Contents

1. INTRODUCTION

SMEC South Africa (SMEC SA) was appointed in end January 2018 by the Housing Development Agency (HDA) to prepare a Spatial Development Framework (SDF) and Human Settlement Housing Sector Plan (HSHSP) for the Rustenburg Local Municipality (RLM). Once finalized they will be part of the 2017-2022 Rustenburg Integrated Development Plan.

2. SCOPE OF WORK

The main objective of the project is to create a Human Settlement Housing Sector Plan (HSHSP) that meets the required standards prescribed and as part of the municipality's Integrated Development Plan (IDP) which must be in compliance with the Spatial Planning and Land Use Management Act 16 of 2013 (SPLUMA) and the Municipal System Act 32 of 2000 (MSA). This involves analyzing existing HSHSP, especially whether the targets set were achieved if not why as well as compliance with the Rustenburg Municipal Housing Policy, 2006.

Identification of areas with housing demand will be undertaken and analysis made addressing what informs the demand and whether the location of the demand is in line with the SDF. A strategy for implementation inclusive of institutional and financial arrangements.

3. APPROACH

The project will be executed simultaneously with the SDF and share similar information and approach which includes a multi-faceted, phased approach and integration with a focus on the following main components:

- The existing legislative framework for development planning providing principles and guidelines, notably the Spatial Planning Land Use Management Act no 16 of 2013 (SPLUMA), SDF Guidelines 2010 and the National Land Use Classification Project.
- Stakeholder engagement and consultation and sharing of information.
- The data to be used shall be sourced from available official sources such as Statistics South Africa (Stats SA) Community Surveys (2016) as well as current IDP, where possible from the mining sector as it has a responsibility to provide housing for its employees.

- A geospatial based analysis and visualisation of development opportunities and constraints. The project will utilise a holistic approach by including all development sectors in a multi-disciplinary framework, creating a spatial based development index.

4. REVIEW OF LEGISLATION, POLICIES AND PLANS

4.1. Review of Legislation

4.1.1. Constitution of the Republic of South Africa (Act 108 of 1996)

Section 151 of the Constitution, provides that developmental local government should make provision for a democratic and accountable government for communities. It also encourages municipalities to ensure the provision of services to communities in a sustained manner in order to promote social and economic development. Local government is also expected to promote a safe and healthy environment and encourage community involvement in local government matters. Section 153 of the Constitution states that each municipality should structure and manage its administration, budgeting, and planning processes to give priority to the basic needs of the community and to promote the social and economic development of the community. Municipalities should participate in national and provincial programmes and infrastructure development programmes.

4.1.2. Spatial Planning and Land Use Management Act, 2013

Section 21 of the Act provides that the SDF should among others:

- include estimates of the demand for housing units across different socio-economic categories and the planned location and density of future housing developments;
- identify, quantify and provide location requirements of engineering infrastructure and services provision for existing and future development needs for the next five years
- identify the designated areas where a national or provincial inclusionary housing policy may be applicable;
- identify the designation of areas in the municipality where incremental upgrading approaches to development and regulation will be application;

4.1.3. Municipal Systems Act (Act 32 of 2000)

The Municipal Systems Act No. 32 of 2000 serves the purpose of outlining the processes by which municipalities are to go about their constitutionally given mandate of progressive socio-economic development and the provision of services. The Act specifically states that as part of the preparation of a municipality's Integrated Development Plan, a municipality must prepare the Council's "development strategies which must be aligned with any national or provincial sectoral plans and planning requirements binding on the municipality in terms of legislation"

As part of these processes, one of the major roles of the municipality is future planning. Section 23(1) of the Act states that municipalities must undertake developmentally oriented planning. This is enacted through the requirement for the preparation of Integrated Development Plans by municipalities as per Section 25(1) of the Municipal Systems Act.

The Act goes on to state that the required content for the development of an IDP includes the spatial development framework which provides the basic guidelines for a land use management system for the municipality.

4.1.4. Traditional Leadership and Governance Framework Amendment Act (Act 41 of 2003)

This Act makes clear the role of the traditional leadership in the democratic and co – operative governance. The Act envisages an active involvement of the traditional leadership in the formulation and the implementation of the integrated development plans. Section 4 of the Act provides for the establishment of traditional councils that should:

- Support municipalities in the identification of community needs;
- Facilitate the involvement of the traditional community in the development or amendment of the integrated development plan of a municipality in whose area that community resides;
- Participate in the development of policy and legislation at the local level; and
- Promote the ideals of co – operative governance, integrated development planning, sustainable development and service delivery to promote indigenous knowledge systems for sustainable development and disaster management.

Section 5 (2) of the Act affirms that any partnership between a municipality and a traditional council must:

a) Be based on the principles of mutual respect and recognition of the status and roles of the respective parties; and b) Be guided by and based on the principles of co – operative governance.

A greater percentage of the population in the municipality resides in traditional authority governed areas. To this effect, RLM has a standing commitment and tradition of involving the traditional leaders in both the IDP review process and any other developmental matter involving their areas of governance.

4.1.5. Housing Act (Act 107 of 1997)

The act, through the Department of Housing, directs provinces to provide for the development of a housing programme and the identification of land for human settlements in appropriate areas. The act and policy advocate higher densities. The act further directs that National, provincial and local spheres of government must-

- give priority to the needs of the poor in respect of housing development;
- consult meaningfully with individuals and communities affected by housing development;
- ensure that housing development:
- provides as wide a choice of housing and tenure options as is reasonably possible;
- is economically, fiscally, socially and financially affordable and sustainable;
- is based on integrated development planning; and
- is administered in a transparent, accountable and equitable manner, and upholds the practice of good governance;
- encourage and support individuals and communities, including, but not limited to, cooperatives, associations and other bodies that are community-based, in their efforts to fulfill their own housing needs by assisting them in accessing land, services and technical assistance in a way that leads to the transfer of skills to, and empowerment of, the community;
- promote:

- education and consumer protection in respect of housing development;
- conditions in which everyone meets their obligations in respect of housing development;
- the establishment, development and maintenance of socially and economically viable communities and of safe and healthy living conditions to ensure the elimination and prevention of slums and slum conditions;
- the process of racial, social, economic and physical integration in urban and rural areas;
- the effective functioning of the housing market while levelling the playing fields and taking steps to achieve equitable access for all to that market;
- measures to prohibit unfair discrimination on the ground of gender and other forms of unfair discrimination by all actors in the housing development process;
- higher density in respect of housing development to ensure the economical utilisation of land and services;
- the meeting of special housing needs, including, but not limited to, the needs of the disabled;
- the provision of community and recreational facilities in residential areas;
- the housing needs of marginalised women and other groups disadvantaged by unfair discrimination; and
- the expression of cultural identity and diversity in housing development;
- take due cognisance of the impact of housing development on the environment;
- not inhibit housing development in rural or urban areas;
- in the administration of any matter relating to housing development:
- respect, protect, promote and fulfil the rights in the Bill of Rights in Chapter 2 of the
- Constitution;
- observe and adhere to the principles of cooperative government and intergovernmental relations referred to in section 41(1) of the Constitution; and
- comply with all other applicable provisions of the Constitution;

- strive to achieve consensus in regard to the policies of the respective spheres of government in respect of housing development;
- use public money available for housing development in a manner which stimulates private investment in, and the contributions of individuals to, housing development;
- facilitate active participation of all relevant stakeholders in housing development; and
- observe and adhere to all principles for housing development prescribed under subsection (2).

4.1.6. National Housing Code, 2000

The National Housing Code of 2000 outlines the fundamental principles, guidelines and procedures that govern housing policy in South Africa namely:

- partnership and the people- centred development;
- skills transfer and economic empowerment;
- fairness and equity;
- choice; quality and affordability;
- innovation; transparency;
- accountability, monitoring and sustainability; and
- fiscal affordability.

4.1.7. Inclusionary Housing Bill

The Bill aims to promote greater social inclusion/integration and to break with highly segregated processes of built environment creation in South Africa. Boosting the supply of affordable housing is a secondary objective. The bill aims to mobilize private sector delivery capacity for the provision of affordable housing, leverage new housing opportunities off existing stock, promote densification, and make better use of existing infrastructure.

4.1.8. Social Housing Act, 2008 (Act 16 of 2008)

The Social Housing Act is the main piece of legislation for the social housing sector which is established in alignment with both the 1999 Rental Housing Act and 1997 Housing Act. The Social Housing Act is expected to achieve the following objectives:

i. Establishing and promoting social housing environment that is sustainable;

ii. Establishing the roles of the various spheres of government in social housing;

iii. Providing for the establishment of the Social Housing Regulatory Authority (SHRA) and defining its role as the regulator of all Social Housing Institutions that have obtained or in the process of having obtained public funds; and

iv. Providing statutory recognition to Social Housing Institutions (SHIs).

The Social Housing Act, 2008 aims to establish and promote a sustainable social housing environment. It defines the functions of the national, provincial and local spheres of government in respect of social housing. It provides for the establishment of the Social Housing Regulatory Authority (SHRA) to regulate all social housing institutions obtaining or having obtained public funds, and it allows for the undertaking of approved projects by other delivery agents with the benefit of public money. It furthermore gives statutory recognition to social housing institutions and provides for matters connected therewith.

The Department of Human Settlements has taken steps to assist governance and regulatory processes through the promulgation of the Social Housing Act, 2008 and the establishment of the SHRA, all framed by the approved Social Housing Policy.

Provincial governments are given responsibilities to, among other things, approve, allocate and administer capital grants, as well as administer the Social Housing Programme and, for this purpose, approve any projects in respect thereof. Local governments are required to ensure access to land, municipal infrastructure and services for approved projects in designated restructuring zones. Local governments are also responsible for initiating the identification of these restructuring zones.

The Act's major purpose is the establishment of the SHRA, the body that in accordance with the Public Finance Management Act, 1999 (Act 1 of 1999), is, among other things, responsible for accrediting social housing institutions, administering and disbursing capital and institutional grants, and monitoring

compliance with norms and standards through regular inspections. It has powers to intervene in the affairs of social housing institutions, to resolve maladministration issues and take remedial steps where necessary.

4.1.9. Rental Housing Act, 1999 (Act 50 of 1999)

The Rental Housing Act, 1999 defines the responsibility of government in respect of the rental housing market. It creates mechanisms to advance the provision of rental housing property and promotes access to adequate housing by working to ensure proper functioning of the rental housing market. It furthermore provides for the establishment of rental housing tribunals; defines the functions, powers and duties of such tribunals; and lays down general principles governing conflict resolution in the rental housing sector. The Act provides for the facilitation of sound relations between tenants and landlords and for this purpose lays down general requirements relating to leases. It repeals the Rent Control Act, 1976 (Act 80 of 1976), and provides for matters connected therewith. Among other things, the Act prescribes that:

i. Leases may be oral or in writing. Tenants can demand a written lease.
ii. The landlord must give the tenant a written receipt for all payments received by the landlord from the tenant.
iii. The landlord may require that the tenant pay a deposit before moving in.
iv. The balance of the deposit and interest must be refunded to the tenant by the landlord not later than 21 days after the expiry of the lease.

The Act gives tribunals the power to make rulings, which are deemed to be rulings of a magistrate's court in terms of the Magistrates' Courts Act, 1993 (Act 120 of 1993), and which are enforced in terms of the Act. Cabinet approved the Rental Housing Amendment Act, 2007 (Act 43 of 2007) to, among other things, further provide for rulings by rental housing tribunals, to expand the provisions pertaining to leases and to extend the period allowed for the filling of vacancies in rental housing tribunals. The amendment also substitutes certain definitions, extends the application of Chapter 4 to all provinces, requires that the members of the executive council and local authorities establish rental housing tribunals

and rental housing information offices respectively and extends the power of the rental housing tribunals to rescind any of its rulings.

4.1.10. Inter-Governmental Relations Development Framework Act, 2005

In 2005, the Inter-governmental Relations Framework Act was passed to make sure that the principles in Chapter Three of the Constitution on cooperative government are implemented. The Act seeks to set up mechanisms to coordinate the work of all spheres of government in providing services, alleviating poverty and promoting development. The Act also establishes a line of communication that goes from municipalities to the provinces and directly to the Presidency.

4.2. Policy Review

4.2.1. Human Settlements Vision 2030

Human Settlements Vision 2030: On the Road to 2050 is to no longer have poverty traps in rural and urban areas. It looks at total eradication of backlogs of more than 2,1 million housing units, which translates to about 12,5 million people. Under Vision 2030's framework, most South Africans will have affordable access to services and quality environment; instead of living in isolation in the periphery of cities. New developments throughout the country will break away from old patterns and significant progress will be made in retrofitting existing settlements. In rural areas, targeted investments and institutional reform will drive a revival of rural South Africa towards 2050.

The Department of Human Settlements is a key player in the property market. A recent study found that of the six million registered residential properties in the Deeds Registry, 1,44 million were government subsidised houses. This represents just less than a quarter of registered residential properties and could increase to 35% if the backlog in issuing title deeds is overcome. The obvious value of a title deed should not be underestimated. It provides the following:

i. protection of rights to a property

ii. asset security

iii. facilitation of entry of ordinary South Africans as players in both the property as well as the financial markets.

What is least understood and nevertheless a major contribution to asset formation by beneficiaries, is that each time government facilitates acquisition of a house, it comes with its own land. By May 2012, land distribution by human settlements was over 78 000 ha, hence the value of the house was no more just linked to the price of the top structure but was inclusive of the total value of the land. Government's service delivery priorities from 2012/13 to 2013/14 were:

i. eradicating housing backlogs and upgrading informal settlements

ii. rural housing development

iii. fast-tracking municipal infrastructure development through the Municipal Infrastructure Grant

iv. creating short-term jobs

v. constructing houses and site services • increasing jobs in plumbing, electrical fittings and bricklaying.

4.2.2. Comprehensive Plan for Creating Sustainable Human Settlements

At its inception, the Housing Policy and Strategy (1994) focused on stabilizing the environment to transform the extremely fragmented, complex and racially-based financial and institutional framework inherited from the previous government, whilst simultaneously establishing new systems to ensure delivery to address the housing backlog. The significant achievements of this programme have been recognized both nationally and internationally.

Assessment of the Housing Policy and Strategy (1994) indicates that significant socio-economic, demographic and policy shifts have also occurred over the past ten (10) years. Whilst Government believes that the fundamentals of the policy remain relevant and sound, a new plan is required to redirect and enhance existing mechanisms to move towards more responsive and effective delivery. The new human settlements plan reinforces the vision of the Department of Housing, to promote the achievement of a non-racial, integrated society through the development of sustainable human settlements and quality housing by meeting the following specific objectives:

- Accelerating the delivery of housing as a key strategy for poverty alleviation
- Utilising provision of housing as a major job creation strategy
- Ensuring property can be accessed by all as an asset for wealth creation and empowerment
- Leveraging growth in the economy
- Combating crime, promoting social cohesion and improving quality of life for the poor

- Supporting the functioning of the entire single residential property market to reduce duality within the sector by breaking the barriers between the first economy residential property boom and the second economy slump.
- Utilizing housing as an instrument for the development of sustainable human settlements, in support of spatial restructuring.

The question remains whether the above objectives have been achieved in Rustenburg?

4.2.3. National Guidelines of the Sustainable Human Settlement Plan, 2004

The National Guidelines of the Sustainable Human Settlement Plan, 2004 commonly known as "Breaking New Ground" (BNG) has specific objectives put forward in BNG include, but are not limited to, the following:

- Promoting densification and integration (especially using social housing as a tool);
- Enhancing the location of new housing projects and enhancing the housing product;
- Supporting urban renewal and inner city regeneration through housing;
- Developing social and economic infrastructure; and
- Various tenure options, e.g. ownership, sectional title, communal, rental, rent-to-buy, informal tenure

4.2.4. Social Contract for Rapid Housing Delivery

The Social Contract for Rapid Housing Delivery was signed in September 2005 during the Housing Indaba in Cape Town. The contract was signed by the then Department of Housing, provincial housing departments, national housing institutions and private stakeholders that form part of the supply value chain in the delivery of housing. The Social Contract for Rapid Housing Delivery aims to be a structuring device for steering interdependent activities into a new bargaining context so that all of the activities in the wider sector co-produce desirable outcomes such as:

i. more sustainable human settlements for social equality

ii. economically efficient and effective settlements

iii. environmentally sensitive built environments with reduced carbon footprints.

The areas of focus broadly take account of the department's mandate. These focus areas are:

i. social cohesion
ii. planning and development
iii. financing human settlements
iv. neighbourhood design: building communities (through spatial and physical articulation).

4.2.5. New Housing Policy and Strategy for South Africa White Paper, 1994

South Africa's housing policy framework is rooted in this document. The White Paper states that the point of departure of all housing policy in South Africa is:

i. Sovereignty of the Constitution
ii. Housing as a basic human right
iii. The role of the state
iv. People-centred development
v. Freedom of choice
vi. Non-discrimination

It also contains government's overall approach to ensuring housing delivery in relation to:

i. Stabilizing the housing environment
ii. Supporting the housing process
iii. Mobilizing housing credit and savings
iv. Establishing the availability of subsidies
v. Institutional arrangements
vi. Land acquisition and redistribution
vii. Co-ordinated development.

The fundamental principles of this White Paper are still relevant today and guide all human settlement development policies and implementation mechanisms

4.2.6. Comprehensive Housing Plan (CHP) hf

The CHP for the Development of Integrated Sustainable Human Settlements (Breaking New Ground) is aimed at, among other things, the eradication of informal settlements in South Africa in the shortest possible time. It incorporates principles such as:

i. integrating subsidised, rental and bonded housing

ii. providing municipal engineering services at a higher level and being applied consistently throughout the township

iii. providing ancillary facilities such as schools, clinics and commercial opportunities

iv. combining different housing densities and types, ranging from single-stand units to double-storey units and row houses.

The CHP provides for programmes that promote the development of the entire residential property market, including the development of low-cost housing, medium-density accommodation and rental housing; stronger partnerships with the private sector; social infrastructure; and amenities. The plan is also aimed at changing spatial settlement patterns by building spatially, economically and socially integrated human settlements. The CHP is being implemented through informal settlement-upgrading pilot projects in each province. These projects provide for phased, area-based development, and emphasise community participation and social and economic development as an integral part of housing projects.

The goal of upgrading all informal settlements by 2014/15 is aligned to the UN MDGs to improve the lives of 100 million slum-dwellers worldwide. The CHP focuses on:

i. accelerating housing delivery as a key strategy for poverty alleviation

ii. using housing provision as a major job creation strategy

iii. ensuring that property can be accessed by all as an asset for wealth creation and empowerment

iv. leveraging growth in the economy, combating crime and promoting social cohesion

v. using housing development to break down barriers between the first-economy residential property boom and the second-economy slump

vi. using housing as an instrument for the development of sustainable human settlements in support of spatial restructuring

vii. diversifying housing products by emphasising rental stock.

As part of the CHP, government provides a 40-m2 house with two bedrooms; a separate bathroom with a toilet, shower and hand basin; a combined living area and kitchen with wash basin; and a ready board electrical installation where electricity supply is available in the township, to qualifying households earning less than R3 500 a month. The department developed and launched a number of instruments to guide the implementation of the

comprehensive plan in all three spheres of government. These include the monitoring, evaluation and impact-assessment policy and implementation guidelines, and the operating system for the policy and guidelines.

The framework provides for several programmes which were formulated as strategic objectives. The programmes are as follows:

i. Stimulating the Residential Property Market;

ii. Spatial Restructuring and Sustainable Human Settlements;

iii. Social (Medium-Density) Housing Programme;

iv. Informal Settlement Upgrading Programme;

v. Institutional Reform and Capacity building;

vi. Housing Subsidy Funding Systems Reforms; and

vii. The BNG policy also provides the policy impetus for assigning the housing function to municipalities. The BNG policy states that a framework should be established "to address various legislative and policy gaps to enable municipalities to manage the full range of housing instruments within their areas of jurisdiction".

4.2.7. National Rental Housing Strategy

The National Rental Housing Strategy, which was approved in 2008, provides for people in the low-income bracket who may live in housing stock arising out of:

i. provision made by previous departments

ii. public-sector hostels for housing migratory labour in the previous dispensation

iii. municipal rental stock that has not been transferred to the households that inhabit the units, and which will continue to be used as rental accommodation because of the low economic status of the households

iv. new high-rise housing stock to be built for the specific purpose of accommodating low income households in rental accommodation.

Many job seekers in urban areas require rental accommodation. There has been an increased demand for affordable and well-located rental accommodation.

4.2.8. Community Residential Unit (CRU) Programme

The CRU Programme replaces the National Hostel Redevelopment Programme and the proposed Affordable Rental Housing Programme. There are approximately 2 000 public hostels that need to be addressed by government. There are also 200 000 residential units owned by provinces and municipalities. The programme, therefore, provides a coherent framework for dealing with the many different forms of existing public-sector residential accommodation. The CRU Programme aims to facilitate the provision of secure, stable rental tenure for lower-income individuals. The programme targets low-income individuals and households earning between R800 and R3 500 a month, who are unable to enter the formal private rental and social housing market.

The CRU programme covers:

v. public hostels owned by provincial housing departments and municipalities

"grey" hostels that have both private and public ownership

vi. public housing stock that cannot be transferred and has to be managed as rental accommodation

vii. post-1994 newly developed public residential accommodation owned by provincial housing departments and municipalities

viii. dilapidated, derelict and dysfunctional buildings.

Emergency housing

The main objective of this programme is to provide temporary housing relief to people in urban and rural areas who find themselves in emergency situations, such as when:

ix. their existing shelters have been destroyed or damaged

x. their prevailing situation poses an immediate threat to their lives, health and safety

xi. they have been evicted or face the threat of eviction.

Assistance involves prioritising funds from the provincial housing allocations to municipalities to accelerate land development, and the provision of basic municipal engineering services and temporary shelter.

4.2.9. Integrated Residential Development Programme (IRDP)

The 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 low-, middle- and high-income groups. The land-use and income- group mix is based on local planning and needs assessment. The IRDP can be undertaken in several phases or in one 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, don't qualify for subsidies; and/or the disposal of other stands such as those for commercial uses. The Human Settlements Development Grant for provinces, which provides funding for human settlements development.

4.2.10. Rustenburg Municipal Housing Policy, 2006

The housing vision of the RLM is to ensure sustainable and effective housing delivery that progressively addresses the housing needs of both urban and rural communities within its area of jurisdiction. The policy must also contribute to economic development and housing development would be guided by the following principals:

- Eradicate housing backlog and provide range of housing types;
- Promote a greater mix of housing typologies by supporting the development of alternative housing typologies;
- Locate new housing development within a rational urban structure and urban development boundary to ensure sustainable development;
- Housing developments must include the full range of community facilities to ensure viable and sustainable living environments; and
- dentify sufficient land for future housing development.

The question is, did the 2012 Rustenburg Housing Sector Plan comply with the Rustenburg Municipal Housing Policy, 2006 and whether the targets have been achieved if not why not?

4.3. Review of the Housing Institutional Arrangement

The roles and responsibilities of the various spheres of Government, Traditional Authorities and the Private sector are fully set out in the Comprehensive Plan for Creating Sustainable Human Settlement, the National Housing Code and the North West Multi-Year Housing Development Plan. Only a short summary for ease of reference is therefore provided:

4.3.1. Functions And Responsibilities Of National Government

The main functions and responsibilities of National Government are to prepare a legal framework , national policy, provide assistance to provinces and municipalities and monitor national performance of the housing function.

The National Housing Code describes functions and responsibilities of the national government which includes the determination of norms and standards, delivery goals and targets, performance monitoring and assistance to provinces and municipalities expands on the functions and responsibilities of National Government as follows:

4.3.2. Functions And Responsibilities Of Provincial Government

Provincial government is responsible for the development of housing policies and legislation within its province, approve housing subsidies, assessment of applications by the municipalities, accreditation of provinces to administer housing programs and monitor municipal performance of the function.

4.3.3. Functions And Responsibilities Of Municipalities

The municipalities set out delivery goals, initiate plans and coordinate housing development programs for implementation either by themselves or by appointing third parties. In that process they identify and set aside land for housing, maintain conducive environment for housing development, resolve conflicts arising from the development process, provide bulk engineering services, generate revenue and implement the housing development program.

4.3.4. Functions And Responsibilities Of Traditional Authorities

The functions of Traditional Authorities are, inter alia, set out in the Traditional Leadership and Governance Framework Act, No. 41 of 2003. These may be summarized as follows:

- Traditional Councils should administer the affairs of the traditional community in accordance with customs and traditions;
- Support municipalities in the identification of community needs; and
- Facilitate the involvement of the community in the development or amendment of the IDP of a municipality in whose area that community resides.

4.3.5. RLM: Organisational Structure

Housing in the Municipality is the responsibility of the Directorate Planning and Human Settlement providing the following main functions and responsibilities:

- Staff development and management, building control and regulations, implementation , management and monitoring of housing projects;
- Development and management of the capital and operational budget of the Housing Department;
- Preparation and submission of reports to relevant Council committees, the Executive Committee or the Council;

The Director is responsible for leading the directorate and for liaising with other spheres of government.

4.3.6. Housing Accreditation Of The Municipality

The National Department of Housing, as part of its Comprehensive Housing Plan has embarked upon a process of accrediting metropolitan and large municipalities to administer national housing programmes.

The Department of Developmental Local Government and Housing (DDLG &H) of North West Province engaged consultants to determine the institutional capacity and ability of the 21 category B municipalities (including RLM) in its province to perform certain specific national housing programmes in line with the Governments Comprehensive Housing Plan.

4.3.7. The Housing Sector Plan And The IDP

The Municipality's Housing Sector Plan should form part of the Municipality's IDP and is subject to similar processes as those required to produce and maintain the IDP. These processes have been well documented and will not be repeated as part of the Housing Sector Plan so as to avoid unnecessary duplication.

4.4. Review of the Housing Sector Plan

4.4.1. Rustenburg Housing Sector Plan, 2012

Objectives of the Existing Housing Sector Plan

The current Housing Sector Plan for the Rustenburg municipality sought to align the municipalities housing policy to the principles espoused within the Comprehensive Plan for the Development of Sustainable Human Settlements - Breaking New Ground (BNG).

BNG focused on densification and the provision of social services within settlements as well as mixed typologies of housing provision. The plan identifies the following strategic outcomes of its implementation:

i. Constitutional Imperative – Ensure the provision of housing takes place as per the constitutional mandate.

ii. Partnerships – seeking partnerships in the funding and implementation of human settlement projects within the RLM.

iii. Integration and Intelligent Spatial Restructuring – promoting socially mixed neighbourhoods.

iv. Sustainable Living – promoting the sustainable use of resources and the protection of the natural environment.

v. Facilitating Intra-community Economic Growth – stimulate the creation of economic activity within communities and prevent urban sprawl.

vi. Preserving a “Sense of Place” - promoting densification strategies that encourage higher pedestrian activity and result in a stronger sense of place.

The above objectives are universally accepted and are in terms of the policy at all levels.

5. STUDY AREA

The 2017-2022 IDP describes the study area as “Rustenburg Local Municipality (RLM) forms part of the North-West Province, which is on the border between South Africa and Botswana. In the south-east of the province is a commercial concentration around the towns of Klerksdorp and Potchefstroom. The province consists of four district municipalities and 21 local municipalities, with a geographical area of 116 180.25 km². The RLM is located in the Bojanala District Municipality and consists of 45 wards, with a geographical area of 3 423.23 km².

Three administrative bodies operate and have jurisdiction within the Rustenburg Municipal Area or part thereof. These are the Bojanala Platinum District Municipality, the Rustenburg Local Municipality and the Royal Bafokeng Administration:

- **Bojanala Platinum District Municipality** – The District is constituted by Rustenburg, Moretele, Madibeng, Kgetlengrivier and Moses-Kotane Local Municipalities. The Bojanala Platinum District Municipality is responsible for the planning and administration of district-wide infrastructure provision and development matters.

- **Rustenburg Local Municipality** - The Local Municipality of Rustenburg is responsible for all the functions listed in Sections 152 and 153 and Schedules 4 and 5, Part B of the Constitution of the Republic of South Africa, Act 108 of 1996 which includes planning and administration of infrastructure and development located within the boundaries of the municipality. This includes the preparation of all legally required documents for the planning, provision and control of infrastructure and spatial development. These include the preparation of a Spatial Development Framework, Integrated Development plan, Transportation Plan, Water Services Development Plan and Disaster Management Plan

- **Royal Bafokeng Administration** - A third administrative entity operating legally within certain parts of the Rustenburg Municipal Area: the Royal Bafokeng Administration which is a universitas personae. As a legal entity in its own right, it is capable of contracting, incurring debts and obligations and owning land. It also perfoms certain local government functions. It has over the years, by means of royalty payment received from the platinum mines operating in their land administered its tribal area. This includes fulfilling many local, provincial and national government functions, such as providing social infrastructure (schools and clinics), road infrastructure and municipal infrastructure (water and sewerage) in the tribal area.

6. STATUS QUO REVIEW

6.1. Demographic Profile

6.1.1. Age And Gender

Population

Rustenburg has a population of 626 522 persons as per the Community Survey (Stats SA, 2016). The gender breakdown is as follows:

Male	Female	Total
342 865	**283 657**	626 522

Table 1- Gender

The total youth (15-34 years) population as per the Community Survey (Stats SA, 2016) is 225 181 persons with following gender breakdown:

Male	Female	Total
121 810	103 371	225181

Table 2- Age

6.2. Socio-Economic Profile

An analysis of the demographic and socio-economic profile in Rustenburg is undertaken using the SA CSIR MesoZone 2018v1 dataset (2018). The 1996 (EAs), 2001 (SPs), 2011 (SPs) and 2016 (SPs) population figures are the input data for the respective years which are then re-aligned to the CSIR mesozones to create a comparable time series data set.

Table 1 provides a summary of population figures and calculated growth rates. The figures are visualised in the graphs of Figures 1 & 2.

The Rustenburg Local Municipality experienced an exceptional high population growth in the 15 year period between 1996 – 2011, with an increase in total population of almost 42% for the last five years of that period. A stark drop in the population growth rate earmarks the five years from 2011 – 2016 with an annual growth rate of 1.64%. This is indicative of stabilisation of growth following a period of rapid economic expansion which is contributed to growth in the mining sector.

Table 3: Population growth analysis for Rustenburg

year	1996	2001	2011	2016
Population	311 562	387 083	549 555	594 686
Population increase	-	75 521	162 472	45 131
% Population Increase		24.24%	41.97%	8.21%
% Annual Growth Rate		4.85%	4.20%	1.64%
% Annual Growth from 1996 baseline		4.54%		

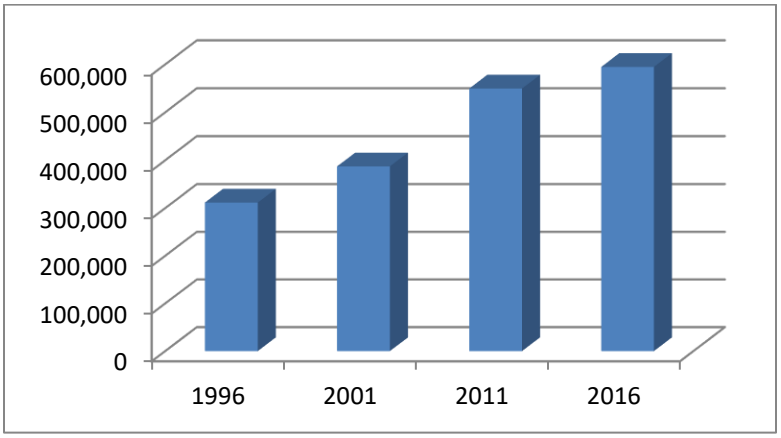

Figure 1: Population growth 1996 - 2016

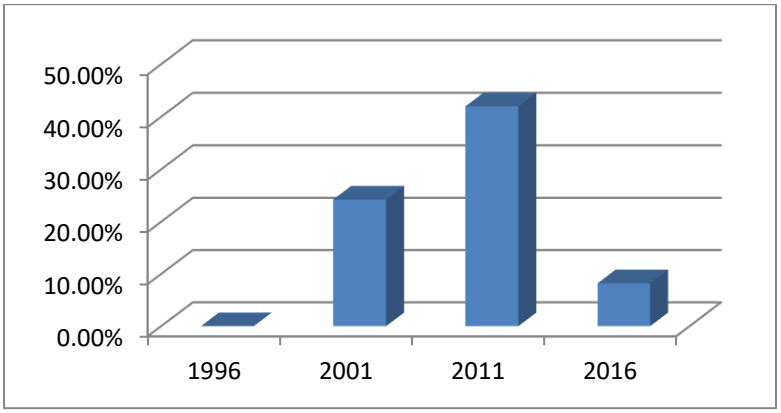

Figure 2: Population growth rates 2001 - 2016

Table 4: Population projection for different growth rate scenarios

Growth rate	Year				
	2016	2025	2030	2035	2040
1.64%	594 686	689 270	748 172	812 108	881 507
3.56%	594 686	819 286	978 904	1 169 619	1 397 490
4.85%	594 686	920 147	1 172 664	1 494 479	1 904 610

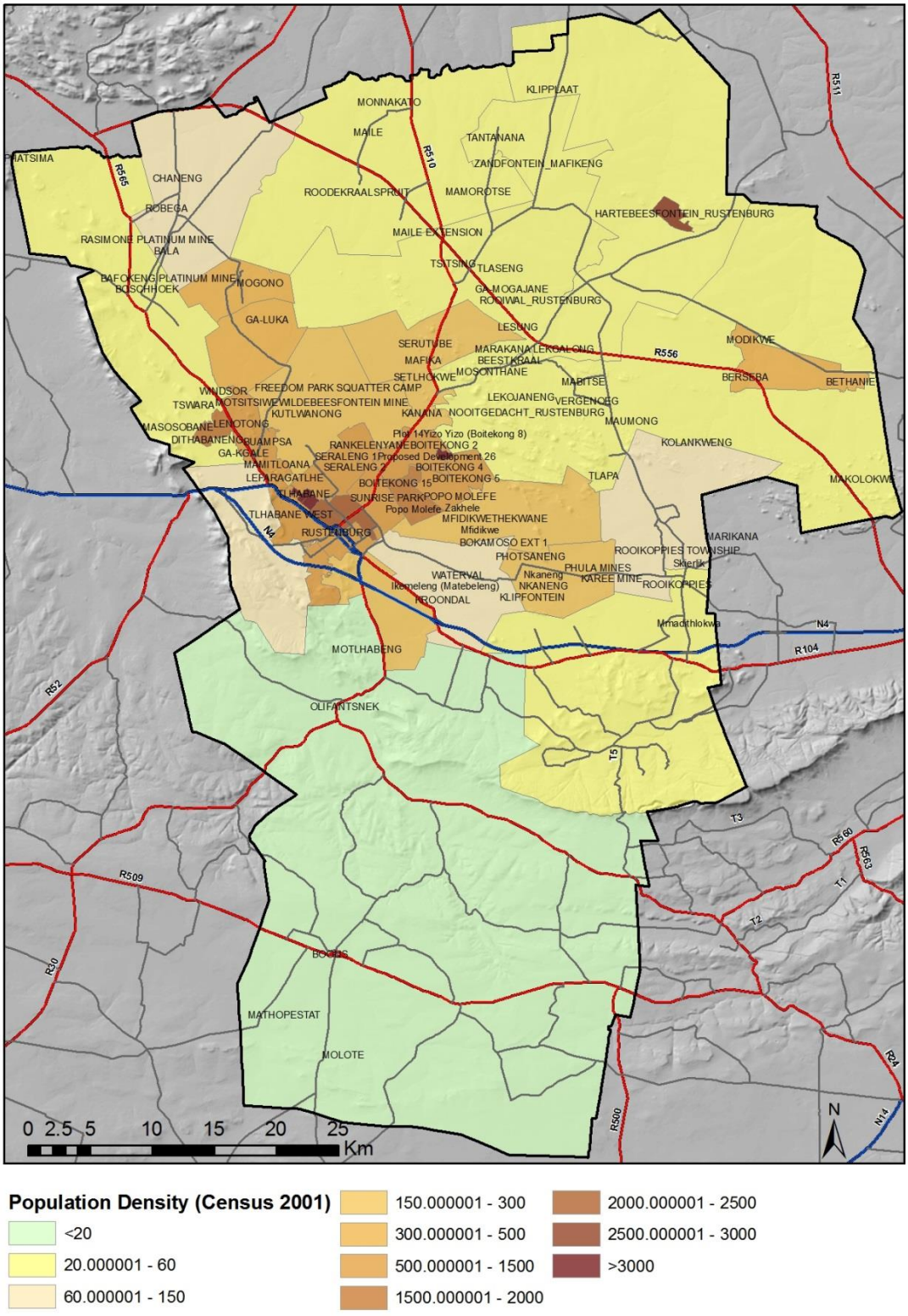

Figure 3: Population density as per 2001 census

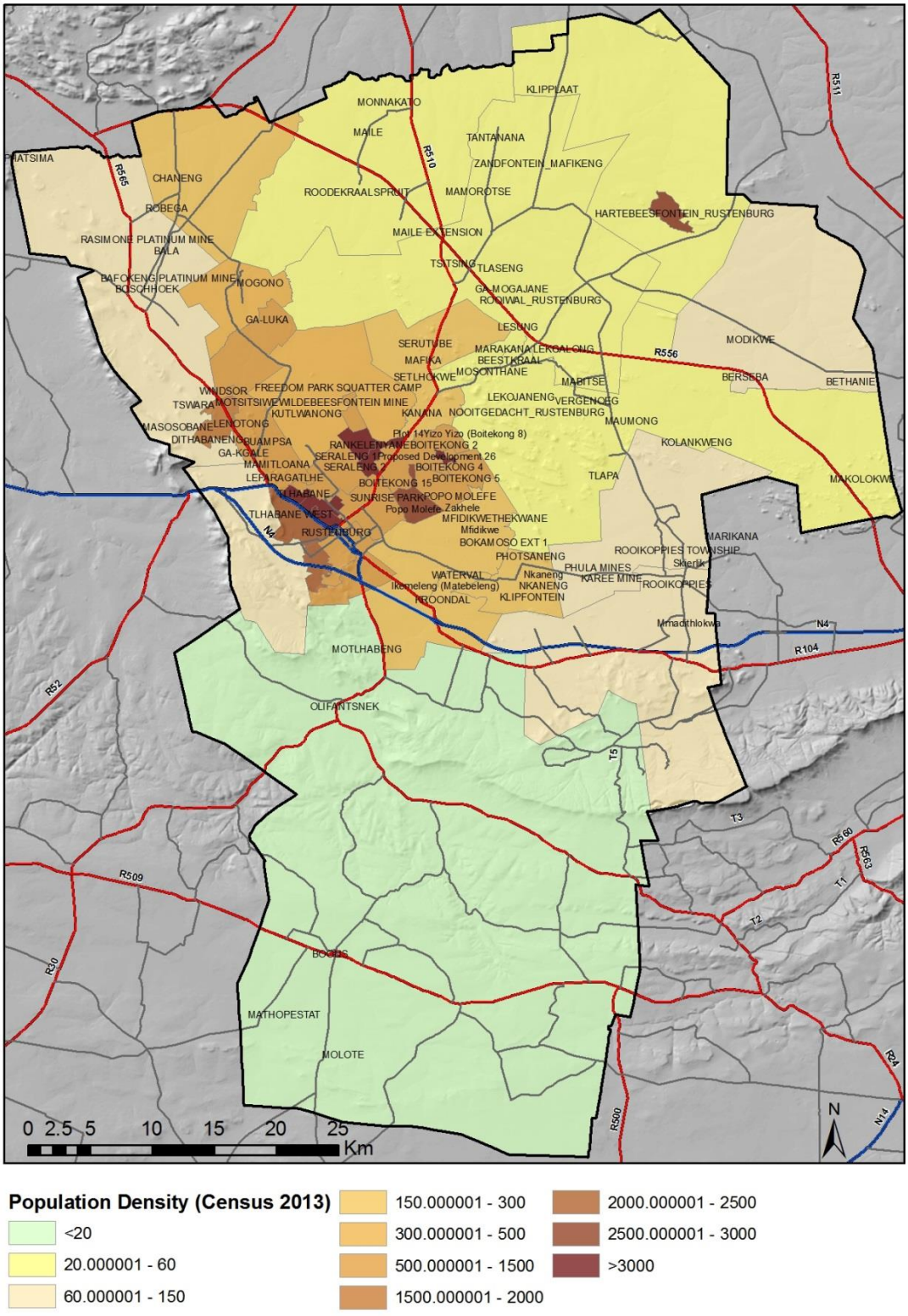

Figure4: Population density as per 2011 census (updated 2013).

Economic drivers

The development of Rustenburg over the past 20 – 25 years is closely linked with the development of platinum mining in the region. Rustenburg has benefitted greatly from the rise in platinum output between 1994 and 2009 in South Africa, which grew by 67% over that period. Before 2012, Rustenburg had the third fastest growing economy of metropolitan cities in South Africa outperformed only by Johannesburg and Ekurhuleni (Euconomix, 2016).

The significance of the statistics lies not in the figures, but the reliance for growth in Rustenburg on the mining sector. As will be shown below, the contribution of the mining sector to the Gross Value Add (GVA) has declined. Platinum, as all minerals, is a non-renewable resource and an economy solely built on mining will in the long term not be sustainable.

This section provides an overview of the recent economic growth trends in RLM and the main sectors contributing to the economy in the region.

6.3. Municipal Services Profile

6.3.1. Water

According to the table 5 below, 25,7% of the household do not have access to safe drinking water. The majority of these people are in the informal settlement and areas of traditional authorities. Lack of water has a negative effect on housing development as these require potable water.

Distribution of household by access to safe drinking water and municipality				
Access to safe drinking		**No access to safe drinking water**		**Total**
Number	%	Number	%	261 076
193 874	74,3	67 202	25,7	

Table 5 ***Source: Stats SA Community Survey, 2016.***

Table 6 below indicates that only 74 912 of households have piped water inside the dwelling house with 138 915 households only having piped water inside the yard. The rest of the

households rely on community stand, neighbour's tap or public/communal tap and others not supplies at all.

Distribution of households by main source of water for drinking				
Piped (tap) water inside the dwelling / house	**Piped (tap) water inside yard**	**Piped water On community stand**	**Neighbour's tap**	**Public/communal tap**
74 912	138 915	16 012	2 068	14 189

Table 6 ***Source: Stats SA Community Survey, 2016.***

The following water information in this section is derived from the Geographic Information System (GIS) provided by the municipality; a map of this information can be seen in Figure1. There are large portions of land that do not have water infrastructure, the areas that have water infrastructure are:

- Suburban areas;
- Small towns;
- Rustenburg CBD;
- Townships.

The Rustenburg Local Municipality is supplied from three (2) water supply schemes, these are:

- Magalies;
- Rand Water;
- Trust.

The sub-sections below are areas with water infrastructure and the type of infrastructure available.

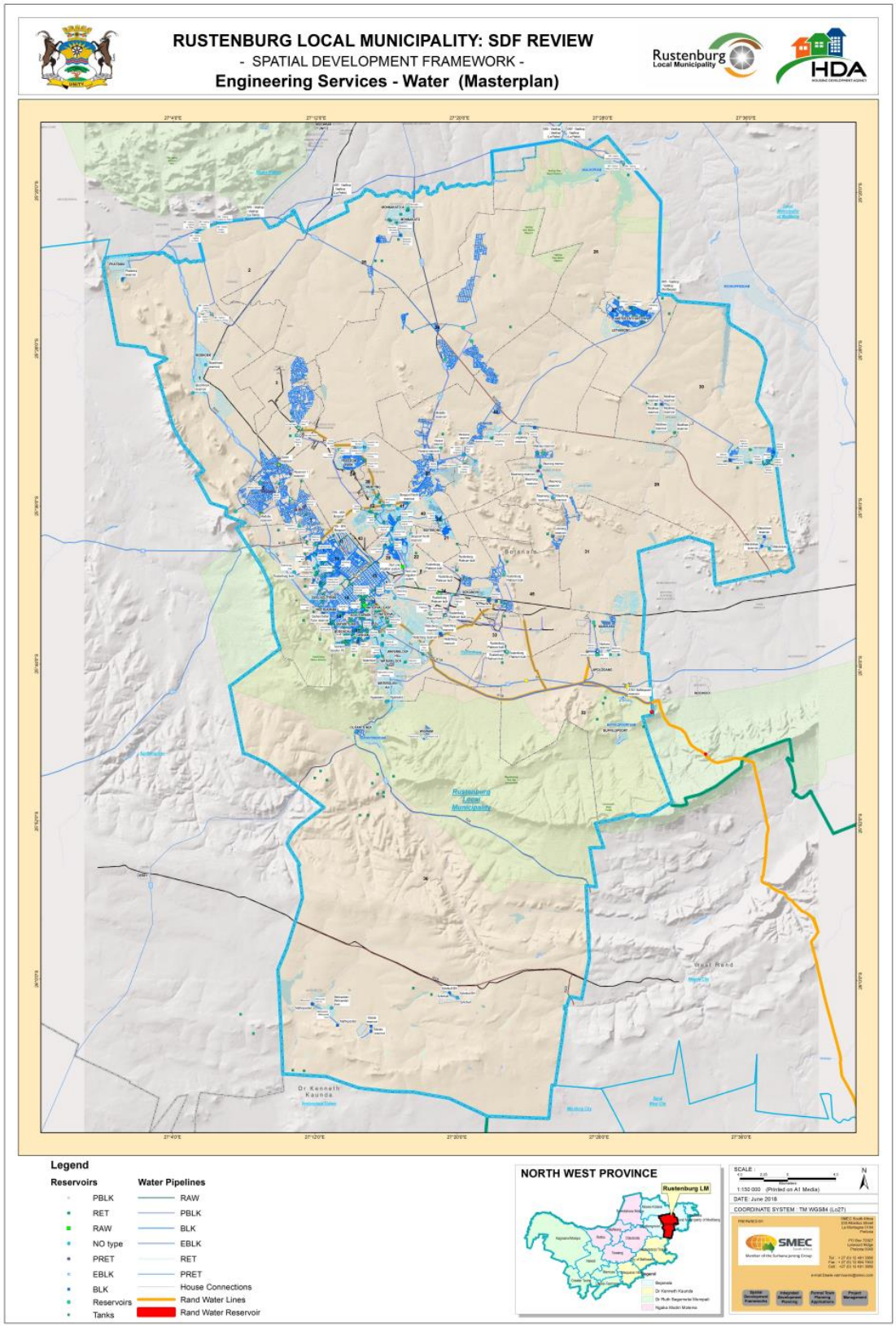

Figure 5: Water Master Plan

Malote Village

Malote Village has the following water infrastructure:

- Two (2) Bulk (BLK) reservoirs (Malote reservoir);
- Bulk (BLK) water pipes connecting the two (2) reservoirs;
- Reticulation (RET) water pipes.

The water infrastructure supplying the village is well placed, as it reticulates in the whole village. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Mathopestat Village

Mathopestat Village has the following water infrastructure:

- Two (2) Bulk (BLK) reservoirs (Mathopestat Reservoirs);
- One (1) No type reservoir (Mathopestat Tower);
- Reticulation (RET) water pipes;
- BRK water pipes.

The water infrastructure supplying the village is well placed, as it reticulates in the whole village. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Syferbult

Syferbult has the following water infrastructure:

- One (1) Bulk (BLK) reservoir (Syferbult Reservoirs);
- One (1) No type reservoir (Syferbult Reservoirs);
- Two (2) Tank reservoirs nearby;
- RET water pipes;
- BRK water pipes;

The water infrastructure supplying Syferbult is well placed, as it reticulates in the whole area. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Olifants Nek

Olifants Nek has the following water infrastructure:

- One (1) No type reservoir;
- RET water pipes;
- BRK water pipes;

The water infrastructure supplying Olifants Nek is well placed, as it reticulates in the whole area. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Wigwam

Wigwam has the following water infrastructure:

- Two (2) Primary Bulk (PBLK) reservoirs (Wigwam Bulk);
- BLK water pipes.

The water infrastructure supplying Wigwam is well placed, as it reticulates in the whole area. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Waterglen AH

Waterglen AH has the following water infrastructure:

- Two (2) No Type reservoirs (Kgaswane Reservoirs);
- Kgaswane Lower Reservoir;
- RET water pipes;

The water infrastructure supplying Waterglen AH is well placed, as it reticulates in the whole area. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Waterkloof

Waterkloof has the following water infrastructure:

- Four (4) Waterkloof Lower Reservoirs,

- three (3) No type reservoirs (Waterberg Reservoir and Waterkloof);
- Two (2) BLK reservoirs (Waterberg Reservoirs),
- Four (4) PBLK reservoirs (Rustenburg Platinum Reservoirs and Bospoort bulk);
- BLK water pipes and RET water pipes;

The water infrastructure supplying Waterkloof is well placed, as it reticulates in the whole area. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Bokamoso township

Bokamoso Township has the following water infrastructure:

- One (1) BLK reservoir (Bokamoso Reservoir);
- PRET water pipes;
- RET water pipes;

The water infrastructure supplying the township is well placed, as it reticulates in the whole township. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Kwa Photsaneng

Kwa Photsaneng has the following water infrastructure:

- One (1) PBLK reservoir (no name attached);
- one (1) Tank reservoir (no name attached;
- One (1) PBLK (Photsana Reservoir);
- BLK water pipes;
- PRET water pipes;

The water infrastructure supplying the township is well placed, as it reticulates in the whole township. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Thekwane Township

Thekwane Township has the following water infrastructure:

- One (1) Reservoir (no name attached);
- One (1) PBLK reservoir (Rustenburg Platinum Bulk reservoir);
- A Tank reservoir (no name attached) nearby;
- BLK waterpipes;
- PRET water pipes;

The water infrastructure supplying the township is well placed, as it reticulates in the whole township. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Siyavuya/Nkaneng Township

There is no water infrastructure in the township, only one Tank reservoir (no name attached) nearby.

Marikana township

Marikana has the following water infrastructure:

- Three (3) Tank reservoirs (no name attached);
- One (1) no type reservoir (Marikana Reservoir);
- One (1) BLK reservoir (Marikana Reservoir);
- One (1) Reservoir (no name attached);
- One (1) PBLK reservoir (Hill Reservoir);
- PRET water pipes and RET water pipes;

The water infrastructure supplying Marikana is well placed, as it reticulates in the whole Area. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Lapologang Township

Lapologagng Township does not have any water infrastructure.

Buffelspoort

Buffelspoort has the following water infrastructure:

- One (1) Plutinum Bulk water (PBLK) reservoir (ATKV Buffelspoort Reservoir);
- PRET water pipes;

The above water infrastructure is on the N4 part of Buffelspoort and there is no water infrastructure shown on the Dam side.

Mfidikwe township

Mfidikwe Township has the following water infrastructure:

- One (1) Tank reservoir;
- PRET water pipes;

The water infrastructure supplying Mfidikwe Township is well placed, as it reticulates in the whole Area. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Zakhele/Entabeni Township

Zakhele Township has the following water infrastructure:

- Two (2) RBLK reservoirs (Rustenburg Platinum Bulk);
- BLK water pipes connecting the two Reservoirs;
- One (1) Tank Reservoir (no name attached);

There are no water pipes supplying water to the township.

Rustenburg CBD and surrounding areas

The areas included in this section are Waterval, Cashan, Boschdal, Azaleapark, Proteapark, Geelhouutpark, Tlhabane Industrial/Kevlien Park, Zinniaville And Rustenburg North. The water infrastructure in these parts of the city comprise of the following:

- Twelve (12) BLK Reservoirs (Rustenburg Bulk, South Reservoir, and Booster Reservoir);
- Fourteen (14) Reservoirs (Tierkloof Booster PS, Tierkloof Lower Resevoir, Boschdal Reservoir, Cashan/Safari Tuine Reservoir, Stokkiesdraai Reservoir, Rustenburg Bulk, Booster Reservoir, Geelhout Uppear/old Works/half Milion Reservoir, Bellevue Upper Reservoir, Tlhabane West/Bellevue Lower Reservoir);

- Two (2) No Type Reservoirs (Rustenburg Bulk);
- RET water pipes;
- BLK water pipes;
- EBLK water pipes;
- PLBK water pipes;

The water infrastructure supplying these parts of Rustenburg is well placed, as it reticulates in all Areas. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Residential townships

The areas included in this section are Lefaragatlhe, Mamitloana, Gakgale, Bafokeng/Phokeng, Buampsa, Gakgale, Lenotong, Dithabaneng/Mogokgwane, Masosobane, Tswara, Matale/Pudunong, Windsor, Saron, Lemenong. The water infrastructure in these areas is as follows:

- Three (3) Reservoirs;
- Six (6) Tank reservoir;
- Four (4) PBLK reservoirs (Saron Reservoir, Reservoir 1 Reservoir, Monitlwana Reservoir and one Reservoir without a name);
- Four (4) PRET reservoirs (two Madubu Reservoirs, two Reservoir 1 Reservoirs);
- RET water pipes;
- BLK water pipes;
- EBLK water pipes;
- PBLK water pipes;

There are no water pipes shown on other parts of Pudunong and Mogokgwane.

The water infrastructure supplying the Townships is well placed, as it reticulates in most areas. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Boitekong

Boitekong Township has the following water infrastructure:

- One (1) RAW reservoir (Red Line Irrigation System);
- Eight (8) No type Reservoirs (seven Bospoort North Reservoirs and one MW Bospoort Direct), one Bospoort Bulk, two No Type (Bospoort reservoirs);
- Two (2) PBLK reservoirs (Impala Platinum Bulk and Rustenburg Platinum Bulk);
- RET water pipes;
- BLK water pipes;
- EBLK water pipes;
- PBLK water pipes;

There are new settlements on other parts of the township which do not have any water infrastructure.

The water infrastructure supplying the Township is well placed, as it reticulates in most parts of the Township. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Meriting Township

Meriting Township has the following water infrastructure:

- One (1) reservoir (no name attached);
- One (1) Tank reservoir (no name attached);
- One (1) No Type reservoir (no name attached);
- PRET water pipes;
- RET water pipes;
- BLK water pipes.

The water infrastructure supplying the Township is well placed, as it reticulates in most parts of the Township. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Freedom Park

Freedom Park Township has the following water infrastructure:

- One (1) No Type Reservoirs (Freedom Park x4 Towers);
- One (1) Reservoir (Freedom Park x4 Towers);
- Two (2) PBLK (Impala platinum Bulk);
- RET water pipes;
- BLK water pipes;
- EBLK water pipes;
- PBLK water pipes.

There is another area in the township without water infrastructure.

The water infrastructure supplying the Township is well placed, as it reticulates in most parts of the Township. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Ga-Luka and Mogono Villages

The Villages has the following water infrastructure:

- Three (3) PBLK reservoirs (two Ga-luke Towers and one Impala Platinum Bulk);
- Three (3) Tank reservoirs (no names attached);
- EBLK water pipes.

The water infrastructure supplying the Villages is well placed, as it reticulates in the whole village. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Boshoek

Boshoek has the following water infrastructure:

- Two (2) No type reservoirs (Boshoek reservoirs);
- BLK water pipes;
- RET water pipes;

The water infrastructure supplying the Boshoek is well placed, as it reticulates in the whole area. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Bala and Chaneng/Robega

The Villages has the following water infrastructure:

- One (1) EBLK reservoir (MW-Vaalkop-Vaalkop (La Patrie),

There are no water pipes supplying water to the village, and Bala Village does not have any water infrastructure.

Phatshima Village

Phatshima village has the following water infrastructure:

- One (1) BLK reservoir (Phatsima Reservoir);
- RET water pipes;
- BLK water pipes;

The water infrastructure supplying the Village is well placed, as it reticulates in the whole area. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Kanana/Rankunyana/Kana/Setlhokwe

Kanana Township has the following water infrastructure:

- Two (2) PBLK reservoirs (Motsitle Reservoir and Kanana Reservoir);
- One (1) Reservoir (Kanana Reservoir);
- One (1) EBLK reservoir (MW-Vaalkop-Vaalkop (Bospoort))
- Two (2) No Type Reservoirs (Bospoort North Bulk, MW-Vaalkop-Vaalkop (Bospoort));
- BLK water pipes;
- EBLK water pipe;
- PRET water pipes;

The water infrastructure supplying the Township is well placed, as it reticulates in the whole area. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Mafika and Serutube/Seritube

The Villages have the following water infrastructure:

- One (1) PBLK reservoir (Motsile reservoir) right outside serutube;
- PRET water pipes;

The water infrastructure supplying the villages is well placed, as it reticulates in the whole area. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Mosonthane/Marakana/Bosspruit/Morubishi

The Mosonthane village has the following water infrastructure:

- One (1) PBLK reservoirs (Marakana Reservoir);
- One (1) Reservoir (Lekgalong Reservoir);
- PRET water pipes;
- RET water pipes.

The water infrastructure supplying the village is well placed, as it reticulates in the whole area. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Lesung

There are PRET water pipes coming from Marakana Village and supplying water into Lesung village.

Tlapa

Tlapa village has the following water infrastructure:

- One (1) PRET reservoir (Leloreng reservoir);
- PRET water pipes;

The water infrastructure supplying the village is well placed, as it reticulates in the whole area. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Maumong

Maumong village has the following water infrastructure:

- One (1) No type reservoir (Maumong Reservoir); and
- One (1) BLK reservoir (Maumong Reservoir);

The water infrastructure supplying the village is well placed, as it reticulates most parts of the village. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Rankelenyane, Mabitse, Lekojaneng, Vergenoeg, Thabaneng and Lekgalong

The villages have the following water infrastructure:

Rankelenyane:

- One (1) No Type reservoir (Maumong Reservoir); and
- RET water pipes;

Thabaneng Village:

- One (1) No Type reservoir (Maumong Reservoir);
- One (1) PRET reservoir (Maumong Reservoir);
- RET water pipes;

Lekojaneng and Vergenoeg villages:

There are RET water pipes from Thabaneng village supplying water to Lekojaneng and Vergenoeg villages.

Mabitse Village:

- One (1) PBLK reservoir (Mabitse Reservoir);
- One (1) Tank reservoir (no name attached);
- BLK water pipes;

- PRET water pipes;

Lekgalong Village:

- One (1) No Type reservoir (Lekgalong Reservoir);
- One (1) BLK reservoir (Lekgalong Reservoir);
- RET water pipes:
- EBLK water pipes; and
- BLK water pipes;

The water infrastructure supplying the villages is well placed, as it reticulates most parts of the villages. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Ga Mogajane, Tlaseng, Tsitsing, Maile Extension and Diepkuil

The villages have the following water infrastructure:

- Three (3) Reservoirs (no names attached);
- One (1) Tank (no name attached);
- Blk water pipes;
- PRET water pipes;

The water infrastructure supplying the villages is well placed, as it reticulates most parts of the villages. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Mamorotse and Tantanana

The two villages have PRET water pipe.

The water infrastructure supplying the villages is well placed, as it reticulates most parts of the villages. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Maile and Kopman

Maile and Kopman villages get their water via PRET water pipes coming from a BLK reservoir (Monnakota Reservoir) situated in Monnakota Village.

The water infrastructure supplying the villages is well placed, as it reticulates most parts of the villages. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Monnakato Village

Monnakato village has the following water infrastructure:

- Two (2) reservoirs (two Monnakato - Monnakato Tower);
- One (1) BLK reservoir (Monnakato – Monnakato Reservoir);
- BLK water pipes;
- RET water pipes;

The water infrastructure supplying the village is well placed, as it reticulates most parts of the village. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Hartbeestfontein-A and Lethabong Township

Hartbeestfontein and Lethabong Township have the following water infrastructure:

- Two (2) BLK reservoirs (Lethabong Bulk);
- RET water pipes (supplying water to Lethabong);
- PRET water pipes;

The water infrastructure supplying the Town is well placed, as it reticulates the whole town. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Modikwe Village and Berseba village

Modikwe village has the following water infrastructure:

- One (1) BLK reservoir (Modikwe Reservoir);
- One (1) No Type reservoir (Modikwe Reservoir);
- One (1) Reservoir (Modikwe Reservoir)

- Two (2) Tank reservoirs (no names attached) nearby, and RET water pipes.

There are RET water pipes from Modikwe reservoirs supplying water to Berseba village.

The water infrastructure supplying the villages is well placed, as it reticulates all parts of the villages. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Bethanie

Bethanie has the following water infrastructure:

- Three (3) Reservoirs (Bethanie – Bethanie East Tower);
- One (1) No type reservoir (Bethanie – Bethanie East Tower);
- Two (2) BLK reservoirs (Bethanie – Bethanie East Tower/Bethanie Bulk and Bethanie Bulk);
- BLK water pipes;
- PRET water pipes;
- RET water pipes;

The water infrastructure supplying Bethanie is well placed, as it reticulates the whole area. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

Makolokwe Village

Makolokwe Village has the following water infrastructure:

- Two (2) BLK reservoirs (Makolokwe Reservoir);
- One (1) No type Reservoir (Makolokwe Reservoir);
- BLK water pipes;
- EBLK water pipes;
- RET water pipes;

The water infrastructure supplying the village is well placed, as it reticulates the whole village. But information is not currently available to ascertain whether the existing infrastructure has sufficient capacity.

6.3.2. Sewer

Distribution of households by type of toilet facility and municipalities				
Flush toilet connected to public sewerage system	**Flush toilet connected to septic tank / conservancy tank**	**Chemical toilet**	**Pit latrine/toilet with ventilation pipe**	**Pit latrine/toilet without ventilation pipe**
138 794	12 579	2 653	31 651	63 027

Table 6 ***Source: Stats SA Community Survey, 2016.***

The sewer information in this section is derived from the Geographic Information System (GIS) provided by the municipality, a map of this information can be seen in Figure **2**2. There are large portions of land that do not have sewer infrastructure, the areas that have sewer infrastructure are:

- Suburban areas;
- Small towns;
- Rustenburg CBD;
- Townships.

The total length of sewer infrastructure for all pipe sizes is 1,227 km. The sub-sections below are areas with sewer infrastructure and the type of infrastructure available. Comments cannot be made regarding the capacity of the sewer infrastructure because the information is not available at this stage.

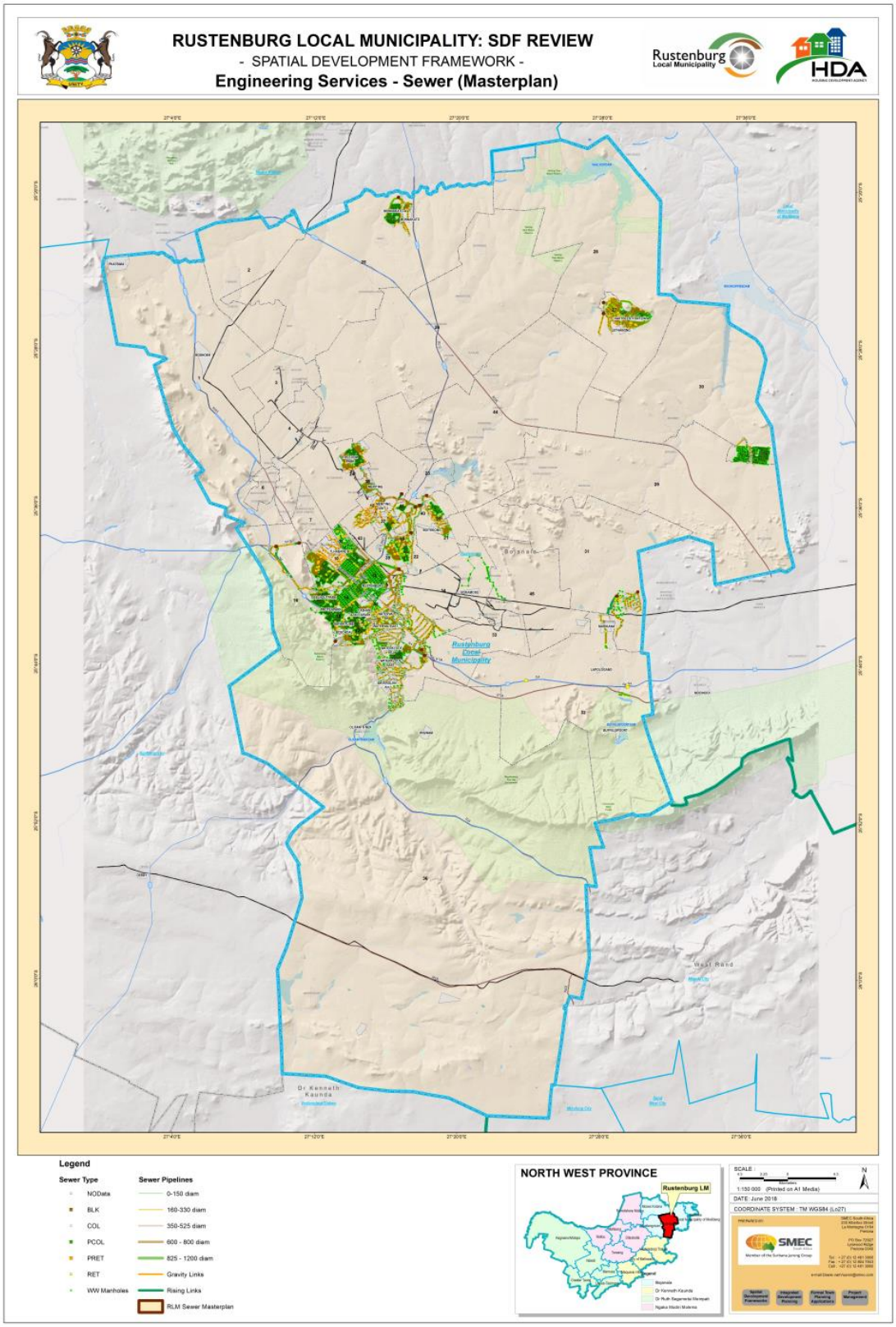

Figure 2: Sewer Master Plan

Waterglen AH

The sewer infrastructure at Waterglen includes the following:

- Manholes;
- Gravity links sewer pipelines;
- 0-150 diameter pipelines.

Waterkloof/Waterberg

Waterkloof has the following sewer infrastructure:

- Manholes;
- Gravity links sewer pipelines;
- 0-150 diameter pipelines.

Rustenburg CBD and surrounding areas

The areas included in this section are Waterval, Cashan, Boschdal, Azaleapark, Proteapark, Geelhouutpark, Tlhabane Industrial/Kevlien Park, Zinniaville And Rustenburg North. The sewer infrastructure in these parts of the city comprise of the following:

- 0 – 150 diameter sewer pipes;
- 600 – 800 diameter bulk sewer pipes;
- 825 – 1200 diameter bulk sewer pipes;
- Gravity links sewer pipelines;
- Different types of manholes.

Boitekong Township

Boitekong Township has the following sewer system:

- 0 – 150 diameter sewer pipelines;
- 600 – 800 diameter bulk sewer pipelines;
- 825 – 1200 diameter bulk sewer pipelines;
- Gravity links sewer pipelines;

- Various types of manholes;

Meriting Township

Meriting township has the following sewer infrastructure:

- Various types of manholes;
- 0 – 150 diameter sewer pipelines;
- 600 – 800 diameter bulk sewer pipelines.

Freedom Park Township

The township has the following sewer infrastructure:

- Various types of manholes;
- 0 – 150 diameter sewer pipelines;
- 600 – 800 diameter bulk sewer pipelines.

Mfidikwe, Thekwane and Kwa-Photsaneng

Mfidikwe, Kwa-Photsane and Thekwane share a sewer system which consist of the following infrastructure:

- Various types of manholes;
- 0 – 150 diameter sewer pipelines.

Marikana township

Marikana Township has the following sewer infrastructure:

- Gravity links sewer pipelines;
- 0 – 150 diameter sewer pipelines;
- 825 – 1200 diameter bulk sewer pipelines;
- Various types of manholes.

Bethanie

Bethanie has the following sewer infrastructure:

- Gravity links sewer pipelines;
- 0 – 150 diameter sewer pipelines;

- Various types of manholes.

Hartbeestfontein and Lethabong Townships

The Hartbeestfontein and Lethabong Townships have the following sewer infrastructure:

- Gravity links sewer pipelines;
- 0 – 150 diameter sewer pipelines;
- 825 – 1200 diameter bulk pipelines;
- Various types of manholes.

Monnakota Township

The Monnakota Township has the following sewer infrastructure:

- Various types of manholes.
- 0 – 150 diameter sewer pipelines;
- Gravity links sewer pipelines.

Waste Water Treatment Works

RLM has the following Waste Water Treatment Plants servicing the municipality:

- **Rustenburg Sewage Treatment Plant** – Has a design capacity of 42 Mℓ/d consisting of a 30 Mℓ/d of biological nutrient removing activated sludge plant (2x15Ml/d modules) plus a 12Ml/d biological filter module.

- **Boitekong Sewage Treatment Plant** – Is an activated sludge plant with a design capacity of 8 Mℓ/d. Due to rapid growth in the catchment area, the plant is currently over committed and construction work is currently in place to have the plant extended to 24 Mℓ/d.

- **Lethabong Sewage Treatment Plant** – This treatment Plant serves the township of Lethabong. It is designed for 2 Mℓ/d and is an activated sludge plant capable of basic nutrient removal.

- **Monakato Sewage Treatment Plant** – This plant is a basic oxidation dam system, designed to treat 1000 kℓ/day.

6.3.3. Energy

Distribution of households with or without access to electricity								
In-house conventional meter	**In-house prepaid meter**	**Connected to other source which household pays for**	**Connected to other source which household is not paying for**	**Solar home system**	**Generator/ battery**	**Other**	**No access to electricity**	**Total**
20 116	187 669	10 561	1 322	366	391	2 202	39 948	262 576

Table 7 ***Source: Stats SA Community Survey, 2016.***

The Electricity information in this section is derived from the Geographic Information System (GIS) in conjunction with the asset management information provided by the municipality, a map of this information can be seen in Figure 1. There are large portions of land that do not have electricity more especially new developments. The existing electricity infrastructure covers mainly the following developed areas:

- Suburban areas;
- Small towns;
- Rustenburg CBD;
- Townships.

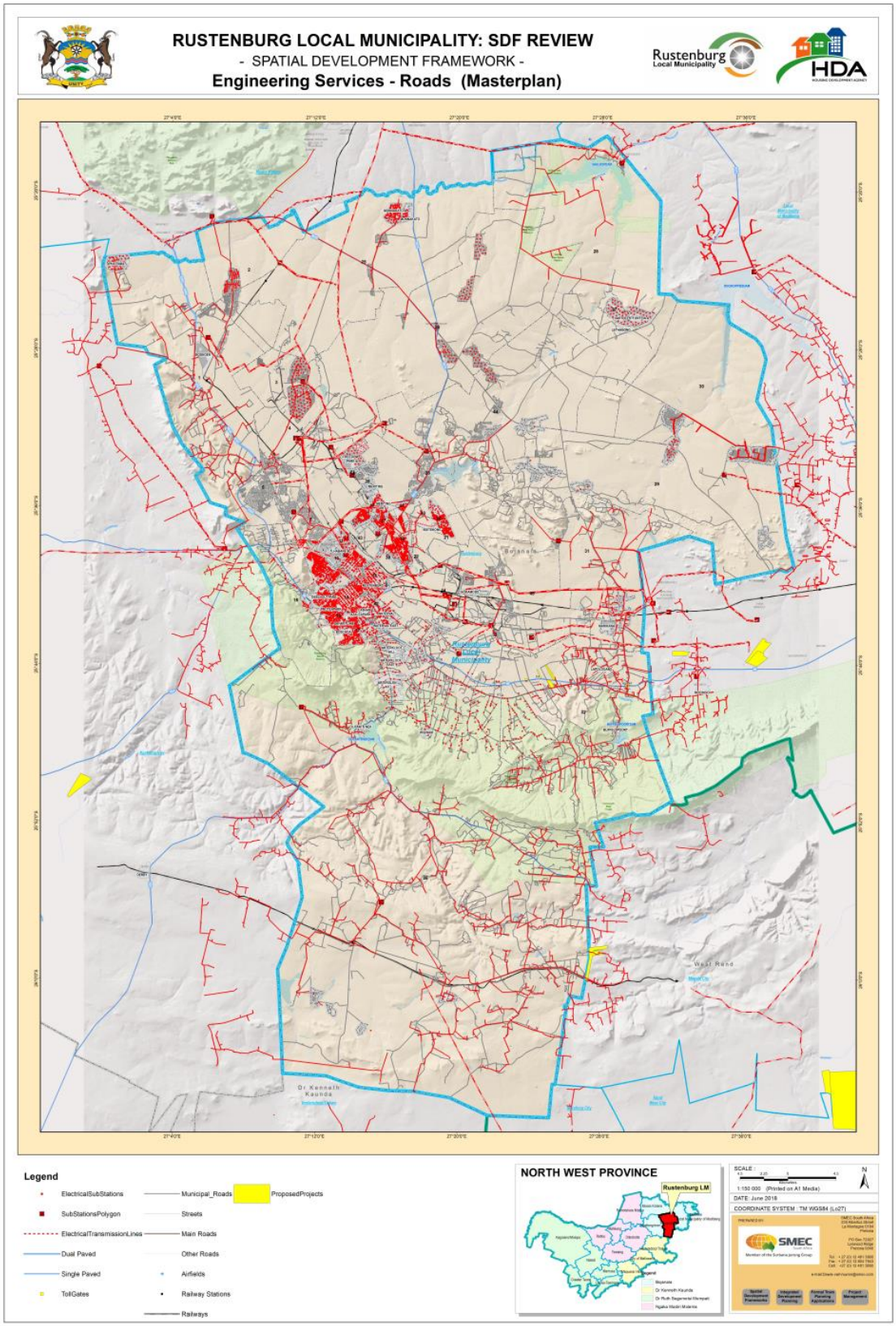

Figure 1: Electricity Master Plan

Rustenburg Local Municipality taps into the Eskom grid at **five** intake points:

- Industries Substation;
- Voltaire Substation;
- Kroondal Substation;
- Smelters Substation
- Waterkloof Substation.

The capacity at each of the intake points is as follows:

- Industries Substation is designed for a capacity of ***160 MVA*** with a notified peak demand of ***140 MVA,***
- Voltaire Substation is designed for a capacity of ***40 MVA*** with a notified peak demand of ***28 MVA,***
- Kroondal Substation is designed for a capacity of ***20 MVA*** with a notified peak demand of ***20 MVA*****,** (Currently being Upgraded to 80MVA)
- Smelters Substation is designed for a capacity of ***240 MVA*** with a notified peak demand of ***190 MVA***
- Waterkloof Substation the newly designed Substation's capacity is ***180 MVA*****.**

Waterkloof Substation is an ongoing project anticipated to be complete on the 21st August 2018, all distributions through that substation will have enough Capacity once the upgrade is completed. The substation has a capacity of ***88/33kV*** with approximately seven distribution substation each carrying ***33/11kV*** of electrical capacity.

Three of the substations in RLM are over 30 years old with no major refurbishment of the infrastructure. ESKOM has been working hand in hand with the municipality by extending distributions where there are new developments, hence most of the nearby Villages and Townships are covered by Eskom directly.

The sub-sections below are areas with electrical infrastructure and the type of infrastructure that is available. Comments have been made regarding the capacity of the electrical infrastructure where there is information available.

Boitekong

The current infrastructure availability is in a form of:

- High Mast Lights;
- Mini Substations;
- Pole Top Transformers;
- Electrical Reticulation.

The capacity of the existing infrastructure is:

- The high mast lights available are **18m long and 1000 W SON-MW** in capacity covering all major streets of some extensions in Boitekong.
- The capacity of transformers at the mini substations varies between ***200 kVA, Dyn 11, 11kV/400V*** and ***500 kVA, Dyn 11, 11kV/420V***.
- The capacity of the Pole Top Transformers varies between ***16kVA, Dyn 11, 11kV/400V*** and ***315 kVA, Dyn 11, 11kV/420V***

As a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity if the system is not sufficient.

Boschfontein

The current infrastructure availability is in a form of electrical reticulation supplied directly by the municipality. The information on capacity of the existing electrical infrastructure is currently not available to ascertain whether the existing infrastructure has sufficient capacity.

Cashan

The current infrastructure availability is in a form of:

- Substations;
- Mini substations;
- Pole top transformers;
- Electrical reticulation.

The capacity of the existing infrastructure is:

- 400kVA; Dyn 11 - 11kV/400V for transformers at Cashan Substation,
- Varies between ***100 kVA, Dyn 11, 11kV/400V*** and ***500 kVA, Dyn 11, 11kV/420V*** for transformers at the mini substations,

- Pole Top Transformers capacity varies between ***50kVA, Dyn 11, 11kV/400V*** and ***100 kVA, Dyn 11, 11kV/420V***

As a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity of the system is not sufficient.

Freedom park

Due to not sufficient electrical capacity, part of the area is supplied by Eskom and the current infrastructure availability is in a form of:

- High mast lights;
- Mini substations;
- Pole top transformers;
- Electrical Reticulation.

The capacity of the existing infrastructure covers **18m long and 1000 W SON-MW** high mast lights and the other capacity of the extended distributions by Eskom is unknown.

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses the capacity of the system is not sufficient.

Geelhoutpark

The current infrastructure availability is in a form of:

- High mast lights;
- Mini substations;
- Electrical Reticulation.

The capacity of the existing infrastructure is:

- covering **18m long and 1000 W SON-MW** high mast lights**,**
- varying between ***50kVA, Dyn 11, 11kV/400V*** and ***500 kVA, Dyn 11, 11kV/400V*** for the transformers at mini substations

As a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Kroondal

The current infrastructure availability is in a form of:

- Pole top transformers;
- LV UG Cable is 70mm, 4core LV.

The capacity of the Pole Top Transformers is ***50kVA, Dyn 11, 11kV/400V*** and ***315 kVA, Dyn 11, 11kV/420V***

As a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Lethabong

The current infrastructure availability is in a form of:

- High Mast Lights;
- And Electrical Reticulation through by means of extension of distribution lines by Eskom.

The Capacity of the existing infrastructure covers **18m long and 1000 W SON-MW** high mast lights and the other capacity of the extended distributions by Eskom is unknown.

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses the capacity is not sufficient.

Mamerotse

The current infrastructure availability is in a form of:

- High Mast Lights,,
- And Electrical Reticulation through by means of extension of distribution lines by Eskom.

The Capacity of the existing infrastructure covers **18m long and 1000 W SON-MW** high mast lights and the other capacity of the extended distributions by Eskom is unknown.

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Meriteng

The current infrastructure availability is in a form of:

- High Mast Lights;
- Pole Top Transformers;
- And Electrical Reticulation;

The capacity of the existing infrastructure is:

- covering **18m long and 1000 W SON-MW** high mast lights,
- varying between ***50 kVA, Dyn 11, 11kV/400V*** and ***200 kVA, Dyn 11, 11kV/420V*** Pole Top Transformers,

Assumptions can be made that due to the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Modderfontein

The current infrastructure availability is in a form of:

- Pole Top Transformers
- And Electrical Reticulation

The Capacity of the existing infrastructure of the top pole transformers varies between ***25kVA, Dyn 11, 11kV/400V*** and ***200 kVA, Dyn 11, 11kV/415V***

Assumptions can be made that due to the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Modikwe

The current infrastructure availability is in a form of:

- High Mast Lights;
- And Electrical Reticulation through by means of extension of distribution lines by Eskom.

The Capacity of the existing infrastructure covers **18m long and 1000 W SON-MW** high mast lights and the other capacity of the extended distributions by Eskom is unknown.

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses the capacity is not sufficient.

Monnakato

The current infrastructure availability is in a form of:

- High Mast Lights;
- And Electrical Reticulation through by means of extension of distribution lines by Eskom.

The Capacity of the existing infrastructure covers **18m long and 1000 W SON-MW** high mast lights and the other capacity of the extended distributions by Eskom is unknown.

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses , the capacity is not sufficient.

Phatsima

The current infrastructure availability is in a form of:

- High Mast Lights,,
- And Electrical Reticulation through by means of extension of distribution lines by Eskom.

The Capacity of the existing infrastructure covers **18m long and 1000 W SON-MW** high mast lights and the other capacity of the extended distributions by Eskom is unknown.

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Protea Park

The current infrastructure availability is in a form of:

- High Mast Lights
- Mini Substations
- Pole Top Transformers
- And Electrical Reticulation

The Capacity of the existing infrastructure is:

- covering **18m long and 1000 W SON-MW** high mast lights**,**

- varying between ***50kVA, Dyn 11, 11kV/400V*** and ***500 kVA, Dyn 11, 11kV/400V*** for the transformers at mini substations
- Pole Top Transformers capacity is ***200kVA, Dyn 11, 11kV/400V*** and ***100 kVA, Dyn 11, 11kV/420V***

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Rustenburg CBD

The current infrastructure availability is in a form of Electrical Reticulation supplied directly by the municipality and Eskom. The information on Capacity of the existing electrical infrastructure is currently not available to ascertain whether the existing infrastructure has sufficient capacity.

Safari Tuine

The current infrastructure availability is in a form of:

- High Mast Lights
- Mini Substations
- Electrical Reticulation

The Capacity of the existing infrastructure is:

- covering **18m long and 1000 W SON-MW** high mast lights**,**
- varying between ***100kVA, Dyn 11, 11kV/400V*** and ***630 kVA, Dyn 11, 11kV/400V*** for the transformers at mini substations
- Pole Top Transformers capacity is ***200kVA, Dyn 11, 11kV/400V*** and ***100 kVA, Dyn 11, 11kV/420V***

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Seraleng

The current infrastructure availability is in a form of:

- High Mast Lights

- Mini Substations
- Electrical Reticulation

The Capacity of the existing infrastructure is:

- covering **18m long and 1000 W SON-MW** high mast lights**,**
- varying between ***25kVA, Dyn 11, 11kV/400V*** and ***315 kVA, Dyn 11, 11kV/400V*** for the Pole Top Transformers

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Tantanana

The current infrastructure availability is in a form of:

- High Mast Lights,
- And Electrical Reticulation through by means of extension of distribution lines by Eskom.

The capacity of the existing infrastructure covers **18m long and 1000 W SON-MW** high mast lights and the other capacity of the extended distributions by Eskom is unknown.

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Tlaseng

The current infrastructure availability is in a form of:

- High Mast Lights;
- And Electrical Reticulation through by means of extension of distribution lines by Eskom.

The capacity of the existing infrastructure covers **18m long and 1000 W SON-MW** high mast lights and the other capacity of the extended distributions by Eskom is unknown.

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses the capacity is not sufficient.

Tlhabane

The current infrastructure availability is in a form of:

- Mini Substations
- And Electrical Reticulation

The Capacity of the existing infrastructure is:

- covering **18m long and 1000 W SON-MW** high mast lights**,**
- varying between ***200kVA, Dyn 11, 11kV/400V*** and ***500 kVA, Dyn 11, 11kV/400V*** for the transformers at mini substations

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Tsitsing

The current infrastructure availability is in a form of:

- High Mast Lights,
- And Electrical Reticulation through by means of extension of distribution lines by Eskom.

The Capacity of the existing infrastructure covers **18m long and 1000 W SON-MW** high mast lights and the other capacity of the extended distributions by Eskom is unknown.

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Waagfontein

The current infrastructure availability is in a form of:

- Pole Top Transformers
- And Electrical Reticulation

The capacity of the existing infrastructure of the top pole transformers varies between ***16kVA, Dyn 11, 11kV/400V*** and ***315 kVA, Dyn 11, 11kV/415V.***

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Waterval

The current infrastructure availability is in a form of:

- Mini Substations
- Pole Top Transformers
- And Electrical Reticulation

The Capacity of the existing infrastructure is:

- varying between ***25kVA, Dyn 11, 11kV/400V*** and ***200 kVA, Dyn 11, 11kV/400V*** for the transformers at mini substations;
- and the capacity of the Pole Top Transformers is ***16kVA, Dyn 11, 11kV/400V***.

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Waterval east

The current infrastructure availability is in a form of:

- Mini Substations
- Pole Top Transformers
- And Electrical Reticulation

The Capacity of the existing infrastructure is:

- varying between ***200kVA, Dyn 11, 11kV/400V*** and ***500 kVA, Dyn 11, 11kV/400V*** for the transformers at mini substations
- and the capacity of the Pole Top Transformers varies between ***16kVA, Dyn 11, 11kV/400V*** and ***315 kVA, Dyn 11, 11kV/400V***

Assumptions can be made that as a result of the aged current electrical infrastructure, overloaded feeder cables from the main substation and increased energy losses, the capacity is not sufficient.

Zuurplaat

The current infrastructure availability is in a form of electrical reticulation supplied directly by the municipality and Eskom.

The information on capacity of the existing electrical infrastructure is currently not available to ascertain whether the existing infrastructure has sufficient capacity.

Electrical infrastructure Future Planning

As per the Comprehensive Integrated Electrical Plan for 2017 – 2022, the Municipality plans to:

- Reduce the average age of the distribution network where it is in access of 30 years through refurbishment or upgrade and replacement of obsolete and unreliable equipment for which spares are no longer available.
- Undertake routine maintenance on critical plant i.e. Bulk transformers and 33/11kV switchgears in main distribution substation.
- Performing condition monitoring of critical equipment and its associated components through both infrared and ultrasonic scanning i.e. cable terminations, medium voltage terminations on overhead lines and transformer terminations.
- According to the Municipality, the Industries Substation is planned for upgrades under in the next financial year 2019/20.

6.4. Housing Profile

6.4.1. Housing Backlog

Housing backlog information is sourced from two sources, the IDP and is presented in Table 8 below and on the map in **Error! Reference source not found.**4 as identified by ward Councillors as well as from the North-West Provincial Human Settlement Master Spatial Plan(NWPHSMSP), 2018. Data sourced from the IDP is both outdated and incomplete as it was prepared more than 6 years ago and also does not include additional wards (39-45) that were added into the Rustenburg Municipality in 2016. Although IDP sourced information is not current, it is noted that the high levels of backlog occur in the same areas where high density residential structures occur, as shown on the map in **Error! Reference source not found.**. The discrepancy between the two sources is 6 036 units. The IDP figures indicate a housing backlog of 64 536

units against 58 500 units indicated in NWPHSMSP, 2018 translating into approximately 14 486 people. Both sources demonstrate a big housing backlog.

The greatest demand for housing occurs in close proximity of the Rustenburg town into the Bafokeng area as well as around the mining corridor with some occurring within the Bakwena Ba Mogopa area in close proxity of Marikana area.

Ward	No of Units	Year When	Water Supply	Sanitation	Units in need of Electricity connections
1	1 724	2011	Yard connection	Waterborne	1 724
2	800	2012	Yard connection	VIP	800
3	448	2012	Yard connection	Waterborne	448
4	368	2012	Yard connection	waterborne	58
5	200	2012	Yard connection	Communal tap	83
6	227	2012	Communal tap	waterborne	43
7	171	2012	Community Tap	Waterborne	37
8	594	2012	Yard connection	Waterborne	594
9	1633	2013	Yard connection	Waterborne	1633

10	1784	2012	Community Tap	Waterborne	1 784
11	3495	2011	Yard connection	Waterborne	3495
12	1347	2013	Yard Connection	Waterborne	1347
13	438	2012	Communal Tab	VIP	153
14	1500	2012	Yard connection	Waterborne	1500
15	1500	2012	Yard connection	Waterborne	1500
16	129	2012	Yard connection	Waterborne	129
17	1500	2012	Yard connection	Waterborne	1500
18	3383	2012	Communal Tap	VIP	204
19	2936	2012	Yard connection	Waterborne	936
20	1420	2012	Communal Tap	Waterborne	349
21	3335	2013	Yard connection	Waterborne	2399
			Connection		
22	3500	2012	Yard connection	Waterborne	3500
			Connection		

23	1251	2012	Yard Connection	VIP	108
24	4308	2012	Yard connection	Waterborne	308
			Connection		
25	1206	2012	Yard connection	Waterborne	1206
			Connection		
26	1144	2012	Yard connection	Waterborne	144
			Connection		
27	1503	2012	Yard connection	Waterborne	1045
			Connection		
28	1362	2012	Yard connection	Waterborne	1308
			Connection		
29	1795	2012	Yard connection	VIP	1400
			Connection		
30	1439	2012	Yard connection	Waterborne	941
			Connection		
31	2331	2012	Yard connection	Waterborne	2331

32	1795	2012	Yard connection	Waterborne	1795
			Connection		
33	1398	2012	Yard connection	Waterborne	1398
			Connection		
34	2680	2012	Yard connection	Waterborne	2680
			Connection		
35	2661	20120	Yard connection	Waterborne	661
			Connection		
36	1352	20120	Yard connection	VIP	352
			Connection		
37	3891	2012	Yard Connection	Waterborne	3981
38	1988	2012	Yard connection	VIP	1988

Table 8: Housing backlog (RLM, 2017) Source: Rustenburg IDP, 2017-2022

Table 9: 5 Year Housing Programme and Backlog

Municipalities	5 Year Housing Programme (for subsidised houses)		Backlog / Waiting List		Land Needs (ha)	
Municipalities	No	Percentage (%)	No	Percentage (%)	No	Percentage (%)
BOJANALA PLATINUM DISTRICT MUNICIPALITY						
Rustenburg LM	37,855	16%	58,500	18%	4,101	22%
Moses Kotane LM	17,175	7%	18,400	6%	1,040	6%
Moretele LM	6,251	3%	10,110	3%	404	2%
Madibeng LM	25,611	11%	42,748	13%	709	4%
Kgetlengrivier LM	11,569	5%	15,521	5%	385	2%
Subtotal	**98,461**	**41%**	**145,279**	**46%**	**6,639**	**36%**

Source: Rustenburg NWPHSMSP, 2018-2023

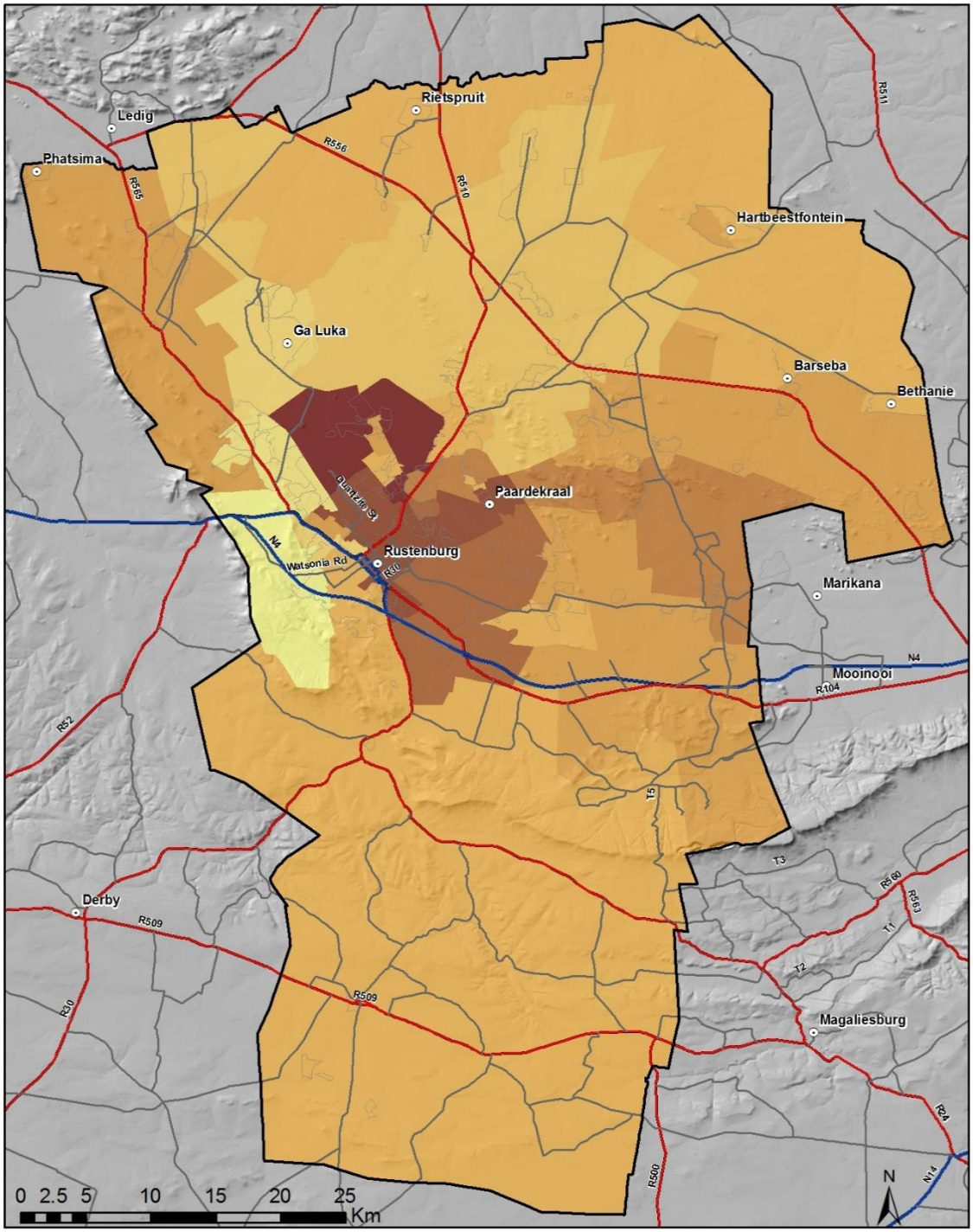

Figure 4: Housing backlog – (Source: IDP table information joined with Ward boundaries)

6.4.2. TYPES OF DWELLINGS

The Rustenburg Municipal Area is characterised by the grouping and concentration of housing according to the housing typologies. For example, the Boitekong Cluster is largely characterised by affordable, government-subsidised housing, whereas Rustenburg is characterised by higher-income single dwelling units and middle-income townhouse complexes. Rustenburg has the greatest mix of housing typologies of all the settlement clusters. This is despite the fact that it has not provided a significant number of government-subsidised affordable housing in recent years.

The table below indicates areas of the greatest housing demand that the RLM should focus on in terms of providing infrastructure services such as water, electricity, sanitation and roads as well as social infrastructure such as schools and health facilities. Furthermore employment opportunities would have to be created to ensure sustainability and development of such areas. The information will assist the municipality in projecting the number, the type and the location of the houses needed guided by the demand and SDF.

DISTRIBUTION OF HOUSEHOLDS BY TYPE (2016)		
TYPE OF HOUSEHOLD	**NUMBER**	**PERCENTAGE %**
Formal dwelling	178 941	68,15
Traditional	1016	0,38
Informal dwelling	76 062	28,97
Other	6491	2,47
TOTAL	**262 510**	

Table 9: Type of Dwellings Source: Stats SA Community Survey, 2016

Table 9 above illustrates where the RLM`s focus should be concerning the extent of the housing need with the main focus on traditional dwelling/hut/structures made of traditional materials,

formal and informal backyard dwellings, informal/squatter settlements, shared properties and hostels.

Distribution of households in RDP/government-subsidised dwellings by municipalities		
Live in RDP / government subsidised dwellings	**Do not live in RDP / government subsidised dwellings**	**Total households**
45 532	213 743	259 275

Table 10 Source: Stats SA Community Survey, 2016

Table 10 above indicates that 45 532 households lived in RDP / government subsidised dwellings in 2016 translating into 110 000 people with the rest either owning houses or living in informal settlements and in areas of traditional leadership.

6.4.3. Mining Housing Demand

The demand for mining houses is not known as mines prepare and administer their housing plans for their employees. What is clear though is that there is a shortage for accommodation in mines as demonstrated by the number and size of shack areas.

The municipality should still in terms of its responsibility ensure that mining houses provide their employees with safe and livable housing environment which provides all the amenities of life.

6.4.4. Land Availability

A prerequisite for housing/settlement development is the availability of suitable land in proximity of services and job opportunities. This requires that such land be planned and provided with services to sustain such settlement. A number of farms were recently made available by government by releasing them from the provisions of Subdivision of Agricultural Land Act 70 of 1970. The release of such land does not mean it is appropriateness for development of human settlements as such land may be of high agricultural value or located far from engineering services and job opportunities.

RLM will be required to assess the suitability and viability of developing human settlements in the newly released farms. Any unplanned land such as the above-named farms is subject to extended development application processes which may delay development of approved human settlement. The following process is entailed in the proclamation of land for development process.

The process for proclaiming a township can be summarized as follows:

- The Municipality identifies the need for more land for township development;
- The Town planners produce a “lay out plan” for the identified parcels of land (Stage 1);
- The types of housing as well as the stands to be developed, are identified on the layout plan;
- The layout plan is submitted to the Council for a resolution (Stage 2);
- The office of the Surveyor General issues the “General Plan” (Stage 3);
- The land is then considered to be proclaimed and ready for services and occupancy (Stage 4);
- The services will be installed once the budget is available (Stage 5); and
- The Deeds office of the Department keeps track of the occupancy of the stands through the “conveyancors”.

6.5. Factors That Limit Housing Development

The following factors limit the housing development and such land is excluded from housing development:

6.5.1. Mining areas

Housing development within certain radius of mining activities is considered hazardous due to a number of activities such as blasting of underground rocks which may cause the ground to be unstable. This is usually accompanied by high noise levels and dust in the open cast mines which may be unhealthy for the local residents.

6.5.2. Environmentally sensitive areas

The National Environmental Management Act, 1998 requires authorisation prior to approval and development of certain structures on land considered environmentally sensitive as well as protection of certain land.

The National Heritage Resources Act, 1995 act does not allow any developments on land proclaimed as a heritage site without prior approval of the responsible authority (Heritage Resource Agency).

6.5.3. Topography

Housing Development may not take place in an area with too steep gradient due to costs and possible soil instabilities.

6.5.4. Areas with high agricultural potential.

The state protects the subdivision of land considered to be of high agricultural potential. This protection is meant to use such land for agricultural use.

7. REVIEW OF CURRENT HOUSING IMPLEMENTATION STRATEGIES

RLM Housing Sector Plan, 2012 provided the following implementation strategies which are being reviewed:

Implementation Strategy 1: Identify sufficient land for future housing development.

The first prerequisite for the successful implementation of a housing roll-out programme is the identification and release of suitable land. Suitable land can be classified as land that is proclaimed and zoned for integrated residential development that is inclusive of associated services and social infrastructure. It is also preferable that the suitable land should be located within the identified settlement clusters.

Therefore the RLM needs to take the following actions during the identification of suitable land:

- Determine the proclamation status of each vacant land parcel;
- Assess the geological, geo-technical, mining and physical constraints of the identified vacant land parcels;
- Determine the land ownership of the vacant land parcels, i.e. state land, private land or tribal land and initiate land release and proclamation processes where necessary;

• Assess the availability / proximity of and impact of housing development on the identified land parcels on:

- Bulk municipal services, i.e. water, sanitation, electricity, solid waste;
- Access to social amenities and intra-community economic opportunities;
- Access to transportation

• Promote a compact urban structure through urban infill and densification, specifically within the individual settlement clusters, this will ensure integrated land use management.

This strategy is yet to be implemented and therefore remains valid for the 2017-2022 period.

Implementation Strategy 2: Enable resources and institutional arrangement within the RLM

The RLM has a critical role to play in making the appropriate interventions to shape the overall housing market in a dynamic pro-poor fashion while still enhancing the value-add at other levels of residential property. To make effective intervention possible will require specific capacities, either from within the municipality or out-sourced from the private sector but under effective municipal management. A precondition for the effective management calls for proposals, packaging, adjudication and monitoring of projects in the effective integrated management of the implementation of a sustainable housing strategy.

The following five municipal interventions were identified as crucial in enabling a successful implementation of the strategy:

Municipal policy interventions

The following municipal policies need to be adopted to facilitate this strategy:

• Adoption of the Housing Chapter in the Integrated Development Plan;

• Promotion of sustainable resource use policy;

• The broader use of subsidies to leverage private sector investment;

• An incentive scheme to encourage employer based housing, with particular emphasis on rural housing in relation to farm employees; and

• Graduated private developer scheme that creates stock for low, middle and high incomes.

Institutional interventions

To implement the RLM's housing strategy, two decision-making structures should be created:

• A special committee (reporting directly to the Mayor) that identifies key development approval criteria and is able to unblock any obstacles during implementation, within the Council and with external stakeholders. The primary purpose of this special committee will be to ensure that negotiated local development frameworks are formulated for each of the nodes of intervention. This body ideally should report to the mayor, and comprise members made up by the relevant Councillor for housing, Technical experts drawn from municipal departments as well as other appropriate advisors. A principal function of this special committee will be to set the criteria for development in each municipal jurisdiction, as well as specific criteria applying to special conditions in particular projects. These criteria should be aligned with the vision, objectives and principles of the housing strategy as adopted by the RLM Council and implemented by the municipality;

• A Housing Delivery Management Unit (HDMU) that is in charge of programme development and project implementation. This office will set the overall execution programme and monitor delivery implementation. At the project level this office will procure projects, assess their bankability and technical feasibility and give the necessary approvals. Approvals will be on the basis of the overall strategic framework and any special condition/criteria set by the committee referred to above.

The special committee and the HDMU should not in any way subvert the normal line functions involved in the approval process but need to ensure that there is in place a strategic management capacity at the political and official levels that can speed up the decision-making processes.

Funding interventions

The Municipality will need to attract the following role players to projects:

- Institutional Investors (e.g. Sanlam or Old Mutual);
- Banks;
- International donor and aid organizations;
- Development finance institutions;
- Local industry players, e.g the Mining Houses;
- Municipal guarantee instruments;
- Packaged and prioritised infrastructure financing from organisations like the National Treasury, the Development Bank of Southern Africa (DBSA) and the municipal infrastructure grant (MIG); and
- National subsidy funds specifically targeted at housing

Legal and by-law interventions

The following legislative impediments need to be addressed on a project-by-project basis to ensure implementability:

- Application of VAT;
- Alienation of land and establishment of new legal entities under the Public Finance and Municipal Finance Management Acts;
- Revision of municipal by-laws to regulate alternative technologies, planning and design norms for sustainable resource utilization; and
- Revision of land use plans and rezoning.

Capacity interventions

It will be necessary to put in place a wide range of interventions to build up the local knowledge base for more sustainable living. This will include technology demonstration sites right through to consumer education and skills development for

new livelihoods (e.g. organic farming, building with new materials, renewable energy, etc.).

The elements of the strategy are correct but seem to have underplayed the skills and time required to implement the strategy. The implementation of the strategy requires full time dedicated people.

IMPLEMENTATION STRATEGY 3: PROMOTE A GREATER MIX OF HOUSING TYPOLOGIES

The RLM's housing strategy promotes a greater mix of housing topologies that would contribute to creating sustainable livelihoods and densification within the urban development boundary. Densification can be defined as "the increased use of space, both horizontally and vertically, within existing areas/properties and new developments, accompanied by an increased number of units and/or population thresholds". What this means is that 'densification' is a tool that allows for the more efficient and optimal use of available resources and land.

The main advantages higher density housing offers, if designed well, are:

- Reducing the consumption of valuable resources: By encouraging vertical, rather than lateral, development - densification helps conserve valuable resources such as land with mineral potential, agricultural land, ecologically sensitive areas etc. It also allows potentially saving on the use of fossil fuels as vehicular transport becomes less necessary in well- integrated sustainable higher density developments;

- Maximization of the subsidy amount by using medium density lowered project costs significantly for several projects;

- Cost savings on infrastructure: Higher density developments, by definition, house more people on less land. As such it allows for cost savings on infrastructure installation and maintenance;

- Making public transport more viable: By increasing the population thresholds, densification allows for a more economically sustainable public transport system to develop. This, in turn, impacts positively on other facets of sustainability - such as saving on consumption of fossil fuels and increasing social interaction between members of the community;

Higher density also requires the provision of more social facilities for use by increased population. This strategy will always be relevant and applicable.

Implementation Strategy 4: Housing Funding

The RLM must constantly review its financing and funding models associated with all forms of housing development and delivery to develop integrated housing. The imperative of ensuring the ongoing delivery of housing opportunities must be matched with appropriate sustainable housing funding models. In this regard the linking and alignment of the various state housing subsidy programmes is essential to ensure integrated and diverse housing and community developments. Whilst the state housing subsidy mechanisms are the key catalysts for housing opportunity delivery, these must be appropriately linked to the various other state funding initiatives available whilst being geared to other non-governmental resources. In this regard the seamless interaction of state funding from all sources (i.e. Department of Rural Development, Department of Provincial and Local Government, Department of Human Settlements, National Treasury et al) must be continually pursued, thereby limiting the burden on the RLM's fiscus whilst, simultaneously utilising the various fund provisions to maximise the quality and volume of housing opportunities delivered. By utilising all available grant funds, the RLM would be able to enhance the quality of the services provided to its citizens.

The Comprehensive Plan for the Development of Sustainable Settlements already recommended in 2004 that in order to address increased demand and accommodate greater responsiveness to the demand, several amendments will be effected to the existing housing subsidy scheme. These proposed amendments were as follows and were also included within the Housing Strategy of 2006.

Restructuring the subsidy instrument by

- Collapsing of subsidy bands: The existing 3 subsidy bands are to be collapsed so that all households earning below R 3 500 will be able to access a uniform subsidy amount. This mechanism will address housing bottlenecks in respect of households earning above R 1 500 who are currently unable to access a complete housing structure under the existing subsidy, but also lack the means to raise finance for the balance required;

• Extending the subsidy limit: The housing subsidy scheme is to be extended to provide a credit & savings-linked subsidy for households falling within the income category R 3 501 to R 7 000 per month. This mechanism is intended to unblock the provision of housing finance towards these households and is accordingly expected to stimulate the secondary residential property market. Approximately 108 000 additional households will be able to access housing as a result. The details of this programme will be finalized under the umbrella of the Financial Services Charter but it is anticipated that households will be supported through

The introduction of systems for keeping records of informal savings;

The introduction of a government subsidy of approximately R10 000 as deposit support to acquire a bond, to be linked to individual savings;

The possible introduction of financial instruments with a variable as well as 20 year fixed interest rate;

The potential introduction of loss limit insurance; and

The introduction of the Rent to Buy programmes and systems.

• Inflation-linking the subsidy – One of the contributing factors to the slow-down in housing delivery has been the maintenance of the subsidy level without adjustments for inflation. As a result, developers have not been able to sustain their profitability in the sector and have accordingly left. This problem is to be addressed in future by automatically adjusting the housing subsidy for inflation.

- Adjusting Beneficiary contributions and criteria

• As a result of and in line with the adjustments to the subsidy bands and the extension of the subsidy to higher income groups, the following interventions will be introduced:

• Beneficiary contributions - The subsidy scheme currently makes provision for the payment of a beneficiary contribution of R 2 479, which is payable by all beneficiaries. This provision has impacted negatively on delivery, and, in combination with the collapsing of the subsidy bands may have the effect of shifting housing delivery towards higher-earning beneficiaries who are more likely to have

the necessary savings. Ongoing discussions will be held with stakeholders to review exclusions in order to address existing and potential problems.

• Adjusting Beneficiary criteria –The qualification criteria for housing subsidies has been made more flexible to cater for the diverse needs at community wide level, to accommodate people in social housing and emergency circumstances and to support the upgrading of informal settlements. These programmes shift the focus of housing provision to a community/ area-wide or institutional approach. Several key parameters for exclusion including citizenship however remain.

➢ Enhancing Funding Flows

• Accredited municipalities – In order to reduce transaction costs and unnecessary administration, funding for accredited municipalities is to flow directly from the Department to those municipalities. It is envisaged that municipalities will however submit reports to both national and provincial government with regard to the usage of these funds and in order to interface with provincial planning processes;

• Operations costs – Accredited municipalities will receive operational funding support from the Department in order to sustain the operational costs of municipal housing units. Discussions will also be required with DPLG to harmonize transfers linked to the long-term operational costs of the social and economic infrastructure which is to be provided. Discussions will also be held with DPLG in order to clarify municipal indigency plans and the provision of free basic services;

• Enhancing cash flow management – The Department will review existing payment cycles and progress payments to private developers in order to streamline contract management. Where possible, progress payments will be shortened and restructured in order to ensure that funds are released at points which balance project risks in an appropriate manner; and

• Bridging finance - The Department will work through NURCHA and private financial institutions to implement support programmes for the provision of bridging finance to emerging contractors.

• Addressing Fraud, Corruption and Maladministration Establish a Special Investigative Unit to deal with fraud and corruption and commission forensic investigations where necessary;

• Establish a toll free whistle blowing hotline;

• Consolidate the legislative framework governing aspects relating to corruption by drafting Department's specific strategies such as Risk and Fraud management. The stakeholders involved in the implementation of the plan will be the Provincial Departments of Human Settlement, Department of Provincial and Local Government, Municipalities, Housing Support Institutions and Special Investigative Unit (SIU).

The recommendations on this strategy have already been implemented starting with the collapsing of the base category. The above recommendations made in the 2012 Housing sector Plan are already part of the national policy and are being implemented.

8. HOUSING STRATEGY DEVELOPMENT

8.1. Vision and Housing Role of The Rustenburg Local Municipality

The 2017-2022 Rustenburg IDP indicates the municipal vision as:

"A world class city where communities enjoy a high quality of life and diversity".

The stated MISSION statement is:

"To continuously improve the quality of life, economic growth and eradicate poverty through the best practice, sustainability and inclusive governance".

The 2012 Rustenburg Housing Sector Plan defines the overall housing vision as:

"To facilitate accelerated housing development and promote integrated human settlement through spatial restructuring and integrated land-use management with special emphasis on curbing urban sprawl and promotion of densification"

The above vision resulted in the identification of the following six (6) primary components that the RLM needed to focus on in moving towards the implementation of their vision.

- Eradicate housing backlog and provide range of housing types;
- Promote a greater mix of housing typologies by supporting the development of alternative housing typologies;
- Locate new housing development within a rational urban structure and urban development boundary to ensure sustainable development;
- Housing developments must include the full range of community facilities to ensure viable and sustainable living environments;
- Identify sufficient land for future housing development; and
- Promote transparency, accountability and fair administration.

8.1.1. Comments on the housing vision and components.

The vision remains relevant and should therefore be extended to the 2017-2022 period. The housing vision should be seen as supporting two elements namely, provision of housing as well as in support of the Spatial Development Framework which are components of the IDP. The preferred location of human settlements should result in limiting urban sprawl and resulting in sustainable human settlements. This means that there should be less reliance on housing needs per ward, instead those needs should as much as possible accommodated in a manner that will enhance sustainable human settlement.

The first two components are repetitive and should be considered as one.

8.2. Key Strategic Objectives Of And Guiding Principles For Housing Delivery

8.2.1. Key Strategic Objectives

According to the 2012 Housing Sector Plan, the RLM should achieve the following key strategic objectives when implementing their housing strategy. All of the following strategic objectives are still relevant but have been augmented to strengthen implementation of the housing program:

Strategic Objective 1. The constitutional imperative

South Africa has a constitutional imperative that obliges government to ensure that all its citizens are provided with shelter and housing in accordance with the Bill of Rights. RLM therefore should strive to deliver housing units within its means towards eradicating the current backlog of 82 553 housing units.

Strategic Objective 2. Partnerships and Institutional Development

RLM should strive to foster the broadest range of partnerships with the private and non-profit sectors as well as developing institutional capacity for the provision of housing by designing new programmes and structuring incentives to attract the involvement of businesses and communities in the funding and implementation of its integrated housing strategy. Participation requires time and resources, and allowance should be made for these. Full participation from job creation, sweat equity and skills development must be built into execution plans emanating from this strategy.

Strategic Objective 3. Integration and Intelligent Spatial Restructuring

RLM should strive through the implementation of the SDF as well as local plans to proactively promote the establishment of socially mixed integrated sustainable neighbourhoods. This necessitates a holistic understanding of development needs, and making sufficient resources available to provide a wide range of social and economic programmes, together with the delivery of housing, infrastructure and facilities, in order to address these needs in a sustainable and integrated way, and enable equitable access regardless of ethnic identity and/or income category.

Strategic Objective 4. Understanding the housing need

RLM should strive to create a database that identifies the number of units required, income, affordability by clients and RLM, nature of housing required, appropriate location of land in complacence with the SDF, services required, establishing institutional capacities partners to be called in to participate in housing development program and secure funding.

Strategic Objective 5. Sustainable living

RLM should strive to design and build sustainable neighbourhoods that provide an affordable quality of life for all in ways that ensure sustainable use of resources and the environment for the benefit of both current and future generations. This would include neighbourhood development that is energy efficient in design and make use of renewable energy, productive re-use of all sewage, highly efficient use of water, recycling of solid waste, sustainable building materials, high densities, open green spaces (in particular for children) and that promoted easy access to public transport. To meet this objective it is important to establish and adopt a strong policy position within RLM so that its citizens can effectively participate and use natural resources in an efficient and responsible manner.

Strategic Objective 6. Facilitating intra-community economic growth:

RLM strives to select and establish new sustainable neighbourhoods that stimulate the creation of opportunities for economic growth, employment, access to basic facilities, amenities (such as schools and clinics), green spaces and play areas for children and prevent urban sprawl.

Strategic Objective 7. Preserving a "sense of place"

RLM strives to ensure that development is done in a way that promotes densification by offering a greater mix of housing typologies and tenure options. By increasing population thresholds and so providing adequate numbers of consumers, promoting pedestrian activity and producing a stronger sense of 'place', densification offers all the right elements for the spontaneous and sustainable occurrence of profitable economic activity.

8.3. Housing Delivery Mechanisms

Housing Policy provides the following delivery mechanisms informed by the housing subsidy.

8.3.1. Incremental Formal Housing

Incremental Housing acknowledges the sweat equity put in by the poor in providing their own accommodation. These people are mainly found in informal settlements

commonly referred to as shacks. The building material used to construct shelters is made up of any material that can be used for building. Many poor people within any Municipal area have constructed their own informal dwellings which have not been approved by authorities. The incrementalist approach to informal structures should be adopted in terms of which the poor currently settled illegally have invested in housing and this housing represents a locator that can be built on provided the location thereof is in compliance with the SDF.

A critical starting point is the provision of proper infrastructure: notwithstanding the legal and regularization process required in-situ upgrading is possible through public financed and procured infrastructure. Then individual households can be assisted with credit, building materials and technical assistance, to improve and formalise their structures. The municipality would play a key- facilitating role to enable the provision of these services to the residents. During the process some of the existing home owners might move to other housing projects that better suited their needs, e.g. green fields, social housing, etc. Over time with ownership, neighbourhood improvement will result in the houses becoming tradable assets. This will be the point at which a functioning housing market will have been established in what were previously regarded as “shack settlements”. Incrementalism is part and parcel of the BNG approach to housing policy.

8.3.2. RDP Housing

The RLM has delivered predominantly RDP houses to date. As this programme is still operating and will continue until completion of the outstanding units, it should be incorporated as a delivery mechanism within the sustainable settlement delivery strategy. Through the investment of public funds from the Municipal Infrastructure Grant (MIG) and other programmes of Treasury, infrastructure could be installed, and through the current capital subsidy programme a defined number of units can be developed and must be integrated with existing settlements and council owned land. These RDP units can be laid out in denser formats, e.g. as cluster housing, to minimise sprawl and enable more effective use of available land. Care should be taken when these are developed that such development occurs within areas identified in the SDF in order to avoid urban sprawl.

8.3.3. Social Housing

This program addresses the housing need for people earning up to R7 500.00 and the developments are usually located in towns within close proximity of employment opportunities Government policy facilitated the emergence of social housing as a delivery mechanism that enables a choice for alternative forms of tenure in addition to outright ownership – like rental, rent-to- buy, co-operative housing and instalment sale. Government provides subsidies to accredited Social Housing Institutions (SHIs) that also raise loans to purchase and refurbish existing buildings, or to start new developments. These institutional subsidies are available for medium to high density social housing units The SHI's task is to effectively manage the properties to ensure decent and affordable housing. Both public and private institutions (including non-profit companies) can manage and maintain such stock. The most popular form of tenure is rental. In addition to this the Community Rental Units (CRU) subsidy, which provides more value per square meter than the conventional institutional housing subsidy, could facilitate the accommodation of people exiting from the communal/transitional housing programme.

One problem experienced with this type of housing is rental where occupancy do not take ownership of the structures and when the tenant maybe become unemployed and can no longer afford rental.

8.3.4. Communal/Transitional Housing

This type of housing is considered to be emergency to breach the period between not having accommodation to obtaining one and only afforded to households earning less than R2 000 per month or completely unemployed. The next step (upgrade could be an RDP house) "Communal" refers to the fact that the cooking and cleaning (ablution) facilities are all shared within a single building or project, and "transitional" refers to the fact that accommodation is only provided for a limited period (say one year) after which an individual or household is expected to assume responsibility for seeking their own accommodation on the housing market, either through private market or social housing delivery mechanisms.

8.3.5. Formalised Home Ownership (Mortgaged Property)

The role of RLM in this scheme is limited to land release processes.

8.3.6. Private Rental Market

RLM has no role in this market as it is strictly provided by the private sector.

8.3.7. Employer Housing

The Mining Houses within RLM are expected to provide staff accommodation in terms of their establishment and license agreement under conditions that suit both employer and employee. Mine employees are accommodated according to their affordability and technical band classifications. The low-income categories up to Technical C-band employees are accommodated within hostels. However, some of the mining houses do not comply with the terms of their establishment. Others establish single sex hostels that need to be converted into family accommodation in order to comply with Government policy.

9. HOUSING TARGET

Sub - Programme	Project Number	Project Name/Description	Total contractual target	Approved project budget (in total) R'000	Planned Number of Sites (Current year)	Planned Number of Houses (Current Year)	Total Annual Budget	2018/2019			2019/2020		
								Budget	Targets for Sites	Targets for Units	Budget	Targets for Sites	Targets for Units
1.2 Housing (FLISP)-(R3 501 - R7 000)	B16040002/1	*2016/17 Boitekong Ext 16 600 Flisp*	2,865	47,777	0	0	0	0	0	0	0	0	0
1.2 Housing (FLISP)-(R3 501 - R7 000)	B16040019/1	*2016/17 Marikana Ext 2 Flisp*	100	11,918	0	27	2,403	6,316	0	70	255	0	2
2.2b IRDP:Phase 1:Planning and Services IS	B16040003/1	*2016/17 Bokamoso 1600*	1,600	88,840	167	0	7,285	0	0	0	0	0	0
2.2b IRDP:Phase 1:Planning and Services IS	B16040007/1	*2016/17 Mbeki Sun 2000*	2,000	26,931	0	0	1,500	28,497	200	155	25,682	150	150
2.2b IRDP:Phase 1:Planning and Services IS	B16040018/1	*2016/17 Marikana (7000-als Properties)*	690	15,904	0	0	4,500	29,649	200	164	25,682	150	150
2.2b IRDP:Phase 1:Planning and Services IS	B16040022/1	*2016/17 Mmadithokwa-1500*	250	12,546	0	0	841	29,625	100	198	25,682	150	150
2.2b IRDP:Phase 1:Planning and Services IS	B16040035/1	*2016/17 Popo Molefe-5000*	250	67,393	0	0	817	24,530	150	140	25,682	150	150
2.2b IRDP:Phase 1:Planning and Services IS	B16040043/1	*2016/17 Yizo Yizo-1500*	250	1,639	0	0	1,648	16,767	100	97	34,243	200	200
2.2e IRDP:Phase 4:Top Structure Construction (IS)	B04070003/1	*Meriting Ext 4 & 5*	1,590	151,116	0	150	19,138	0	0	0	3,444	0	27
2.2e IRDP:Phase 4:Top Structure Construction (IS)	B16040003/2	*2016/17 Bokamoso 1600*	1,600	124,277	0	170	21,690	6,202	0	48	25,517	0	200
2.2e IRDP:Phase 4:Top Structure Construction (IS)	B16040010/1	*2016/17 Lethabong Ext 2*	2,000	21,180	0	77	9,824	12,404	0	97	25,517	0	200
2.2e IRDP:Phase 4:Top Structure Construction (IS)	B16040017/1	*2016/17 Marikana Ext 2*	0	17,480	0	74	9,441	3,225	0	25	127	0	1
2.2e IRDP:Phase 4:Top Structure Construction (IS)	B14060002/1	*Seraleng, 557,*	557	71,067	0	139	17,734	12,776	0	100	382	0	3
2.2e IRDP:Phase 4:Top Structure Construction (IS)	B16040006/1	*2016/17 Ikemeleng Isup*	4,000	35,442	0	139	17,734	16,767	100	97	25,682	150	150
2.2e IRDP:Phase 4:Top Structure Construction (IS)	B170400	*2017/18 Lethabong Ext 3 & 4*	1,800	229,660	0	0	1,639	16,767	100	97	34,243	200	200
3.2b SH:Capital Grants for rental housing (Funded by NDoH)	B16040040/1	*2016/17 Rustenburg Social Housing-2000*	250	33,610	0	0	1,639	12,404	0	97	13,350	0	150
4.1 Farm Worker Housing Assistance	B16040039/1	*2016/17 Rural Dini Estate*	0	75,483	0	250	31,897	0	0	0	0	0	0
4.2 RH: Communal land rights	B04070001/1	*Rankunyane (Monnakato)*	305	44,861	0	0	0	0	0	0	13,269	0	104
4.2 RH: Communal land rights	B16040038/1	*2016/17 Rankalanyane*	65	33,337	0	0	0	1,860	0	14	342	2	2
			20,172	**1,110,461**	**167**	**1,026**	**149,730**	**217,789**	**950**	**1,399**	**279,099**	**1,152**	**1,839**

Table 11: North West housing Project Pipeline

Source: Rustenburg NWPHSMSP, 2018-2023

Table no 11 above indicates the North West Housing project pipeline to be implemented in the Rustenburg area up to the year 2020. It is not clear whether the projects are implemented by the province or the municipality.

Table 12: Rustenburg Housing Projects Extracted from the 2017-2022 IDP

Ten of the 19 projects identified in table 11 above have been included in the IDP project list for either planning or implementation within the IDP period (2017-2022). These projects together with complete list of the province will form the housing plan for RLM if their location is within the supported areas for development.

Directorates	Community need addressed or Source	Project & Sub Projects	Project Key Deliverables	Type	PA	Wards / Region	Year 1 (2017 - 2018)				Year 2 (2018 - 2019)				Year 3 (2019 - 2020)				Year 4 (2020 - 2021)				Year 5 (2021 - 2022)			
							Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Planning & Human Settlements	RDP Houses	Pre-Planning Ikemeleng housing project	Geotech; Realignment;		10	35	I	I	I	I																
Planning & Human Settlements	Low cost housing	Land Acquisition Boshoek Housing Development	Land acquisition		1	1	P	P	P	P																

Directorates	Community need addressed or Source	Project & Sub Projects	Project Key Deliverables	Type	PA	Wards / Region	Year 1 (2017 - 2018)				Year 2 (2018 - 2019)				Year 3 (2019 - 2020)				Year 4 (2020 - 2021)				Year 5 (2021 - 2022)			
							Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4
Planning & Human Settlements	General development of the informal settlement and access to subsidised housing / services stands , JABULA	housing Development Seraleng	550 units		3	43	G	G	G	G	G	G	G	G												
Planning & Human Settlements	RDP Houses	housing Development Rankelenyane	67 Units		8	29	P	P	P	P																
Planning & Human Settlements	Housing & business sites	Social housing	Land Identification feasibility study		9	31, 32	P	P	P	P													I	I	I	I
Planning & Human Settlements	Formalization of informal settlement	Relocation of Storm Huis, Brampie, Big House, Group five & Mahumapelo 1&2	Land Acquisition through HDA; Feasibility Study		9	31	P	P	P	P																

Directorates	Community need addressed or Source	Project & Sub Projects	Project Key Deliverables	Type	PA	Wards / Region	Year 1 (2017 - 2018)				Year 2 (2018 - 2019)				Year 3 (2019 - 2020)				Year 4 (2020 - 2021)				Year 5 (2021 - 2022)			
							Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Planning & Human Settlements	RBP House	Relocation of Mabonvaneng	Land Acquisition through HDA; Feasibility Study		9	32	P	P	P	P																
Planning & Human Settlements	Proper housing	Relocation of Nkaneng to Bokamoso	Household Audit; Subsidy Administration		10	33	I	I	I	I																

Directorates	Community	Project & Sub	Projec	Type	PA	Wards /	Year 1 (2017 - 2018)	Year 2 (2018 - 2019)	Year 3 (2019 - 2020)	Year 4 (2020 - 2021)	Year 5 (2021 - 2022)

	need addressed or Source	Projects	t Key Delive rables			Region	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4
Planning & Human Settlements	Geelhoutpark & business sites	Development of Community Residential Unit:Geelhoutpa rk	253 Comm unity reside ntial Units		All	8	G	G	G	G																
Planning & Human Settlements	Amberboom & business sites	Development of Community Residential Unit: Amberboom	253 units of CRU		All	8	G	G	G	G	G	G	G	G	G	G	G	G								
Planning & Human Settlements	Cbd & business sites	Development of Community Residential Unit:	254 units of CRU		All	42	G	G	G	G	G	G	G	G	G	G	G	G								

Directorates	Community need addressed or Source	Project & Sub Projects	Projec t Key Delive rables	Type	PA	Wards / Region	Year 1 (2017 - 2018)				Year 2 (2018 - 2019)				Year 3 (2019 - 2020)				Year 4 (2020 - 2021)				Year 5 (2021 - 2022)			
							Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4
		CBD																								
Planning & Human Settlements	Lethabong & business sites	Development of 1900 Housing units in Lethabong	1 900 Housi ng units		All	28	G	G	G	G	G	G	G	G	G	G	G	G								
Planning & Human Settlements	Sun & business sites	In situ upgrading Mbeki Sun	2 000 sites		All		G	G	G	G	G	G	G	G	G	G	G	G								
Planning & Human Settlements	Settlement & business sites	In situ upgrading Ikageng Informal settlement	1 700 sites		All	37	G	G	G	G	G	G	G	G	G	G	G	G								

Directorates	Community need addressed or Source	Project & Sub Projects	Project Key Deliverables	Type	PA	Wards / Region	Year 1 (2017 - 2018)				Year 2 (2018 - 2019)				Year 3 (2019 - 2020)				Year 4 (2020 - 2021)				Year 5 (2021 - 2022)			
							Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4
Planning & Human Settlements	Ground & business sites	Integrated Residential Development Programme in yizo yizo Boitekong Breaking New Ground	1 500 units		All	40, 41	G	G	G	G	G	G	G	G	G	G	G	G								
Planning & Human Settlements	Bokamoso & business sites	Breaking New Ground Integrated Residential Development Programme in Bokamoso	1 600 units		All	34	G	G	G	G	G	G	G	G	G	G	G	G								
Planning & Human Settlements	Rietvlei & business sites	Breaking New Ground :Integrated Residential Development Programme in Rietvlei	3 000 Units		All	16	G	G	G	G	G	G	G	G												

Directorates	Community need addressed or Source	Project & Sub Projects	Project Key Deliverables	Type	PA	Wards / Region	Year 1 (2017 - 2018)				Year 2 (2018 - 2019)				Year 3 (2019 - 2020)				Year 4 (2020 - 2021)				Year 5 (2021 - 2022)			
							Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Planning & Human Settlements	Estates & business sites	Breaking New Ground Integrated Residential Development Programme in Dinnie Estates	1 046 units		All	36	G	G	G	G	G	G	G	G												