demarcation Board 2016
 KwaZulu Natal 2015
 Rustenburg SDF 2010



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Local Area Plans: Monnakato





Rustenburg

 Local Municipality

Rustenburg Spatial Development Framework

Monnakato

- Towns
 - Farm Portions
 - ER Urban Edge
- Spatial Development Framework**
- Activity Spines
 - Residential Neighbourhoods/ Existing Urban Development
 - Primary Activity Node - CBD
 - Secondary Activity Node - Business
 - Mixed Use Precincts/Areas
 - Industrial Areas
 - Public Facilities
 - Recreation
 - Mining Areas
 - Open Space
 - Agriculture & Farming Focus Area
 - Strategic Development Areas (SDA's)
 - Multiple Residential
 - Single Residential
 - Housing Reform Area
 - Offices & Medical Consulting Rooms
 - Precinct (PC1)
 - Offices Precinct (PC2)
 - Opportunity Areas
 - Transition Zones
 - Future Roads
 - Megashenberg Biosphere Reserve
 - Core Zone
 - Buffer Zone
 - Transition Zone

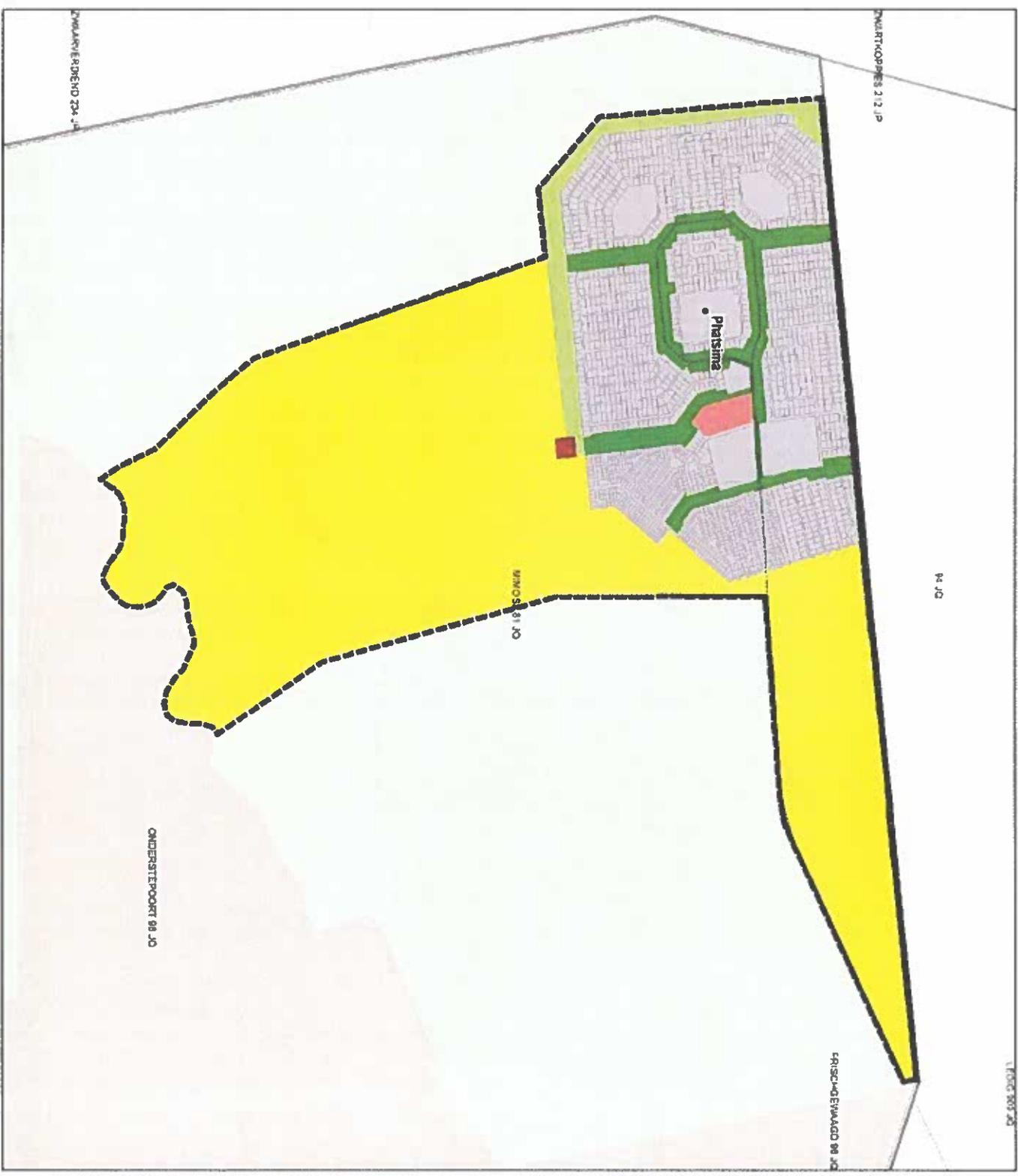
Sources:
 Demarcation Board: 2016
 MapIT Rustenburg: 2015
 Rustenburg SDF: 2016

Scale : 1 : 20,000 (A3)
 Project Details: 1002349
 Version: V8

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Local Area Plans: Phatsima



Rustenburg Spatial Development Framework Phatsima

- Towns
- Farm Portions
- Erft
- Urban Edge

Spatial Development Framework

- Activity Spines
- Residential Neighbourhoods
- Existing Urban Development
- Primary Activity Node - CBD
- Secondary Activity Node - Business
- Mixed Use Precincts/Areas
- Industrial Areas
- Public Facilities
- Recreation
- Mining Areas
- Open Space
- Agriculture & Farming Focus Area
- Strategic Development Areas (SDA's)
- Multiple Residential
- Single Residential
- Housing Reform Area
- Offices & Medical Consulting Rooms Precinct (PC1)
- Offices Precinct (PC2)
- Opportunity Areas
- Transition Zones
- Future Roads
- Mogaliberg Biosphere Reserve
- Core Zone
- Buffer Zone
- Transition Zone

SOURCES:
 Demarcation Board 2018
 Wapit Roads 2015
 Rustenburg SDF 2010

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 Project Details: 1822266
 Version: V0

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Local Area Plans: Bethanie



Rustenburg
Local Municipality

Rustenburg Spatial Development Framework
Bethanie

• Towns Farm Portons

EH Urban Edge

Spatial Development Framework

- Activity Spines
- Residential Neighbourhoods/ Existing Urban Development
- Primary Activity Node - CBD
- Secondary Activity Node - Business
- Mixed Use Precincts/Areas
- Industrial Areas
- Public Facilities
- Recreation
- Mining Areas
- Open Space
- Agriculture & Farming Focus Area
- Strategic Development Areas (SDAs)
- Multiple Residential
- Single Residential
- Housing Reform Area
- Offices & Medical Consulting Rooms Precinct (PC1)
- Offices Precinct (PC2)
- Opportunity Areas
- Transition Zones
- Future Roads
- High Potential Agricultural Areas
- Megashesberg Biosphere Reserve
- Core Zone
- Buffer Zone
- Transition Zone

SOURCES:
Demarcation Board, 2018
Mortl Ranch, 2015
Rustenburg SDF, 2015

Scale - 1 : 20,000 (A3)

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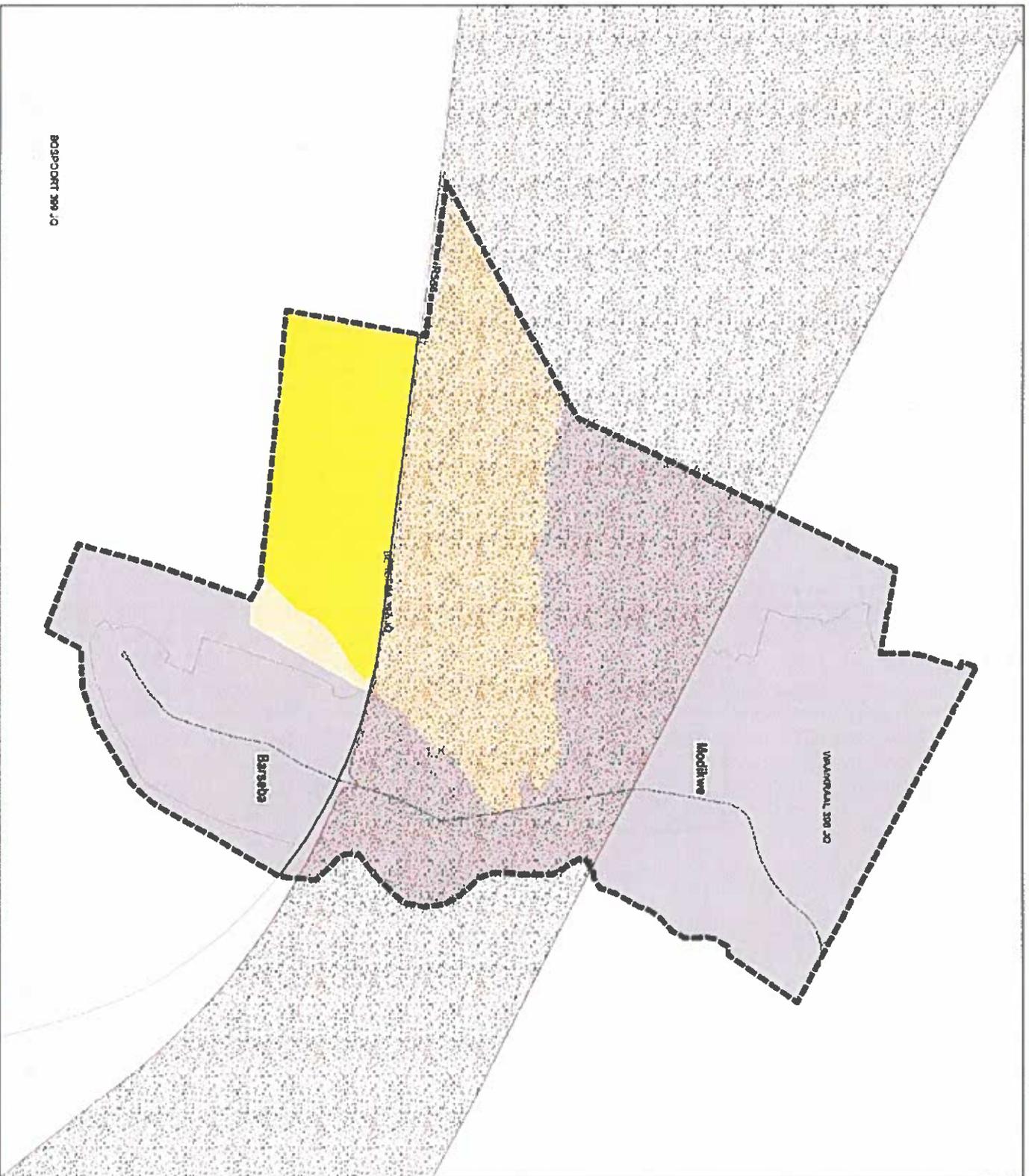
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Project Number: 10029449
Version: V0

DATE: 2018

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Local Area Plans: Modikwe / Barseba





Rustenburg
 Local Municipality
Rustenburg Spatial Development Framework
 Modikwe/Barseba

• Towns Farm Portions

Er Urban Edge

Spatial Development Framework

Activity Spines

Residential Neighbourhoods/
Existing Urban Development

Primary Activity Node - CBD

Secondary Activity Node - Business

Mixed Use Precincts/Areas

Industrial Areas

Public Facilities

Recreation

Mining Areas

Open Space

Agriculture & Farming Focus Area

Strategic Development Areas (SDA's)

Multiple Residential

Single Residential

Housing Reform Area

Offices & Medical Consulting Rooms
Precinct (PC1)

Offices Precinct (PC2)

Opportunity Areas

Transition Zones

Future Roads

High Potential Agricultural Areas

Magatsobeng Biosphere Reserve

Core Zone

Buffer Zone

Transition Zone

Transition Zone

Sources:

- Demarcation Board, 2018
- Local Roads, 2015
- Rustenburg SDF, 2010

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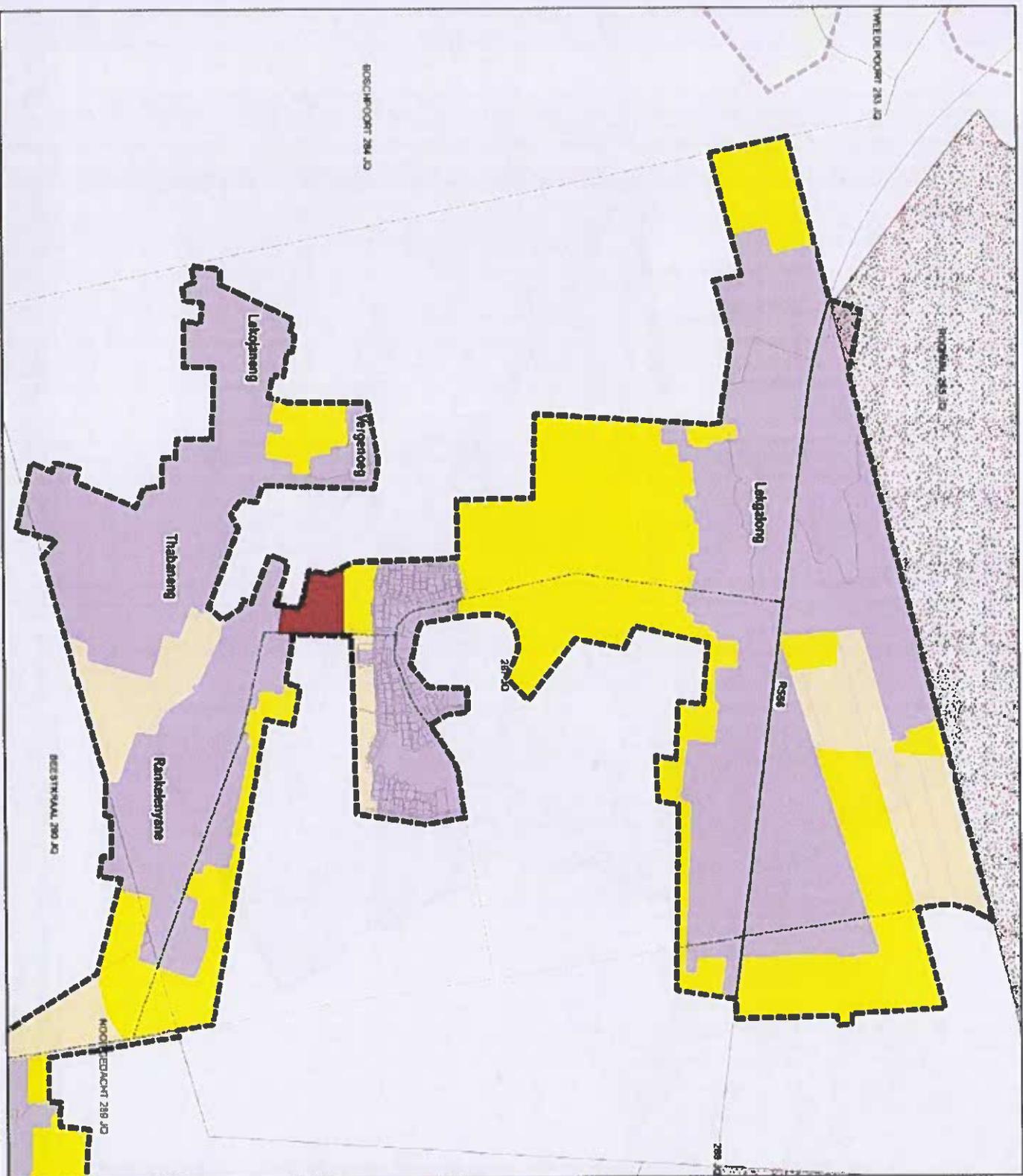


Project Details: 1002848

Version: V0

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Local Area Plans: Muamong



Rustenburg Spatial Development Framework
Maumong

- Towns
- Farm Portions
- Urban Edge

- Spatial Development Framework**
- Activity Spaces
 - Residential Neighbourhoods
 - Existing Urban Development
 - Primary Activity Node - CBD
 - Secondary Activity Node - Business
 - Mixed Use Precincts/Areas
 - Industrial Areas
 - Public Facilities
 - Recreation
 - Mining Areas
 - Open Space
 - Agriculture & Farming Focus Area
 - Strategic Development Areas (SDAs)
 - Multiple Residential
 - Single Residential
 - Housing Reform Area
 - Offices & Medical Consulting Rooms
 - Offices (PC1)
 - Offices Precinct (PC2)
 - Opportunity Areas
 - Transition Zones
 - Future Roads

- High Potential/Agricultural Areas
- Magaliesberg Biosphere Reserve
- Core Zone
- Buffer Zone
- Transition Zone

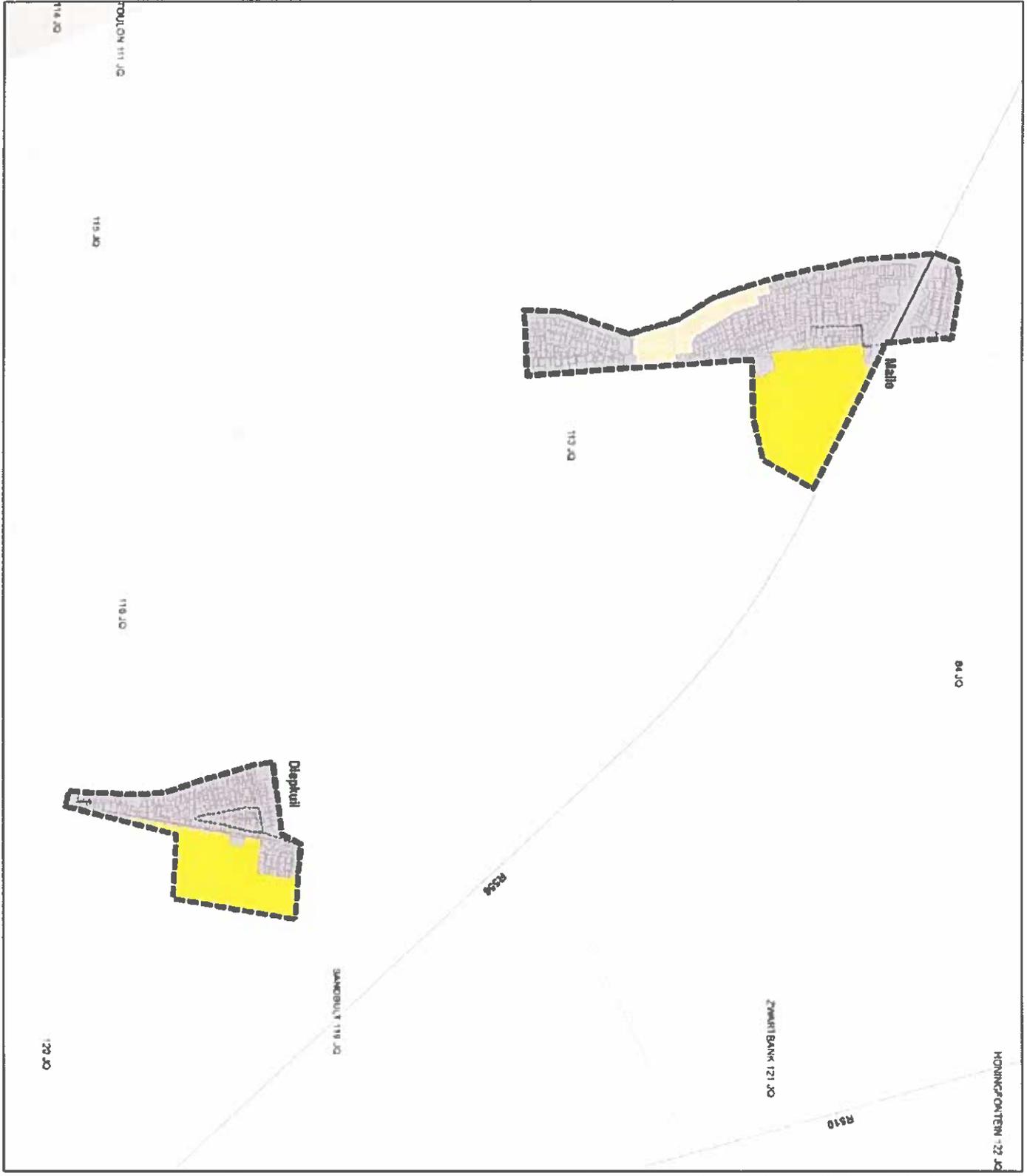
Sources:
 Demarcation Board : 015
 Landit Books, 2015
 Rustenburg SDF : 2010

Scale - 1 : 25,000 (A3)

Project Details :
 Version : 09

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Local Area Plans: Maile & Diepkuiil





Rustenburg Spatial Development Framework
 Maile & Diepkuiil

- Towns
- Farm Portions
- ET
- Urban Edge

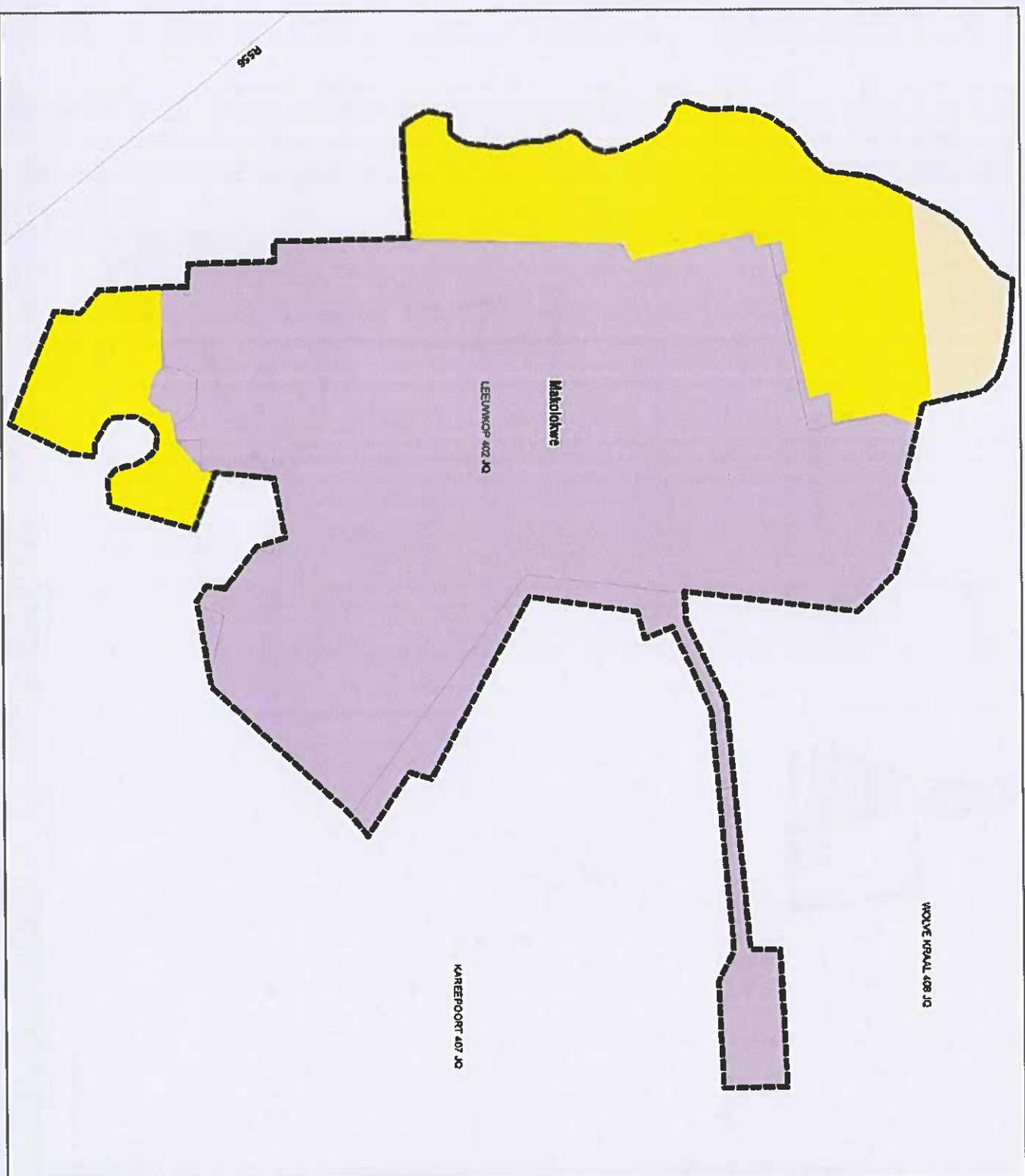
- Spatial Development Framework**
- Activity Spines
 - Residential Neighbourhoods/ Existing Urban Development
 - Primary Activity Node - CBD
 - Secondary Activity Node - Business
 - Mixed Use Precincts/Areas
 - Industrial Areas
 - Public Facilities
 - Recreation
 - Mining Areas
 - Open Space
 - Agriculture & Farming Focus Area
 - Strategic Development Areas (SDA's)
 - Multiple Residential
 - Single Residential
 - Housing Reform Area
 - Offices & Medical Consulting Rooms Precinct (PC1)
 - Offices Precinct (PC2)
 - Opportunity Areas
 - Transition Zones
 - Future Roads
 - Magaliesberg Biosphere Reserve
 - Core Zone
 - Buffer Zone
 - Transition Zone

SPONSOR:
 Rustenburg Board 2018
 Local Roads 2015
 Rustenburg SDF 2012

Scale - 1 : 25,000 (A3)
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NORTH
 Project Details: 1002545
 Version: V0
 7161/16/18

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Local Area Plans: Makolokwe





Rustenburg Spatial Development Framework
Makolokwe

- Towns
- EH Farm Portions
- Urban Edge

Spatial Development Framework

- Activity Spines
- Residential Neighbourhoods/ Existing Urban Development
- Primary Activity Node - CBD
- Secondary Activity Node - Business
- Mixed Use Precincts/Areas
- Industrial Areas
- Public Facilities
- Recreation
- Mining Areas
- Open Space
- Agriculture & Farming Focus Area
- Strategic Development Areas (SDAs)
- Multiple Residential
- Single Residential
- Housing Reform Area
- Offices & Medical Consulting Rooms Precinct (PC1)
- Offices Precinct (PC2)
- Opportunity Areas
- Transition Zones
- Future Roads

Magalisberg Biosphere Reserve

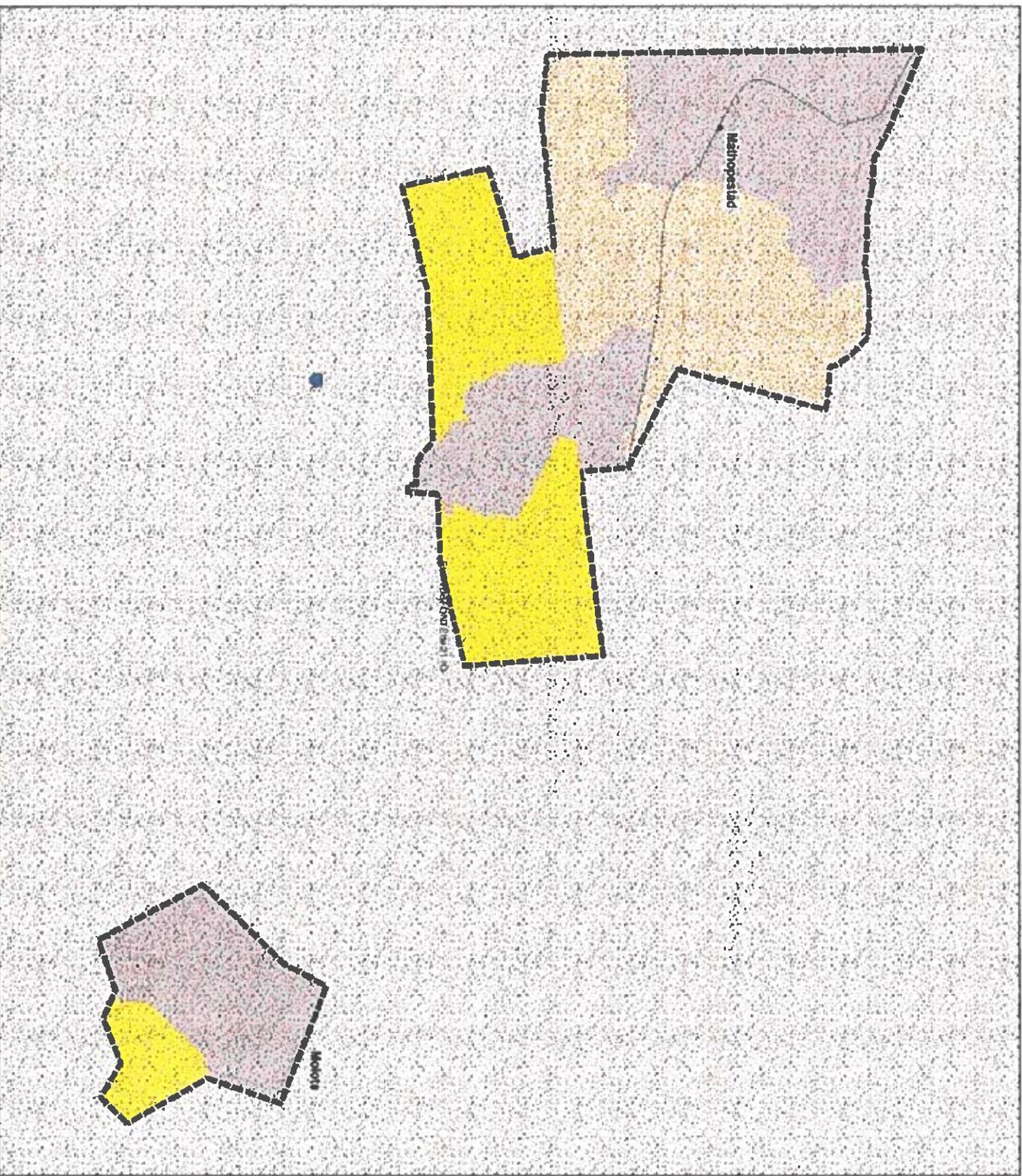
- Core Zone
- Buffer Zone
- Transition Zone

SOURCES:
 Demarcation Board, 2018
 Mpoti Roads, 2015
 Rustenburg SDF, 2010

Scale - 1 : 10,000 (A3)
Version: V0
Project Details: 1002248

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Local Area Plans: Mathopestad & Molote

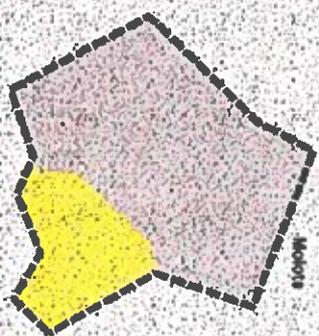


Rustenburg Spatial Development Framework Mathopestad & Molote

- Towns
- Farm Portions
- EH
- Urban Edge

Spatial Development Framework

- Activity Spines
- Residential Neighbourhoods: Existing Urban Development
- Primary Activity Node - CBD
- Secondary Activity Node - Business
- Mixed Use Precincts/Areas
- Industrial Areas
- Public Facilities
- Recreation
- Open Space
- Agriculture & Farming Focus Area
- Strategic Development Areas (SDAs)
- Multiple Residential
- Single Residential
- Housing Reform Area
- Offices & Medical Consulting Rooms Precinct (PC1)
- Offices Precinct (PC2)
- Opportunity Areas
- Transition Zones
- Future Roads
- High Potential Agricultural Areas
- Magaliesberg Biosphere Reserve
- Core Zone
- Buffer Zone
- Transition Zone



Scale - 1 : 20,000 (A3)

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NORTH

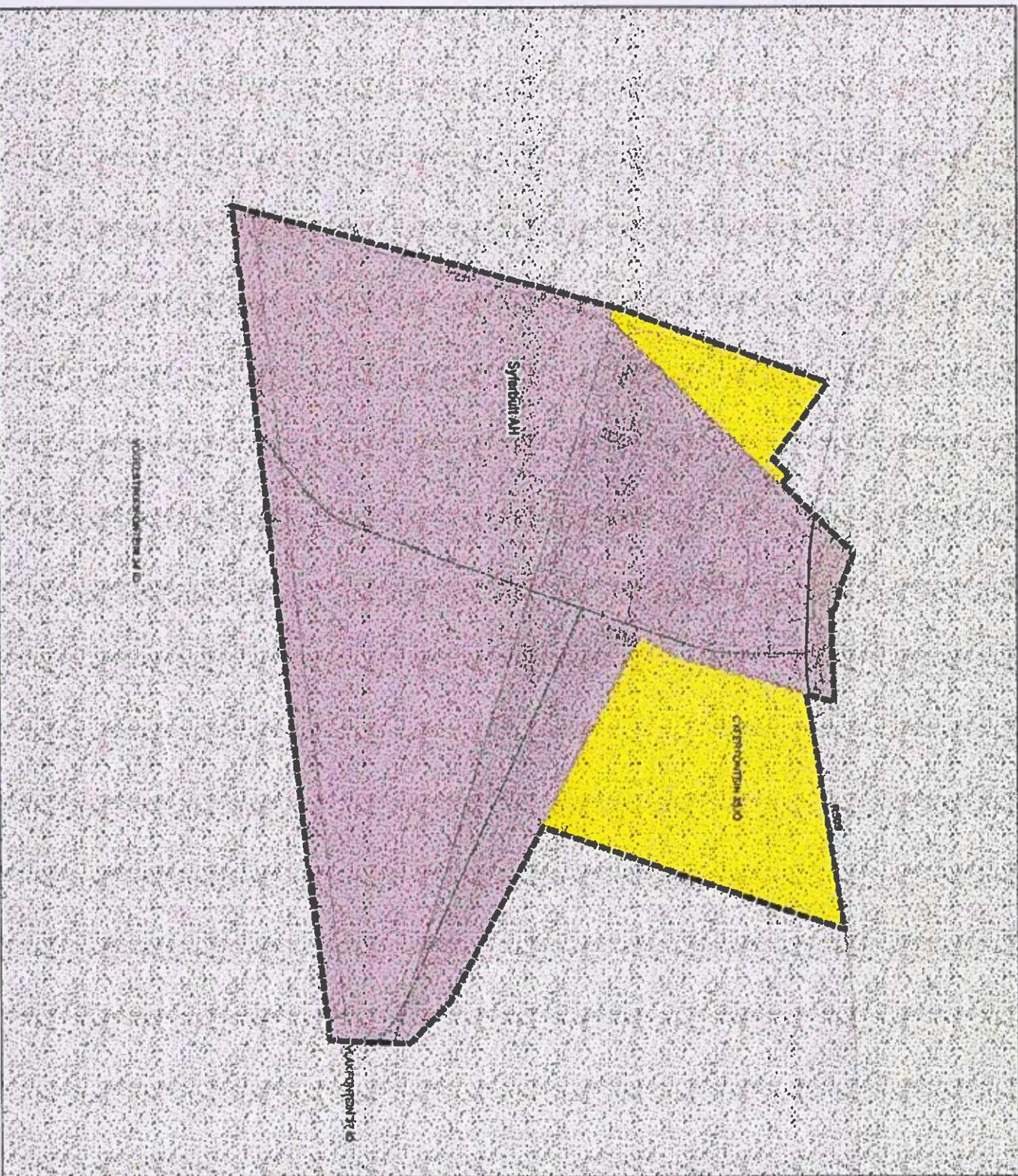
Project Details: 1007144

Version: V1

SOURCES:
 Development Board 2018
 April Report 2015
 Rustenburg SDF 2010

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Local Area Plans: Syferbult AH





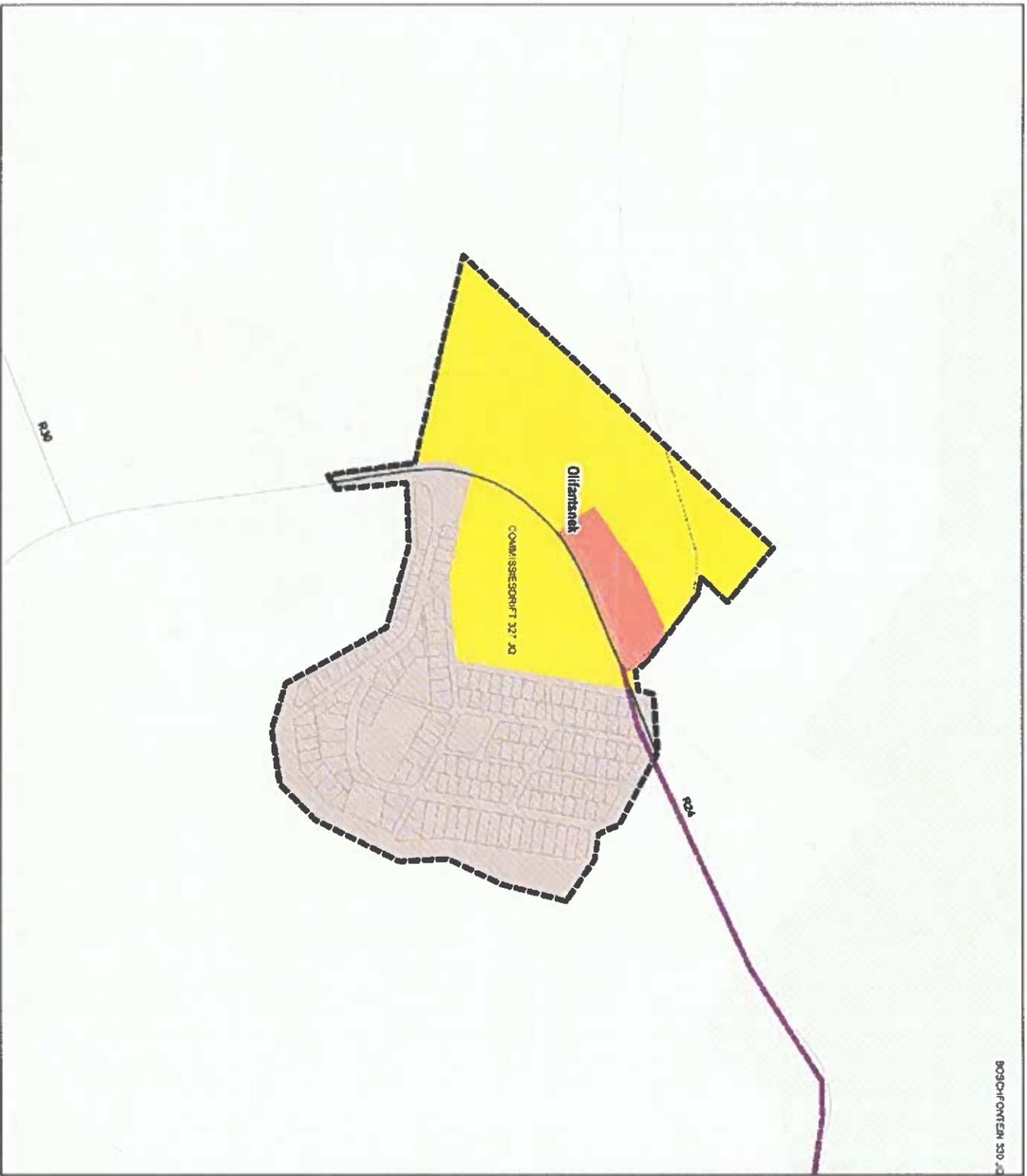
Rustenburg Spatial Development Framework
 Syferbult AH

- Towns
- Farm Portons
- Urban Edge
- Spatial Development Framework
- Activity Spines
- Residential Neighbourhoods/ Existing Urban Development
- Primary Activity Node - CBD
- Secondary Activity Node - Business
- Mixed Use Precincts/Areas
- Industrial Areas
- Public Facilities
- Recreation
- Learning Areas
- Open Space
- Agriculture & Farming Focus Area
- Strategic Development Areas (SDA's)
- Multiple Residential
- Single Residential
- Housing Return Area
- Offices & Medical Consulting Rooms Precinct (PC1)
- Offices Precinct (PC2)
- Opportunity Areas
- Transition Zones
- Future Roads
- High Potential Agricultural Areas
- Magasberg Biosphere Reserve
- Core Zone
- Buffer Zone
- Transition Zone

SOURCES:
 Demarcation District, 2010
 Ward Report, 2013
 Rustenburg SDF, 2010

Scale - 1 : 10,000 (A3)
 0 0.1 0.2 0.4 Km
 NORTH
 Product Design: vesicas
 Version: 1.0

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BOSCHFONTEIN 330



Rustenburg Spatial Development Framework
Oifantsnek

- Towns
- Farm Portons
- Eri
- Urban Edge

Spatial Development Framework

- Activity Spines
- Residential Neighbourhoods/ Existing Urban Development
- Primary Activity Node - CBD
- Secondary Activity Node - Business
- Mixed Use Precincts/Areas
- Industrial Areas
- Public Facilities
- Recreation
- Mining Areas
- Open Space
- Agriculture & Farming Focus Area
- Strategic Development Areas (SDA's)
- Multiple Residential
- Single Residential
- Housing Reform Areas
- Offices & Medical Consulting Rooms Precinct (PC1)
- Offices Precinct (PC2)
- Opportunity Areas
- Transition Zones
- Future Roads
- Core Zone
- Magsalshoep Biosphere Reserve
- Buffer Zone
- Transition Zone

SOURCES:

- Demarcation Board, 2010
- Markt Rusk, 2015
- Rustenburg SDF, 2010

Scale - 1 : 10,000 (A3)

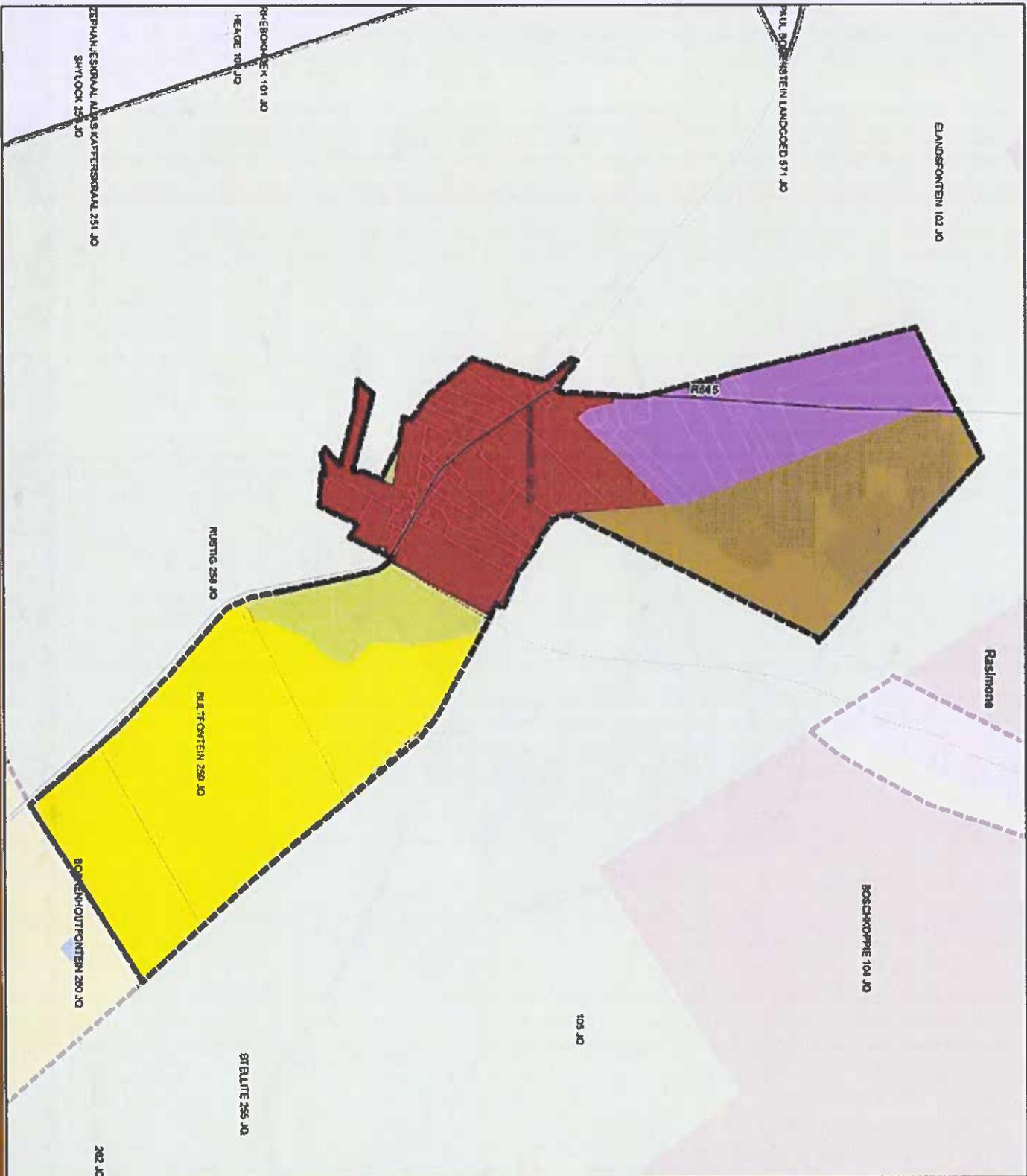


Project Details: 1002349

Version: 00

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Local Area Plans: Boshhoek



Rustenburg
Local Municipality

Rustenburg Spatial Development Framework
Boshhoek

- Towns
 - Farm Portions
 - Erft
 - Urban Edge
- Spatial Development Framework**
- Activity Spines
 - Residential Neighbourhoods/ Existing Urban Development
 - Primary Activity Node - CBD
 - Secondary Activity Node - Business
 - Mixed Use Precincts/Areas
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 - Offices Precinct (PC2)
 - Opportunity Areas
 - Transition Zones
 - Future Roads
 - Magaliesberg Biosphere Reserve
 - Core Zone
 - Buffer Zone
 - Transition Zone

SOURCES:
Demarcation Board 2015
Magiit Reports 2015
Rustenburg SDF 2010

Scale - 1 : 30,000 (A3)

NORTH

0 0.325 0.65 1.3 Km

Project Details: 1602966
Version: V0

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ANNEXURE B:

List of Informal Settlements

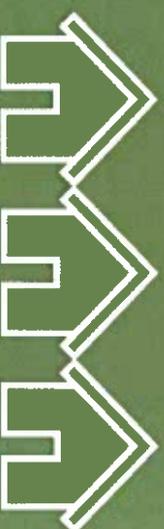


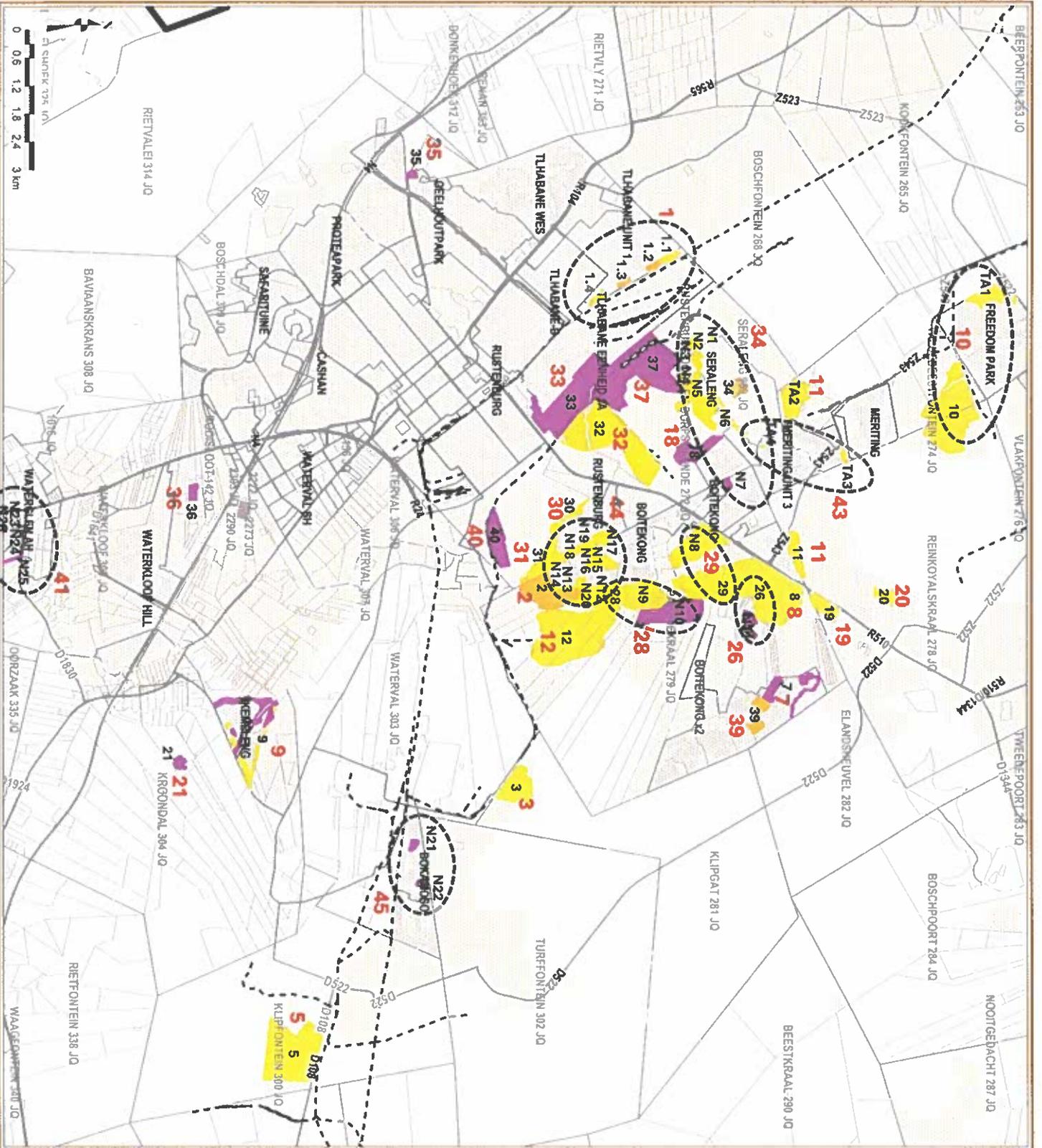
Table : Rustenburg LH: Informal Settlements and Structures, 2024

Number of Informal Settlements	Map #	Ward	Urban Edge 2023	Name	Number of Structures	
					(R.L.M. Directorate: Planning and Human Settlement, 2022)	(Plan Associates Courts, 2024)
1	1	11	Inside	Yizo Yizo (Thibane)	1 505	1 505
42	N42	35	Partly Inside	Boshock		346
35	35	16	Inside	Plastic City	70	57
36	36	17	Inside	Sanderwater	400	408
41	N23-N26	35	Inside	WATERLEIGH	238	238
Subtotal: Rustenburg, Thabane					1 975	2 554
10	10, T41	24,38	Inside	Freedom Park	2 000	3 993
20	20	23	Inside	Meerengville	310	324
43	T43, T44	41, 12	Inside	Mertling		118
11	11, T42	12, 41	Inside	Charabela 14, Botlekong Kanana	1 055	1 406
34	34, M1-N7	41, 12	Inside	Serang, Botlekong Kanana, SERALENG 2		1 789
18	18, 1-18,3	37	Inside	Jabula & Donusa	2 000	1 908
32	32	39	Inside	Tshenolong (Ranochara)		1 823
33	33	43	Inside	Rudlwile (Zimlanville)	2 029	2 029
37	37	11, 43	Inside	Rudlwile (next to Zimlanville)		1 293
19	19	23	Inside	Charabela - Macillanberg	113	113
8	8	23	Inside	Pot 14	780	656
26	26, N11	40	Inside	Danod View, (Botlekong Kanana)	3 209	3 914
29	29, N8	19, 40	Inside	Abu - Dabi (Panderhall), Botlekong Kanana		2 757
28	N8, N10, 28	19, 21, 22	Inside	Botlekong Kanana (part of Rook)	1 209	2 563
12	12, 1-12,3	21, 22	Inside	Poppo Madole	3 337	5 185
44	N12-N20	19, 22, 39	Inside	BOTEKONG		2 498
2	2	22	Inside	Mooki Sun	2 088	2 279
30	30	39	Inside	Ranochara (Sunam)	242	372
31	31	39	Inside	Ranochara (Airport View)	266	1 182
40	40	39	Inside	Tshenolong		299
7	7	40	Inside	Yizo Yizo (Botlekong B)	2 800	389
39	39	20, 40	Inside	Botlekong X2	321	618
Subtotal Botlekong					19 617	37 518
3	3	34	Inside	Zakhele	1 532	310
45	N21, N22	34	Inside	BOKAMOSO		53
9	9	33, 34, 35	Inside	Kemeng	4 000	3 178
21	21	35	Inside	Pooane		227
5	5	33	Inside	Mkwaning	4 000	1 846
Subtotal Bokamoso					9 532	5 614
22	22, N36	31	Inside	Group Five, Markara	649	1 759
23	23	31	Inside	Branspits	691	808
17	17, N27	31	Partly Inside	Ben, Sporing North	739	781
13	13	31	Inside	Markara x13 (Marunqopo)	247	1 033
14	14	31	Inside	Somhuse	300	780
24	24	31	Inside	Sikekik	241	285
15	15	31	Inside	Sporing South	1 241	1 241
16	16, N28	31	Inside	Sporing North	605	27
46	N29-N30, N32-35, N37	31, 32	Inside	Markara, ROOKOPLES 297 JQ		1 817
4	4	31, 32	Outside	Minditlolkwa	790	1 601
25	25	32	Outside	Tshilong	50	223
38	38, N31	32	Outside	Lepokeng		764
Subtotal Markara					5 553	11 119
47	N39	1	Inside	Prasima		935
48	N40	25	Inside	MONNAKATOJA		10
27	27, 1, 27, 2	27, 28	Inside	Soviel View - Lebhang (North)	584	2 917
49	T46-T49	29, 3	Inside	BETHANIE		165
6	6	44	Inside	kgang	1 604	625
50	T45	29	Inside	Mamong		121
51	N41	29	Inside	Rakwenyane		95
Subtotal Rural North					2 188	4 868
Subtotal Rural South						383
Total R.L.M Informal					38 865	62 036

**RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025**

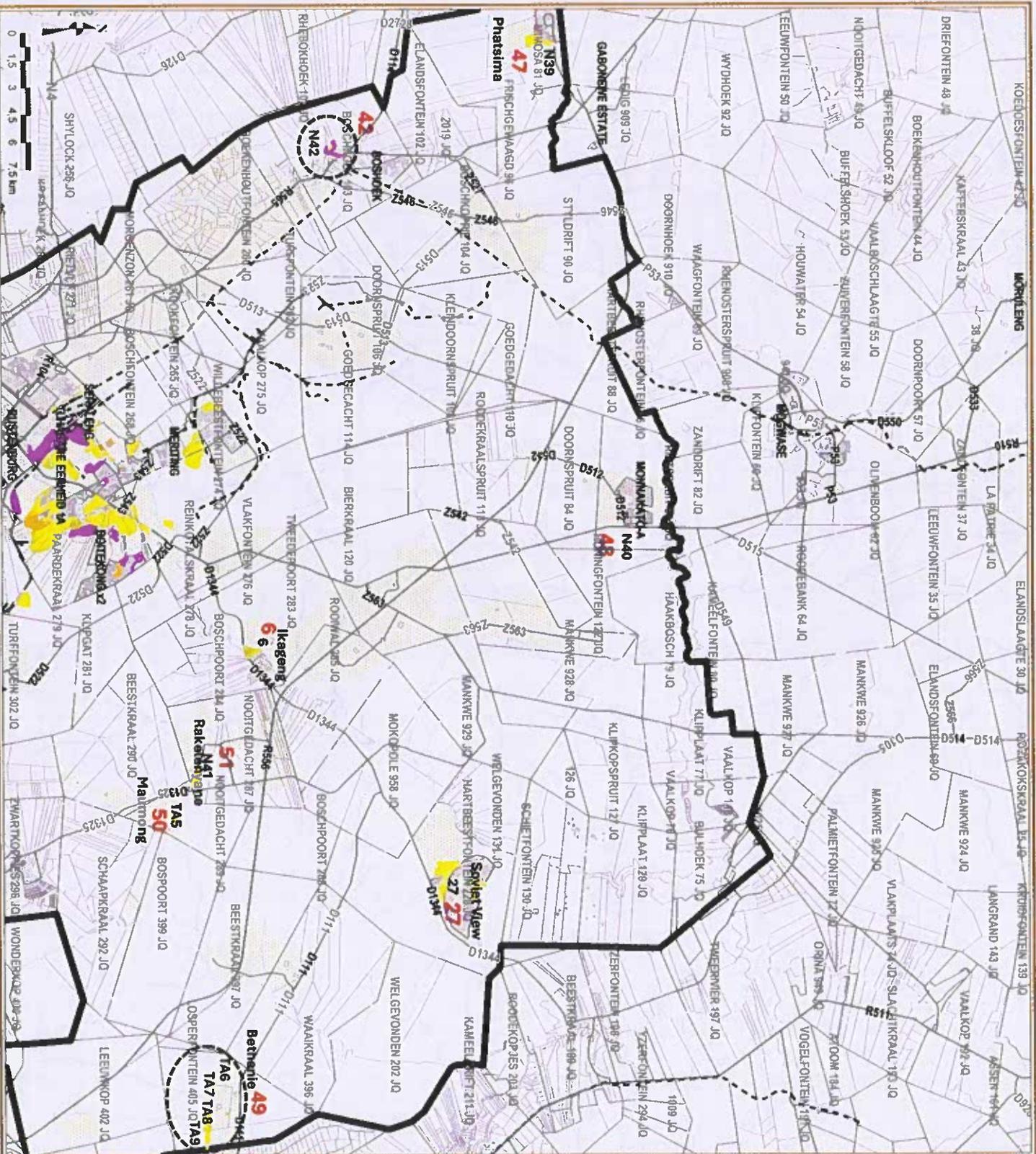
**RUSTENBURG /
TLHABANE/BOITEKONG/
BOKAMOSO
INFORMAL SETTLEMENT**

-  Group Settlement
-  Detailed Number
-  Informal Settlement Group Number
-  Urban Edge



**RURAL NORTH
INFORMAL SETTLEMENT**

-  Group Settlement
- 12** Detailed Number
- 45** Informal Settlement Group Number
-  Urban Edge



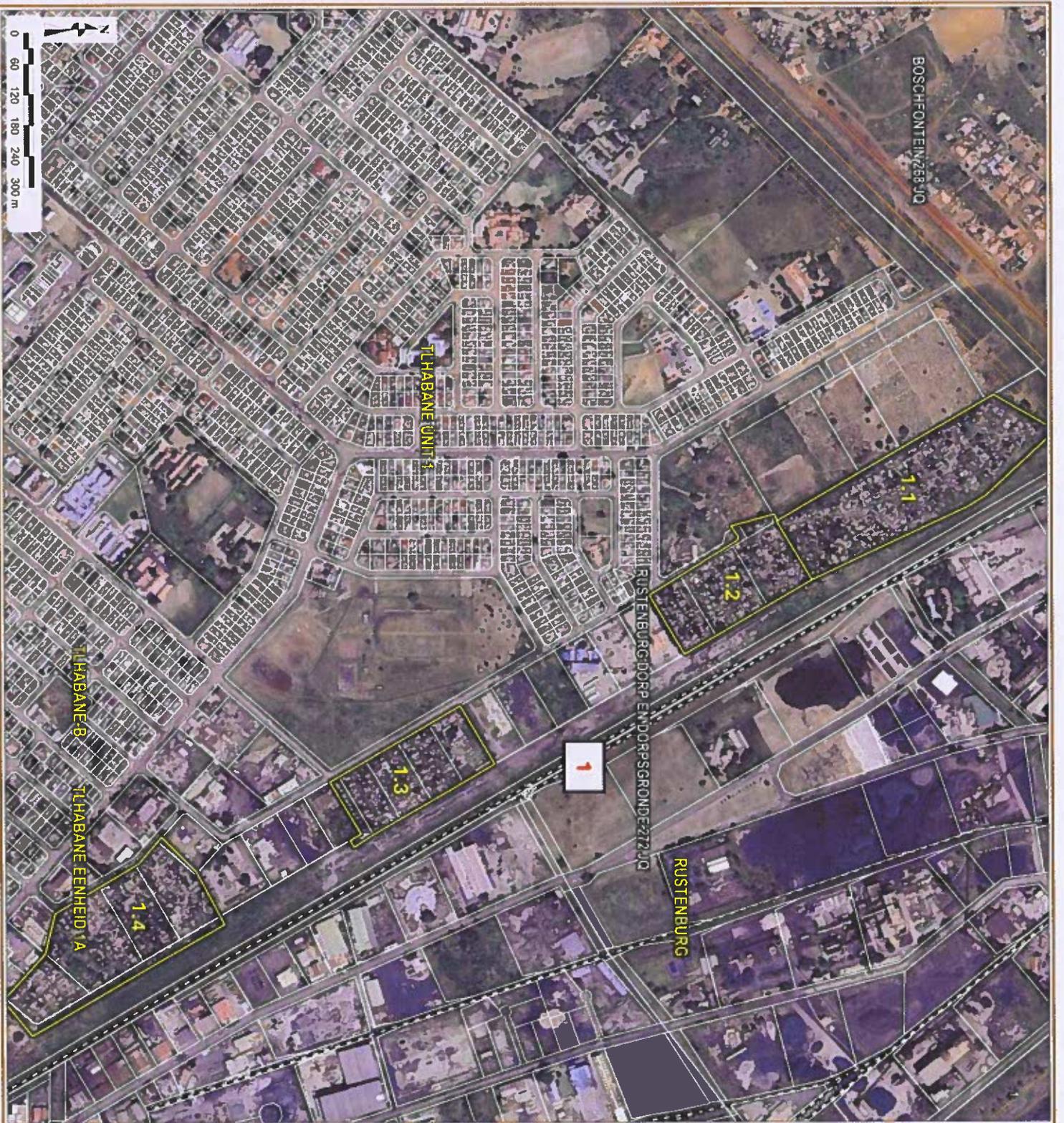
FIGURE

**MARIKANA
HUMAN SETTLEMENT AND LAND
STRATEGY**

MARIKANA

-  Group Settlement
- 12** Detailed Number
- 45** Informal Settlement Group Number
-  Urban Edge





INFORMAL AREAS

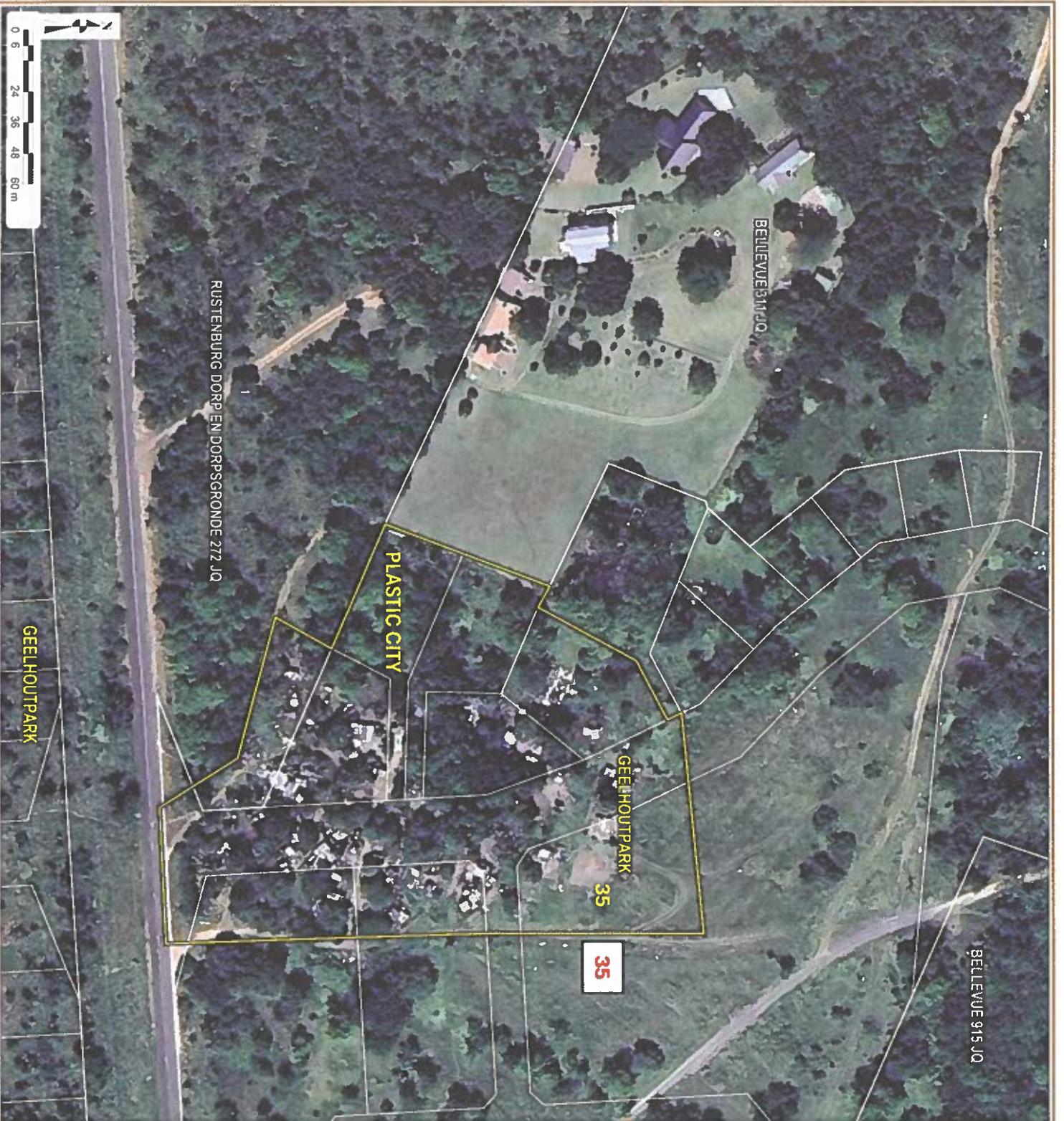
RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025

**RUSTENBURG / TLHABANE
INFORMAL AREAS**

1. YIZO TIZO (TLHABANE)

1 Informal Settlement
Group Number

	DWELLING UNIT COUNT			Total
	2011	2022	2024	
1.1	374			374
1.2	268			268
1.3	355			355
1.4	508			508
1	1 505			1 505



INFORMAL AREAS

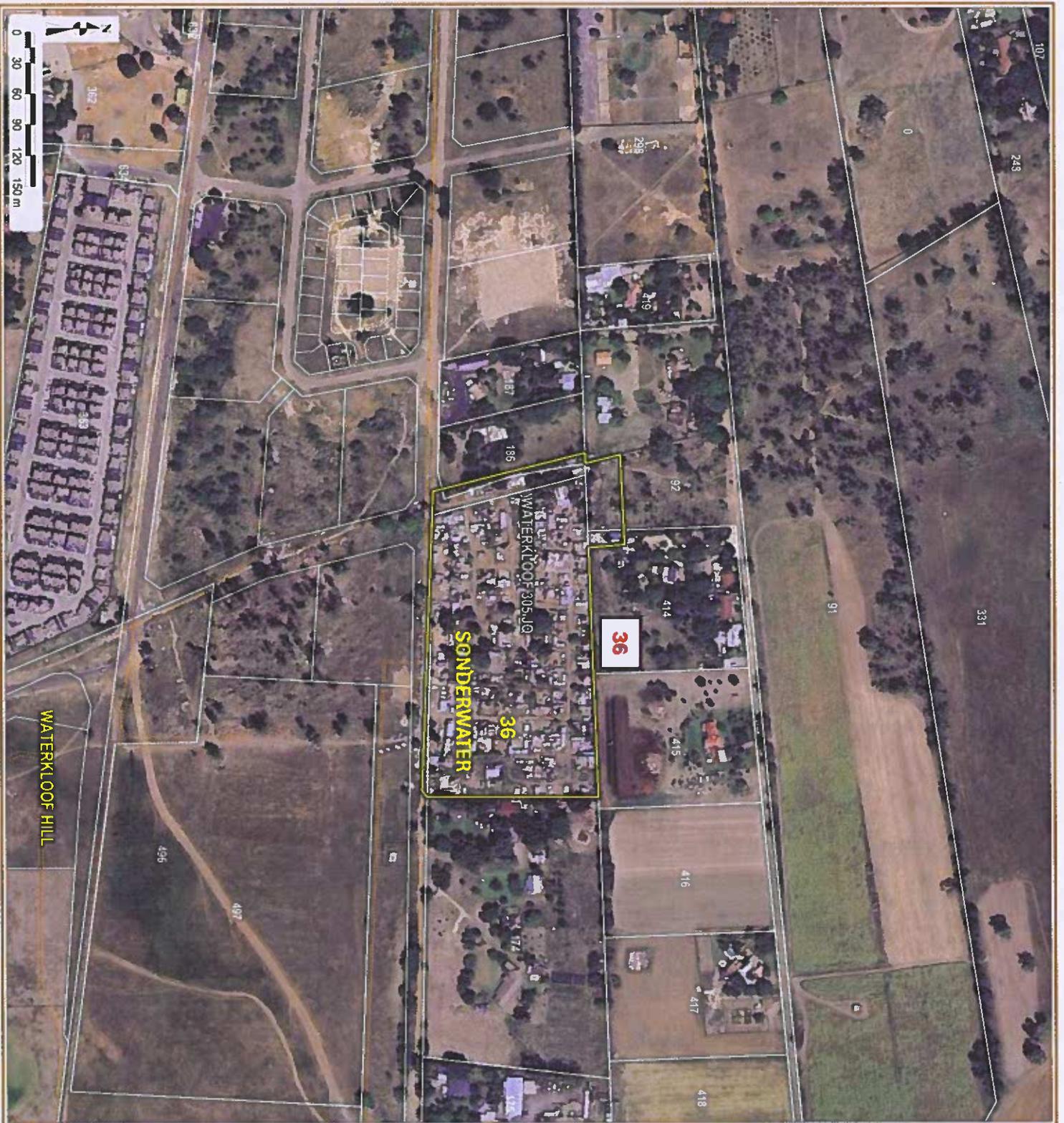
**RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025**

**RUSTENBURG / TLHABANE
INFORMAL AREAS**

35. PLASTIC CITY

1 Informal Settlement
Group Number

DWELLING UNIT COUNT	2011-2022		2022-2024		Total
	2011	2022	2024		
35	-	57	-		57



INFORMAL AREAS

RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025

**RUSTENBURG / TLHABANE
INFORMAL AREAS**

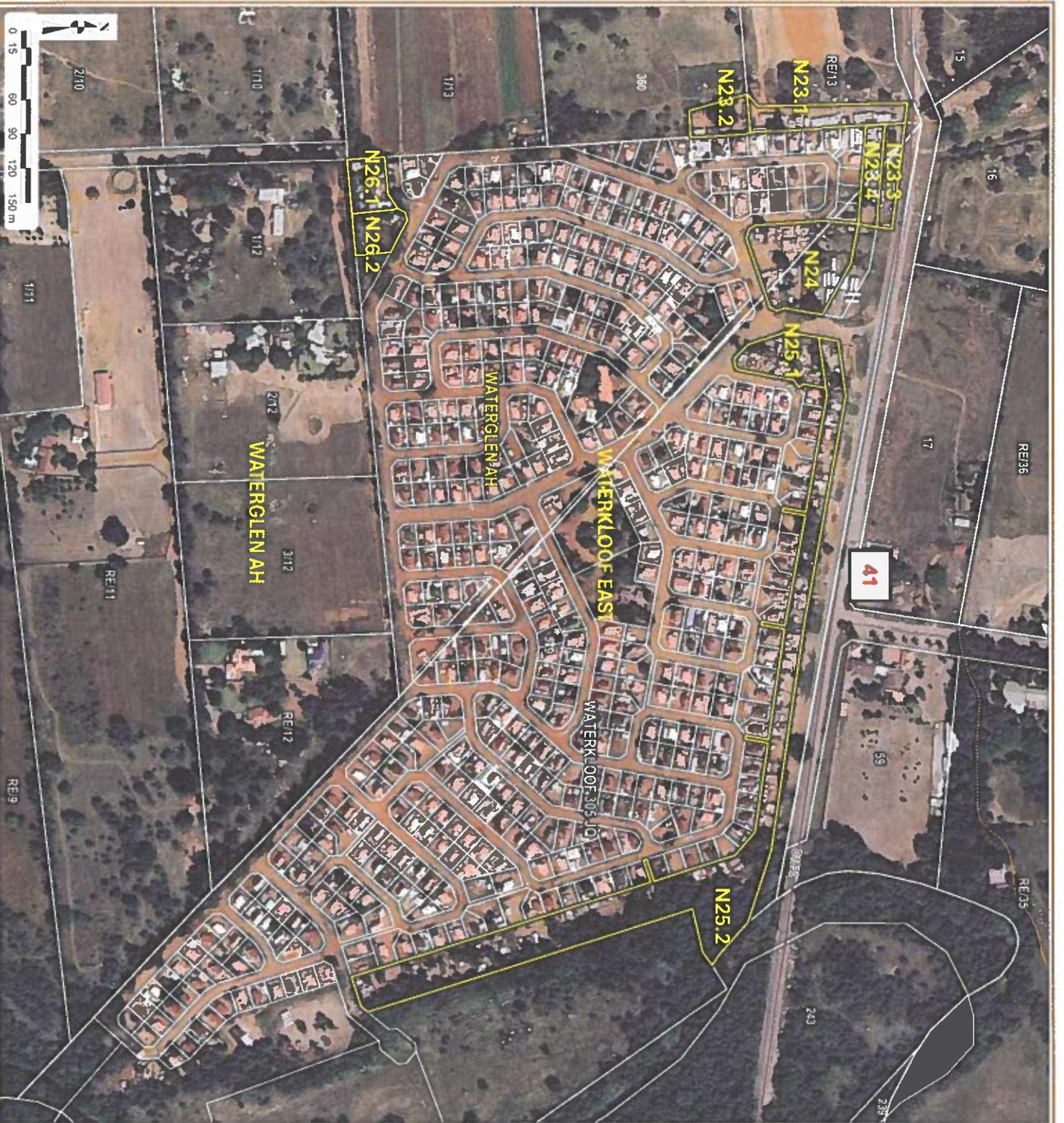
36. SONDERWATER

1 Informal Settlement
Group Number

DWELLING UNIT COUNT				
	2011-	2022-	2024	Total
36	0	408	0	408



FIGURE



INFORMAL AREAS

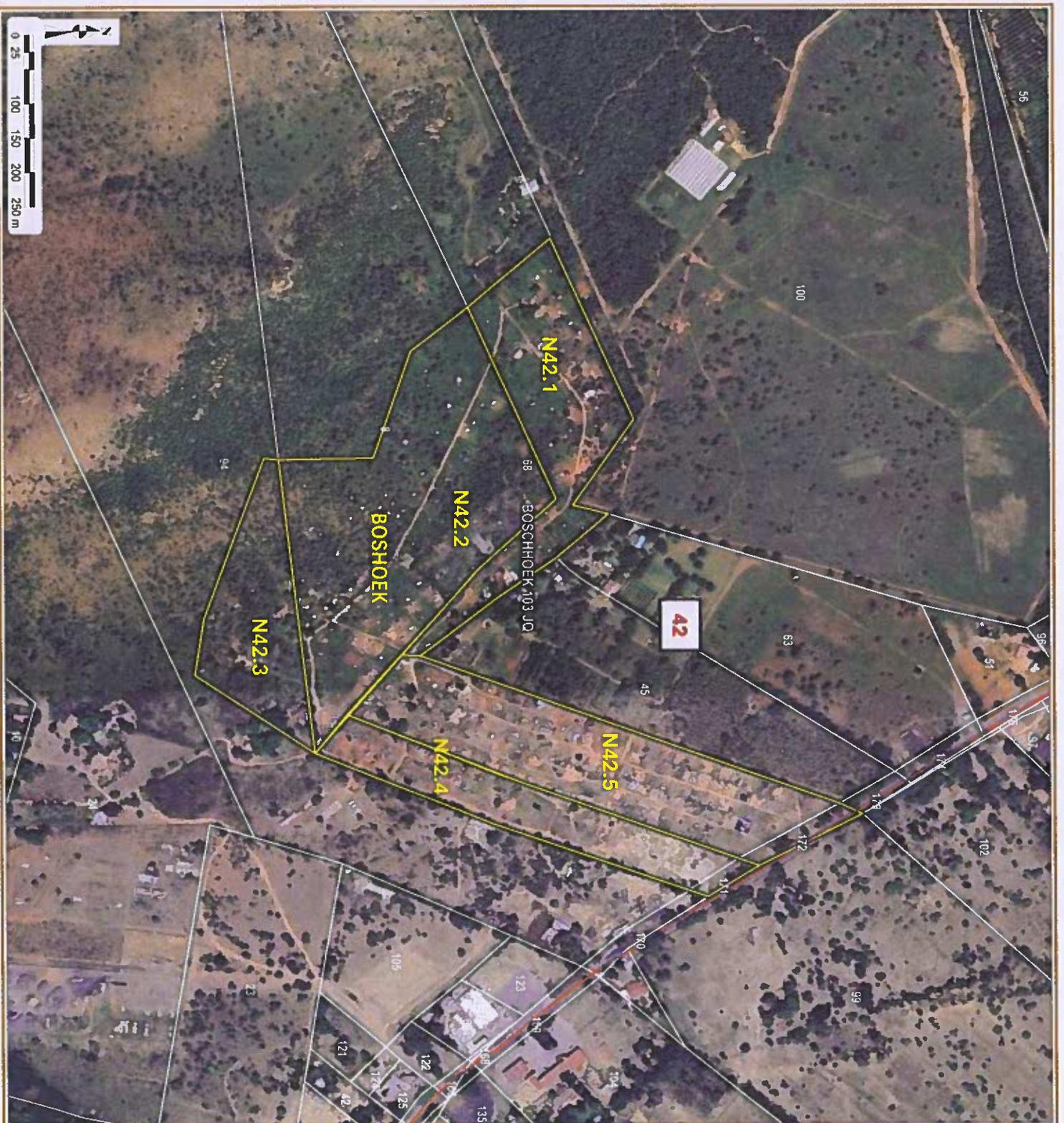
RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025

RUSTENBURG / TLHABANE
INFORMAL AREAS

- N23. WATERGLEN AH
- N24. WATERKLOOF EAST
- N25. WATERKLOOF EAST
- N26. WATERKLOOF EAST

1 Informal Settlement
Group Number

	DWELLING UNIT COUNT			Total
	2011	2022	2024	
N23.1	16	27	-	43
N23.2	18	3	-	21
N23.3	-	2	-	2
N23.4	-	8	-	8
N23	34	40	-	74
N24	-	38	-	38
N25.1	-	26	-	26
N25.2	-	72	-	72
N25	-	98	-	98
N26.1	-	21	-	21
N26.2	-	4	-	4
N26	-	28	-	28



INFORMAL AREAS

RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025

**RUSTENBURG / TLHABANE
INFORMAL AREAS**

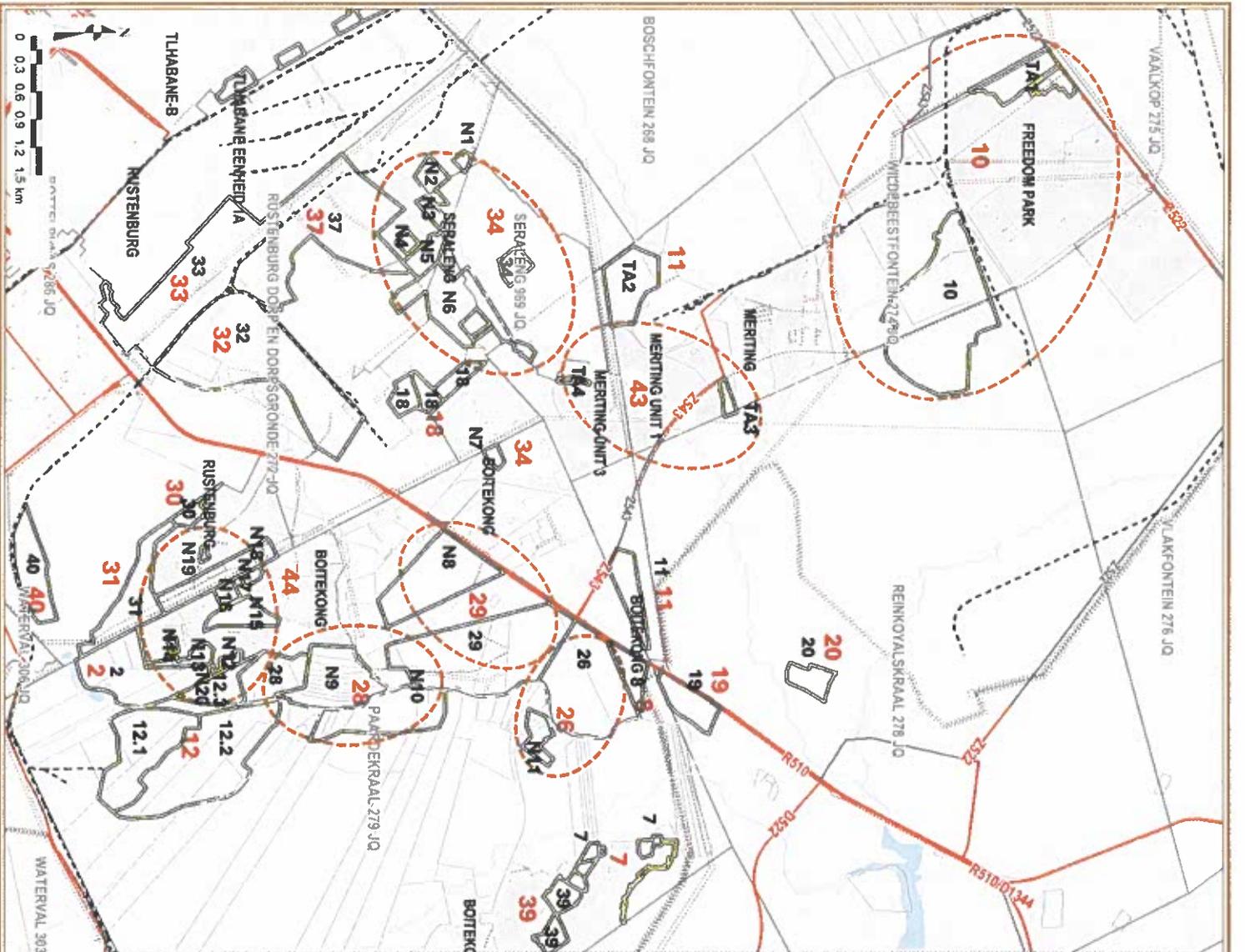
N42. BOSHOEK

1 Informal Settlement
Group Number

	DWELLING UNIT COUNT			Total
	2011	2022	2022-2024	
N42.1	54			
N42.2	98			
N42.3	14			
N42.4	34			
N42.5	146			
N42	346			346



FIGURE



	DWELLING UNIT COUNT				
	2011	2011-2022	2022-2024	Total	
TA1	10 354	-	-	3 534	10 354
TA2	-	459	-	459	324
TA3	324	-	-	324	102
TA4	-	102	-	102	16
TA5	-	16	-	16	878
TA6	11 878	-	-	11 878	528
TA7	-	528	-	528	425
TA8	34 389	36	-	34 425	11
TA9	-	11	-	11	208
TA10	-	435	-	435	654
TA11	11	-	-	11	38
TA12	-	-	-	-	139
TA13	-	-	-	-	72
TA14	-	72	-	72	151
TA15	-	151	-	151	299
TA16	-	299	-	299	635
TA17	18.1 635	-	-	18.1 635	525
TA18	18.2 525	-	-	18.2 525	748
TA19	18.3 748	-	-	18.3 748	583
TA20	32	1 240	-	1 272	1 823
TA21	33	2 029	-	2 062	2 029
TA22	37	792	-	829	1 293
TA23	19	113	-	132	113
TA24	8	656	-	664	656
TA25	26	3 695	-	3 721	3 695
TA26	29	937	-	966	1 255
TA27	-	-	-	-	219
TA28	-	-	-	-	188
TA29	-	-	-	-	1 492
TA30	-	-	-	-	811
TA31	-	-	-	-	543
TA32	-	-	-	-	1 209
TA33	12.1 1 920	-	-	12.1 1 920	2 579
TA34	12.2	2 579	-	2 579	686
TA35	12.3 370	316	-	686	94
TA36	12.4 94	-	-	94	298
TA37	12.5 298	-	-	298	75
TA38	12.6 75	702	-	777	705
TA39	12.7 3	702	-	705	290
TA40	12.8 290	-	-	290	207
TA41	12.9 207	308	-	515	726
TA42	13.0 418	-	-	418	70
TA43	13.1 70	-	-	70	33
TA44	13.2 33	-	-	33	2 279
TA45	13.3 2 174	430	-	2 604	1 182
TA46	13.4 30 372	281	-	30 653	299
TA47	13.5 31 901	299	-	32 199	399
TA48	13.6 40	299	-	339	618
TA49	13.7 7 317	82	-	7 400	618
TA50	13.8 39 618	-	-	39 618	37 518
TA51	15 396	20 058	2 064	37 518	

DWELLING UNIT COUNTED - (2011-2024)

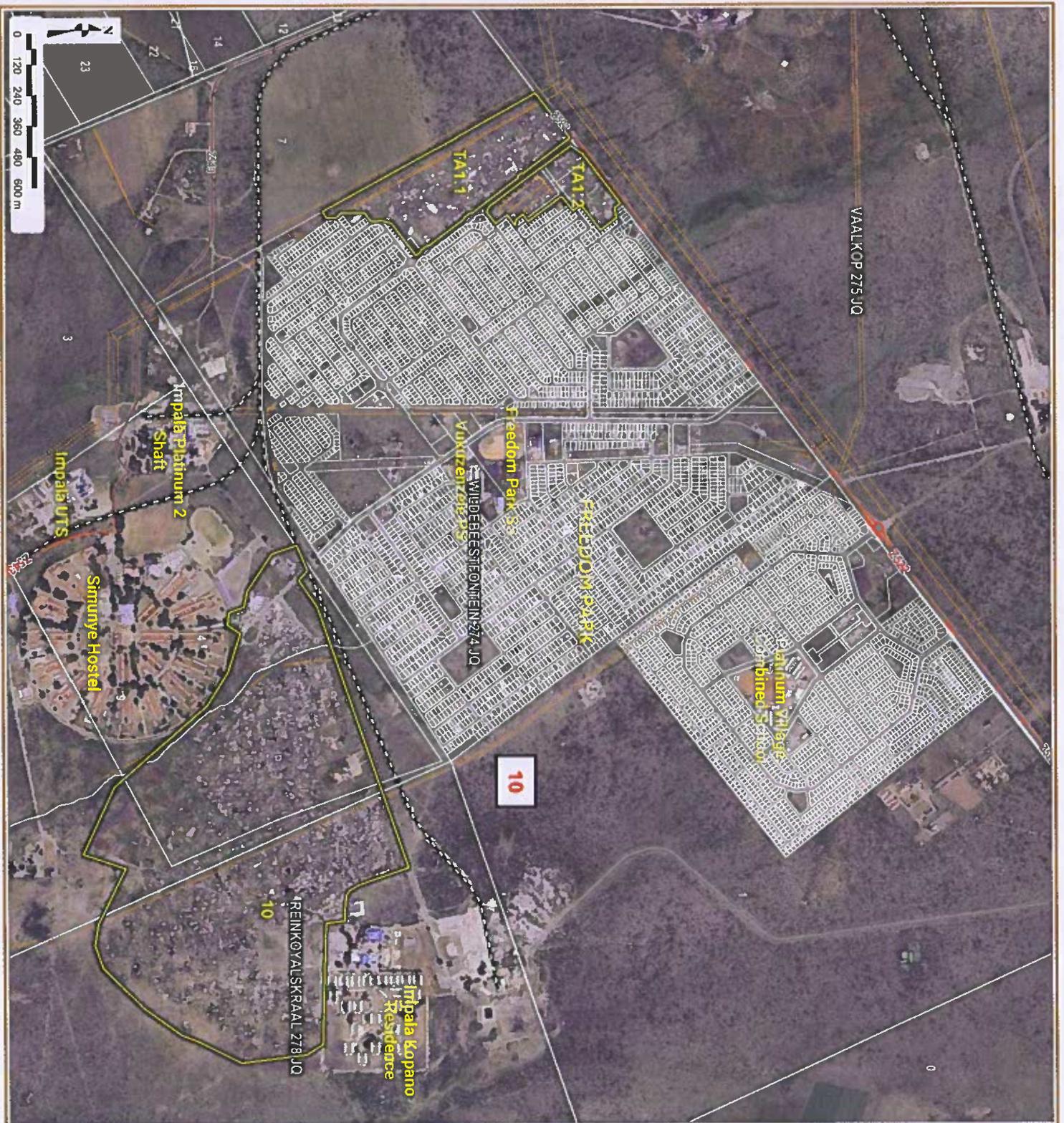
RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025

BOTLEKONG - MERITING INCREMENTAL DWELLING COUNTS

- Legend**
- 45 Informal Settlement Group Number
 - Rustenburg LM
 - Tribal Council Area
 - Settlement
 - National Road
 - Main Road
 - Other Roads
 - Railways
 - Rivers
 - Dams



FIGURE



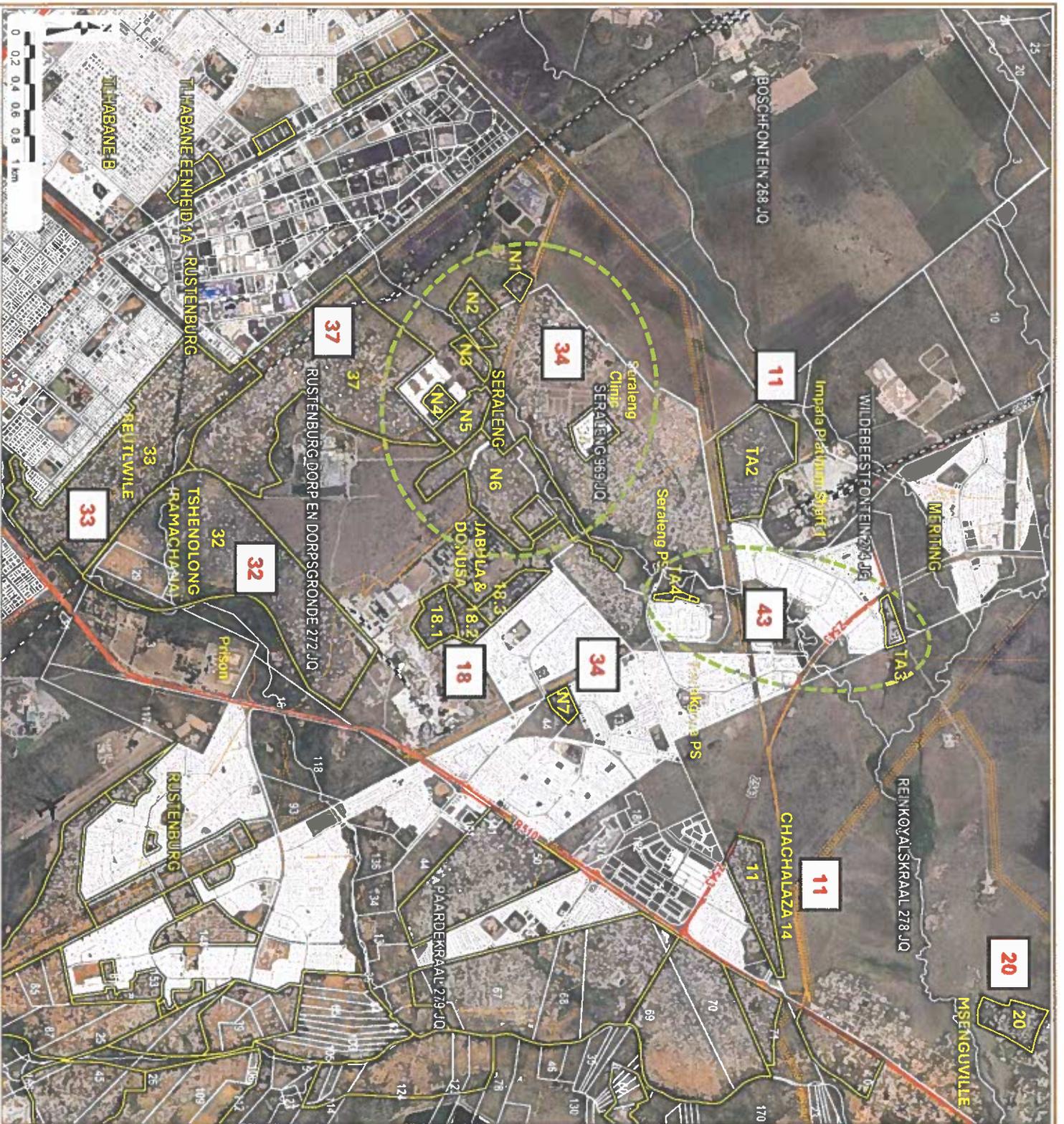
INFORMAL AREAS

RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025

**BOTSEKONG
INFORMAL AREAS
FREEDOM PARK**

1 Informal Settlement
Group Number

	DWELLING UNIT COUNT			Total
	2011	2022	2024	
10	3 534	-	-	3 534
TA1.1	-	126	-	459
TA1.2	-	333	-	459
	3 534	459	-	3 993



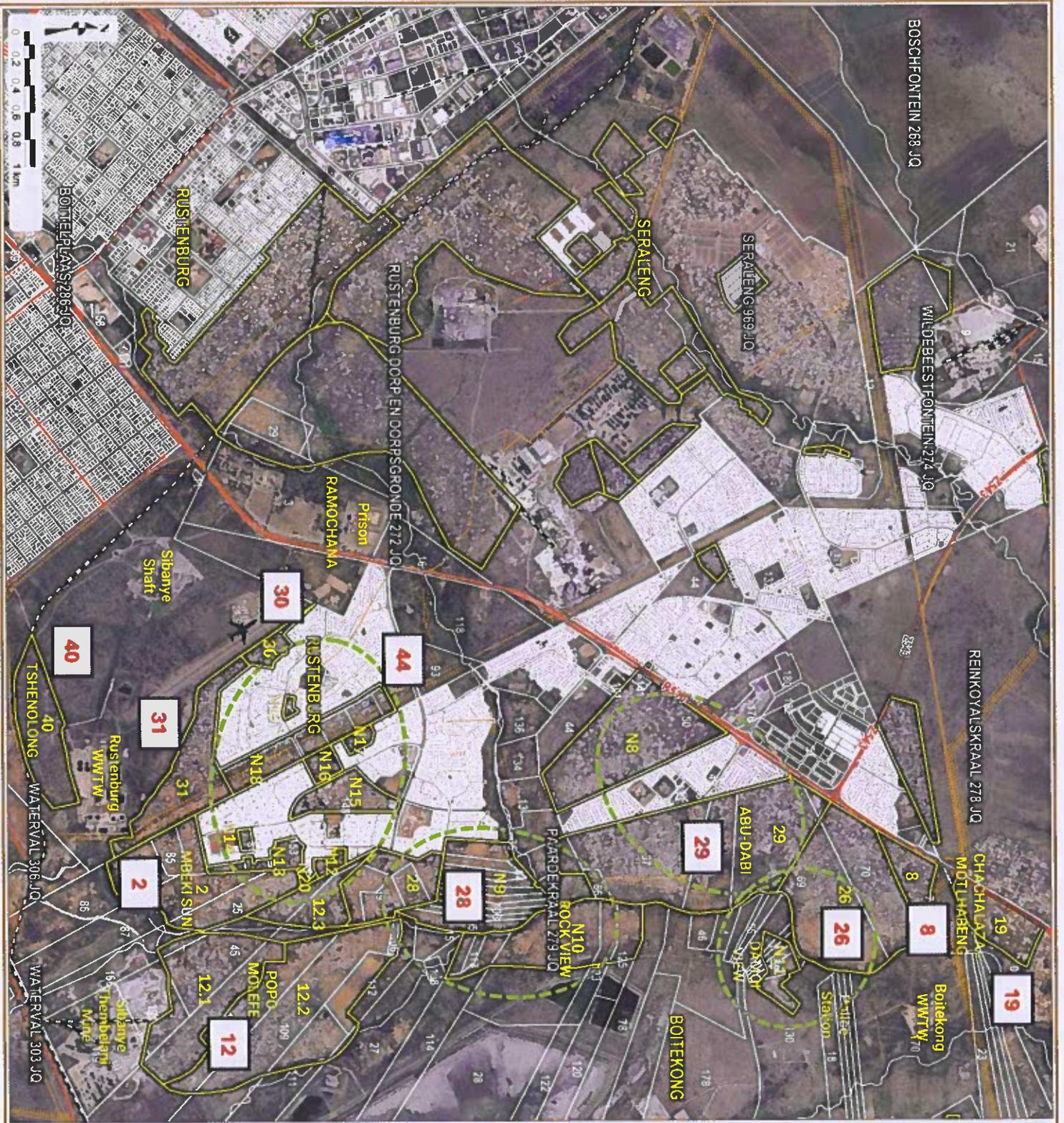
INFORMAL AREAS

RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025

BOITEKONG INFORMAL AREAS

1
Informal Settlement
Group Number

	DWELLING UNIT COUNT			Total
	2011	2022	2024	
20	324	-	-	324
TA3	-	102	-	102
TA4	-	16	-	16
11	878	-	-	878
TA2	-	528	-	528
34	389	36	-	425
N7	-	11	-	11
N6	11	435	208	654
N1	-	-	38	38
N2	-	-	139	139
N3	-	72	-	72
N4	-	151	-	151
N5	-	299	-	299
18.1	635	-	-	635
18.2	525	-	-	525
18.3	748	-	-	748
32	-	1240	583	1823
33	-	2029	-	2029
37	-	792	501	1293
	3510	5711	1469	10690



INFORMAL AREAS

1 Informal Settlement Group Number

BOITEKONG
INFORMAL AREAS

DWELLING UNIT COUNT	2011-2022		Total
	2011	2022	
19	113	-	113
8	656	-	656
26	3695	-	3695
29	937	-	1265
N11	-	219	219
N8	1304	188	1492
N9	781	30	811
N10	485	58	543
28	176	1033	1209
12.1	1920	-	1920
12.2	2579	-	2579
12.3	370	316	686
N12	94	-	94
N13	298	-	298
N14	75	-	75
N15	3	702	705
N16	290	-	290
N17	207	-	207
N18	418	308	726
N19	70	-	70
N20	33	-	33
2	1749	430	2279
30	372	-	372
31	901	281	1182
40	-	299	299
	7417	13806	21818

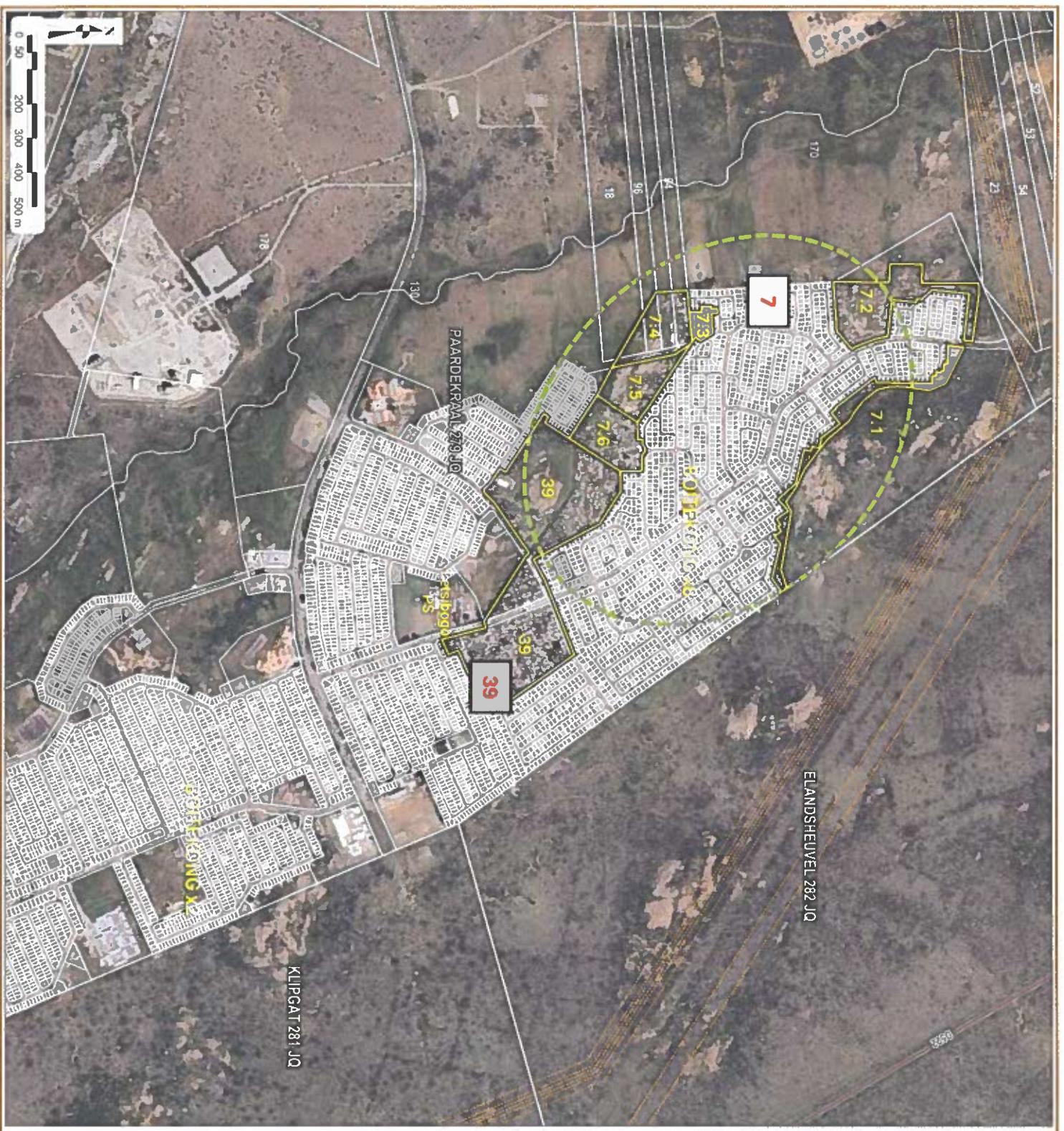
**BOITEKONG
INFORMAL AREAS**

- 7. BOITEKONG X8**
- 39. BOITEKONG X2**

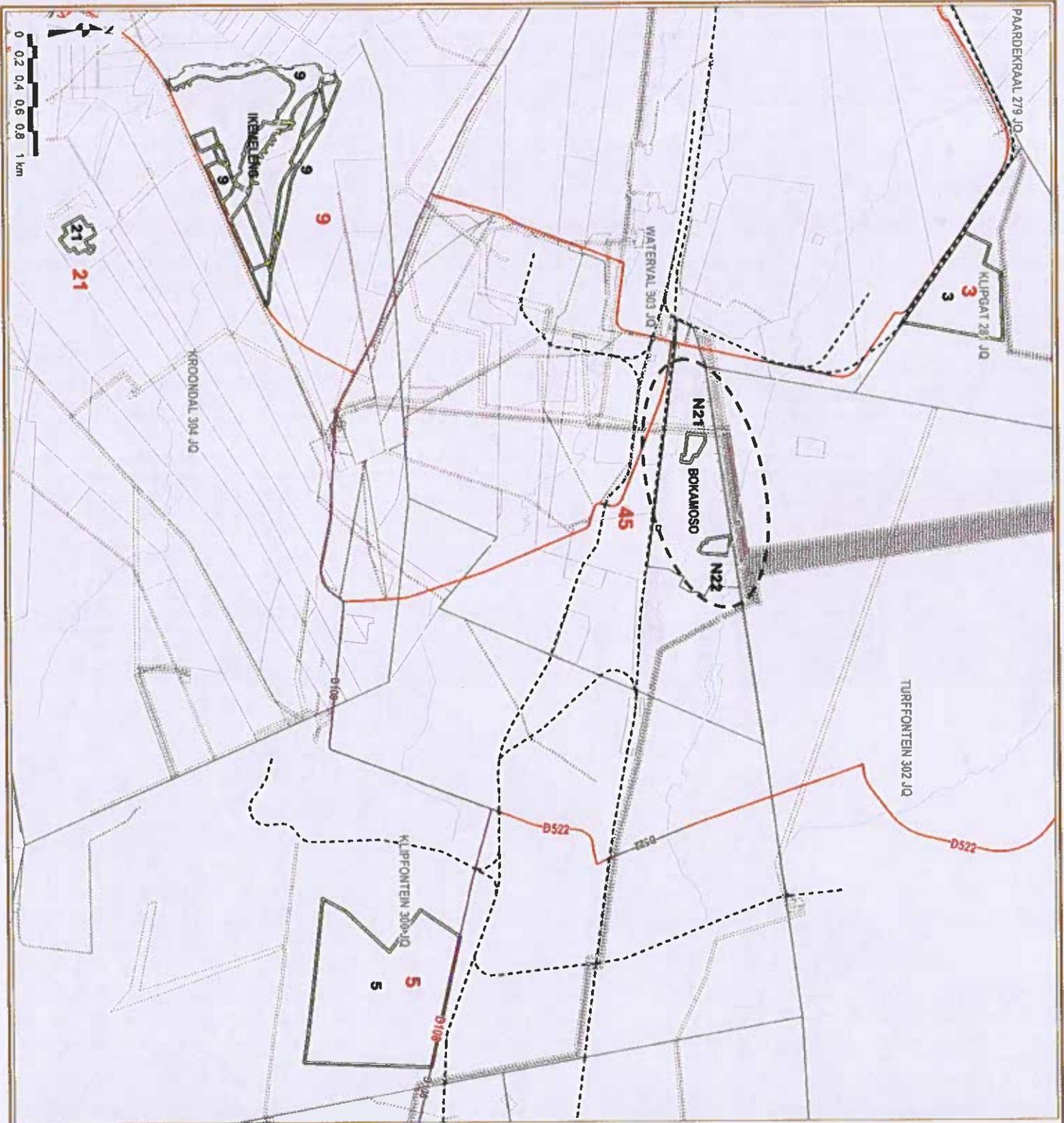


Informal Settlement
Group Number

INFORMAL AREAS



	DWELLING UNIT COUNT			Total
	2011	2022	2024	
7.1	17	13	-	30
7.2	11	58	-	69
7.3	30	-	-	30
7.4	63	11	-	74
7.5	58	-	-	58
7.6	138	-	-	138
7	317	82	-	399
39	618	-	-	618
	935	82	-	1017



0 0.2 0.4 0.6 0.8 1 km



DWELLING UNIT COUNTED – (2011-2024)

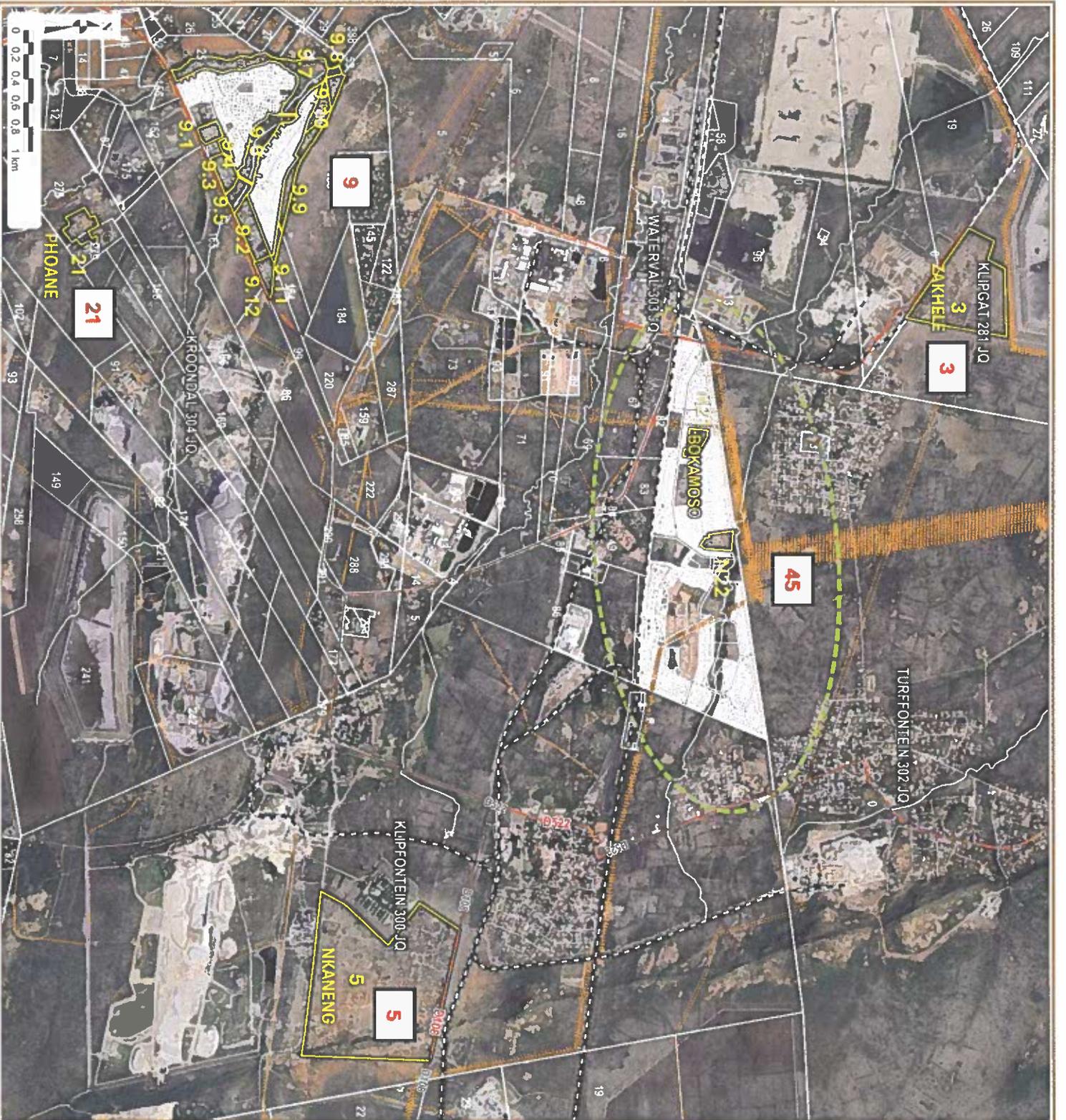
	DWELLING UNIT COUNT		
	2011-2011-2022	2022-2024	Total
3	310		310
N21	39		39
N22	14		14
9	625	253	3 178
21	227		227
5	1846		1 846
	3 008	2 506	5 514

BOKAMOSO INCREMENTAL DWELLING COUNTS

RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025

Legend

- 45 Informal Settlement Group Number
- Rustenburg LM
- Tribal Council Area
- Settlement
- National Road
- Main Road
- Other Roads
- Railways
- Rivers
- Dams



INFORMAL AREAS

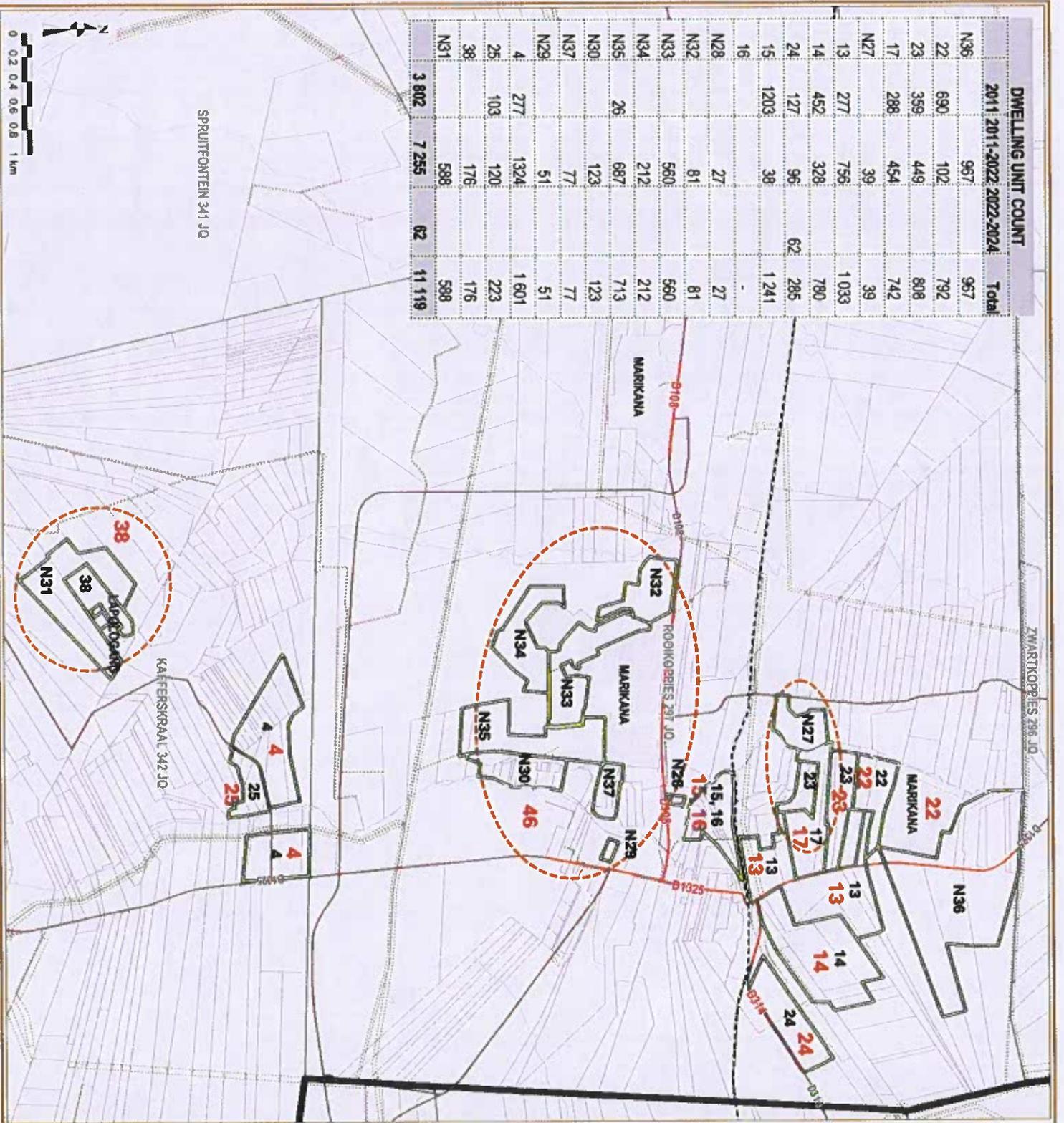
**BOKAMOSO
INFORMAL AREAS**

1 Informal Settlement
Group Number

DWEL LING UNIT COUN T	2011-2022		2022-2024		Total
	2011	2022	2024		
3	310	-	-	-	310
N21	-	39	-	-	39
N22	-	14	-	-	14
9.1	274	274	-	-	274
9.2	15	551	-	-	566
9.3	-	310	-	-	310
9.4	-	27	-	-	27
9.5	1	146	-	-	147
9.6	44	216	-	-	260
9.7	293	432	-	-	725
9.8	2	7	-	-	9
9.9	123	181	-	-	304
9.10	106	148	-	-	256
9.11	39	3	-	-	42
9.12	625	216	-	-	216
9	227	2553	-	-	3178
21	1846	-	-	-	227
5	1846	-	-	-	1846
	3008	2606	-	-	5614

DWELLING UNIT COUNT

	2011	2011-2022	2022-2024	Total
N36	22	690	102	792
23	359	449		808
17	288	454		742
N27	13	277	39	39
13	277	756		1 033
14	452	328		780
24	127	96		223
15	1203	38		1 241
16				-
N28		27		27
N32		81		81
N33		560		560
N34		212		212
N35	26	687		713
N30		123		123
N37		77		77
N29	4	277	51	51
4	277	1324		1 601
25	103	120		223
38		176		176
N31		588		588
	3 802	7 255	62	11 119



DWELLING UNIT COUNTED - (2011-2024)

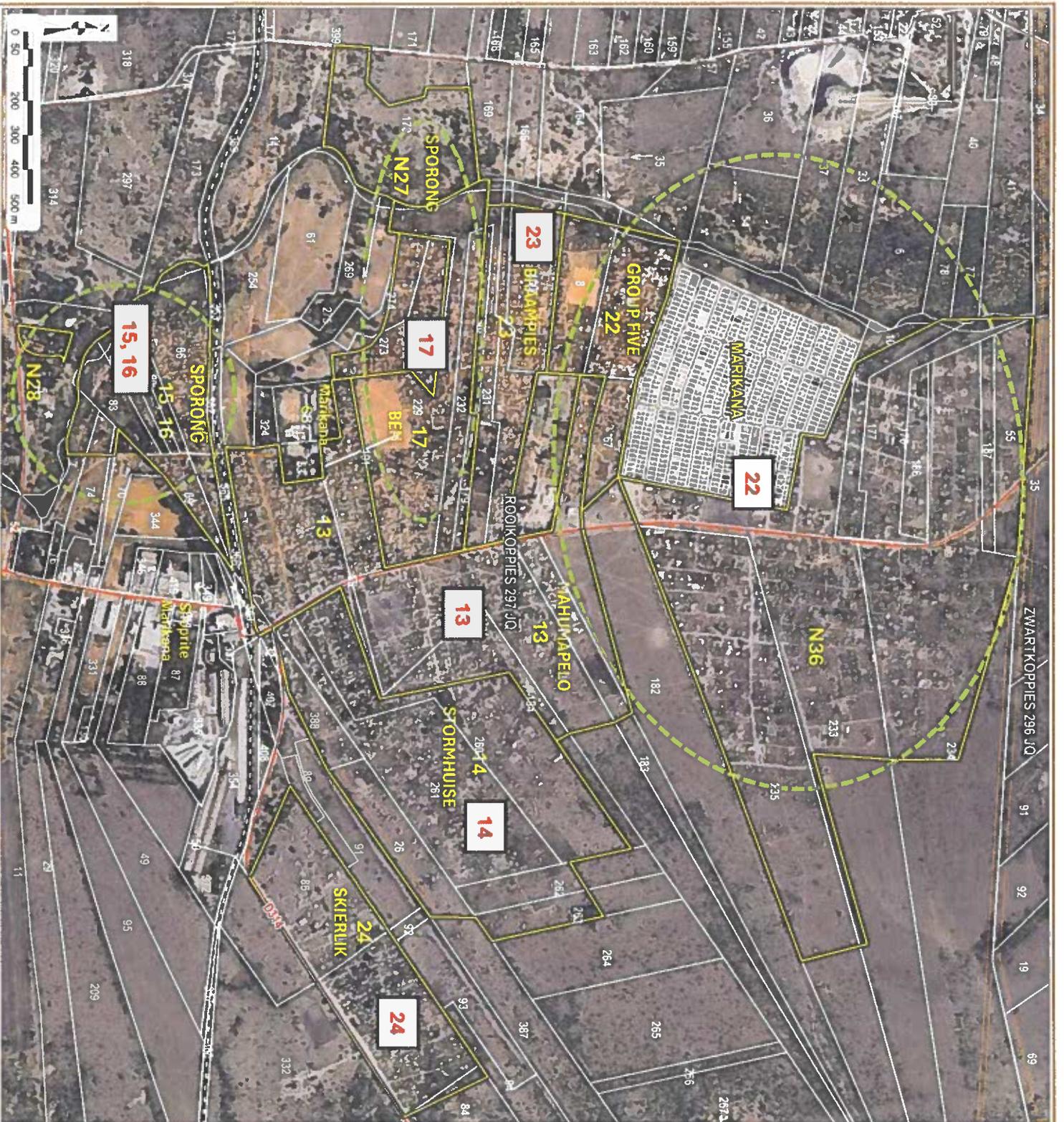
RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025

MARIKANA INCREMENTAL DWELLING COUNTS

- Legend**
- 45 Informal Settlement Group Number
 - Rustenburg LM
 - Tribal Council Area
 - Settlement
 - National Road
 - Main Road
 - Other Roads
 - Railways
 - Rivers
 - Dams



FIGURE
FIGURE



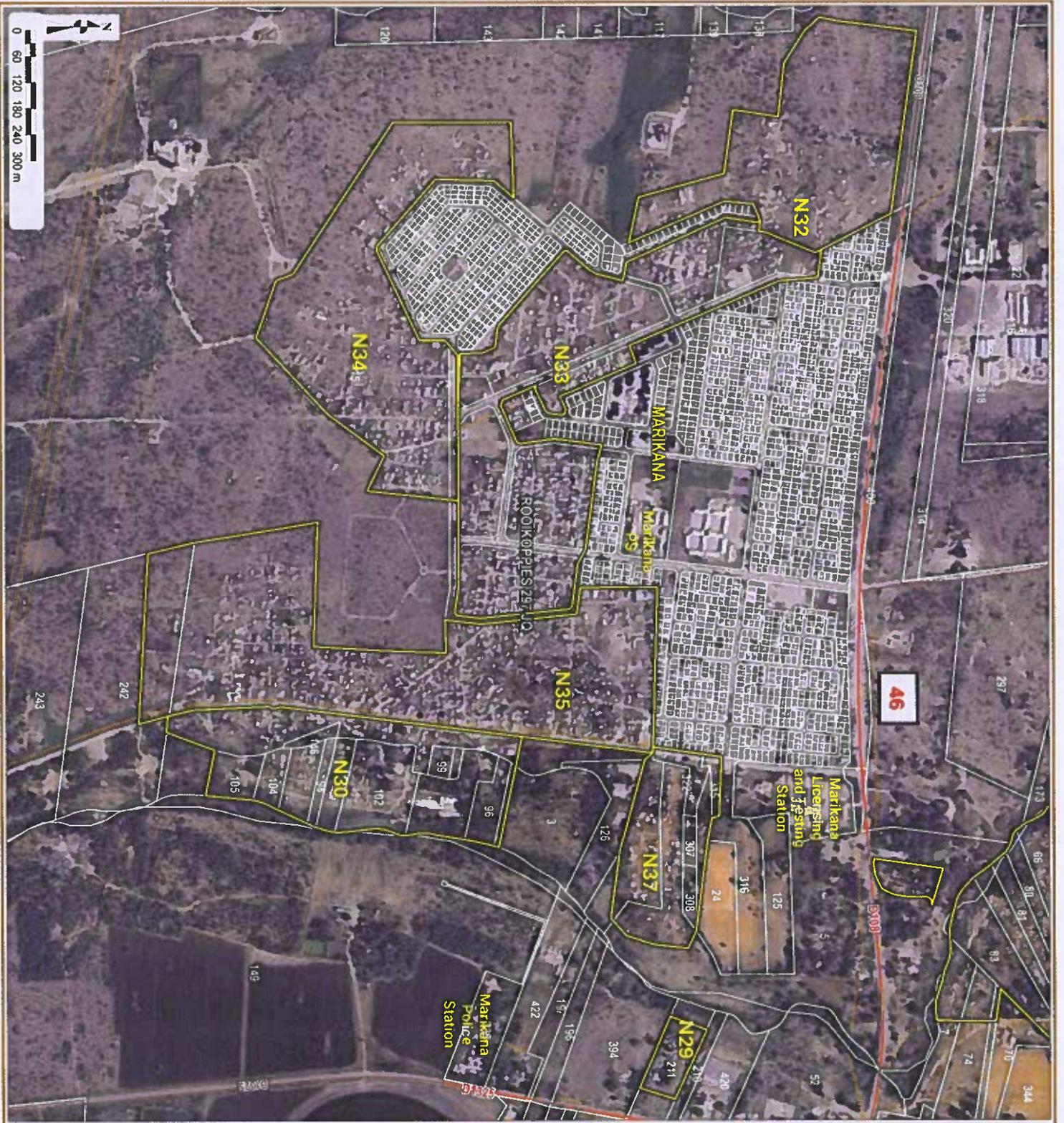
INFORMAL AREAS

**RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025**

**MARIKANA
INFORMAL AREAS**

1 Informal Settlement
Group Number

	DWELLING UNIT COUNT		
	2011	2022	Total
N36	-	967	967
22	690	102	792
23	359	449	808
17	288	454	742
N27	-	39	39
13	277	756	1 033
14	452	328	780
24	127	96	285
15	1 203	38	1 241
16	-	27	27
N28	3 396	3 256	6 714



INFORMAL AREAS

RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025

**MARIKANA
INFORMAL AREAS**

1 Informal Settlement
Group Number

	DWELLING UNIT COUNT		
	2011	2022	2024
N32	81	-	81
N33	560	-	560
N34	212	-	212
N35	26	687	713
N30	-	123	123
N37	-	77	77
N29	-	51	51
Total	26	1 791	1 817

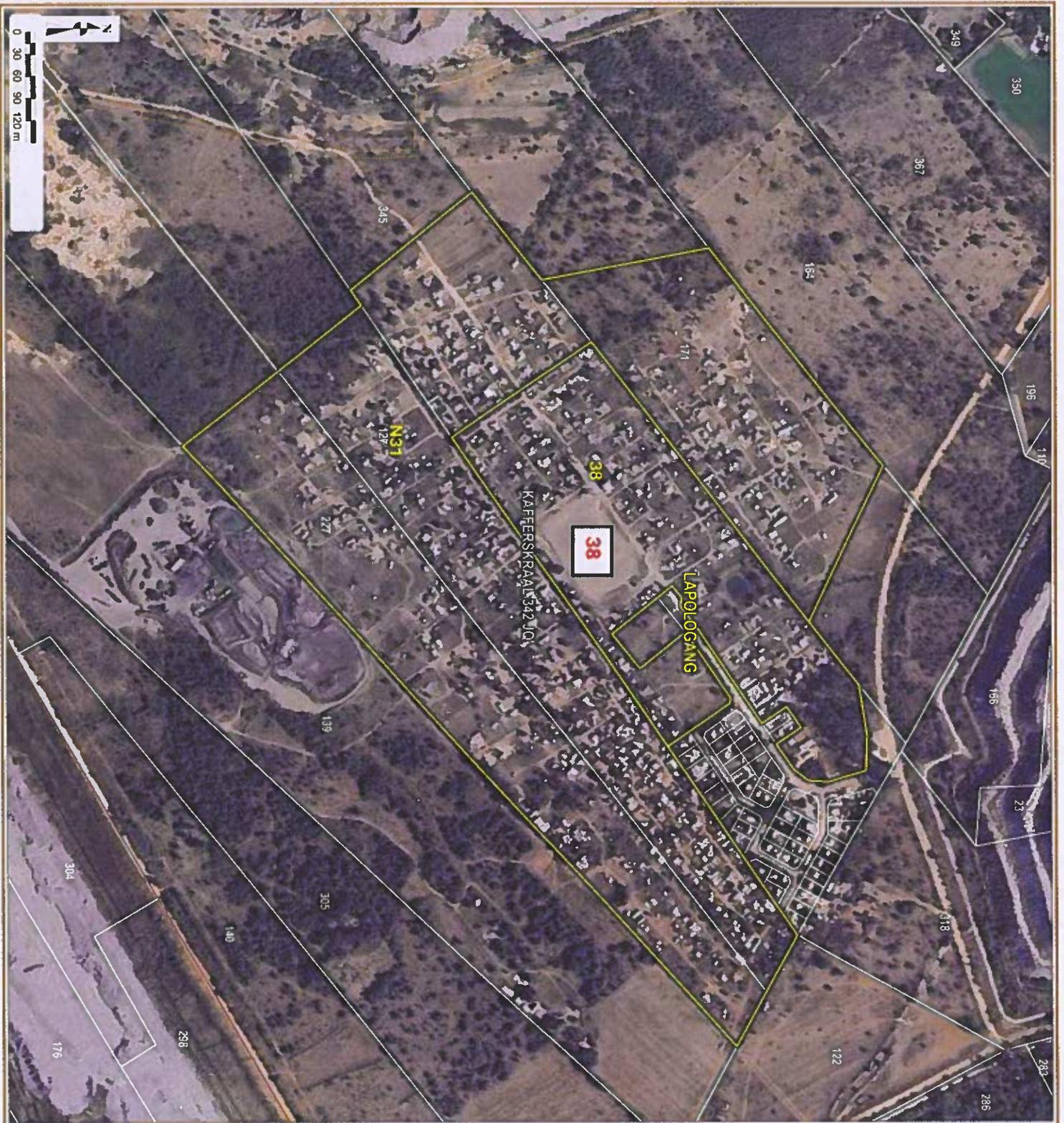
**MARIKANA
INFORMAL AREAS**

1 Informal Settlement
Group Number



INFORMAL AREAS

	DWELLING UNIT COUNT		
	2011	2022	2024
4	277	1324	-
25	103	120	-
	380	1444	-
			1824
			Total
			1601
			223



INFORMAL AREAS

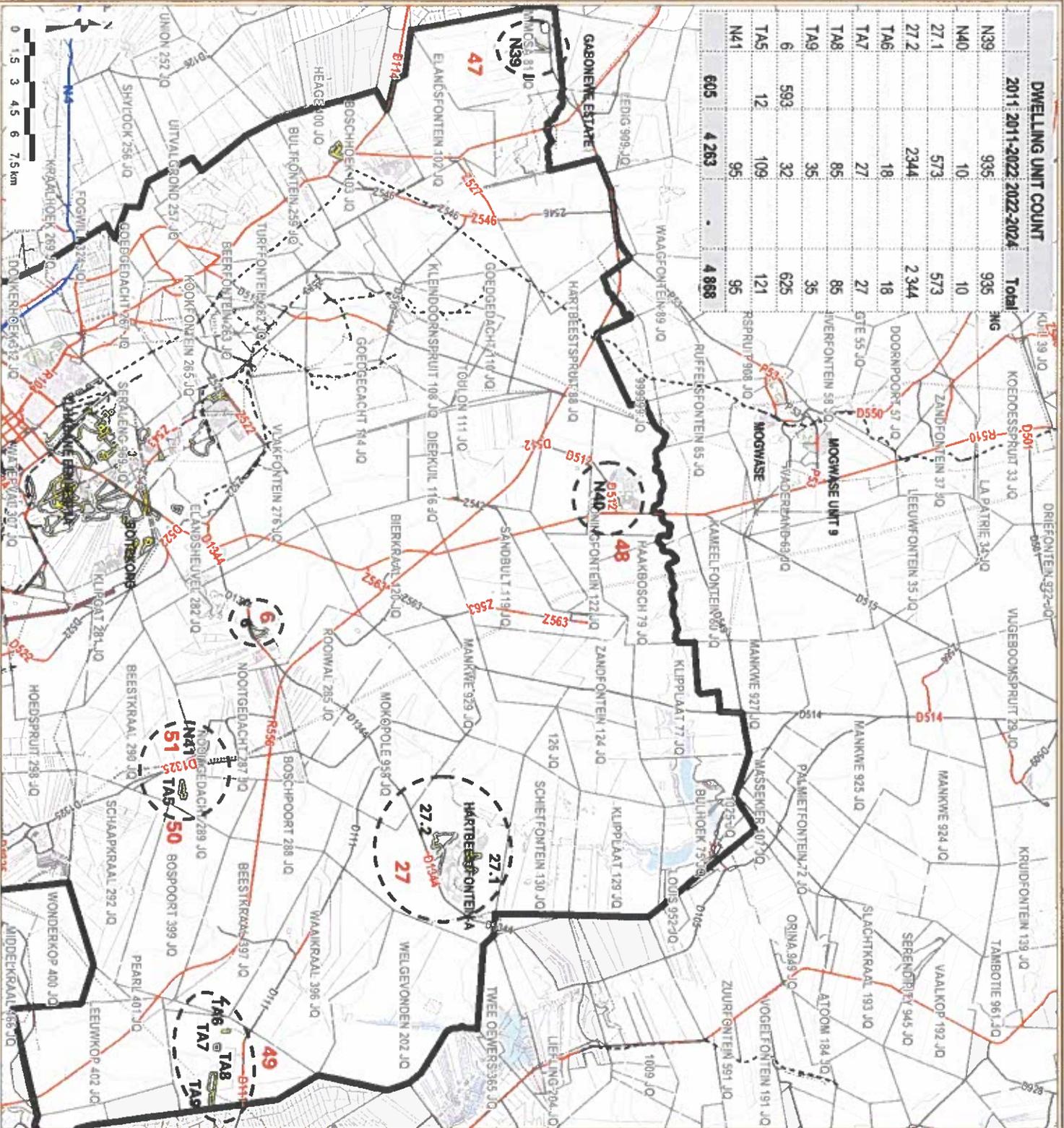
RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025

MARIKANA INFORMAL AREAS

1
Informal Settlement
Group Number

	DWELLING UNIT COUNT			Total
	2011	2022	2024	
38	-	176	-	176
N31	-	588	-	588
	-	764	-	764
	3 802	7 255	62	11 119

DWELLING UNIT COUNT	
2011	2011-2022
N39	935
N40	10
27.1	573
27.2	2344
TAG	18
TAT	27
TAS	32
TAS	109
N41	95
605	4 283
Total	4 888



DWELLING UNIT COUNTED - (2011-2024)

RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025

**NORTHERN RURAL
INCREMENTAL DWELLING
COUNTS**

45 Informal Settlement
Group Number

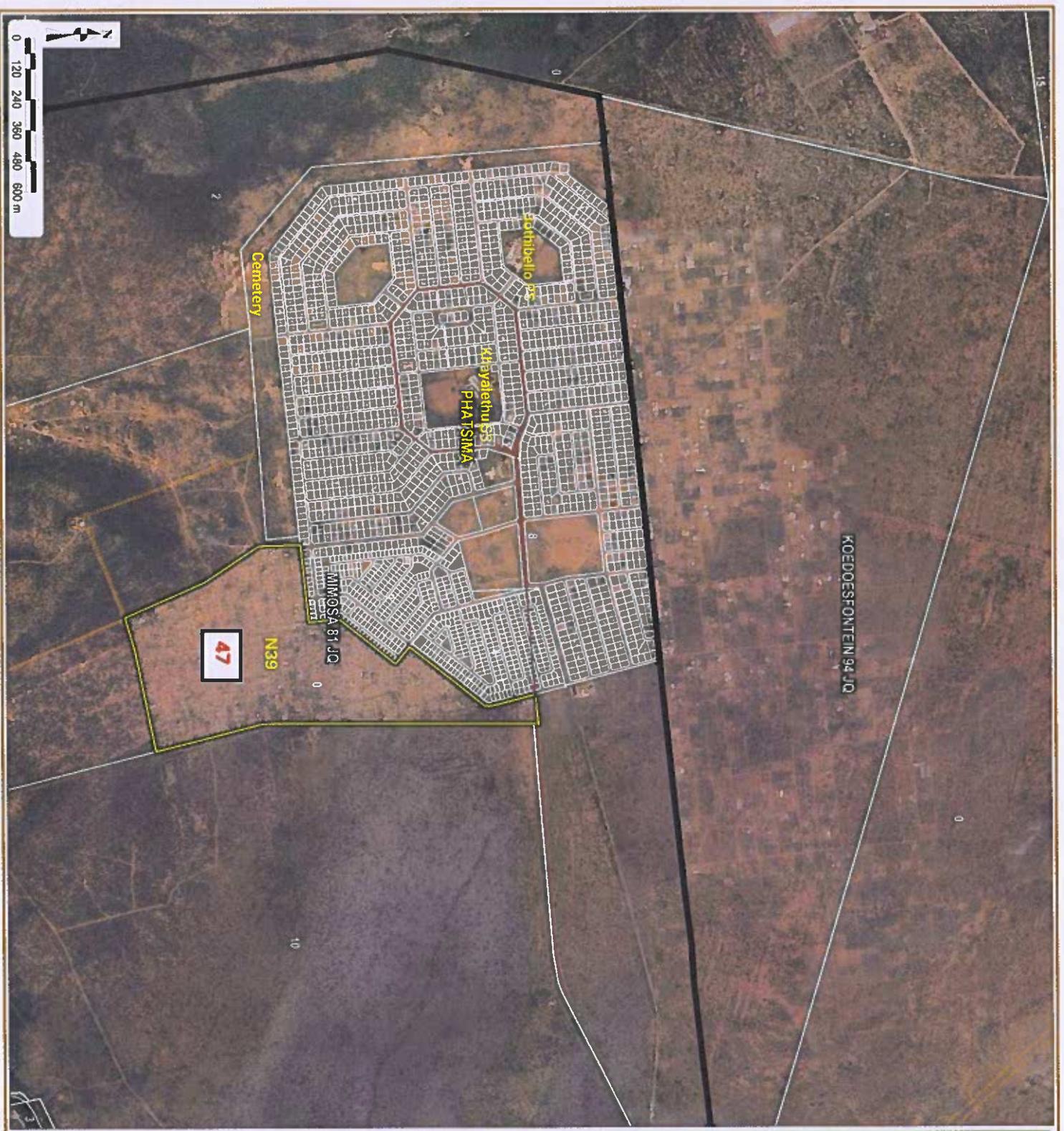
- Rustenburg LM
- Tribal Council Area
- Settlement
- National Road
- Main Road
- Other Roads
- Railways
- Rivers
- Dams

**NORTHERN RURAL
INFORMAL AREAS**

1 Informal Settlement
Group Number

INFORMAL AREAS

	DWELLING UNIT COUNT		
	2011	2022	2024
N39	935	-	935
N40	10	-	10
27.1	573	-	573
27.2	2 344	-	2 344
T46	18	-	18
T47	27	-	27
T48	85	-	85
T49	35	-	35
6	593	32	625
T45	12	109	121
N41	-	95	95
	605	4 263	4 868

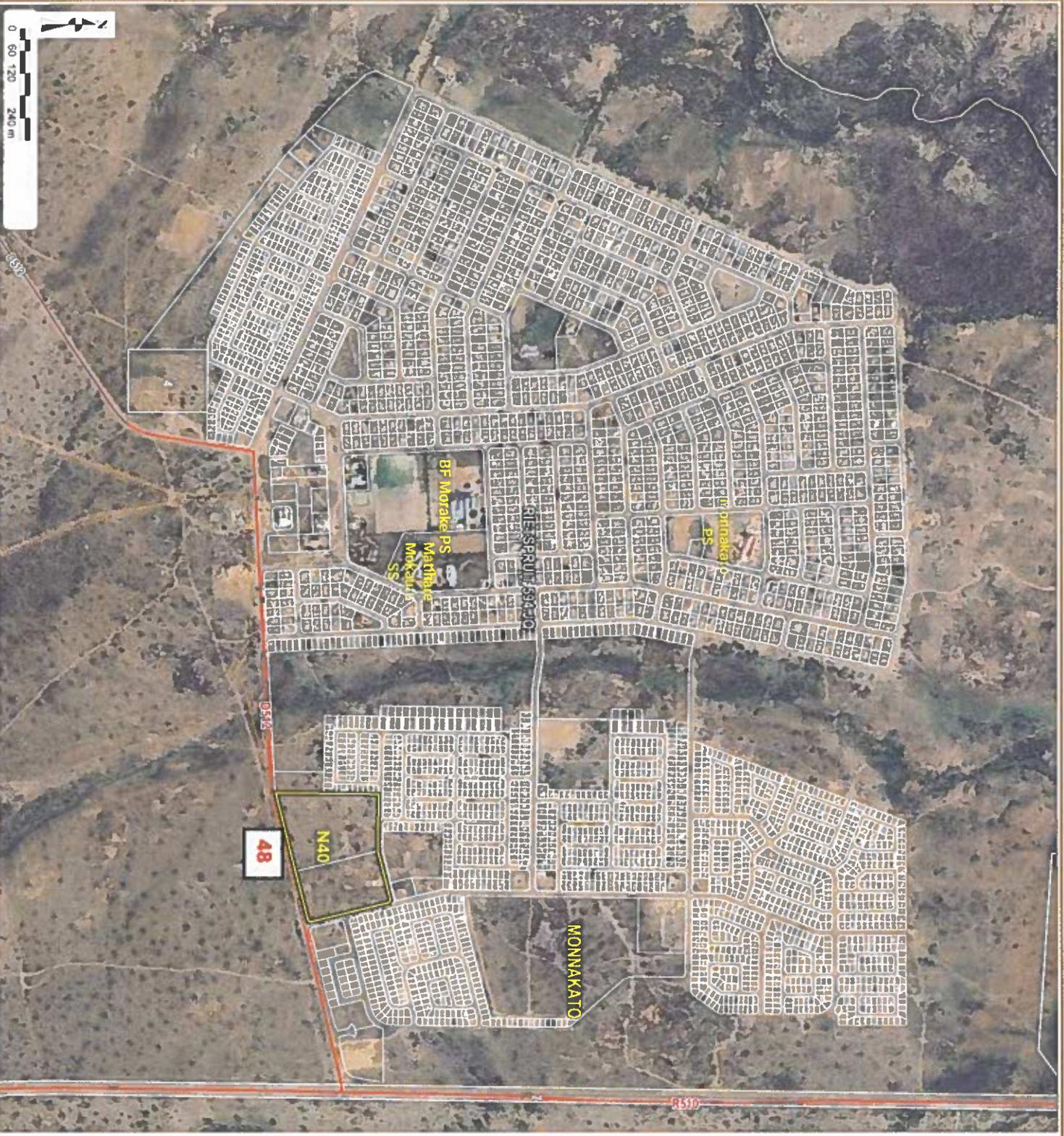


**NORTHERN RURAL
INFORMAL AREAS**

1 Informal Settlement
Group Number

INFORMAL AREAS

	DWELLING UNIT COUNT			Total
	2011	2022	2024	
N39	-	935	-	935
N40	-	10	-	10
27.1	-	573	-	573
27.2	-	2 344	-	2 344
TA6	-	18	-	18
TA7	-	27	-	27
TA8	-	85	-	85
TA9	-	35	-	35
6	593	32	-	625
TAS	12	109	-	121
N41	-	95	-	95
605	4 263	-	-	4 868

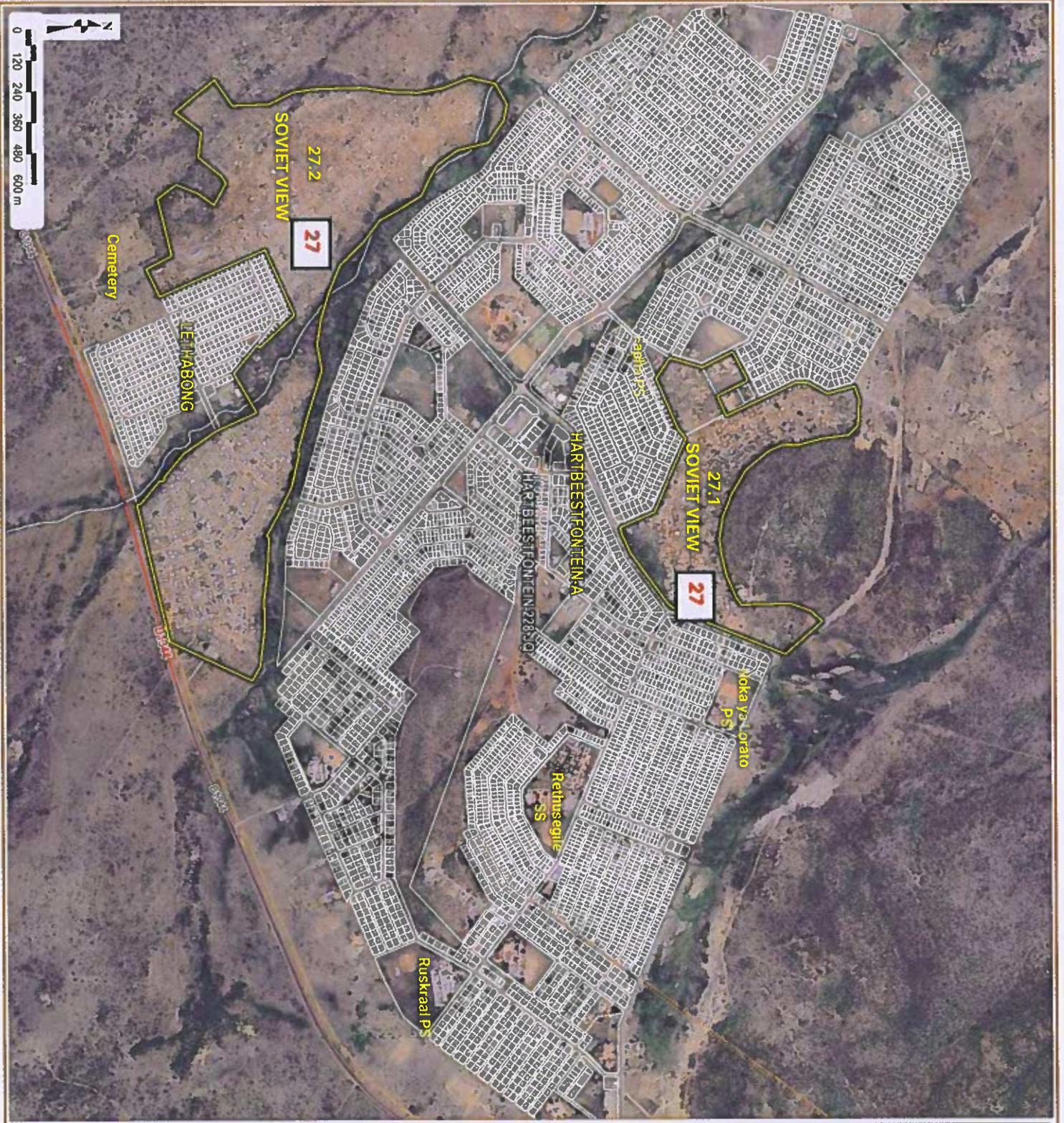


**NORTHERN RURAL
INFORMAL AREAS**

1 Informal Settlement
Group Number

INFORMAL AREAS

	DWELLING UNIT COUNT		
	2011	2022	2024
N39	-	935	-
N40	-	10	-
27.1	-	573	-
27.2	-	2 344	-
Total	-	-	2 344
TA6	-	18	-
TA7	-	27	-
TA8	-	85	-
TA9	-	35	-
TA5	593	32	-
TA1	12	109	-
TA11	-	95	-
Total	605	4 263	4 888



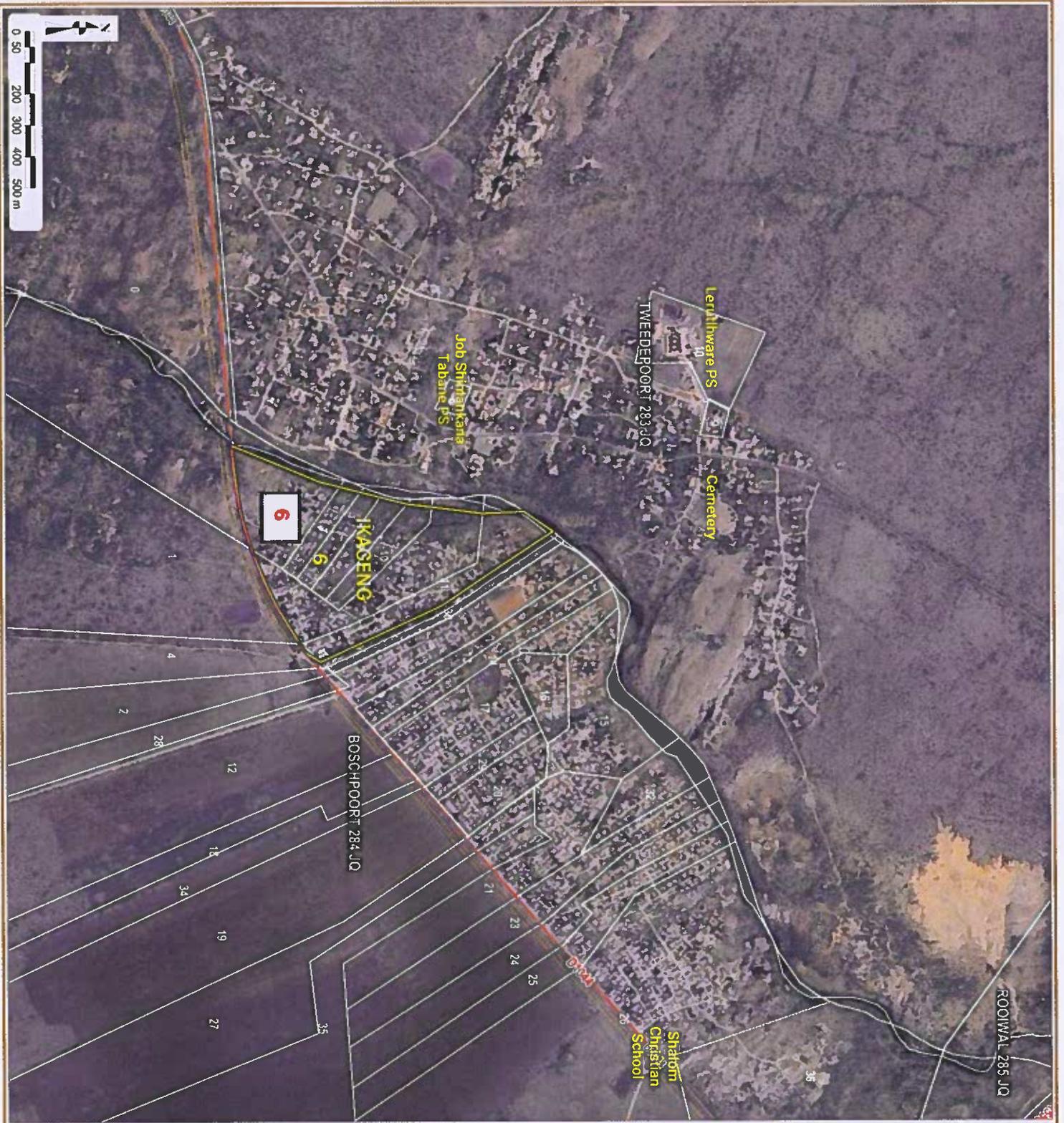
**NORTHERN RURAL
INFORMAL AREAS**

1 Informal Settlement
Group Number

INFORMAL AREAS



	DWELLING UNIT COUNT		
	2011	2022	Total
N39	-	935	935
N40	-	10	10
27.1	-	573	573
27.2	-	2 344	2 344
TA6	-	18	18
TA7	-	27	27
TA8	-	85	85
TA9	-	35	35
6	593	32	625
TA5	12	109	121
N41	-	95	95
	605	4 263	4 868



INFORMAL AREAS

RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025

NORTHERN RURAL INFORMAL AREAS

1 Informal Settlement
Group Number

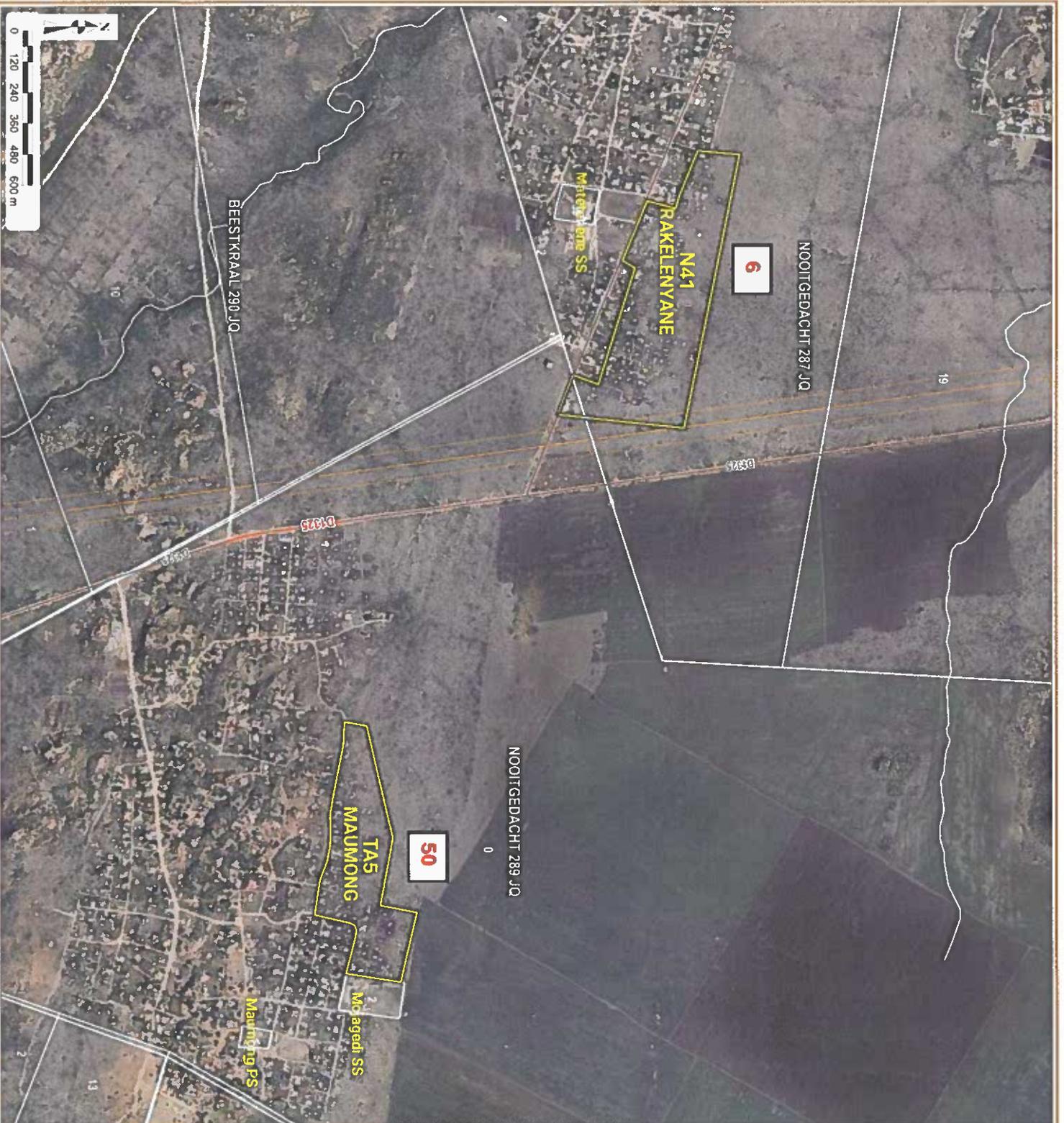
DWELLING UNIT COUNT	2011-2022		2024	Total
	2011	2022		
N39	-	935	-	935
N40	-	10	-	10
27.1	-	573	-	573
27.2	-	2 344	-	2 344
IA6	-	18	-	18
IA7	-	27	-	27
IA8	-	85	-	85
IA9	-	35	-	35
6	593	32	-	625
TA5	12	109	-	121
MA1	-	95	-	95
	605	4 263	-	4 868

**NORTHERN RURAL
INFORMAL AREAS**

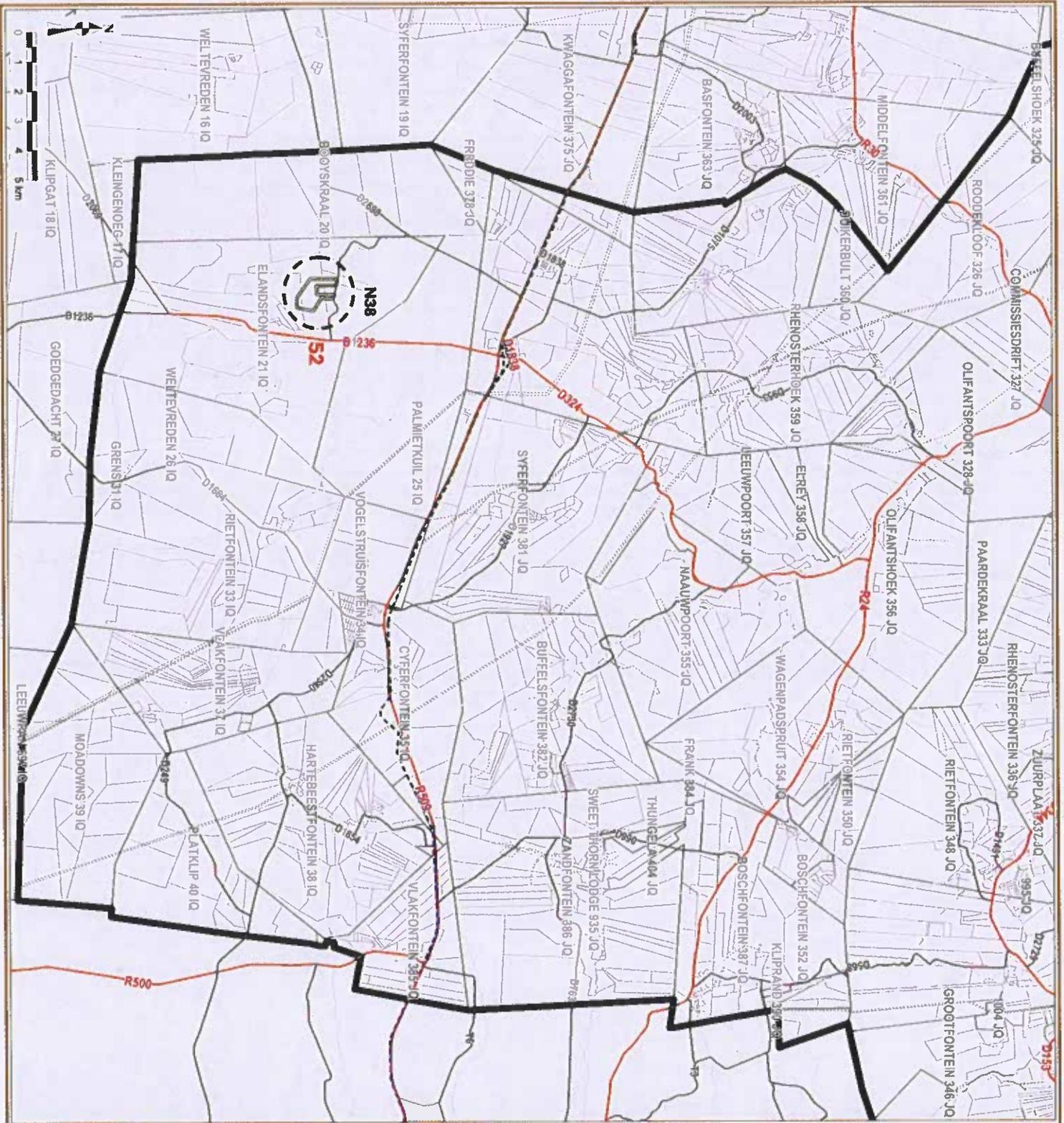
1

Informal Settlement
Group Number

INFORMAL AREAS



	DWELLING UNIT COUNT			Total
	2011	2022	2024	
N39	-	935	-	935
N40	-	10	-	10
27.1	-	573	-	573
27.2	-	2 344	-	2 344
TA6	-	18	-	18
TA7	-	27	-	27
TA8	-	85	-	85
TA9	-	35	-	35
6	593	32	-	625
TA5	12	109	-	121
N41	-	95	-	95
	605	4 263	-	4 868



DWELLING UNIT COUNTED - (2011-2024)

**RUSTENBURG LOCAL MUNICIPALITY
HOUSING SECTOR PLAN, 2025**

**SOUTHERN RURAL
INCREMENTAL DWELLING
COUNTS**

Legend

- 45 Informal Settlement Group Number
- Rustenburg LM
- Tribal Council Area
- Settlement
- National Road
- Main Road
- Other Roads
- Railways
- Rivers
- Dams

DWELLING UNIT COUNT				
	2011	2011-2022	2022-2024	Total
N38	115	288	-	383
	115	288	-	383



INFORMAL AREAS

SOUTHERN RURAL INFORMAL AREAS

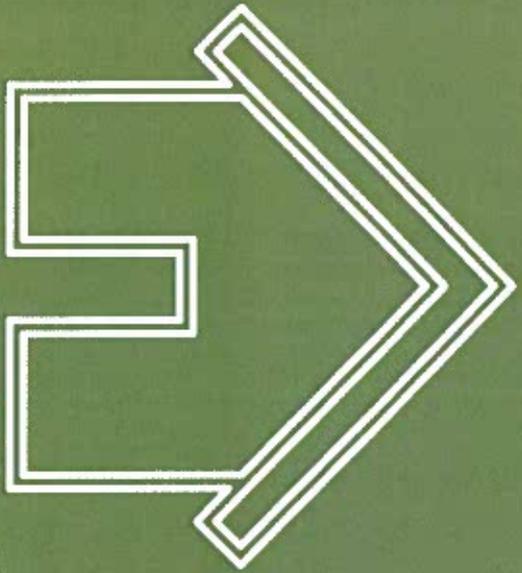


Informal Settlement
Group Number

	DWELLING UNIT COUNT			Total
	2011	2022	2024	
N38	115	268	-	383
	115	268	-	383

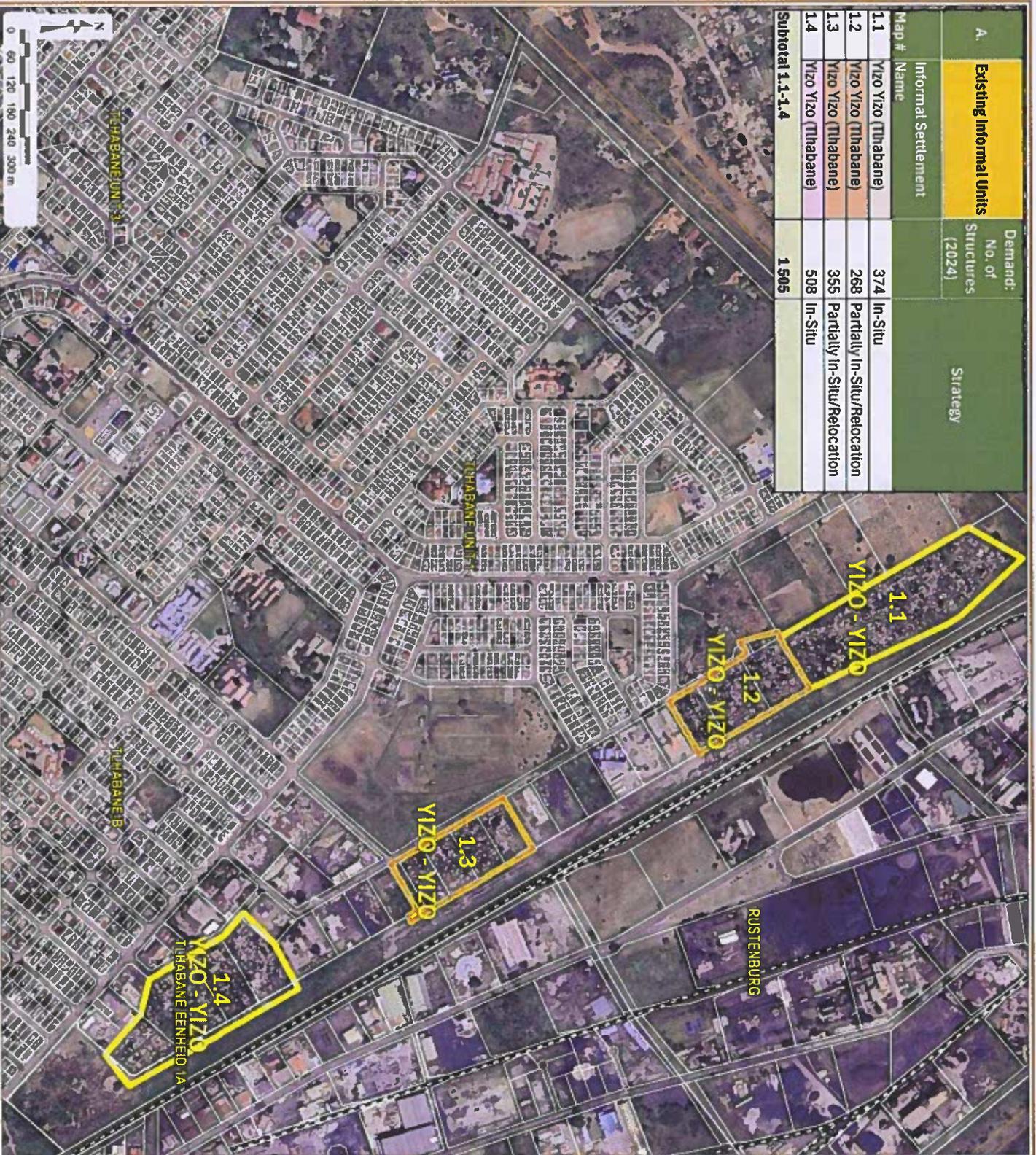
ANNEXURE C:
Detailed Human Settlement Strategy





ANNEXURE C1: RUSTENBURG / TLHABANE INFORMAL
SETTLEMENT STRATEGY LAYOUTS

A. Existing Informal Units		Demand: No. of Structures (2024)	Strategy
Map #	Informal Settlement		
1.1	Yizo Yizo (Tlhabane)	374	In-Situ
1.2	Yizo Yizo (Tlhabane)	268	Partially In-Situ/Relocation
1.3	Yizo Yizo (Tlhabane)	355	Partially In-Situ/Relocation
1.4	Yizo Yizo (Tlhabane)	508	In-Situ
Subtotal 1.1-1.4		1 505	



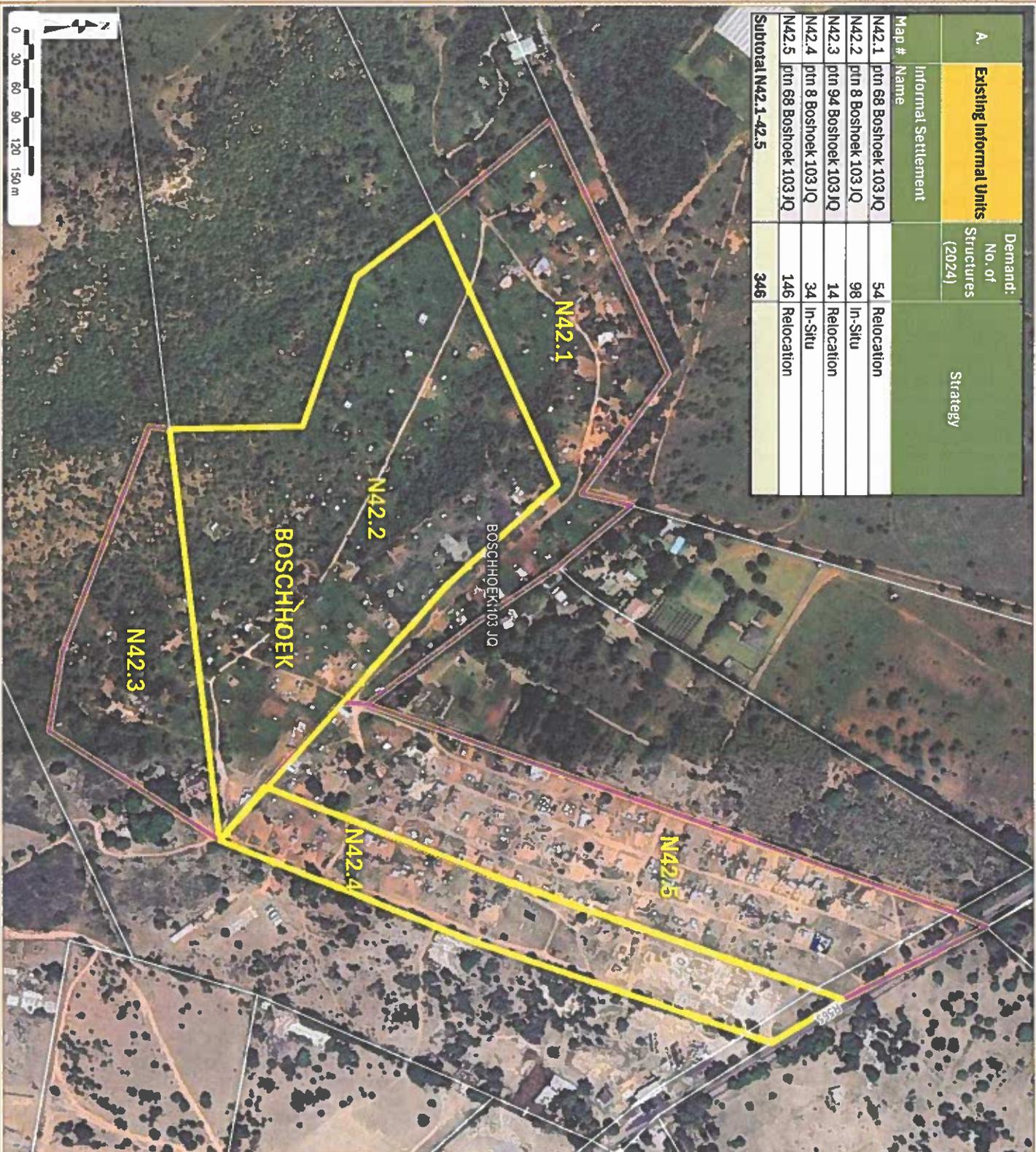
**RUSTENBURG LOCAL
MUNICIPALITY HOUSING SECTOR**

**RUSTENBURG / TLHABANE
INFORMAL SETTLEMENT
STRATEGY**

1. YIZO YIZO (TLHABANE)

- Informal Settlement Classification
- In Situ
 - Partially In-Situ/Relocation
 - Relocation

A. Existing Informal Units		Demand: No. of Structures (2024)	Strategy
Map #	Informal Settlement Name		
N42.1	ptn 68 Boshhoek 103 JQ	54	Relocation
N42.2	ptn 8 Boshhoek 103 JQ	98	In-Situ
N42.3	ptn 94 Boshhoek 103 JQ	14	Relocation
N42.4	ptn 8 Boshhoek 103 JQ	34	In-Situ
N42.5	ptn 68 Boshhoek 103 JQ	146	Relocation
Subtotal N42.1-42.5		346	



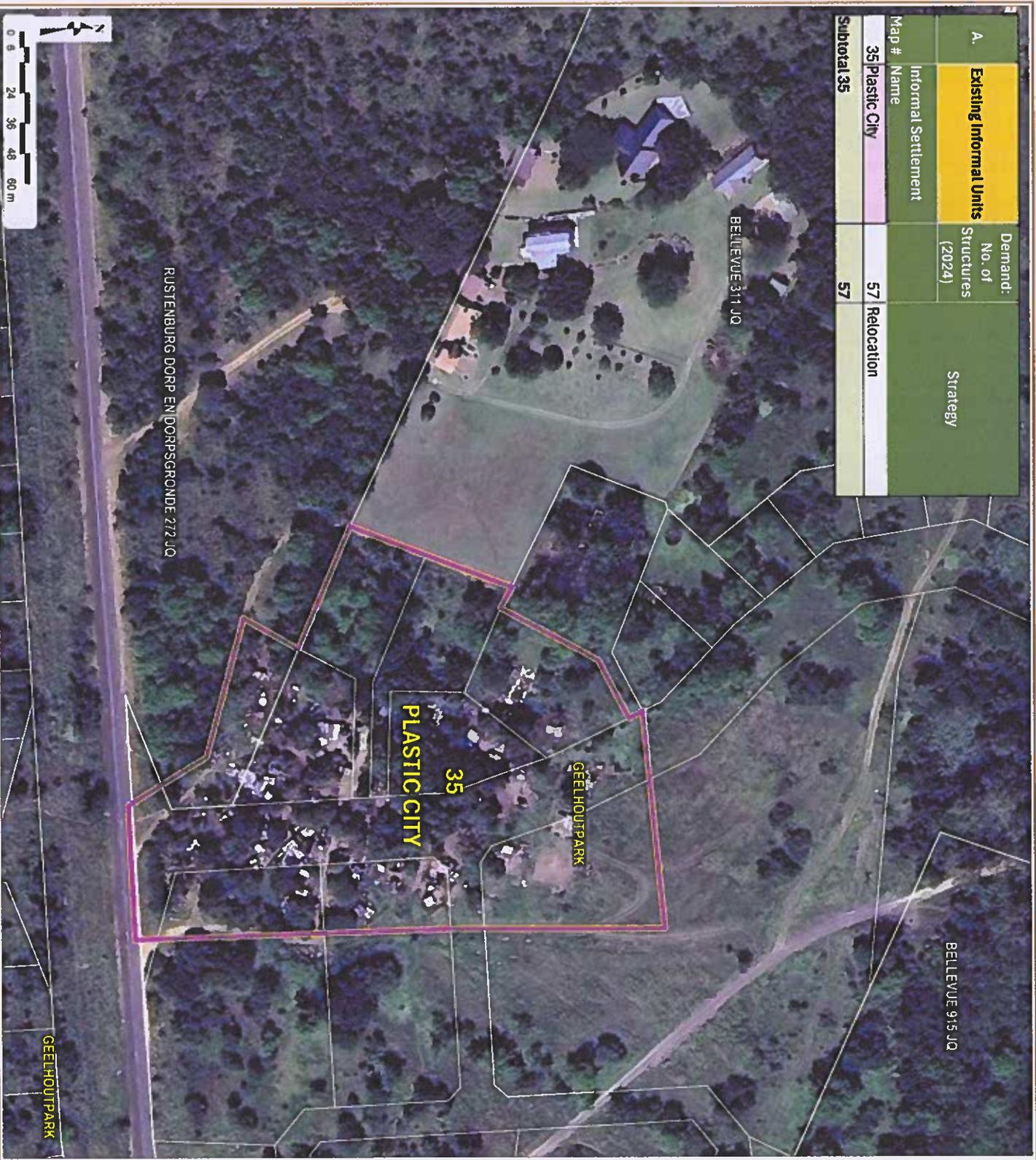
**RUSTENBURG LOCAL
MUNICIPALITY HOUSING SECTOR**

**RUSTENBURG / TLHABANE
INFORMAL SETTLEMENT
STRATEGY**

N42. BOSCHHOEK

- Informal Settlement Classification**
- In Situ
 - Partially In-Situ/Relocation
 - Relocation

A.	Existing Informal Units	Demand: No. of Structures (2024)	Strategy
Map #	Informal Settlement		
35	Plastic City	57	Relocation
Subtotal 35		57	



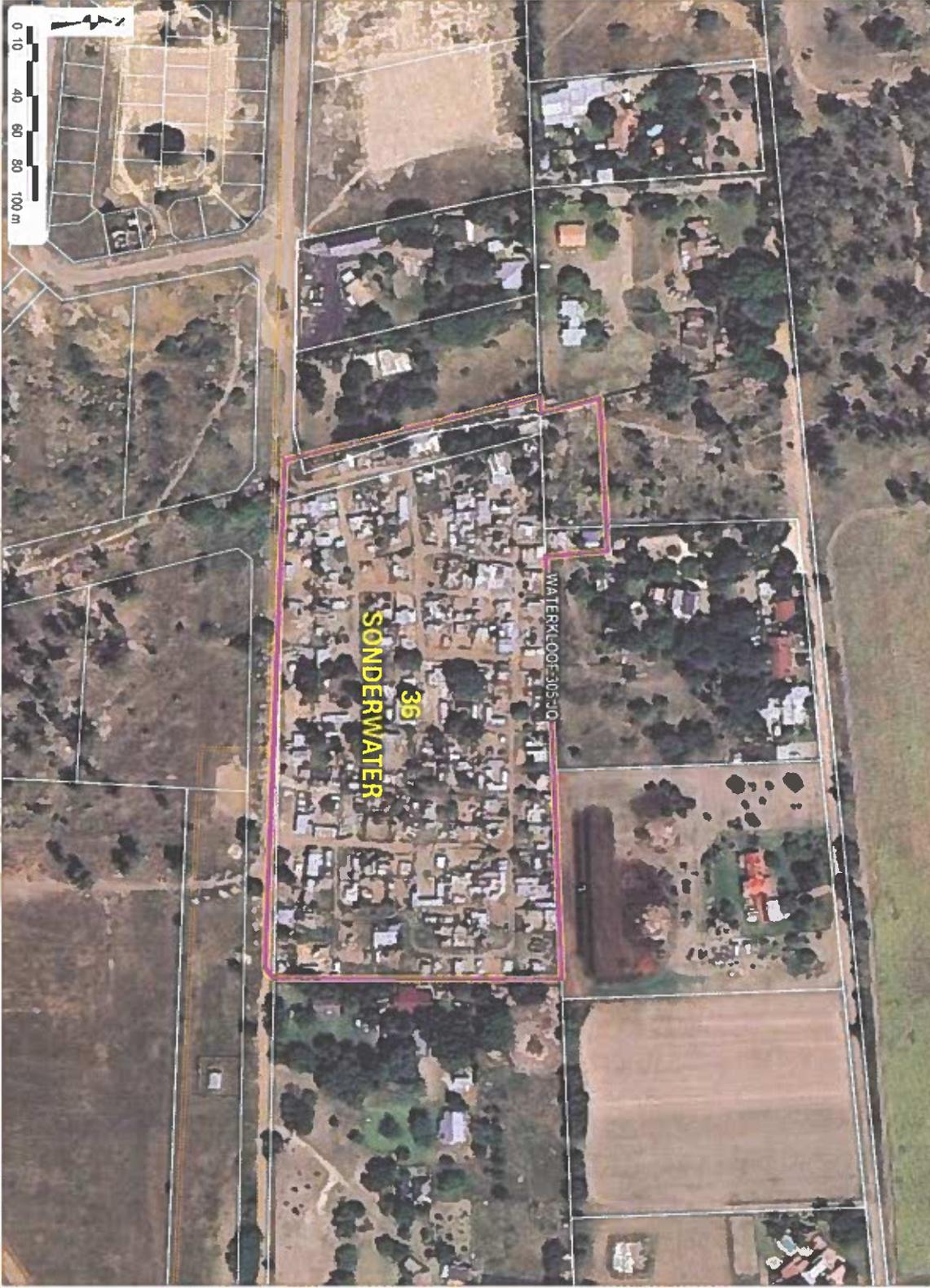
**RUSTENBURG LOCAL
MUNICIPALITY HOUSING SECTOR**

**RUSTENBURG / TLHABANE
INFORMAL SETTLEMENT
STRATEGY**

35. PLASTIC CITY

- Informal Settlement Classification**
- In Situ
 - Partially In-Situ/Relocation
 - Relocation

A. Existing Informal Units		Demand: No. of Structures (2024)	Strategy
Map #	Informal Settlement Name	408	
36/Sonderwater			Relocation
Subtotal 36		408	



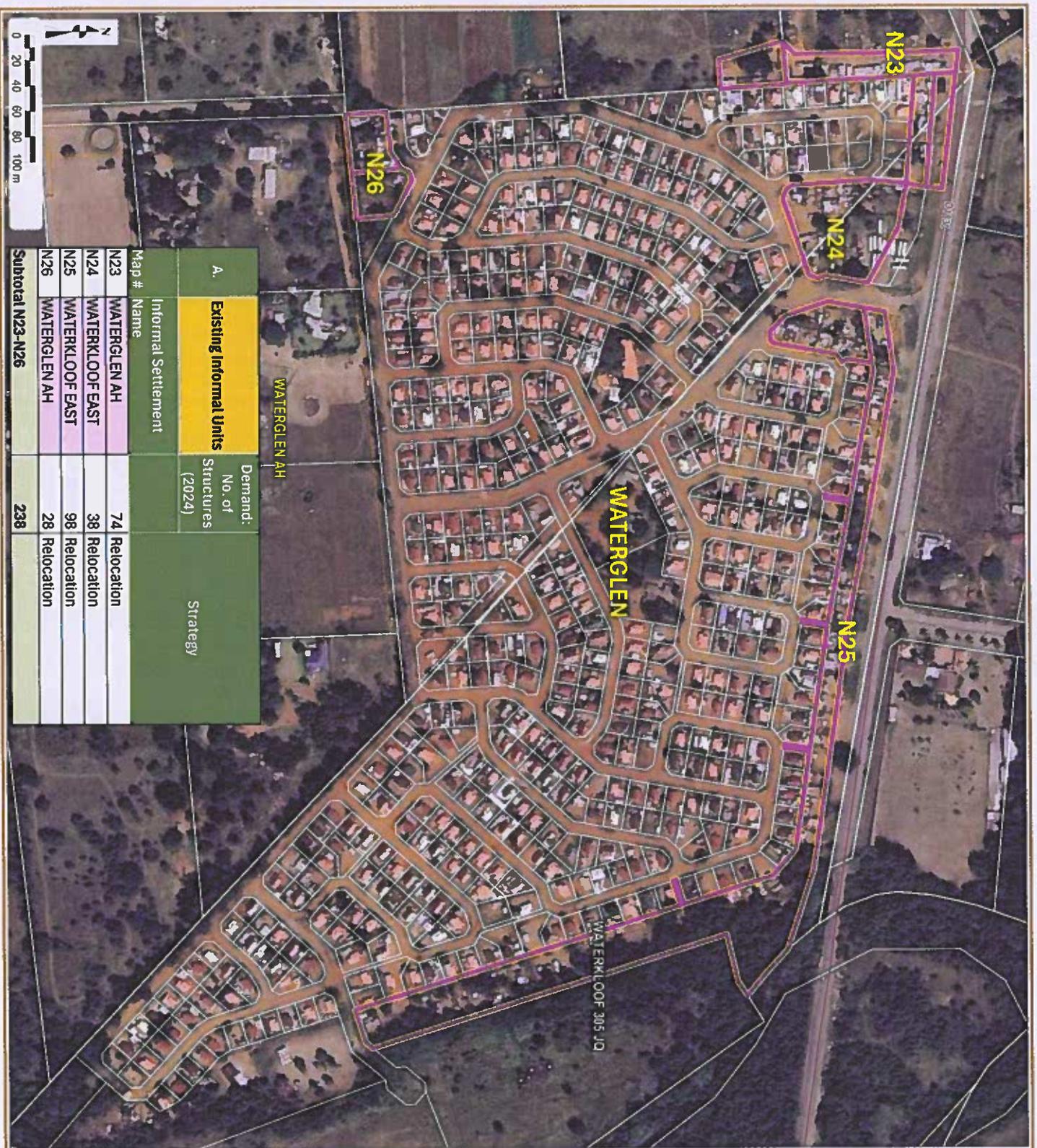
RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

RUSTENBURG / TLHABANE INFORMAL SETTLEMENT STRATEGY

36. SONDERWATER

- Informal Settlement Classification
- In Situ
 - Partially In-Situ/Relocation
 - Relocation

FIGURE C1.4



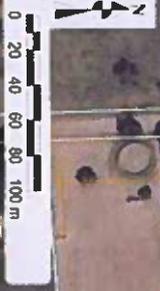
RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

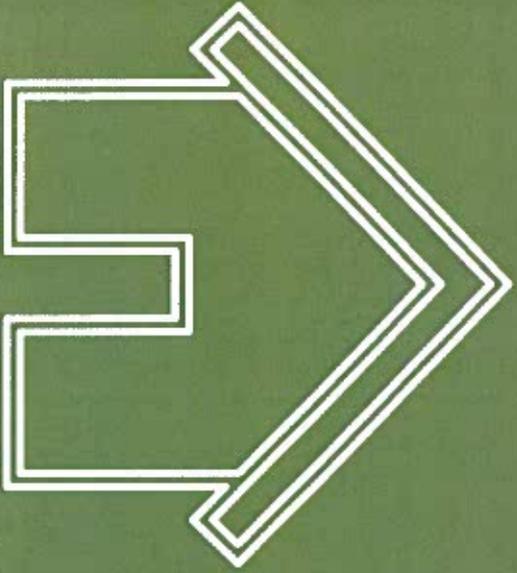
RUSTENBURG / TLHABANE INFORMAL SETTLEMENT STRATEGY

N23-N26. WATERGLEN

- Informal Settlement Classification**
- In Situ
 - Partially In-Situ/Relocation
 - Relocation

A. Existing Informal Units		Demand: No. of Structures (2024)	Strategy
Informal Settlement			
Map #	Name		
N23	WATERGLEN AH	74	Relocation
N24	WATERKLOOF EAST	38	Relocation
N25	WATERKLOOF EAST	98	Relocation
N26	WATERGLEN AH	28	Relocation
Subtotal N23-N26		238	





**ANNEXURE C2: BOKAMOSA HUMAN SETTLEMENT AND
LAND STRATEGY LAYOUTS**

RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

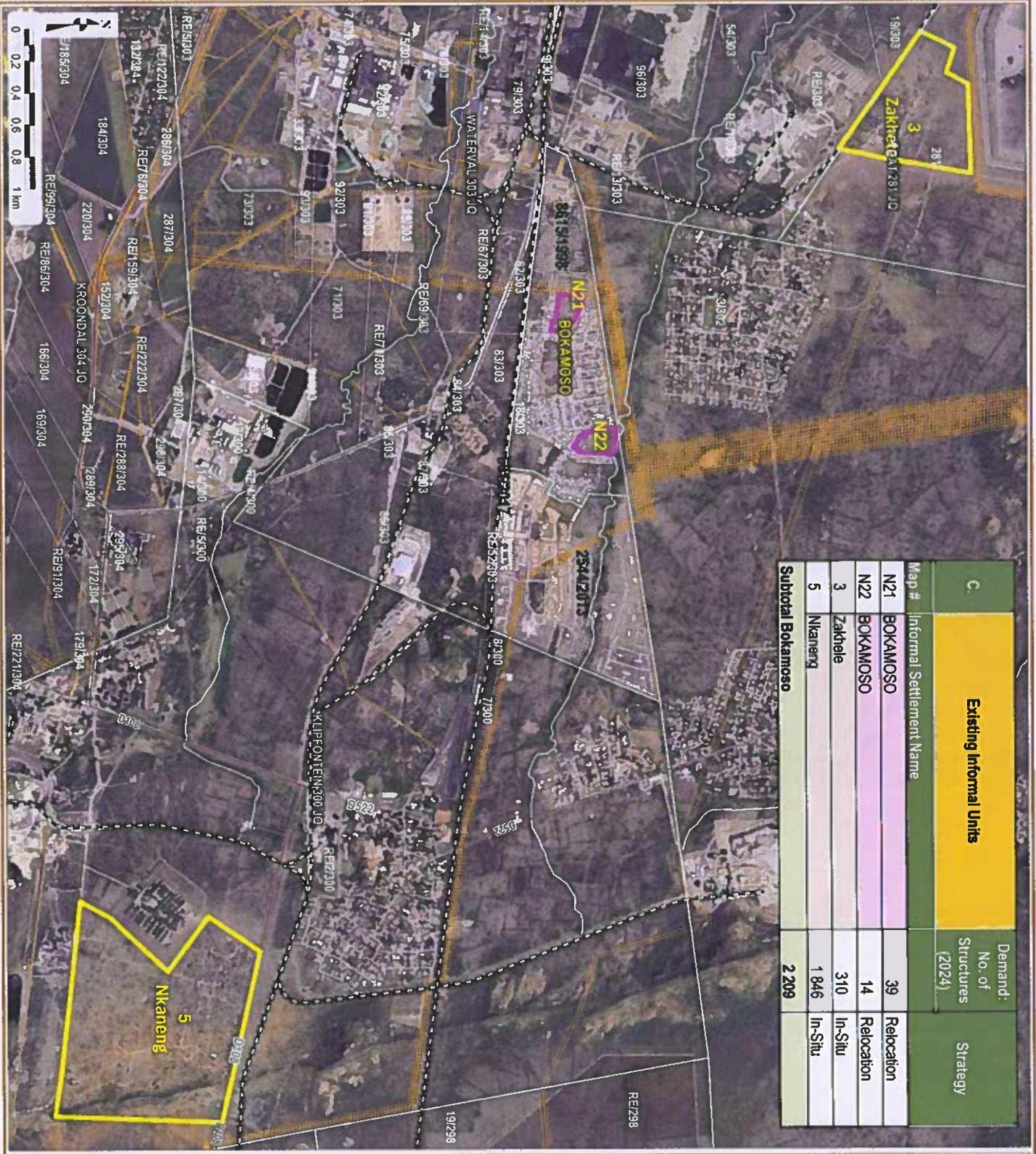
BOKAMOSO INFORMAL SETTLEMENT STRATEGY

- 3. ZAKHELE**
- 5. NKANENG**
- N21 & N22 BOKAMOSO**

Informal Settlement Classification

- In Situ
- Partially In-Situ/Relocation
- Relocation

C	Existing Informal Units	Demand: No. of Structures (2024)	Strategy
Map #	Informal Settlement Name		
N21	BOKAMOSO	39	Relocation
N22	BOKAMOSO	14	Relocation
3	Zakhele	310	In-Situ
5	Nkaneng	1 846	In-Situ
Subtotal Bokamoso		2 209	



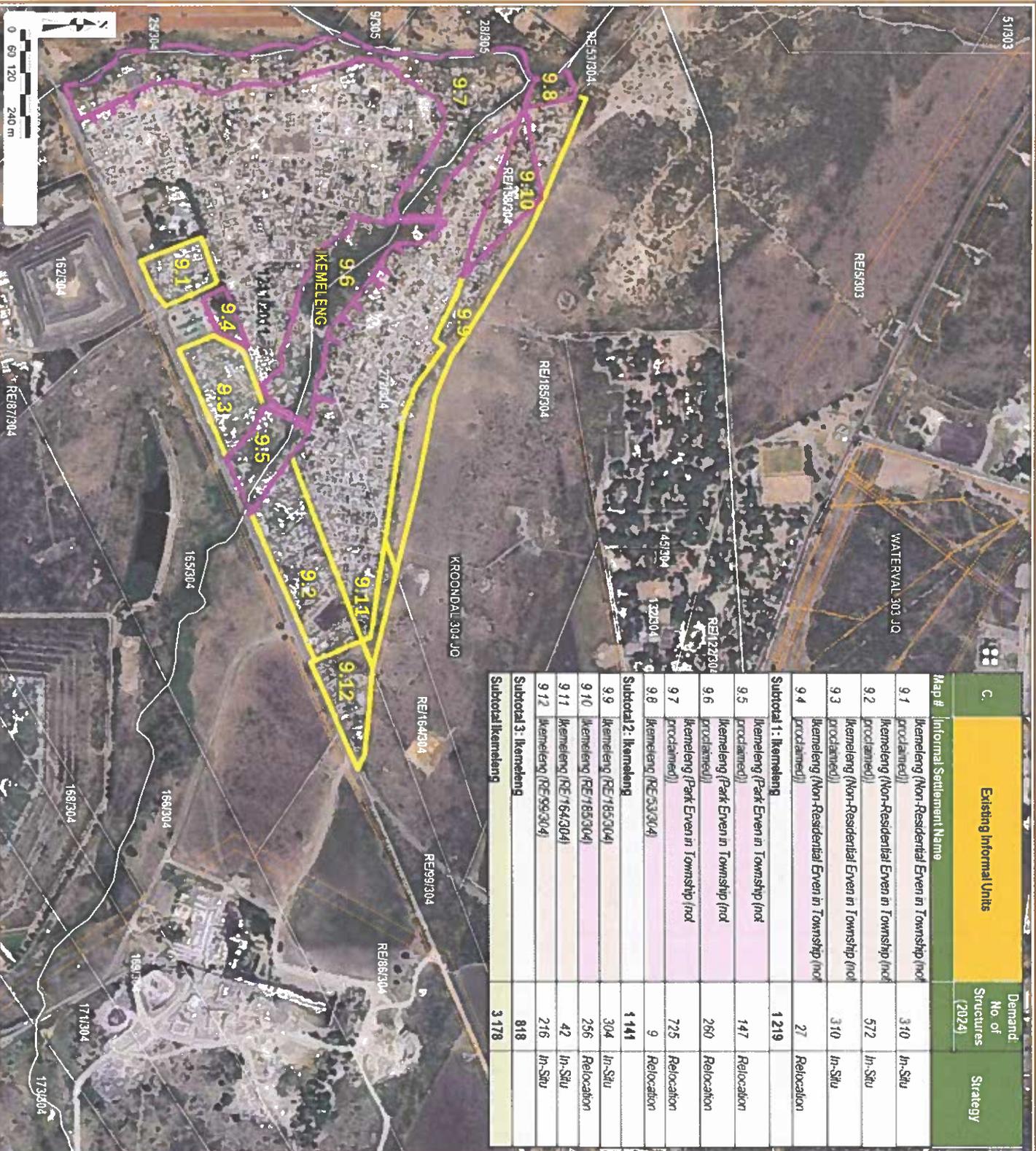
RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

BOKAMOSA INFORMAL SETTLEMENT STRATEGY

9. IKEMELENG

- Informal Settlement Classification**
- In Situ
 - Partially In-Situ/Relocation
 - Relocation

Map #	Informal Settlement Name	Demand No of Structures (2024)	Strategy
9.1	Ikemeleng (Non-Residential Even in Township (not proclaimed))	310	In-Situ
9.2	Ikemeleng (Non-Residential Even in Township (not proclaimed))	572	In-Situ
9.3	Ikemeleng (Non-Residential Even in Township (not proclaimed))	310	In-Situ
9.4	Ikemeleng (Non-Residential Even in Township (not proclaimed))	27	Relocation
Subtotal 1: Ikemeleng		1 219	
9.5	Ikemeleng (Park Even in Township (not proclaimed))	147	Relocation
9.6	Ikemeleng (Park Even in Township (not proclaimed))	260	Relocation
9.7	Ikemeleng (Park Even in Township (not proclaimed))	725	Relocation
9.8	Ikemeleng (RE/53/04)	9	Relocation
Subtotal 2: Ikemeleng		1 141	
9.9	Ikemeleng (RE/185/04)	304	In-Situ
9.10	Ikemeleng (RE/185/04)	256	Relocation
9.11	Ikemeleng (RE/164/04)	42	In-Situ
9.12	Ikemeleng (RE/99/04)	216	In-Situ
Subtotal 3: Ikemeleng		818	
Subtotal Ikemeleng		3 178	



**RUSTENBURG LOCAL
MUNICIPALITY HOUSING SECTOR**

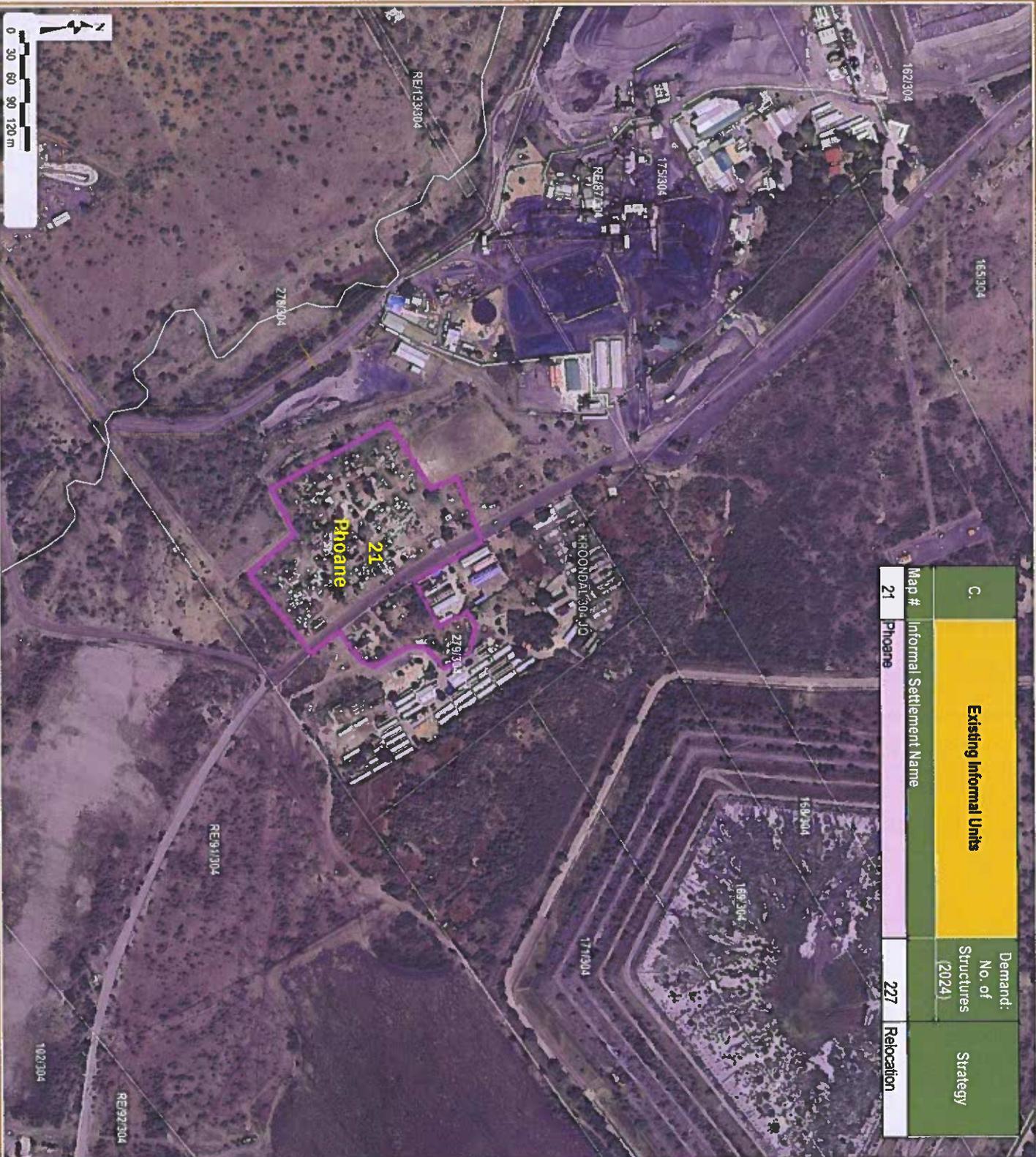
**BOKAMOSO
INFORMAL SETTLEMENT
STRATEGY**

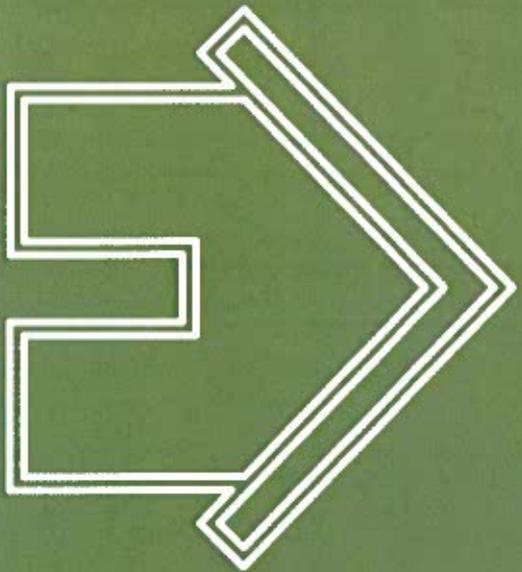
21. PHOANE

Informal Settlement Classification

- In Situ
- Partially In-Situ/Relocation
- Relocation

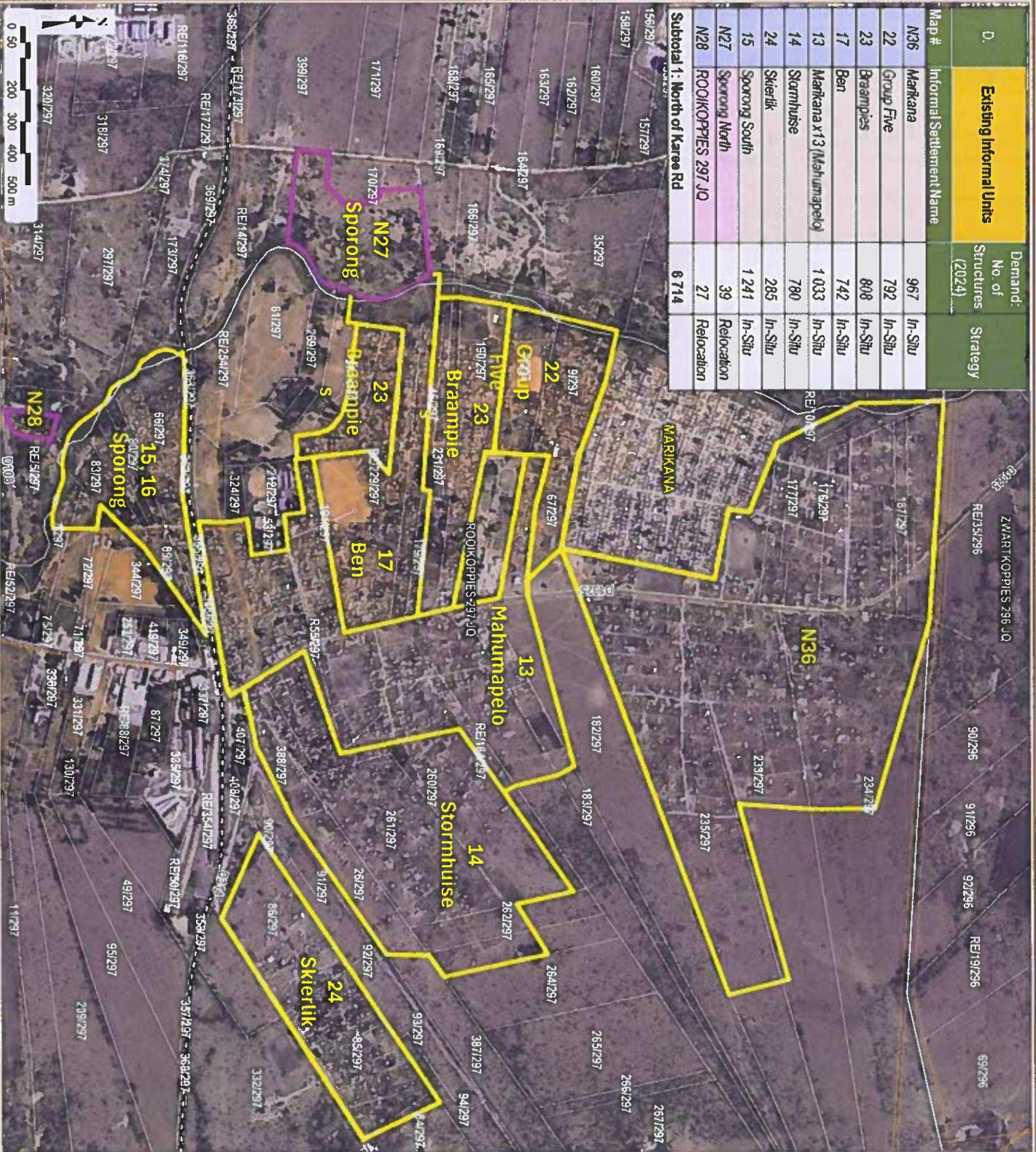
C.	Existing Informal Units	Demand: No. of Structures (2024)	Strategy
Map # 21	Phoane	227	Relocation





ANNEXURE C3: MARIKANA INFORMAL SETTLEMENT
STRATEGY - LAYOUTS

D	Existing Informal Units	Demand: No. of Structures (2024)	Strategy
Map #	Informal Settlement Name		
N36	Marikana	967	In-Situ
22	Group Five	792	In-Situ
23	Brambles	608	In-Situ
17	Ben	742	In-Situ
13	Marikana x13 (Mahumapelo)	1 033	In-Situ
14	Stormhuise	780	In-Situ
24	Skierilk	265	In-Situ
15	Sporing South	1 241	In-Situ
N27	Sporing North	39	Relocation
N28	ROOKOPPIES 297 JO	27	Relocation
Subtotal 1: North of Karee Rd		6 714	



RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

MARIKANA INFORMAL SETTLEMENT STRATEGY

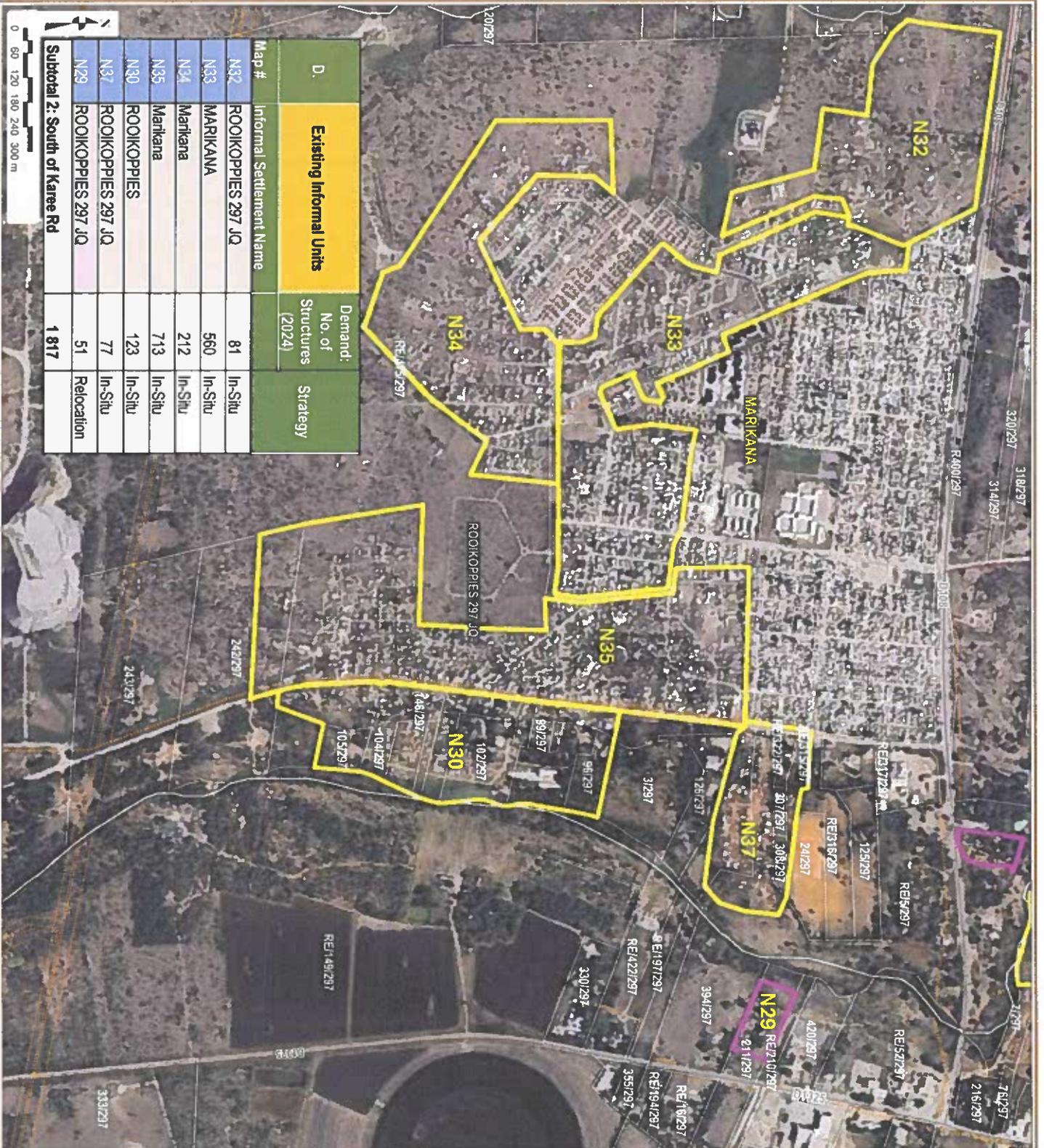
- Informal Settlement Classification**
- In Situ
 - Partially
 - In-Situ/Relocation
 - Relocation

RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

MARIKANA INFORMAL SETTLEMENT STRATEGY

MARIKANA

- Informal Settlement Classification**
- In Situ
 - Partially In-Situ/Relocation
 - Relocation



D.	Existing Informal Units	Demand: No. of Structures (2024)	Strategy
Map #	Informal Settlement Name		
N32	ROOKOPPES 297 IQ	81	In-Situ
N33	MARIKANA	560	In-Situ
N34	Marikana	212	In-Situ
N35	Marikana	713	In-Situ
N30	ROOKOPPES	123	In-Situ
N37	ROOKOPPES 297 IQ	77	In-Situ
N29	ROOKOPPES 297 IQ	51	Relocation
Subtotal 2: South of Karee Rd		1 817	

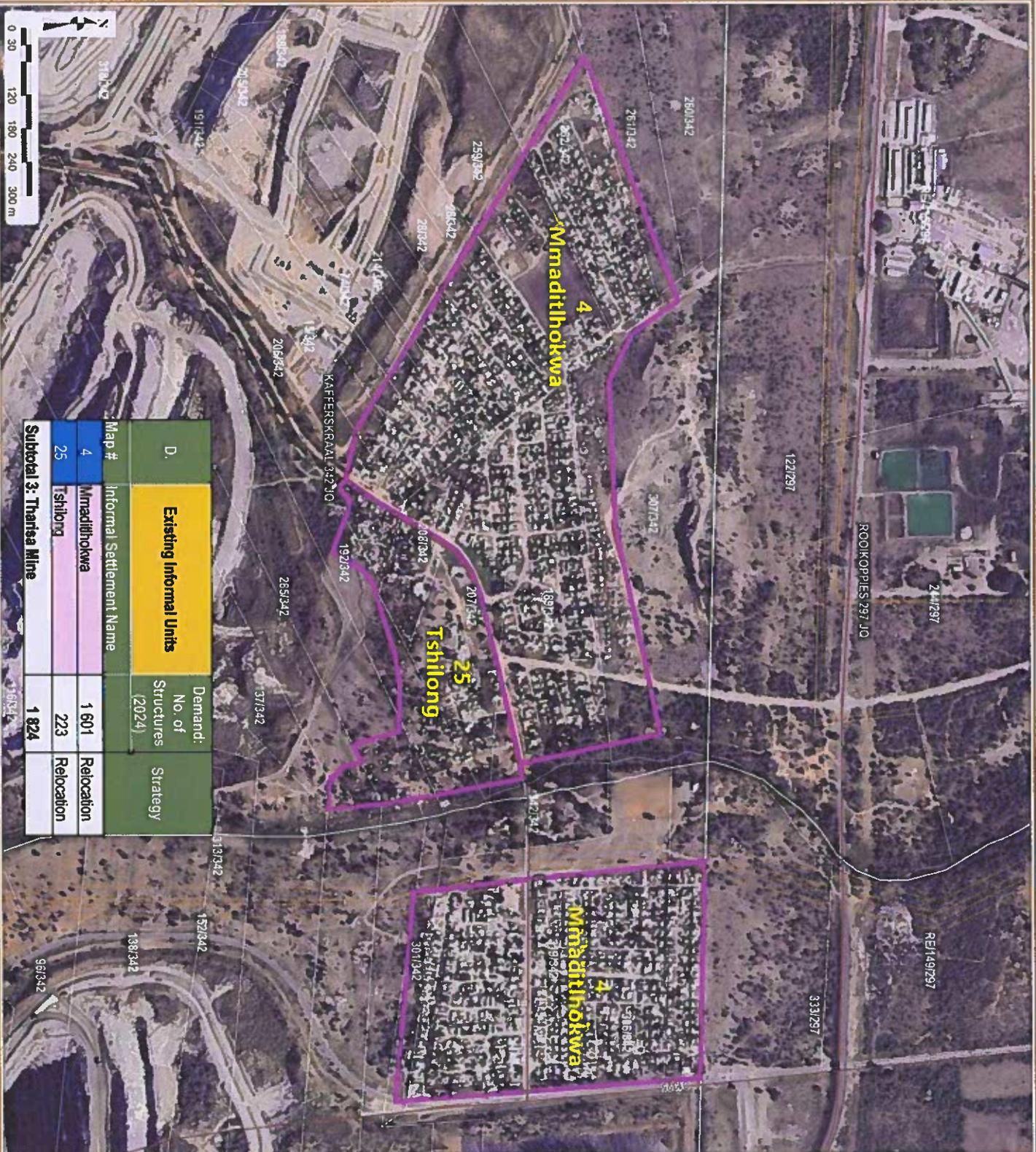
FIGURE C3.2

RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

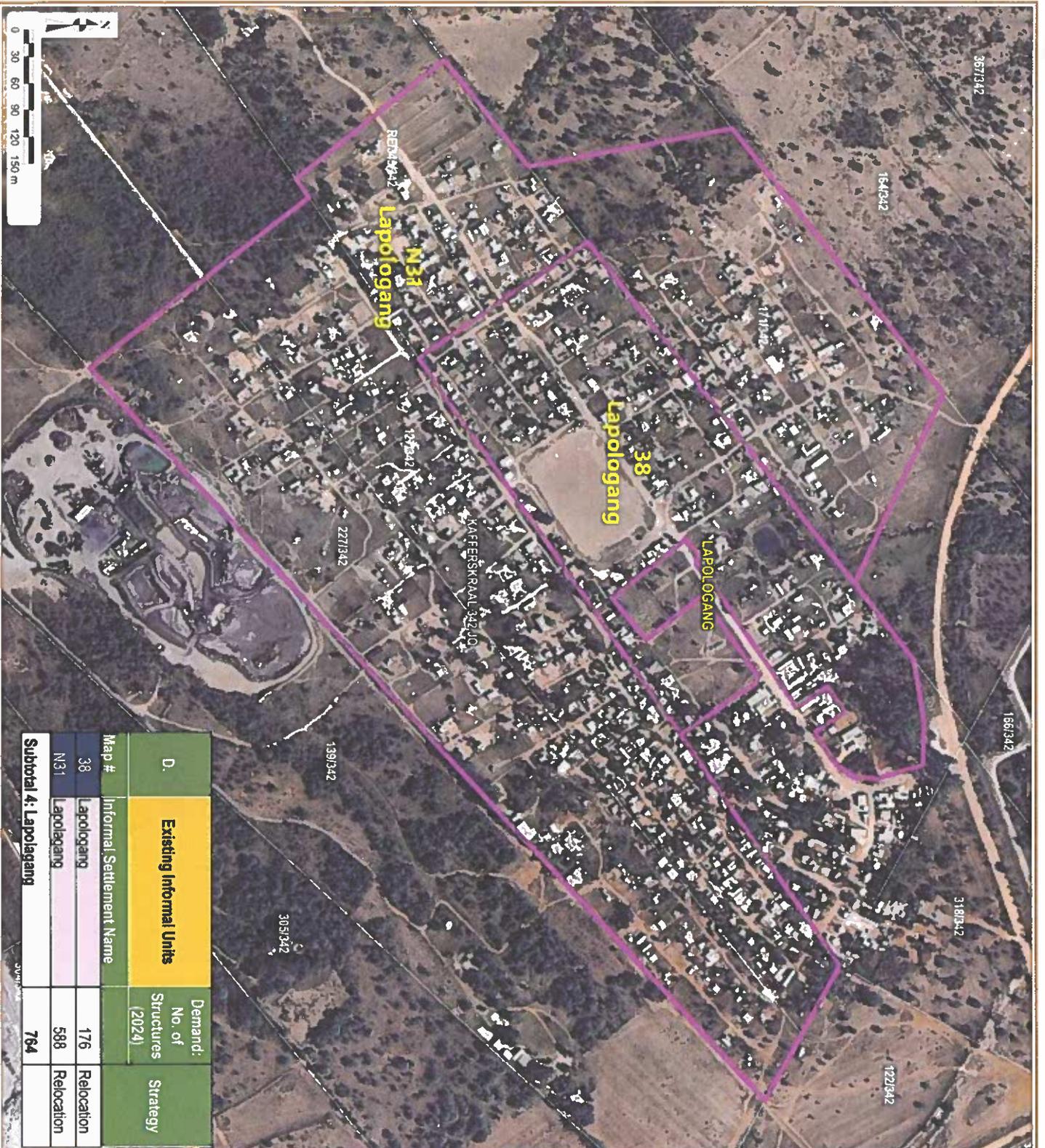
MARIKANA INFORMAL SETTLEMENT STRATEGY

**4. MMADITLHOKWA
25. TSHILONG**

- Informal Settlement Classification**
- In Situ
 - Partially In-Situ/Relocation
 - Relocation



D. Existing Informal Units		Demand: No. of Structures (2024)	Strategy
Map #	Informal Settlement Name		
4	Mmaditlhokwa	1 601	Relocation
25	Tshilong	223	Relocation
Subtotal 3: Tharisa Mine		1 824	



D.	Existing Informal Units	Demand: No. of Structures (2024)	Strategy
Map #	Informal Settlement Name		
38	Lapologang	176	Relocation
N31	Lapologang	588	Relocation
Subtotal 4: Lapologang		764	

RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

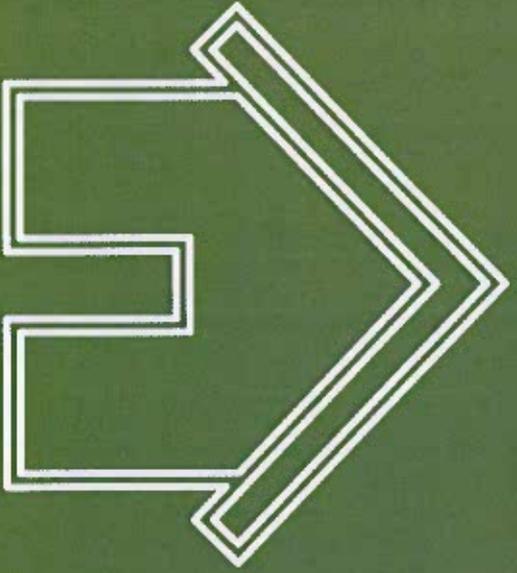
MARIKANA INFORMAL SETTLEMENT STRATEGY

38 & N31 LAPOLOGANG

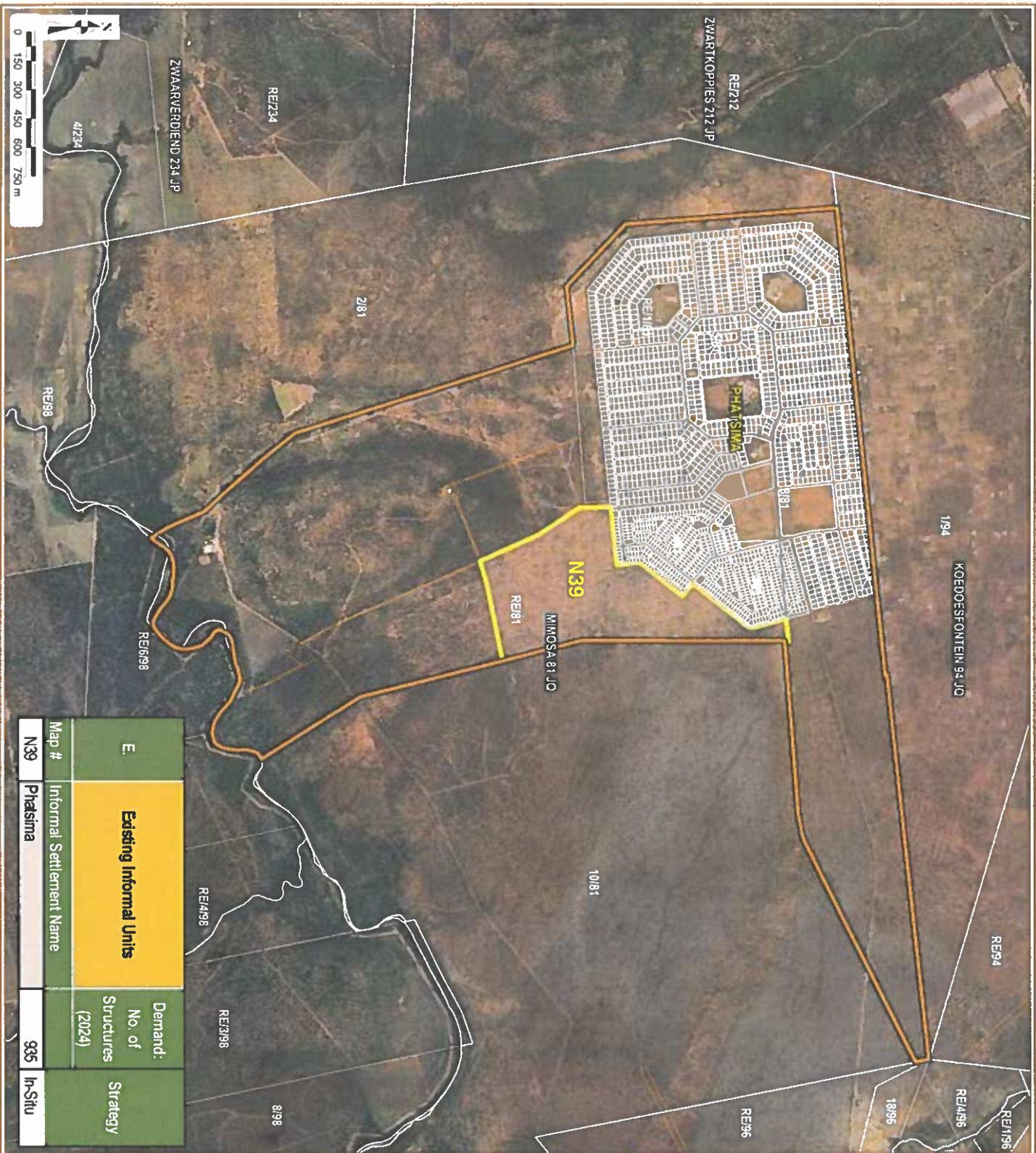
- Informal Settlement Classification**
- In Situ
 - Partially In-Situ/Relocation
 - Relocation



FIGURE C3.4



ANNEXURE C4: NORTHERN CLUSTER INFORMAL
SETTLEMENT STRATEGY LAYOUTS



E.	Existing Informal Units	Demand: No. of Structures (2024)	Strategy
Map #	Phatsima	935	In-Situ
N39	Phatsima		

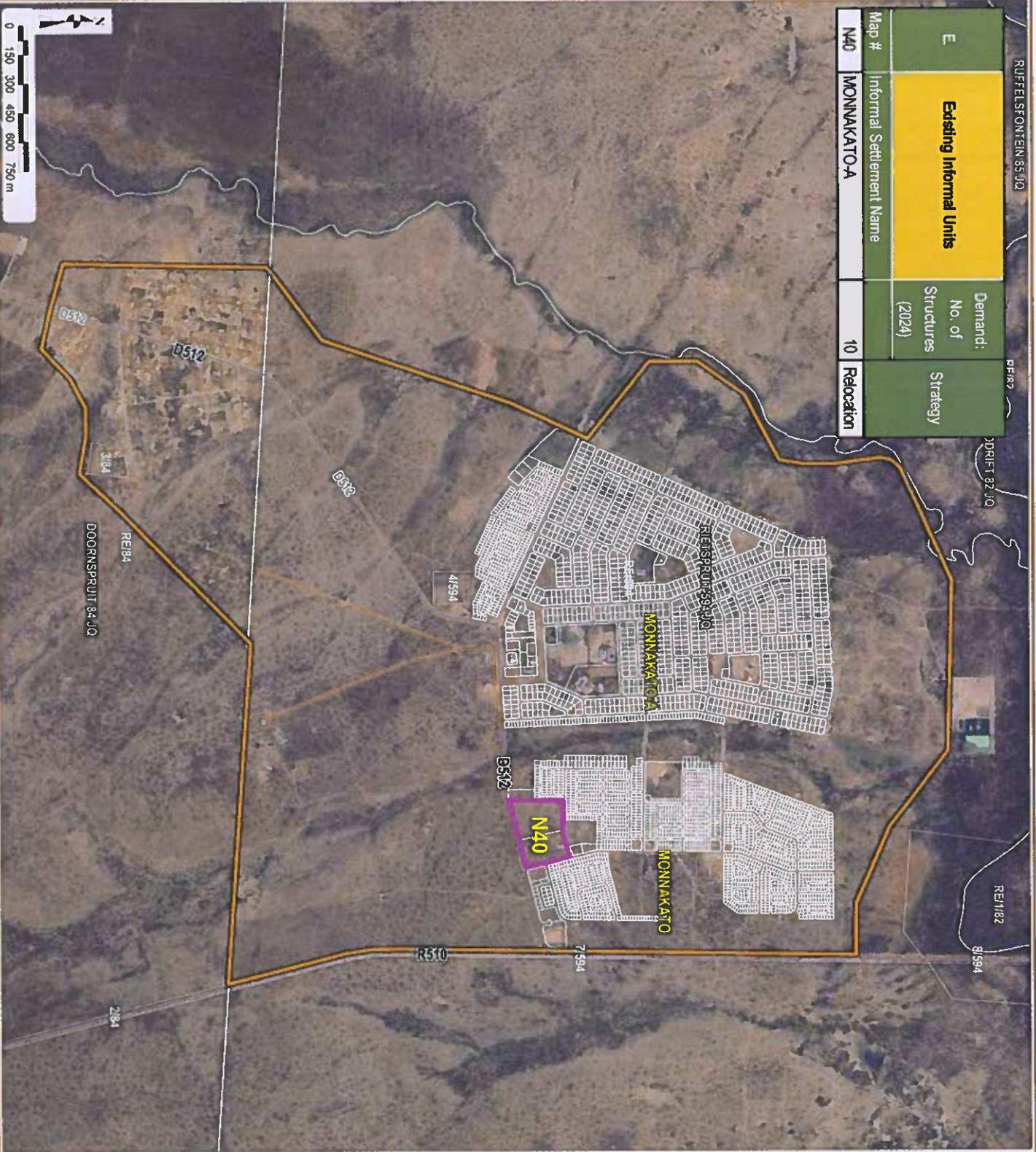
**RUSTENBURG LOCAL
MUNICIPALITY HOUSING SECTOR**

**RURAL NORTH
INFORMAL SETTLEMENT
STRATEGY**

N39. PHATSIMA

- Informal Settlement Classification**
- In-Situ
 - Partially
 - In-Situ/Relocation
 - Relocation
 - Urban Edge

E	Existing Informal Units	Demand: No. of Structures (2024)	Strategy
Map #	MONNAKATO-A	10	Relocation

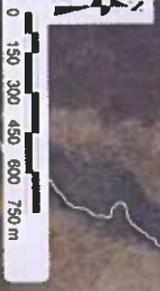


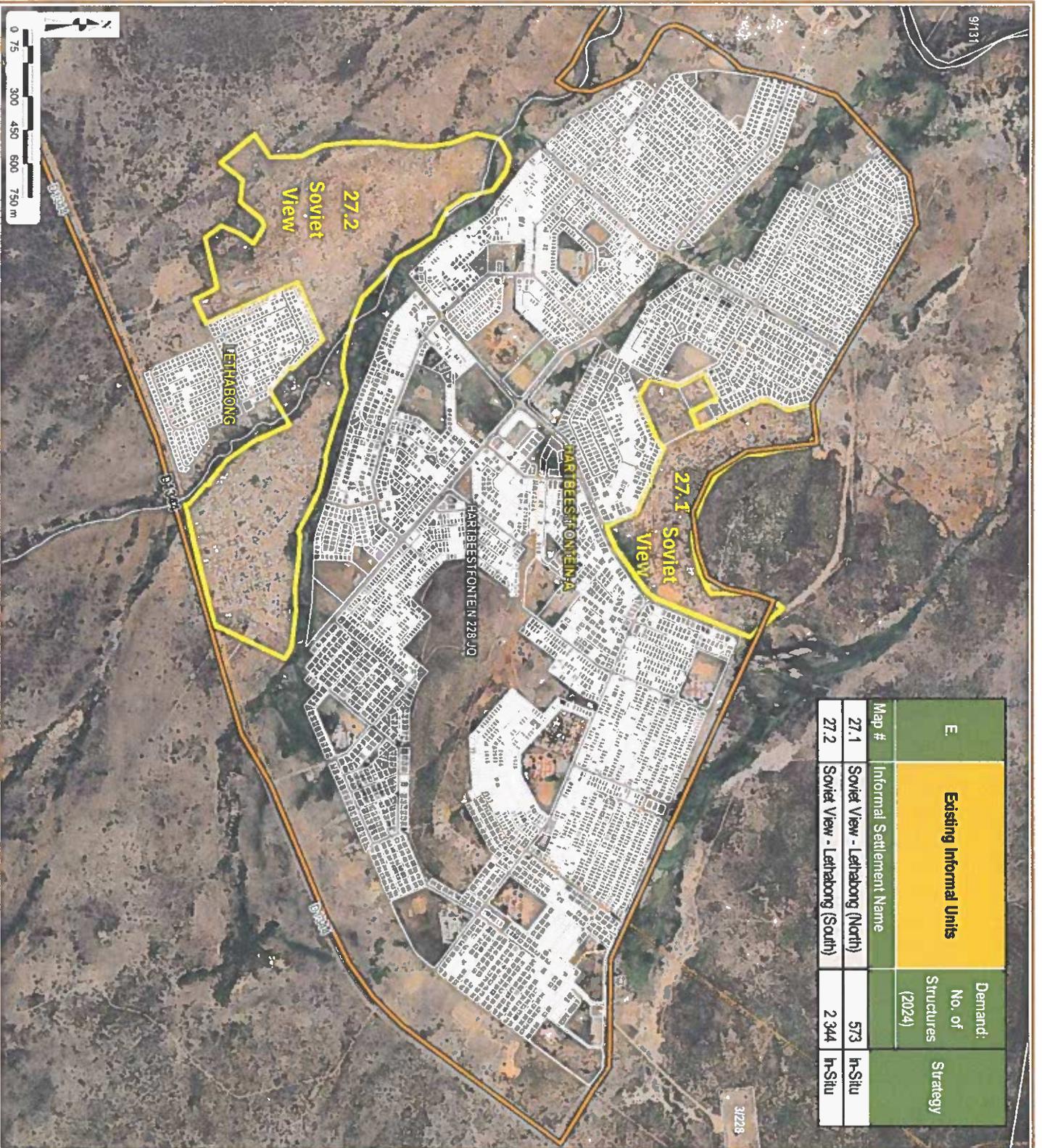
RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

RURAL NORTH INFORMAL SETTLEMENT STRATEGY

N40. MONNAKATO

- Informal Settlement Classification**
- In-Situ
 - Partially In-Situ/Relocation
 - Relocation
 - Urban Edge





Map #	Informal Settlement Name	Demand: No. of Structures (2024)	Strategy
27.1	Soviet View - Letshabong (North)	573	In-Situ
27.2	Soviet View - Letshabong (South)	2 344	In-Situ

RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

RURAL NORTH INFORMAL SETTLEMENT STRATEGY

27. SOVIET VIEW

Informal Settlement Classification

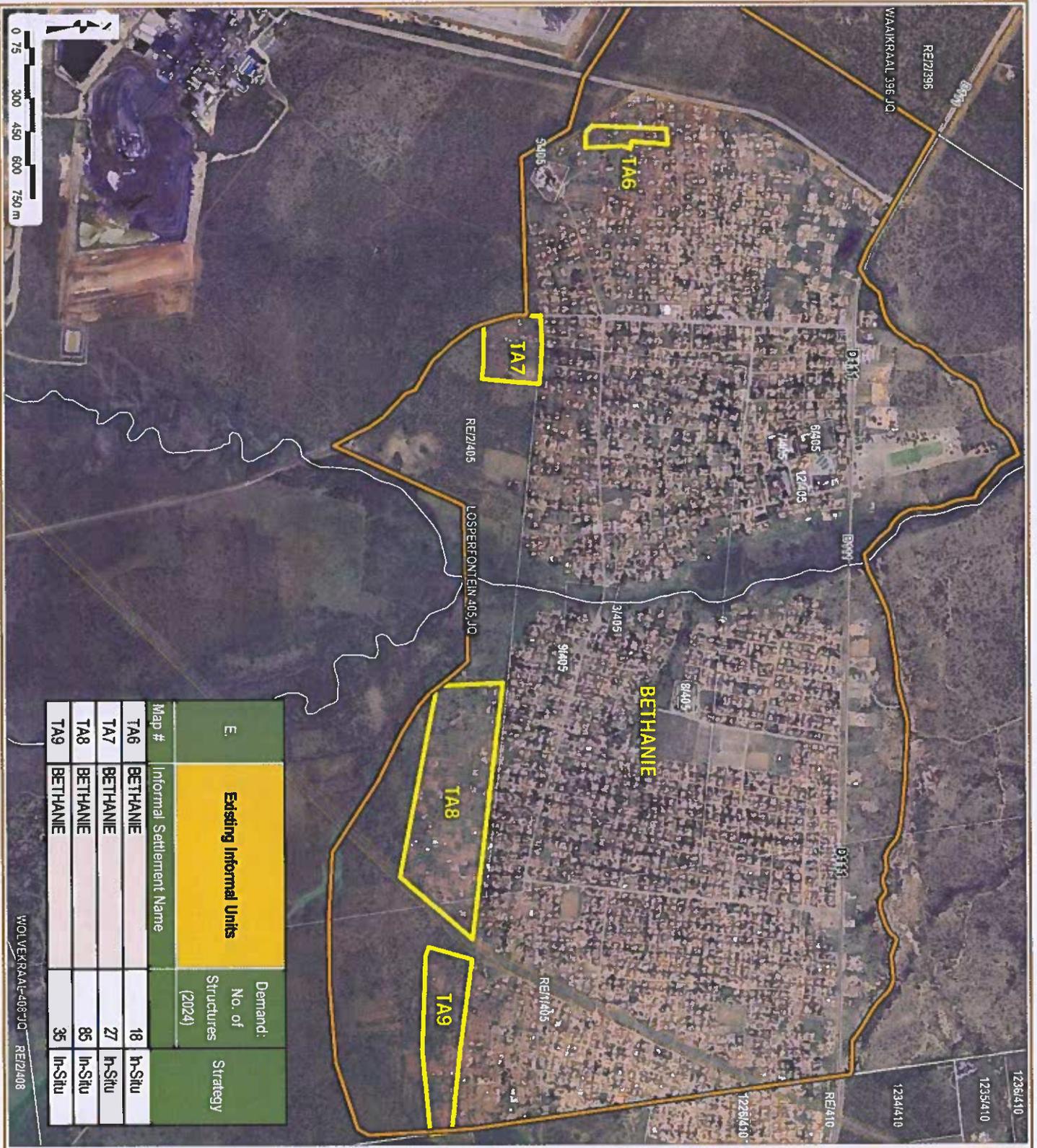
- In-Situ
- Partially
- In-Situ/Relocation
- Relocation
- Urban Edge

RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

RURAL NORTH INFORMAL SETTLEMENT STRATEGY

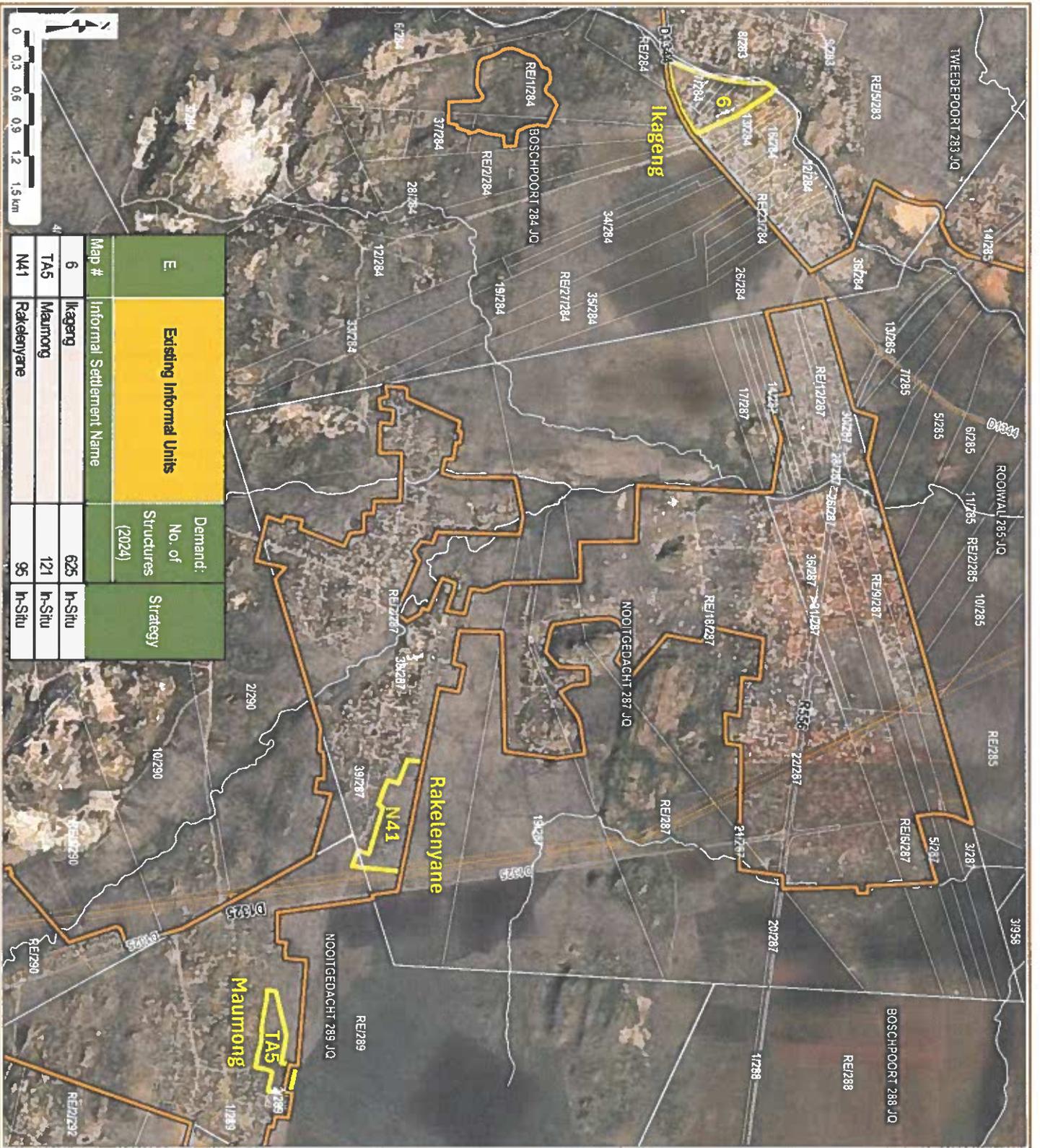
TA6-TA9. BETHANIE

- Informal Settlement Classification**
- In-Situ
 - Partially In-Situ/Relocation
 - Relocation
 - Urban Edge



Map #	Informal Settlement Name	Demand: No. of Structures (2024)	Strategy
TA6	BETHANIE	18	In-Situ
TA7	BETHANIE	27	In-Situ
TA8	BETHANIE	85	In-Situ
TA9	BETHANIE	35	In-Situ

WOLVEKRAAL-406 JO REZ1408



E	Existing Informal Units	Demand: No. of Structures (2024)	Strategy
Map #	Informal Settlement Name		
6	Ikageng	625	In-Situ
TAS	Maumong	121	In-Situ
N41	Rakelenyane	96	In-Situ

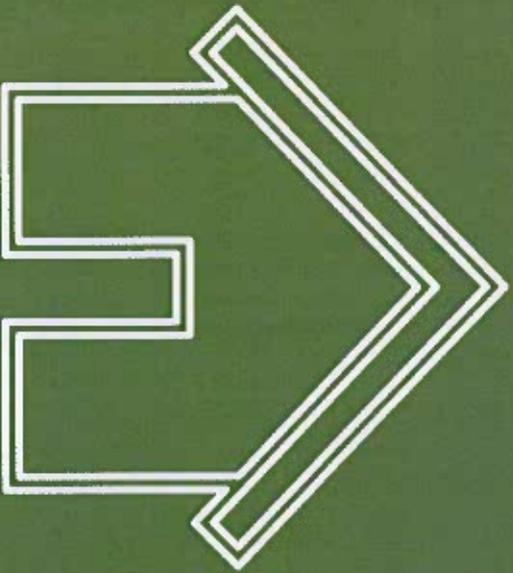
RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

RURAL NORTH INFORMAL SETTLEMENT STRATEGY

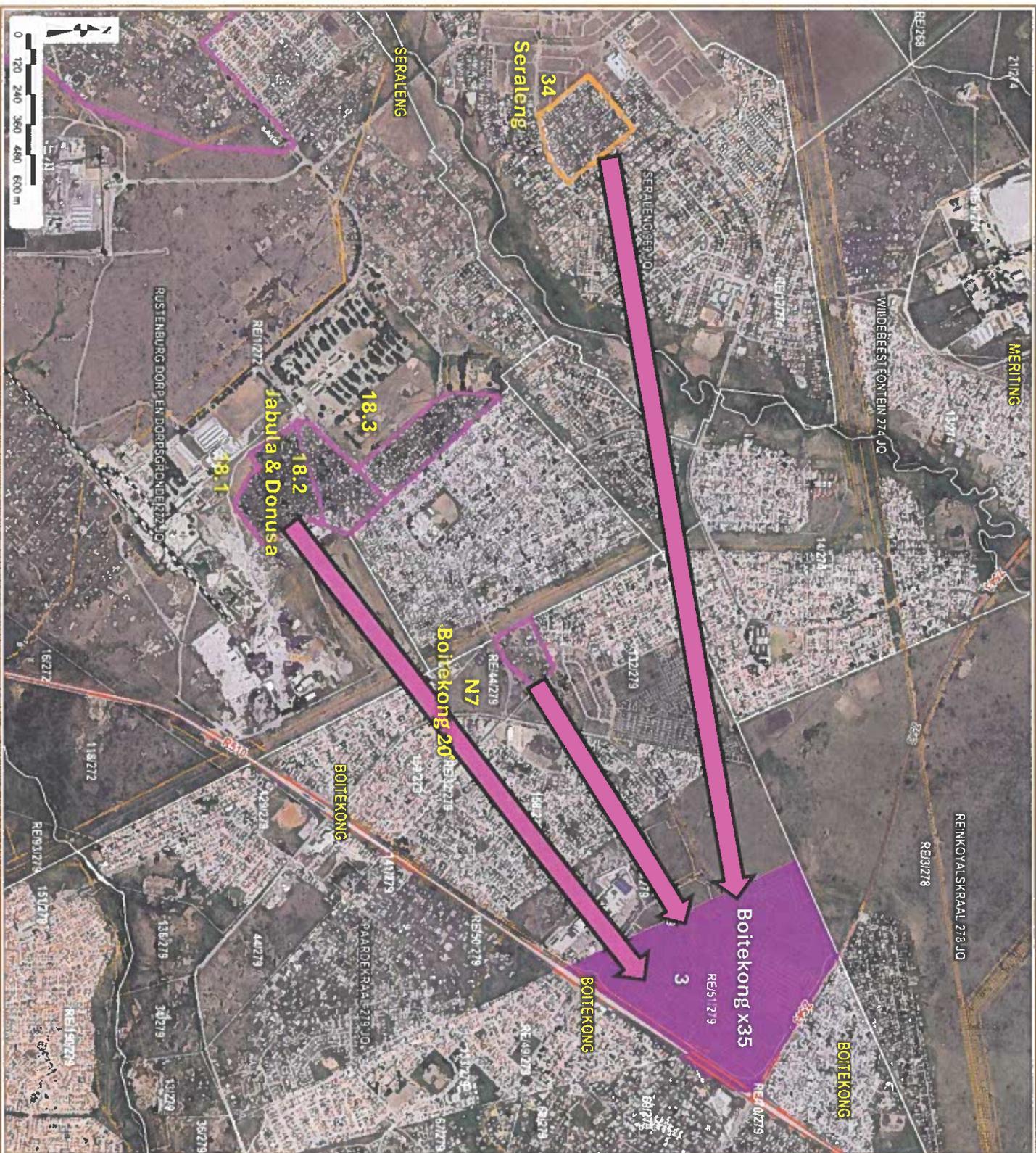
**6. IKAGENG
N41. RAKELENYANE
TAS. MAUMONG**

Informal Settlement Classification

- In-Situ
- Partially
- In-Situ/Relocation
- Relocation
- Urban Edge



ANNEXURE C5: BOITEKONG HUMAN SETTLEMENT AND
LAND STRATEGY LAYOUTS



RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

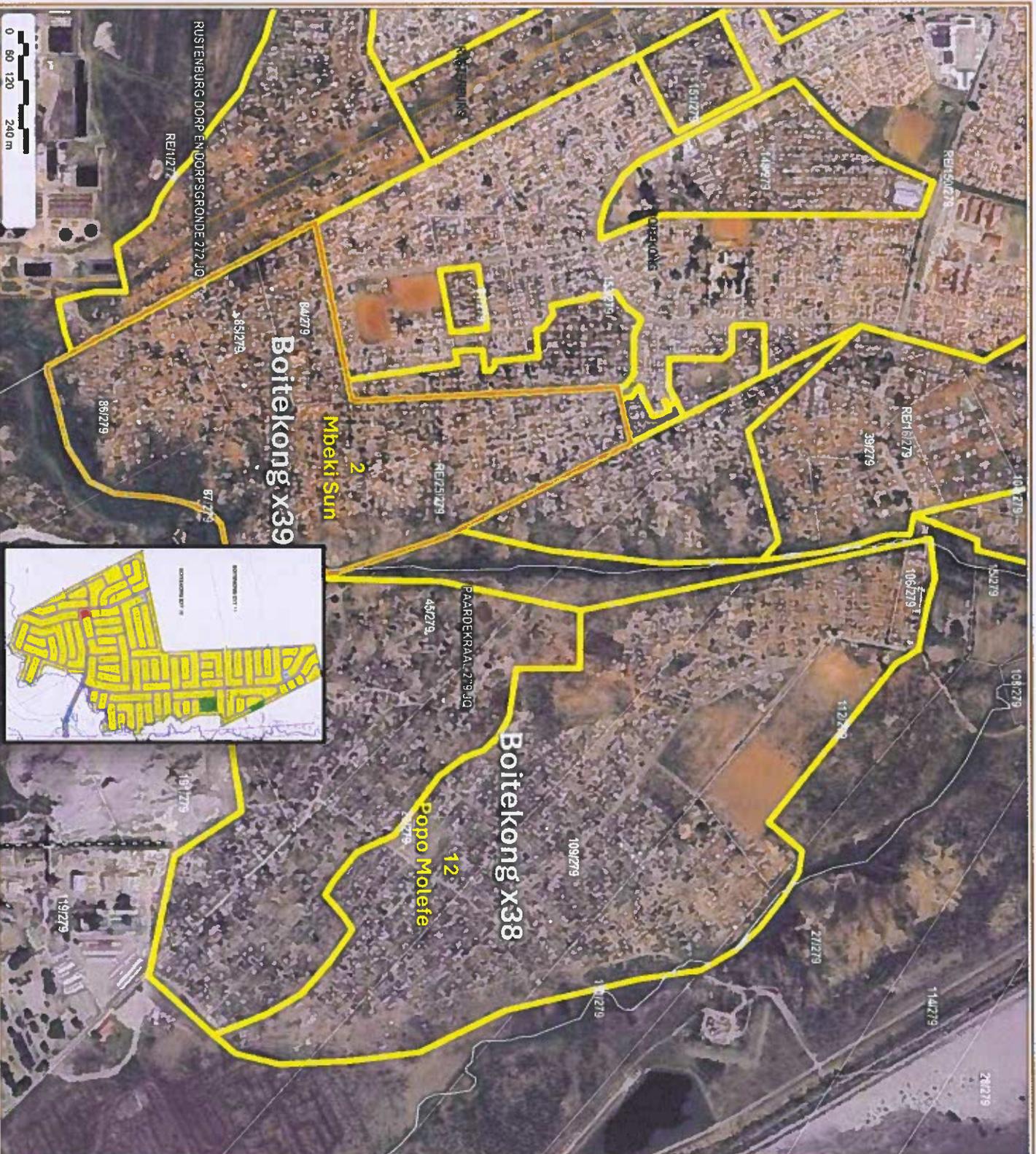
BOITEKONG HUMAN SETTLEMENT AND LAND STRATEGY

- 34. SERALENG,**
- 18. JABULA & DONUSA**
- N7. BOITEKONG 20**

Informal Settlement Classification

- In Situ
- Partially In-Situ/Relocation
- Relocation

- Strategy**
- Housing Reform



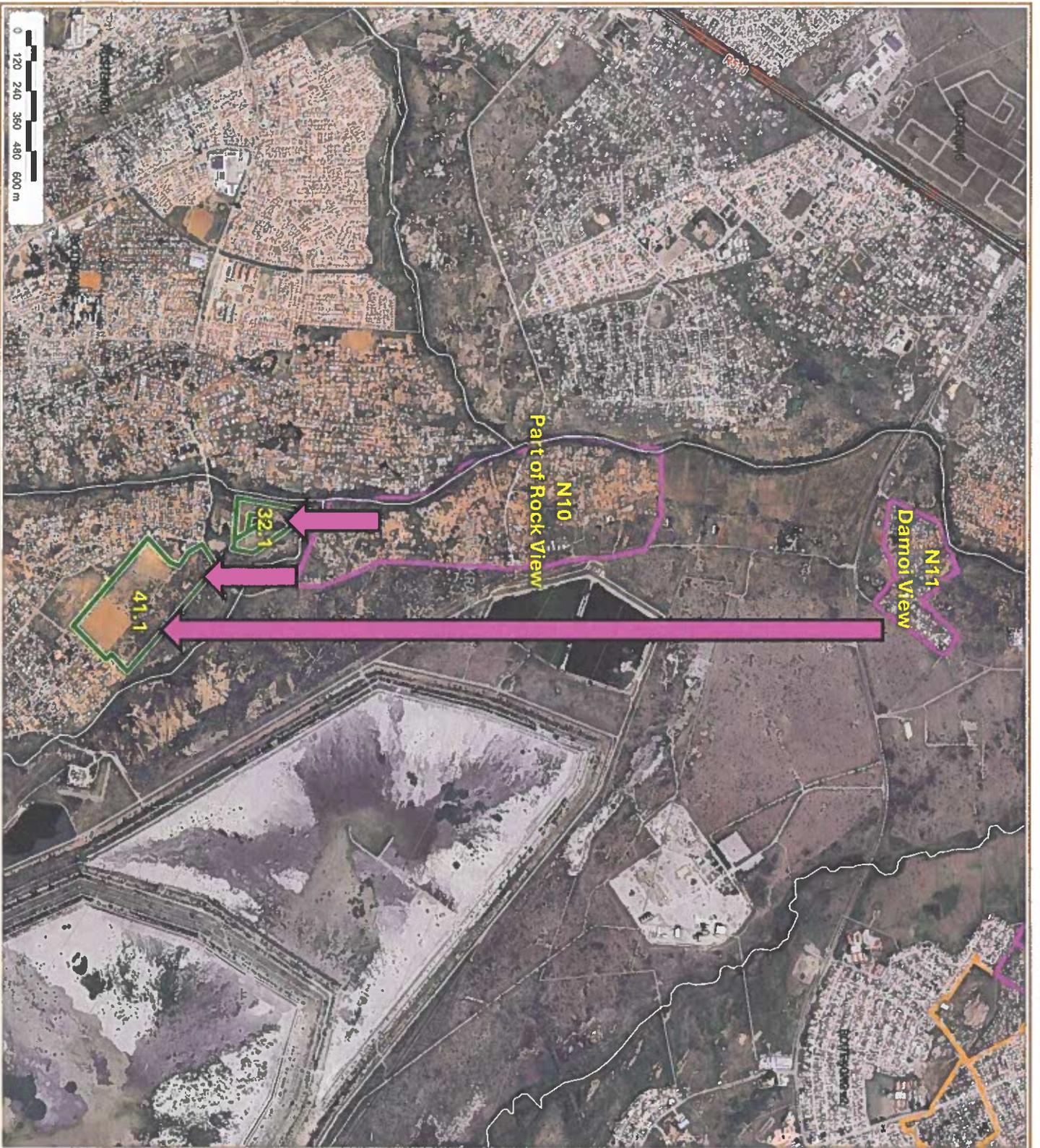
RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

BOITEKONG HUMAN SETTLEMENT AND LAND STRATEGY

**2. MBEKI SUN
12. POPO MOLEFE**

Informal Settlement Classification

- In Situ
- Partially In-Situ/Relocation
- Relocation



RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

BOITEKONG HUMAN SETTLEMENT AND LAND STRATEGY

N11. DAMOI VIEW & N10. ROCK VIEW

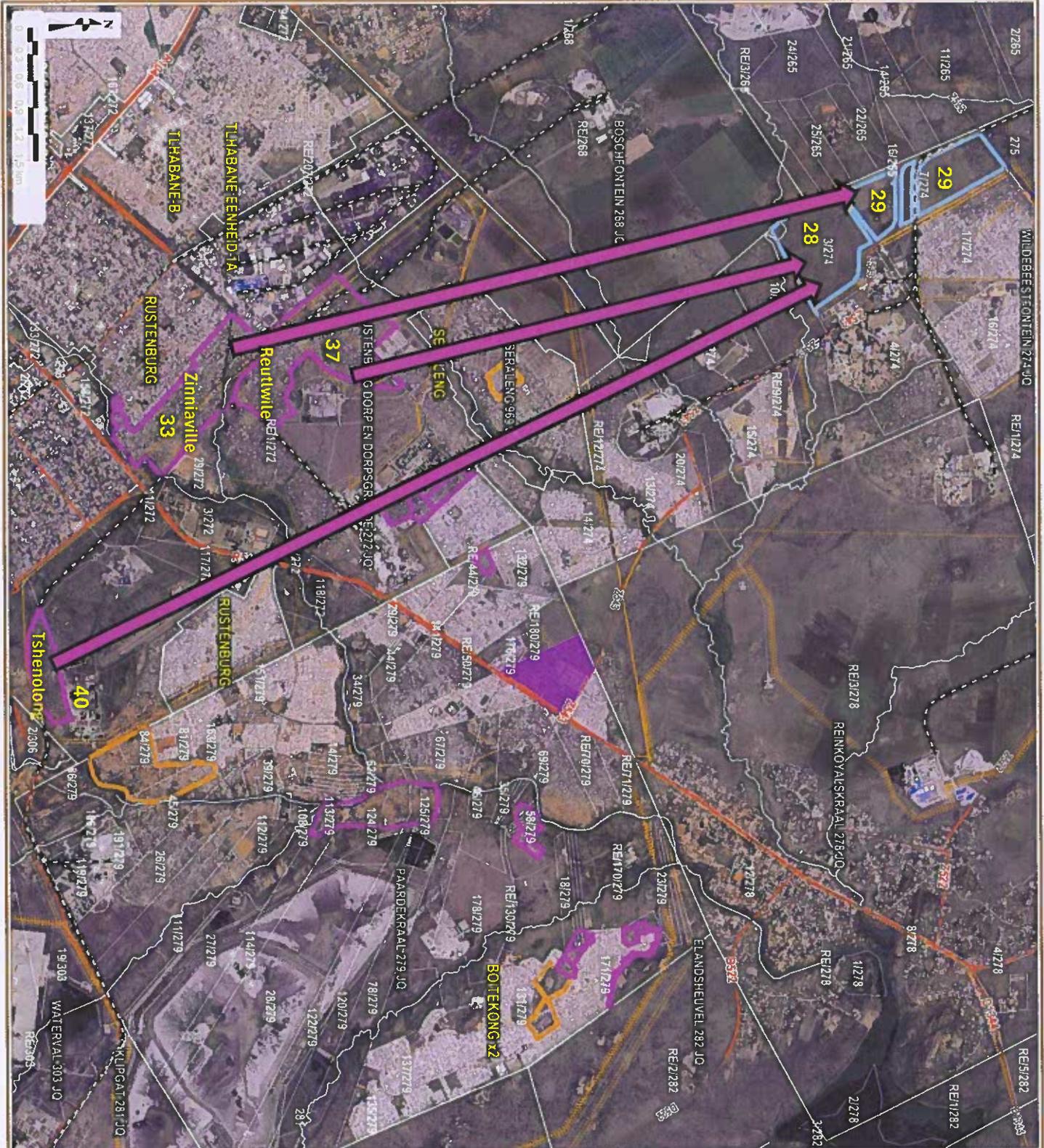
Informal Settlement Classification

- In Situ
- Partially In-Situ/Relocation
- Relocation

Strategy

- Land Acquisition (Successfully Acquired)

FIGURE CS.3



RUSTENBURG LOCAL MUNICIPALITY HOUSING SECTOR

**BOTSEKONG
HUMAN SETTLEMENT AND LAND STRATEGY**

- 33. ZINNIENVILLE**
- 37. REUTLWILE**
- 40. TSHENOLONG**

Informal Settlement Classification

- In Situ
- Partially In-Situ/Relocation
- Relocation

- Strategy**
- Future Strategic Land Acquisition (In Process of Acquiring)

ANNEXURE D:
Upgrade of Informal Trade



ANNEXURE E: INFORMAL TRADE /SERVICES INDUSTRY UPSCALING

ANNEXURE D1

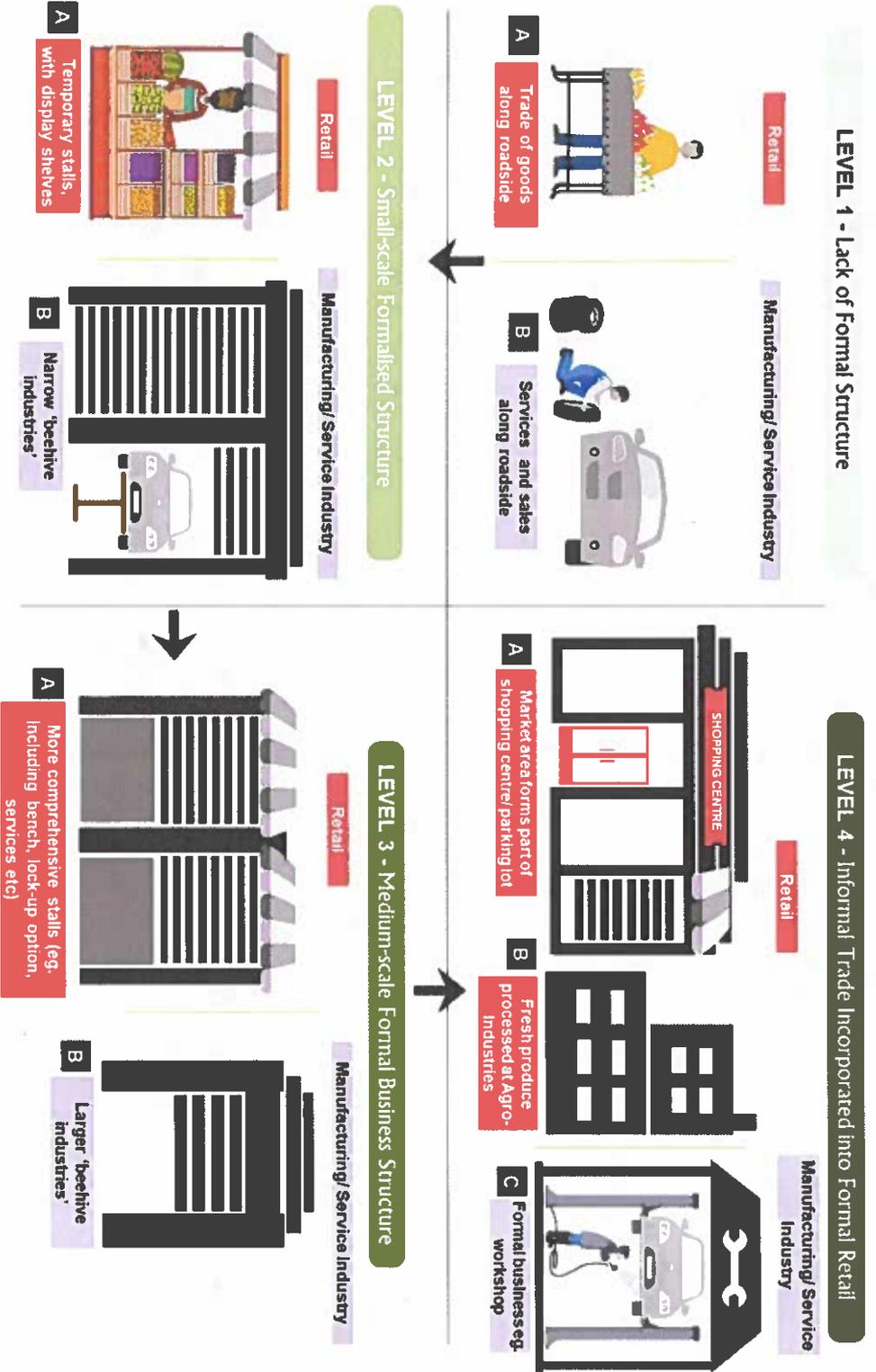
Informal Trade Empowerment and Upscaling

Annexure D1 highlights the concept to upscale informal trading businesses, the stages to achieve upscaling are represented as Level 1 – Level 4. Annexure D2 – Annexure D.5 highlights examples of the various informal trade structures referred to the Informal Trade Upscaling concept on Annexure D2.1.

LEVEL 1	<p>Informal trading business in a form of selling perishable or non-perishable goods, and informal motor repair businesses are being conducted without adequate formalised informal structures.</p>	LEVEL 4	<p>Level 4 provides that informal traders be incorporated into the formal economy (as illustrated on Annexure D5) by way of providing permanent and formalised trading structures as part of a shopping centre or business incubation centre.</p>
LEVEL 2	<p>Formalised informal trading structures in this level are very basic. Level 2A structures are temporary and may be placed along pedestrian movement desire lines where space is limited, see examples on Annexure D2.2. Level 2B structures are more permanent in nature, and may be utilised by small emerging service industries.</p>		
LEVEL 3	<p>The structures at Level 3 are permanent and typically larger in size when compared with 'level 1' informal trading</p>		

DEVELOPMENT APPROACH TO INFORMAL TRADE

ANNEXURE D1



TYPES OF FORMALISED INFORMAL TRADE STRUCTURES

ANNEXURE D2

RETAIL – Temporary Formalised Informal Trading Structures



Johannesburg - Lesedi



SERVICE INDUSTRIES - Formalised Informal Trading Structures



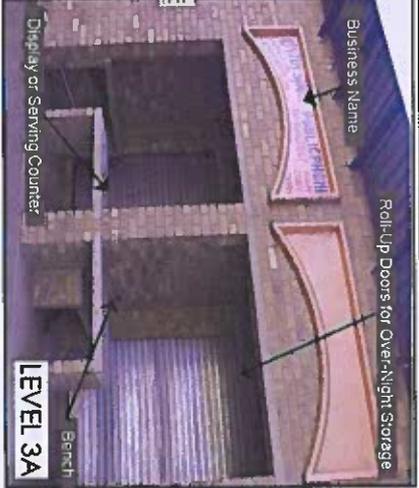
RETAIL – Permanent Formalised Informal Trading Structures

LEVEL 3

Tshwane – Khutsong Station



Ogies – Nkangla DM



SERVICE INDUSTRIES - Formalised Informal Trading Structures



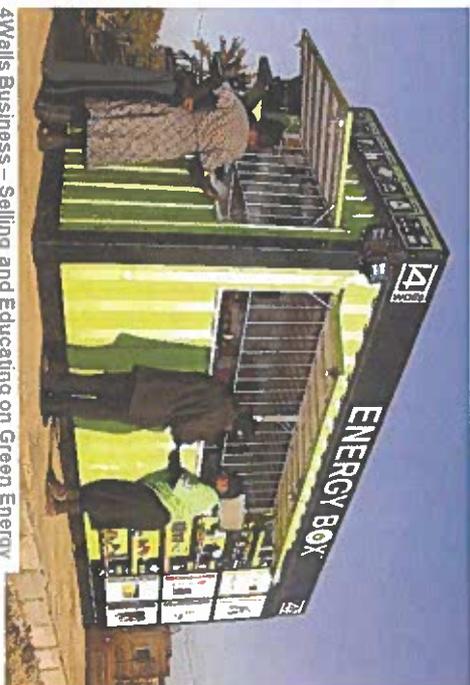
Emerging Local Entrepreneurs - Shipping containers converted for Business

ANNEXURE D3

RETAIL – Temporary Formalised Informal Trading Structures



Local Barber



4Wells Business – Selling and Educating on Green Energy



Local Businesses in Shipping Containers close to Taxi Rank



Spinach King Bakery and Gym in Khayelisha

LEVEL 3B

LOCAL EMPOWERMENT INDUSTRIAL ZONE -
BEEHIVE SERVICE INDUSTRY

Service Industry Units

ANNEXURE D4

SERVICE INDUSTRIES - Formalised Informal Trading Structures



Motor Repair Services



LEVEL 3B

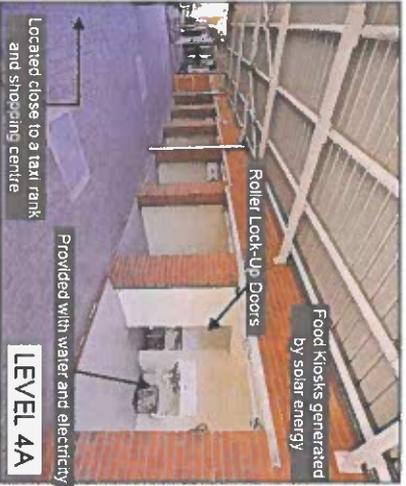


TYPES OF FORMALISED INFORMAL TRADE STRUCTURES

ANNEXURE D5

RETAIL - Formalised Informal Trading Structures

Cape Town - Nomzamo Business Area



Johannesburg - Lesedi



Ga-Nala – Ogies, Nkangala DM



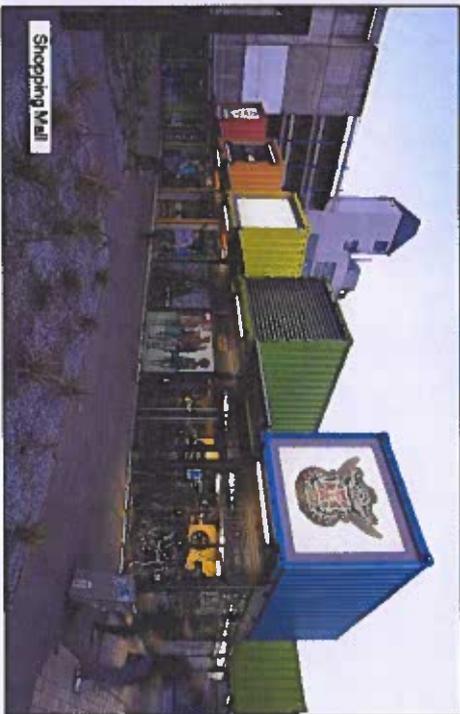
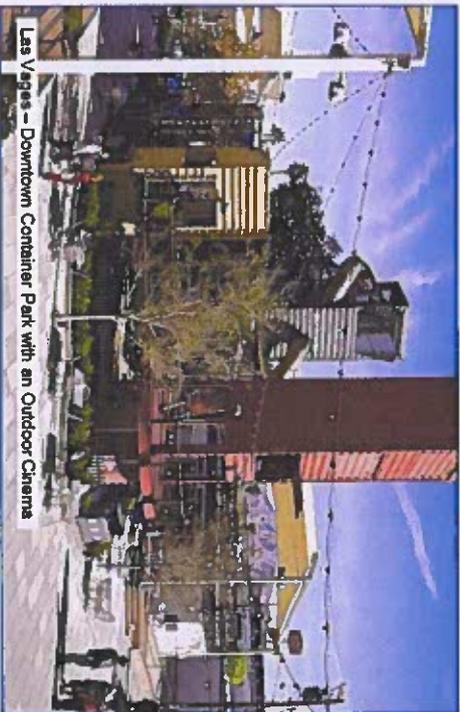
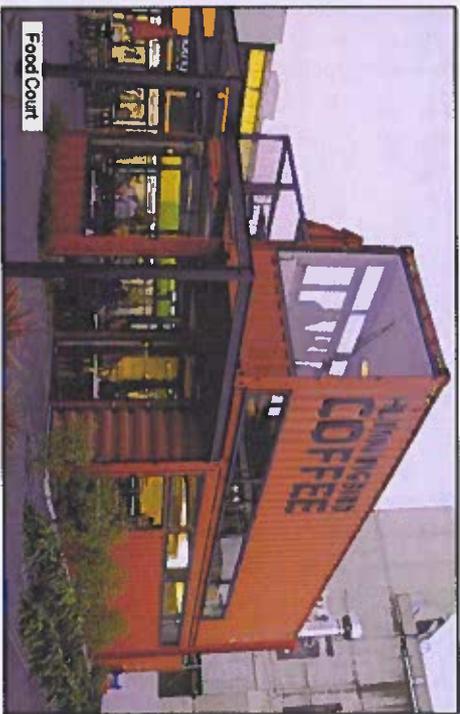
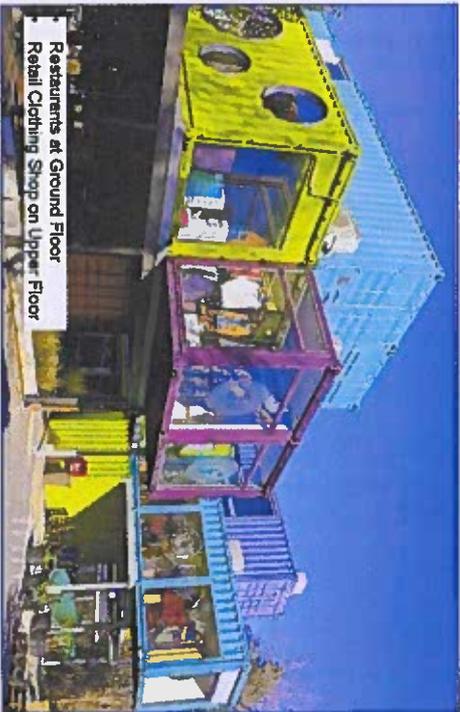
SERVICE INDUSTRIES - Formalised Informal Trading Structures

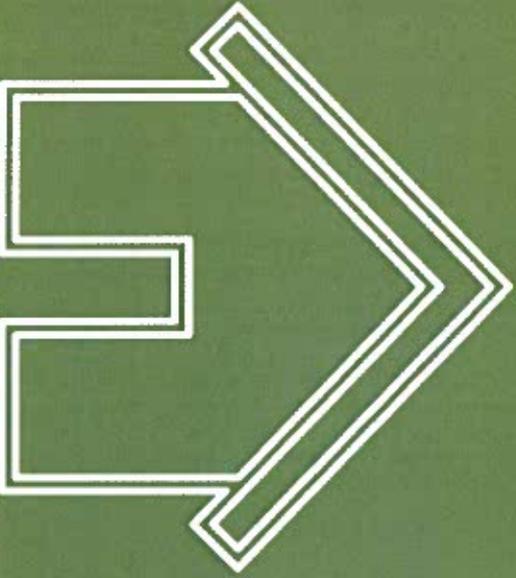
SMME INFRASTRUCTURE - Linear Beehive Buildings



PROMINENT TOURISM DESTINATIONS DESIGNED FROM SHIPPING CONTAINERS

ANNEXURE D6





**ANNEXURE E: COMMUNITY FACILITY REQUIREMENTS
PER FUNCTIONAL AREA**

Thusong Centre Concept

INCREMENTAL DEVELOPMENT OF A THUSONG CENTRE/MPCC

Essentially, a Thusong Centre is “a focal point at which a comprehensive range of essential services can be obtained by people living in its vicinity”. The key to the success of Thusong Centre development is rooted in the principle of focused and deliberate government investment spending within and around a strategically selected spatial point, to ensure that these centres develop to provide an extensive range of community facilities. Such points are typically major intersections, and/or consolidated with existing cluster(s) of business activity and social services. A good example of a Thusong Centre/MPCC in Olivehouthbosch is depicted on **Diagram D1**.

The development of a Thusong Centre takes place over time and is based on an incremental growth process guided and stimulated by a number of strategic investments by various spheres of government (i.e. public investment). This process is, however, not limited to a single building as noted in the example above, but can also relate to the incremental development of a broader precinct (refer to **Diagram D2**).

Very briefly, the first step in the physical development of a Thusong Centre could be the establishment of a community hall which is utilised for a variety of functions, including serving as a SASSA pay-out point by the end of the month; accommodating the mobile clinic once a week; serving as an ABET entre during certain times of the week; etc. Because of the concentration of people at the community hall during the week, a formal/informal public transport facility may establish which, in turn, attracts informal trade.

As the Thusong Centre develops, a greater variety of more permanent community facilities may be added by various spheres of government, including a clinic, post office, and police station.

With the increased intensity of activity and visitors at the precinct, the initial informal trade at the public transport facility can transform into some formal retail activities. Low and medium density residential development should be developed in close proximity around the node which not only enhances the viability of existing community facilities, but also strengthens the capacity for local economic development as the “critical mass” in the precinct increases.

Associated with the residential development follows the establishment of educational facilities like a crèche, primary school and sports fields. Over a period of time the node expands incrementally, and as more functions and associated residential activities are added, it may eventually also accommodate specialised services like adult education (FET colleges and ABET centres), some commercial activities like hardware stores and even light service industries.

MULTI-PURPOSE COMMUNITY CENTRE (MPCC) / THUSONG CENTRE CONCEPT

MPCC in Thekwane, Rustenburg, North West Province

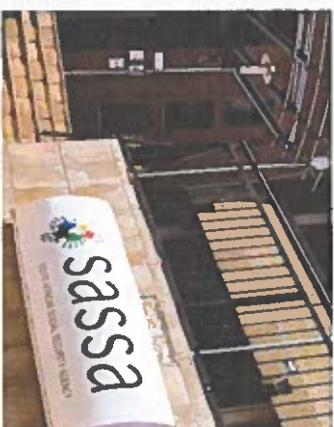


Public-Private Partnership funded by Glencore Mine and Merafe Resources (R20-million)

Source:

South African Business Website: <https://www.southafricanbusiness.co.za/08/2023/construction-and-engineering/r20-million-multi-purpose-community-centre-constructed-in-rustenburg/>

SASSA Grant Office



Home Affairs Office



Police Station



Multi-Purpose Courts



Community Hall



Clinic



Thusong Centre Concept

Diagram D2



LEGEND

- Housing
- Retail
- Community Facilities
- Commercial
- Educational
- Filmy Station
- Taxi Rank
- Informal Trading
- Fresh Produce Market
- Agri- Industrial
- Industrial Hive
- Sport Stadium
- Pedestrian Walkways and Public Square
- Open Public Space
- Streetscape Features
- Artistic Water Features
- Pedestrian Crossing
- Stop Signrage

Short-term

Medium-term

Long-term

RUSTENBURG/TLHABANE LUB: TOTAL COMMUNITY FACILITIES REQUIREMENT and LAND NEED (2040)

Table D1: Rustenburg, Thabane: Community Facility need: 2022, 2022-2031 and 2031-2040

Facilities	2022 Population			Increment: 2022-2031			Increment: 2031-2040			Total Increment 2022-2040			Total 2040			Community Facilities 2022-2040 Surplus/Deficit	
	number	ha	%	number	ha	%	number	ha	%	number	ha	%	number	ha	%		
Number of Units	85 583	5 686	71%														
Population	237 407			15 504	729	70%	14 493	681	71%	29 997	1 410	71%	115 580	7 096	71%		
Net residential Density	15			21			21			21			16				
Business (floor area in m ²)	403 591	135	2%	44 639	15	1%	36 597	12	1%	81 236	27	1%	484 827	162	2%		
Offices (floor area in m ²)	40 359	13	0%	4 464	1	0%	3 660	1	0%	8 124	3	0%	48 483	16	0%		
Education		189	2%		30	3%		24	3%		54	3%		243	2%		
Small Crèche	99	2		18			13	0		28	1		127	3		(109)	
ECD Resource Hub and Care Centre	12	1		17	0,2		2	0		3	0		15	2		2	
Primary (Including Grade R)	34	95		36	15		4	12		10	27		44	122		(8)	
Secondary	19	91		23	14		2	12		5	26		24	117		(1)	
Health Services		8	0%		1	0%		1	0%		2	0%		10	0%		
Primary Health Clinic	10	2		4	(6)		1	0		3	1		13	3		(9)	
Community Health Centre/Hospital	4	6		13	0,6		0,5	0,8		1	2		5	8		8	
Safety and Security		5	0%		1	0%		1	0%		1	0%		7	0%		
Police	4	4		4	1		1	1		1	1		5	5		(1)	
Fire Station	4,0	1,2		1	0,6		0,5	0,2		1	0		5	2		(4)	
Social/Cultural/Civic		29	0%		0	0%		0	0%		1	0%		30	0%		
Local Library	12	1		5	(6,9)		1,5	0,1		3	0		15	1		(10)	
SASSA Paypoint	1	0		2									1	0		1	
Solid Waste Disposal Site	1	25			(1)								1	25		(1)	
Recycling Depot	1	0		5	4								1	0		4	
Municipal Office/Tribal Office	1	1		2	1								1	1		1	
Magistrate's Court	1	1		2	1								1	1		1	
Community Hall (large)	4	2		6	0,6		0,51	0,25		1	1		5	3		1	
Sports and Recreation		119	1%		19	2%		15	2%		34	2%		153	2%		289
Sports Facilities and Parks (ha)		71			11,2			9,1			20			92			
Regional Parks (ha)		47			7,4			6,1			14			61			34
Streets		1 855	23%		239	23%		221	23%		460	23%		2 315	23%		
TOTAL		8 039	100%		1 034	100%		957	100%		1 991	100%		10 030	100%		
Gross Density	11			15			15			15			12				

BOTSEKONG LUB: TOTAL COMMUNITY FACILITIES REQUIREMENT and LAND NEED (2040)

Table D2 : Botsekong: Community Facility need: 2022, 2022-2031 and 2031-2040

Facilities	2022 Population				Increment: 2022-2031				Increment: 2031-2040				Total Increment 2022-2040				Total 2040				Community Facilities 2022-2040
	Requirement		CF Provided	Shortfall	Requirement		CF Provided	Shortfall	Requirement		CF Provided	Shortfall	Requirement		CF Provided	Shortfall	Requirement		CF Provided	Shortfall	
	number	ha			%	number			ha	%			number	ha			%	number			
Number of Units	140 248	3 646	66%					55 795	558	54%	55 986	559	56%	111 731	1 117	55%	251 979	4 764	63%		
Population	304 108				133 920			100		117 427			100				53				
Nett residential Density	38				100			100		100			100				53				
Business (m ²)	516 983	172	3%		160 704	54	5%	140 912	47	5%	140 912	47	5%	301 616	101	5%	818 599	273	4%		
Offices (floor area in m ²)	51 698	17	0%		16 070	5	1%	14 091	5	0%	14 091	5	0%	30 162	10	0%	81 860	27	0%		
Education		242	4%			107	10%		94	9%		94	9%	200	10%		443	6%			
Small Crèche	127	3				56		49	1		105	2		105	2		231	5		(231)	
ECD Resource Hub and Care Centre	15	2				7		6	1		13	1		13	1		28	3		(26)	
Primary (including Grade R)	43	122				19		54	47		17	47		36	101		79	222		(65)	
Secondary	24	117				11		51	45		9	45		20	97		44	213		(35)	
Health Services		10	0%				4	0%		4	0%		4	0%				19	0%		
Primary Health Clinic	13	3					6		1		5	1		10	2		23	5		(14)	
Community Health Centre/Hospital	5	8					2,2		3,3		2,0	2,9		4	6		9	14		(8)	
Safety and Security		7	0%				3	0%		3	0%		3	0%				5	0%		
Police	5	5					2		2		2	2		4	4		9	9		(8)	
Fire Station	5,1	1,5					2,2		0,7		2,0	0,6		4	1		9	3		(9)	
Social/Cultural/Civic		29	1%				1	0%		1	0%		13	3	0%		32	0%		(27)	
Local Library	15	1					6,7		0,3		5,9	0,3		13	1		28	1		(11)	
SASSA Paypoint	1	0															1	0		(1)	
Solid Waste Disposal Site	1	25															1	25		(1)	
Recycling Depot	1	0															1	0		(1)	
Municipal Office/Tribal Office	1	1															1	1		(1)	
Magistrate's Court																					
Community Hall (large)	5	3					2,2		1,1		1,96	0,98		4	2		9	5		(7)	
Sports and Recreation		152	3%						67	6%		59	6%		126	6%		278	4%		
Sports Facilities and Parks (ha)		91							40,2			35,2			75			167		58	
Regional Parks (ha)		61							26,8			23,5			50			111		(110)	
Streets		1 283	23%						240	23%		231	23%		471	23%		1 754	23%		
TOTAL		5 559	100%						1 039	100%		1 002	100%		2 042	100%		7 601	100%		
Gross Density	25							54			56			55				33			

BOKAMOSO LUB: TOTAL COMMUNITY FACILITIES REQUIREMENT and LAND NEED (2040)

Table D3: Bokamoso: Community Facility need: 2022, 2022-2031 and 2031-2040

Facilities	2022 Population			Increment: 2022-2031			Increment: 2031-2040			Total Increment 2022-2040			Total 2040			Community Facilities 2022-2040		
	number	ha	%	CF Provided	Shortfall	number	ha	%	number	ha	%	number	ha	%	number		ha	%
Number of Units	18 821	823	68%			2 065	49	65%	2 070	49	66%	4 135	98	66%	22 956	922	68%	
Population	42 163					4 955			4 946			9 301			51 464			
Nett residential Density	23					42			42			42			25			
Business (m ²)	71 678	24	2%			5 946	2	3%	5 215	2	2%	11 161	4	2%	82 839	28	2%	
Offices (floor area in m ²)	7 168	2	0%			595	0	0%	522	0	0%	1 116	0	0%	8 284	3	0%	
Education		34	3%				4	5%		3	5%		7	5%		41	3%	
Small Crèche	18	0							2	0		4	0		21	0		(21)
ECD Resource Hub and Care Centre	2	0							0	0		0	0		3	0		(3)
Primary (including Grade R)	6	17				1	2		1	2		1	4		7	21		(3)
Secondary	3	16				0	2		0	2		1	4		4	20		(2)
Health Services		1	0%				0	0%		0	0%		0	0%		2	0%	
Primary Health Clinic	2	0				0	0		0	0		0	0		2	0		1
Community Health Centre/Hospital	1	1				0,1	0,1		0,1	0,1		0	0		1	1		(1)
Safety and Security		1	0%				0	0%		0	0%		0	0%		0	0%	
Police	1	1				0	0		0	0		0	0		1	1		(1)
Fire Station	0,7	0,2				0,1	0,0		0,1	0,0		0	0		1	0		(1)
Social/Cultural/Civic		26	2%				0	0%		0	0%		0	0%		26	2%	
Local Library	2	0				0,2	0,0		0,2	0,0		0	0		3	0		(3)
SASSA Paypoint	1	0													1	0		(1)
Solid Waste Disposal Site	1	25													1	25		(1)
Recycling Depot	1	0													1	0		(1)
Municipal Office/Tribal Office																		
Magistrate's Court																		
Community Hall (large)	1	0				0,1	0,0		0,07	0,04		0	0		1	0		0
Sports and Recreation		21	2%				2	3%		2	3%		5	3%		26	2%	
Sports Facilities and Parks (ha)		13					1,5			1,3			3			15		
Regional Parks (ha)		8					1,0			0,9			2			10		(10)
Streets		280	23%				17	23%		17	23%		35	23%		314	23%	
TOTAL		1 212	100%				75	100%		74	100%		150	100%		1 362	100%	
Gross Density		16					27			28			28			17		

MARIKANA LUB: TOTAL COMMUNITY FACILITIES REQUIREMENT and LAND NEED

Table D4: Marikana: Community Facility need: 2022, 2022-2031 and 2031-2040

Facilities	2022 Population					Increment: 2022-2031					Increment: 2031-2040					Total Increment 2022-2040					Total 2040					Community Facilities 2022-2040		
	number	ha	%	Cf Provided number	Shortfall number	number	ha	%	number	ha	%	number	ha	%	number	ha	%	number	ha	%	number	ha	%	number				
Number of Units	27 215	891	68%			10 677	237	64%	11 754	261	66%	22 431	498	65%	49 646	1 389	67%											
Population	49 123					25 624			24 675			50 299			99 422													
Net residential Density	31					45			45			45			36													
Business (m ²)	83 509	28	2%			30 749	10	3%	29 610	10	2%	60 359	20	3%	143 868	48	2%											
Offices (floor area in m ²)	8 351	3	0%			3 075	1	0%	2 961	1	0%	6 036	2	0%	14 387	5	0%											
Education		39	3%				20	6%		20	5%		40	5%		79	4%											
Small Crèche	20	0				11	0.2		10	0		21	0		41	1										(41)		
ECD Resource Hub and Care Centre	2	0				1	0.1		1	0		3	0		5	0										(5)		
Primary (including Grade R)	7	20				4	10		4	10		7	20		14	40										(10)		
Secondary	4	19				2	10		2	9		4	19		8	38										(7)		
Health Services		2	0%				1	0%		1	0%		2	0%		3	0%										(3)	
Primary Health Clinic	2	0				1	0		1	0		2	0		4	1											(3)	
Community Health Centre/Hospital	1	1				0.4	0.6		0.4	0.6		1	1		2	2											(1)	
Safety and Security		1	0%				1	0%		1	0%		1	0%		2	0%											(1)
Police	1	1				0	0		0	0		1	1		2	2											(1)	
Fire Station	0.8	0.2				0.4	0.1		0.4	0.1		1	0		2	0											(1)	
Social /Cultural/Civic		26	2%				0	0%		0	0%		1	0%		27	1%										(5)	
Local Library	2	0				1.3	0.1		1.2	0.1		3	0		5	0											(1)	
SASSA Paypoint	1	0					-			-			-		1	0											(1)	
Solid Waste Disposal Site	1	25					-			-			-		1	25											(1)	
Recycling Depot	1	0					-			-			-		1	0											(1)	
Municipal Office/Tribal Office	1	1					-			-			-		1	1											(1)	
Magistrate's Court		-					-			-			-															
Community Hall (large)	1	0				0.4	0.2		0.41	0.21		1	0		2	1											0	
Sports and Recreation		25	2%				13	3%		12	3%		25	3%		50	2%										(21)	
Sports Facilities and Parks (ha)		15					7.7			7.4			15			30											(21)	
Regional Parks (ha)		10					5.1			4.9			10			20											(20)	
Streets		304	23%				85	23%		92	23%		177	23%		481	23%											
TOTAL		1 319	100%				368	100%		397	100%		765	100%		2 084	100%											
Gross Density	21					29			30			29			24													

RURAL NORTH LUB: TOTAL COMMUNITY FACILITIES REQUIREMENT and LAND NEED (2040)

Table D5: Rural North: Community Facility need: 2022, 2022-2031 and 2031-2040

Facilities	2022 Population						Increment: 2022-2031						Increment: 2031-2040						Total Increment 2022-2040						Total 2040						Community Facilities 2022-2040
	Requirement			CF Provided	Shortfall			Requirement			Requirement			Requirement			Requirement			Requirement			Requirement			Surplus/Deficit					
	number	ha	%	number	number	number	number	ha	%	number	ha	%	number	ha	%	number	ha	%	number	ha	%	number	ha	%							
Number of Units	78 454	7 845	73%				18 349	917	71%	18 395	920	72%	36 744	1 837	71%	115 198	9 683	73%													
Population	204 344						44 039			38 617			82 656			287 000															
Net residential Density	10						20			20			20			12															
Business (m ²)	347 385	116	1%				52 847	18	1%	46 341	15	1%	99 188	33	1%	446 572	149	1%													
Offices (floor area in m ²)	34 738	12	0%				5 285	2	0%	4 634	2	0%	9 919	3	0%	44 657	15	0%													
Education		163	2%					35	3%		31	2%		66	3%		229	2%													
Small Creche	85	2					18	0.4		16	0		34	1		120	2									(120)					
ECD Resource Hub and Care Centre	10	1					2	0.2		2	0		4	0		14	1									(14)					
Primary (including Grade R)	29	82					6	18		6	15		12	33		41	115									(10)					
Secondary	16	78					4	17		3	15		7	32		23	110									(11)					
Health Services		7	0%					1	0%		1	0%		3	0%		10	0%													
Primary Health Clinic	9	2					2	0		2	0		3	1		12	2										2				
Community Health Centre/Hospital	3	5					0.7	1.1		0.6	1.0		1	2		5	7										(4)				
Safety and Security		4	0%					1	0%		1	0%		2	0%		6	0%									(3)				
Police	3	3					1	1		1	1		1	1		5	5										(3)				
Fire Station	3,4	1,0					0.7	0.2		0.6	0.2		1	0		5	1										(4)				
Social/Cultural/Civic		4	0%					0	0%		0	0%		1	0%		5	0%													
Local Library	10	1					2.2	0.1		1.9	0.1		4	0		14	1										(13)				
SASSA Paypoint		-						-			-			-			-														
Solid Waste Disposal Site		-						-			-			-			-														
Recycling Depot		-						-			-			-			-														
Municipal Office/Tribal Office	3	2						-			-			-			-														
Magistrate's Court		-						-			-			-			-														
Community Hall (large)	3	2					0.7	0.4		0.64	0.32		1	1		5	2											0			
Sports and Recreation		102	1%					22	2%		19	2%		41	2%		144	1%													
Sports Facilities and Parks (ha)		61						13.2			11.6			25			86											78			
Regional Parks (ha)		41						8.8			7.7			17			57											(54)			
Streets		2 476	23%					299	23%		297	23%		596	23%		3 072	23%													
TOTAL		10 729	100%					1 296	100%		1 286	100%		2 582	100%		13 311	100%													
Gross Density								14			14			14			9														

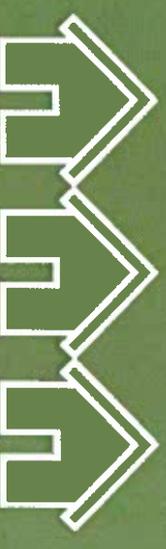
RURAL SOUTH LUB: TOTAL COMMUNITY FACILITIES REQUIREMENT and LAND NEED (2040)

Table D6: Rural South: Community Facility need: 2022, 2022-2031 and 2031-2040

Facilities	2022 Population				Increment: 2022-2031				Increment: 2031-2040				Total Increment 2022-2040				Total 2040				Community Facilities 2022-2040
	number	ha	%	CF Provided	number	ha	%	Shortfall	number	ha	%	number	ha	%	number	ha	%	number	ha	%	
Number of Units	3 906	391	74%		2 346	117	71%		2 352	118	72%	4 698	235	71%	8 604	625	73%				
Population	8 063				5 633				4 937			10 570			18 634						
Net residential Density	10				20				20			20			14						
Business (m ²)	13 708	5	1%		6 760	2	1%		5 925	2	1%	12 694	4	1%	26 392	9	1%				
Offices (floor area in m ²)	1 371	0	0%		676	0	0%		592	0	0%	1 268	0	0%	2 639	1	0%				
Education		6	1%			4	3%			4	2%		8	3%		15	2%				
Small Crèche	3	0			2	0.0		(3)	2	0.0		4	0		8	0					(8)
ECD Resource Hub and Care Centre	0	0			0	0.0		(0)	0	0.0		1	0		1	0					(1)
Primary (including Grade R)	1	3			1	2			1	2		2	4		3	7					3
Secondary	1	3			0	2			0	2		1	4		1	7					2
Health Services		0	0%			0	0%			0	0%		0	0%		1	0%				1
Primary Health Clinic	0	0			0	0			0	0		0	0		1	0					0
Community Health Centre/Hospital	0	0			0.1	0.1		(0)	0.1	0.1		0	0		0	0					(0)
Safety and Security		0	0%			0	0%			0	0%		0	0%		0	0%				1
Police	0	0			0	0			0	0		0	0		0	0					0
Fire Station	0.1	0.0			0.1	0.0		(0)	0.1	0.0		0	0		0	0					(0)
Social/Cultural/Civic		0	0%			0	0%			0	0%		0	0%		0	0%				0
Local Library	0	0			0.3	0.0		(0.4)	0.2	0.0		1	0		1	0					(1)
SASSA Paypoint																					
Solid Waste Disposal Site																					
Recycling Depot																					
Municipal Office/Tribal Office																					
Magistrate's Court																					
Community Hall (large)	0	0			0.1	0.0		(0)	0.08	0.04		0	0		5	0					(0)
Sports and Recreation		4	1%			3	2%			2	2%		3	2%		9	1%				
Sports Facilities and Parks (ha)		2				1.7				1.5			3			6					2
Regional Parks (ha)		2				1.1		(2)		1.0			2			4					(4)
Streets		122	23%			38	23%			38	23%		76	23%		198	23%				
TOTAL		529	100%			166	100%			164	100%		330	100%		859	100%				
Gross Density	7				14				14			14			10						

Source : Plan Associates, 2025

ANNEXURE F:
Land Use Budgets



LUB: COMMUNITY FACILITY REQUIREMENT and LAND NEEDED (2040)

- Total RLM
- Per Cluster

RUSTENBURG LM LUB: TOTAL COMMUNITY FACILITIES REQUIREMENT and LAND NEED (2040)

Diagram 1

Table : Rustenburg HSP: Total RLM LUB 2022 and incrementally for the periods 2022-2031 and 2031-2040

Facilities	2022 Population			Requirement: 2022-2031			Requirement: 2031-2040			Total Increment 2022-2040			Total 2040			Community Facilities 2022-2040		
	number	ha	%	CF Provided number	Shortfall number	number	ha	%	number	ha	%	number	ha	%	number	ha	%	Surplus/Deficit number
Number of Units	354 227	19 283	70%			104 736	2 607	66%	105 000	2 588	67%	209 736	5 195	66%	563 963	24 478	69%	
Population	845 208					251 370			220 500			471 870			1 317 078			
Net residential Density	18					40			41			40			23			
Business (m ²)	1 436 853	479	2%			301 644	101	3%	264 600	88	2%	566 244	189	2%	2 003 097	668	2%	
Offices (floor area in m ²)	143 685	48	0%			30 164	10	0%	26 460	9	0%	56 624	19	0%	200 310	67	0%	
Education		674	2%				200	5%		176	5%		376	5%		1 050	3%	
Small Crèche	352	7				105	2,1		92	2		197	4		549	11		(531)
ECD Resource Hub and Care Centre	42	4				13	1,3		11	1		24	2		66	7		(47)
Primary (including Grade R)	121	398				36	101		31	88		67	189		188	527		(93)
Secondary	68	325				20	97		18	85		38	181		105	506		(55)
Health Services		28	0%				8	0%		7	0%		16	0%		44	0%	
Primary Health Clinic	35	7				10	2		9	2		20	4		55	11		(23)
Community Health Centre/Hospital	14	21				4,2	6,3		3,7	5,5		8	12		22	33		(6)
Safety and Security	14	18	0%			4	4		4	4		8	8		22	22		(13)
Police	14	14				4,2	1,3		3,7	1,1		8	2		22	7		(19)
Fire Station	14	4,2					3	0%		2	0%		5	0%		119	0%	
Social/Cultural/Civic		114	0%				0,6		11,0	0,6		24	1		66	3		(59)
Local Library	42	2				12,6							1		4	0		(2)
SASSA Paypoint	4	0													4	0		(2)
Solid Waste Disposal Site	4	100													4	100		(3)
Recycling Depot	4	1													4	1		1
Municipal Office/Tribal Office	6	3													6	3		(11)
Magistrate's Court	1	1													1	1		1
Community Hall (large)	14	7				4,2	2,1		3,67	1,84		8	4		22	11		(6)
Sports and Recreation		423	2%				126	3%		110	3%		236	3%		659	2%	
Sports Facilities and Parks (ha)		254					75,4			66,1			142			395		446
Streets		169					50,3			44,1			94			263		(164)
Streets (Park (ha)		6 320	23%				918	23%		896	23%		1 814	23%		8 134	23%	
TOTAL		27 387	100%				3 979	100%		3 881	100%		7 860	100%		35 247	100%	
Gross Density	13					26			27			27			16			

Source : Plan Associates, 2025

RUSTENBURG/TLHABANE LUB: TOTAL COMMUNITY FACILITIES REQUIREMENT and LAND NEED (2040)

Table D1: Rustenburg, Tlhabane: Community Facility need: 2022, 2022-2031 and 2031-2040

Facilities	2022 Population						Increment: 2022-2031			Increment: 2031-2040			Total Increment 2022-2040			Total 2040			Community Facilities 2022-2040
	Requirement			CF Provided	Shortfall	Requirement			Requirement			Requirement			Requirement			Surplus/Deficit	
	number	ha	%	number	number	number	ha	%	number	ha	%	number	ha	%	number	ha	%		
Number of Units	85 583	5 686	71%			15 504	729	70%	14 493	681	71%	29 977	1 410	71%	115 580	7 096	71%		
Population	237 407					37 199			30 497			67 696			305 103				
Nett residential Density	15					21			21			21			16				
Business (m ²)	403 591	135	2%			44 639	15	1%	36 597	12	1%	81 236	27	1%	484 827	162	2%		
Offices (floor area in m ²)	40 359	13	0%			4 464	1	0%	3 660	1	0%	8 124	3	0%	48 483	16	0%		
Education		189	2%				30	3%		24	3%		54	3%		243	2%		
Small Crèche	99	2				15	0,3		13	0		28	1		127	3		(109)	
ECD Resource Hub and Care Centre	12	1				2	0,2		2	0		3	0		15	2		2	
Primary (Including Grade R)	34	95				5	15		4	12		10	27		44	122		(8)	
Secondary	19	91				3	14		2	12		5	26		24	117		(1)	
Health Services		8	0%				1	0%		1	0%		2	0%		10	0%		
Primary Health Clinic	10	2				2	0		1	0		3	1		13	3		(9)	
Community Health Centre/Hospital	4	6				0,6	0,9	0%	0,5	0,8		1	2		5	8		8	
Safety and Security		5	0%				1	0%		1	0%		1	0%		7	0%		
Police	4	4				1	1		1	1		1	1		5	5		(1)	
Fire Station	4,0	1,2				0,6	0,2		0,5	0,2		1	0		5	2		(4)	
Social/Cultural/Civic		29	0%				0	0%		0	0%		1	0%		30	0%		
Local Library	12	1				1,9	0,1		1,5	0,1		3	0		15	1		(10)	
SASSA Paypoint	1	0					-			-			-		1	0		1	
Solid Waste Disposal Site	1	25					-			-			-		1	25		(1)	
Recycling Depot	1	0					-			-			-		1	0		4	
Municipal Office/Tribal Office	1	1					-			-			-		1	1		1	
Magistrate's Court	1	1					-			-			-		1	1		1	
Community Hall (large)	4	2				0,6	0,3		0,51	0,25		1	1		5	3		1	
Sports and Recreation		119	1%				19	2%		15	2%		34	2%		153	2%		
Sports Facilities and Parks (ha)		71					11,2			9,1			20			92		289	
Regional Parks (ha)		47					7,4			6,1			14			61		34	
Streets		1 855	23%				239	23%		221	23%		460	23%		2 315	23%		
TOTAL		8 039	100%				1 034	100%		957	100%		1 991	100%		10 030	100%		
Gross Density	11					15			15			15			12				

BOITEKONG LUB: TOTAL COMMUNITY FACILITIES REQUIREMENT and LAND NEED (2040)

Table D2 : Boitekong: Community Facility need: 2022, 2022-2031 and 2031-2040

Facilities	2022 Population			Increment: 2022-2031			Increment: 2031-2040			Total Increment 2022-2040			Total 2040			Community Facilities 2022-2040 Surplus/Deficit	
	number	ha	%	number	ha	%	number	ha	%	number	ha	%	number	ha	%		
Number of Units	140 248	3 646	66%														
Population	304 108			55 795	558	54%	55 936	559	56%	111 731	1 117	55%	251 979	4 764	63%		
Net residential Density	38			133 920			117 427			251 347			555 454				
Business (m ²)	516 983	172	3%	100			100			100			53				
Offices (floor area in m ²)	51 698	17	0%	160 704	54	5%	140 912	47	5%	301 616	101	5%	818 599	273	4%		
Education				16 070	5	1%	14 091	5	0%	30 162	10	0%	81 860	27	0%		
Small Crèche				242	107	10%	94	94	9%	200	200	10%	443	443	6%		
ECD Resource Hub and Care Centre	127	3					49	1		105	2		231	5			
Primary (Including Grade R)	15	2					6	1		13	1		28	3			
Secondary	43	122					17	47		36	101		79	222			
Health Services	24	117					9	45		20	97		44	213			
Primary Health Clinic							4	4	0%	4	8	0%	8	19	0%		
Community Health Centre/Hospital	13	3					5	1		10	2		23	5			
Safety and Security	5	8					2,2	3,3		4	6		9	14			
Police							3	0%		3	0%		5	0%			
Fire Station	5	5					2	2		4	4		9	9			
Social/Cultural/Civic	5,1	1,5					2,2	0,7		4	1		9	3			
Local Library							1	0%		1	0%		3	0%			
SASSA Paypoint	15	1					6,7	0,3		13	1		28	1			
Solid Waste Disposal Site	1	0											1	0			
Recycling Depot	1	25											1	25			
Municipal Office/Tribal Office	1	0											1	0			
Magistrate's Court	1	1											1	1			
Community Hall (large)	5	-															
Sports and Recreation																	
Sports Facilities and Parks (ha)																	
Regional Parks (ha)																	
Streets																	
TOTAL																	
Gross Density	25	5 559	100%														
				54			56			55			33				

BOKAMOSO LUB: TOTAL COMMUNITY FACILITIES REQUIREMENT and LAND NEED (2040)

Table D3: Bokamoso: Community Facility need: 2022, 2022-2031 and 2031-2040

Facilities	2022 Population			Increment: 2022-2031			Increment: 2031-2040			Total Increment 2022-2040			Total 2040			Community Facilities 2022-2040
	number	ha	%	number	ha	%	number	ha	%	number	ha	%	number	ha	%	Surplus/Deficit
Number of Units	18 821	823	68%													
Population	42 163			2 065	49	65%	2 070	49	66%	4 135	98	66%	22 956	922	68%	51 464
Nett residential Density	23			42			42			42			25			25
Business (m ²)	71 678	24	2%	5 946	2	3%	5 215	2	2%	11 161	4	2%	82 839	28	2%	82 839
Offices (floor area in m ²)	7 168	2	0%	595	0	0%	522	0	0%	1 116	0	0%	8 284	3	0%	8 284
Education		34	3%		4	5%		3	5%		7	5%		41	3%	41
Small Crèche	18	0			2			0		4	0		21	0		(21)
ECD Resource Hub and Care Centre	2	0			0			0		0	0		3	0		(3)
Primary (Including Grade R)	6	17			1			2		1	4		7	21		(3)
Secondary	3	16			0			2		1	4		4	20		(2)
Health Services		1	0%		0	0%		0	0%		0	0%		2	0%	
Primary Health Clinic	2	0			0			0		0	0		2	0		1
Community Health Centre/Hospital	1	1			0,1	0%		0,1	0%		0	0%	1	1	0%	(1)
Safety and Security		1	0%		0	0%		0	0%		0	0%		0	0%	
Police	1	1			0			0			0		1	1		(1)
Fire Station	0,7	0,2			0,1			0,0			0		1	0		(1)
Social/Cultural/Civic		26	2%		0	0%		0	0%		0	0%		26	2%	(3)
Local Library	2	0			0,2			0,0			0		3	0		(3)
SASSA Paypoint	1	0			-			-			-		1	0		(1)
Solid Waste Disposal Site	1	25			(1)			(1)			(1)		1	25		(1)
Recycling Depot	1	0			(1)			(1)			(1)		1	0		(1)
Municipal Office/Tribal Office		-			-			-			-		-	-		
Magistrate's Court		-			-			-			-		-	-		
Community Hall (large)	1	0			0,1			0,0			0,04		0	0		0
Sports and Recreation		21	2%		2	3%		2	3%		5	3%		26	2%	39
Sports Facilities and Parks (ha)		13			1,5			1,3			3			15		
Regional Parks (ha)		8			1,0			0,9			2			10		(10)
Streets		280	23%		17	23%		17	23%		35	23%		314	23%	
TOTAL		1 212	100%		75	100%		74	100%		150	100%		1 362	100%	
Gross Density		16			27			28			28			17		

MARIKANA LUB: TOTAL COMMUNITY FACILITIES REQUIREMENT and LAND NEED

Table D4: Marikana: Community Facility need: 2022, 2022-2031 and 2031-2040

Facilities	2022 Population						Increment: 2022-2031						Increment: 2031-2040						Total Increment 2022-2040						Total 2040						Community Facilities 2022-2040					
	Requirement			CF Provided	Shortfall	Requirement			CF Provided	Shortfall	Requirement			CF Provided	Shortfall	Requirement			CF Provided	Shortfall	Requirement			CF Provided	Shortfall											
	number	ha	%	number	number	number	ha	%	number	ha	%	number	ha	%	number	ha	%	number	ha	%	number	ha	%	number	ha	%	number	ha	%							
Number of Units	27 215	891	68%			10 677	237	64%	11 754	261	66%	22 431	498	65%	49 646	1 389	67%																			
Population	49 123					25 624			24 675			50 299			99 422																					
Nett residential Density	31					45			45			45			36																					
Business (m ²)	83 509	28	2%			30 749	10	3%	29 610	10	2%	60 359	20	3%	143 868	48	2%																			
Offices (floor area in m ²)	8 351	3	0%			3 075	1	0%	2 961	1	0%	6 036	2	0%	14 387	5	0%																			
Education		39	3%				20	6%		20	5%		40	5%		79	4%																			
Small Crèche	20	0				11	0,2		10	0		21	0		41	1																				
ECD Resource Hub and Care Centre	2	0				1	0,1		1	0		3	0		5	0																				
Primary (including Grade R)	7	20				4	10		4	10		7	20		14	40																				
Secondary	4	19				2	10		2	9		4	19		8	38																				
Health Services		2	0%				1	0%		1	0%		2	0%		3	0%																			
Primary Health Clinic	2	0				1	0		1	0		2	0		4	1																				
Community Health Centre/Hospital	1	1				0,4	0,6		0,4	0,6		1	1		2	2																				
Safety and Security		1	0%				1	0%		1	0%		1	0%		2	0%																			
Police	1	1				0	0		0	0		1	1		2	2																				
Fire Station	0,8	0,2				0,4	0,1		0,4	0,1		1	0		2	0																				
Social/Cultural/Civic		26	2%				0	0%		0	0%		1	0%		27	1%																			
Local Library	2	0				1,3	0,1		1,2	0,1		3	0		5	0																				
SASSA Paypoint	1	0													1	0																				
Solid Waste Disposal Site	1	25													1	25																				
Recycling Depot	1	0													1	0																				
Municipal Office/Tribal Office	1	1													1	1																				
Magistrate's Court		-													-																					
Community Hall (large)	1	0				0,4	0,2		0,41	0,21		1	0		2	1																				
Sports and Recreation		25	2%				13	3%		12	3%		25	3%		50	2%																			
Sports Facilities and Parks (ha)		15					7,7			7,4			15			30																				
Regional Parks (ha)		10					5,1			4,9			10			20																				
Streets		304	23%				85	23%		92	23%		177	23%		481	23%																			
TOTAL		1 319	100%				368	100%		397	100%		765	100%		2 084	100%																			
Gross Density	21					29			30			29			24																					

RURAL NORTH LUB: TOTAL COMMUNITY FACILITIES REQUIREMENT and LAND NEED (2040)

Table D5: Rural North: Community Facility need: 2022, 2022-2031 and 2031-2040

Facilities	2022 Population			Increment: 2022-2031			Increment: 2031-2040			Total Increment 2022-2040			Total 2040			Community Facilities 2022-2040		
	number	ha	%	CF Provided number	Shortfall number	number	ha	%	number	ha	%	number	ha	%	number	ha	%	number
Number of Units	78 454	7 845	73%			18 349	917	71%	18 395	920	72%	36 744	1 837	71%	115 198	9 683	73%	
Population	204 344					44 039			38 617			82 656			287 000			
Nett residential Density	10					20			20			20			12			
Business (m ²)	347 385	116	1%			52 847	18	1%	46 341	15	1%	99 188	33	1%	446 572	149	1%	
Offices (floor area in m ²)	34 738	12	0%			5 285	2	0%	4 634	2	0%	9 919	3	0%	44 657	15	0%	
Education		163	2%				35	3%		31	2%		66	3%	229	2%		
Small Crèche	85	2							16	0		34	1		120	2		(120)
ECD Resource Hub and Care Centre	10	1							2	0,2		2	0		14	1		(14)
Primary (including Grade R)	29	82				6	18		6	15		12	33		41	115		(10)
Secondary	16	78				4	17		3	15		7	32		23	110		(11)
Health Services		7	0%				1	0%		1	0%		3	0%		10	0%	
Primary Health Clinic	9	2				2	0		2	0		3	1		12	2		2
Community Health Centre/Hospital	3	5				0,7	1,1		0,6	1,0		1	2		5	7		(4)
Safety and Security		4	0%				1	0%		1	0%		2	0%		6	0%	
Police	3	3				1	1		1	1		1	1		5	5		(3)
Fire Station	3,4	1,0				0,7	0,2		0,6	0,2		1	0		5	1		(4)
Social/Cultural/Civic		4	0%				0	0%		0	0%		1	0%		5	0%	
Local library	10	1				2,2	0,1		1,9	0,1		4	0		14	1		(13)
SASSA Paypoint																		
Solid Waste Disposal Site																		
Recycling Depot																		
Municipal Office/Tribal Office	3	2													3	2		
Magistrate's Court																		
Community Hall (large)	3	2				0,7	0,4		0,64	0,32		1	1		5	2		0
Sports and Recreation		102	1%				22	2%		19	2%		41	2%		144	1%	
Sports Facilities and Parks (ha)		61					13,2			11,6			25			86		78
Regional Parks (ha)		41					8,8			7,7			17			57		(54)
Streets		2 476	23%				299	23%		297	23%		596	23%		3 072	23%	
TOTAL		10 729	100%				1 296	100%		1 286	100%		2 582	100%		13 311	100%	
Gross Density	7					14			14			14			9			

RURAL SOUTH LUB: TOTAL COMMUNITY FACILITIES REQUIREMENT and LAND NEED (2040)

Table D6: Rural South: Community Facility need: 2022, 2022-2031 and 2031-2040

Facilities	2022 Population			Increment: 2022-2031			Increment: 2031-2040			Total Increment 2022-2040			Total 2040			Community Facilities 2022-2040		
	Requirement number	ha	%	CF Provided number	Shortfall number	Requirement number	ha	%	Requirement number	ha	%	Requirement number	ha	%	Requirement number	ha	%	Surplus/Deficit number
Number of Units	3 906	391	74%			2 346	117	71%	2 352	118	72%	4 698	235	71%	8 604	625	73%	
Population	8 063					5 633			4 937			10 570			18 634			
Net residential Density	10					20			20			20			14			
Business (m ²)	13 708	5	1%			6 760	2	1%	5 925	2	1%	12 684	4	1%	26 392	9	1%	
Offices (floor area in m ²)	1 371	0	0%			676	0	0%	592	0	0%	1 268	0	0%	2 639	1	0%	
Education		6	1%				4	3%		4	2%		8	3%		15	2%	
Small Crèche	3	0				2	0,0		2	0		4	0		8	0		(8)
ECD Resource Hub and Care Centre	0	0				0	0,0		0	0		1	0		1	0		(1)
Primary (Including Grade R)	1	3				1	2		1	2		2	4		3	7		3
Secondary	1	3				0	2		0	2		1	4		1	7		2
Health Services		0	0%				0	0%		0	0%		0	0%		1	0%	
Primary Health Clinic	0	0				0	0		0	0		0	0		1	0		0
Community Health Centre/Hospital	0	0				0,1	0,1		0,1	0,1		0	0		0	0		(0)
Safety and Security		0	0%				0	0%		0	0%		0	0%		0	0%	
Police	0	0				1	1		0	0		0	0		0	0		1
Fire Station	0,1	0,0				0,1	0,0		0,1	0,0		0	0		0	0		(0)
Social/Cultural/Civic		0	0%				0	0%		0	0%		0	0%		0	0%	
Local Library	0	0				0,3	0,0		0,2	0,0		1	0		1	0		(1)
SASSA Paypoint		-					-			-			-			-		
Solid Waste Disposal Site		-					-			-			-			-		
Recycling Depot		-					-			-			-			-		
Municipal Office/Tribal Office		-					-			-			-			-		
Magistrate's Court		-					-			-			-			-		
Community Hall (large)	0	0				0,1	0,0		0,08	0,04		0	0		0	0		(0)
Sports and Recreation		4	1%				3	2%		2	2%		5	2%		9	1%	
Sports Facilities and Parks (ha)		2					1,7			1,5			3			6		2
Regional Parks (ha)		2					1,1			1,0			2			4		(4)
Streets		122	23%				38	23%		38	23%		76	23%		198	23%	
TOTAL		529	100%				166	100%		164	100%		330	100%		859	100%	
Gross Density	7					14			14			14			10			

