

ADDENDUM DOCUMENT

THIS DOCUMENT IS SUPPLEMENTARY TO THE 2014 DOCUMENT AND MUST BE READ WITH THE ORIGINAL

West Rand District Municipality:

SUSTAINABLE HUMAN SETTLEMENT PLAN – 2014 & 2017 REVISION



Table of Contents

	<u>PAGE</u>
1. INTRODUCTION.....	2
2. MERGER OF THE FORMER RANDFONTEIN & WESTONARIA LMS, TO FORM RAND WEST CITY LM.....	2
3. NEW MEGA PROJECTS & CORRIDOR DEVELOPMENT FRAMEWORK FOR THESE MEGA PROJECTS, SPECIFICALLY FOCUSING ON THE WESTERN CORRIDOR	4
4. INCORPORATING RECOMMENDATIONS FROM THE NATIONAL UPGRADING SUPPORT PROGRAMME (NUSP), SPECIFICALLY PERTAINING TO INFORMAL SETTLEMENTS IN THE WEST RAND .	7
5. DELINEATED RESTRUCTURING ZONES FOR THE WEST RAND.....	14
6. GAME CHANGER PROJECTS AFFECTING HUMAN SETTLEMENT PROJECTS	25

1. INTRODUCTION

During 2013 the WRDM, with the financial assistance of the then Gauteng Dept. of Housing (GDoH), embarked on compiling the West Rand Sustainable Human Settlement Plan (WRSHSP). This document serves as an Addendum to the afore-mentioned, as certain gaps in this plan, evolving over the years since 2013, necessitated a revision.

However, the objectives of this revised WRSHSP are still as originally envisaged, namely:

- To develop a comprehensive housing development and delivery plan for municipalities;
- To integrate the WRSHSP into the Municipal IDP, and ensure that the Plan becomes the housing component of the IDP;
- To ensure that the WRSHSP provide a consistent tool to evaluate proposals and applications;
- To establish a framework for housing delivery;
- To provide both Province and Municipalities with a tool to strategically locate future housing settlements; and
- To identify key issues to be addressed.

(More on these objectives can be obtained from the original document, p. 4).

The following gaps, however, necessitated this revision:

- The merger of the former Randfontein & Westonaria LMs, to form Rand West City LM;
- New Mega Projects & Corridor Development Framework for these Mega Projects, specifically focusing on the Western Corridor;
- Incorporating recommendations from the National Upgrading Support Programme (NUSP), specifically pertaining to informal settlements in the West Rand;
- Delineated Restructuring Zones for the West Rand; and
- Game Changer Projects affecting Human Settlement Projects.

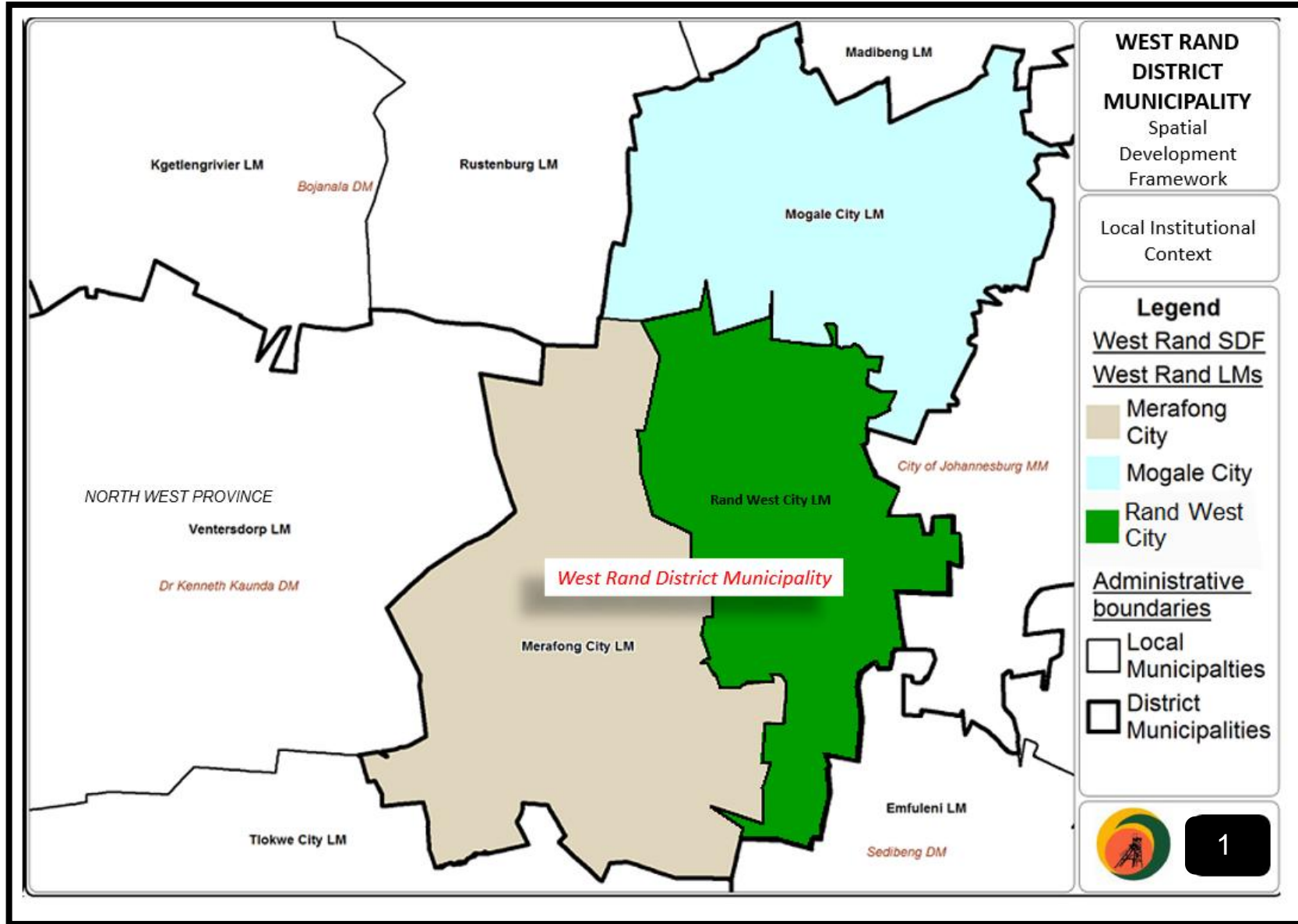
Each of these aspects will now individually be eluded on in the points that follow.

2. MERGER OF THE FORMER RANDFONTEIN & WESTONARIA LMS, TO FORM RAND WEST CITY LM

Since the last Local Government Elections in 2016, the former Randfontein and Westonaria Local Municipalities (LMs) were merged by the Municipal Demarcation Board to form the newly established Rand West City Local Municipality (RWCLM). The attached **Map 1** hereunder, copied from the WRDM SDF 2017 Revision, indicates a spatial representation of the new demarcated Municipalities.

Therefore, all references made to Randfontein & Westonaria LMs, should be regarded as referring to the RWCLM in the original document.

WEST RAND SUSTAINABLE HUMAN SETTLEMENT PLAN, 2014 & 2017 REVISION



3. NEW MEGA PROJECTS & CORRIDOR DEVELOPMENT FRAMEWORK FOR THESE MEGA PROJECTS, SPECIFICALLY FOCUSING ON THE WESTERN CORRIDOR

This section will just contain a summary of the Mega Projects initiative for the identified Western Corridor, and detailed information can be obtained from the detailed documents and studies compiled by Gauteng Province in this regard, also due to be updated from time to time as the need requires.

The Gauteng Province initiated an initiative, the *Corridor Development Framework – Development and Building of Post-Apartheid Cities: Legacy Projects and Mega Projects, 2016 / 2017*. In terms of this framework, the area of jurisdiction of the WRDM are located within the **Western Corridor**.

Map 2 indicates the Western Corridor (WC indicated on the Map) in relation to the other Corridors identified for the Gauteng Province, viz.:

- NC – Northern Corridor;
- CC – Central Corridor;
- EC – Eastern Corridor; &
- SC – Southern Corridor.

Map 3 gives an overview of the Western Corridor, as well as the location of Mega Projects within the Corridor, it must be noted that these Mega Projects are situated in 5 Nodes, as more clearly indicated in **Table 1**.

Table 1: Western Corridor and Mega Projects

WESTERN CORRIDOR		
Mega Project	Sub-Projects	Total Yield
NODE 1:	Chief Mogale	10 000
Eastern Node	Leratong/Witpoortjie	17 000
	Kagiso Ext 13	1 000
NODE 2:	Westonaria Borwa	6 500
Southern Node	Thusanang	3 500
	Wagterskop	6 500
	Syferfontein	63 500
NODE 3:	Kokosi Ext 6	3 000
Southwest Node	Kokosi Ext 7	6 000
NODE 4:	Droogeheuwel	37 000
Western Node	Mohlakeng Ext 11	1 500
NODE 5:	Khutsong South Ext 1,2,3	18 000
North-Western Node	Varkenslaagte	9 000
Total		182 500

GAUTENG PROVINCE
HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA

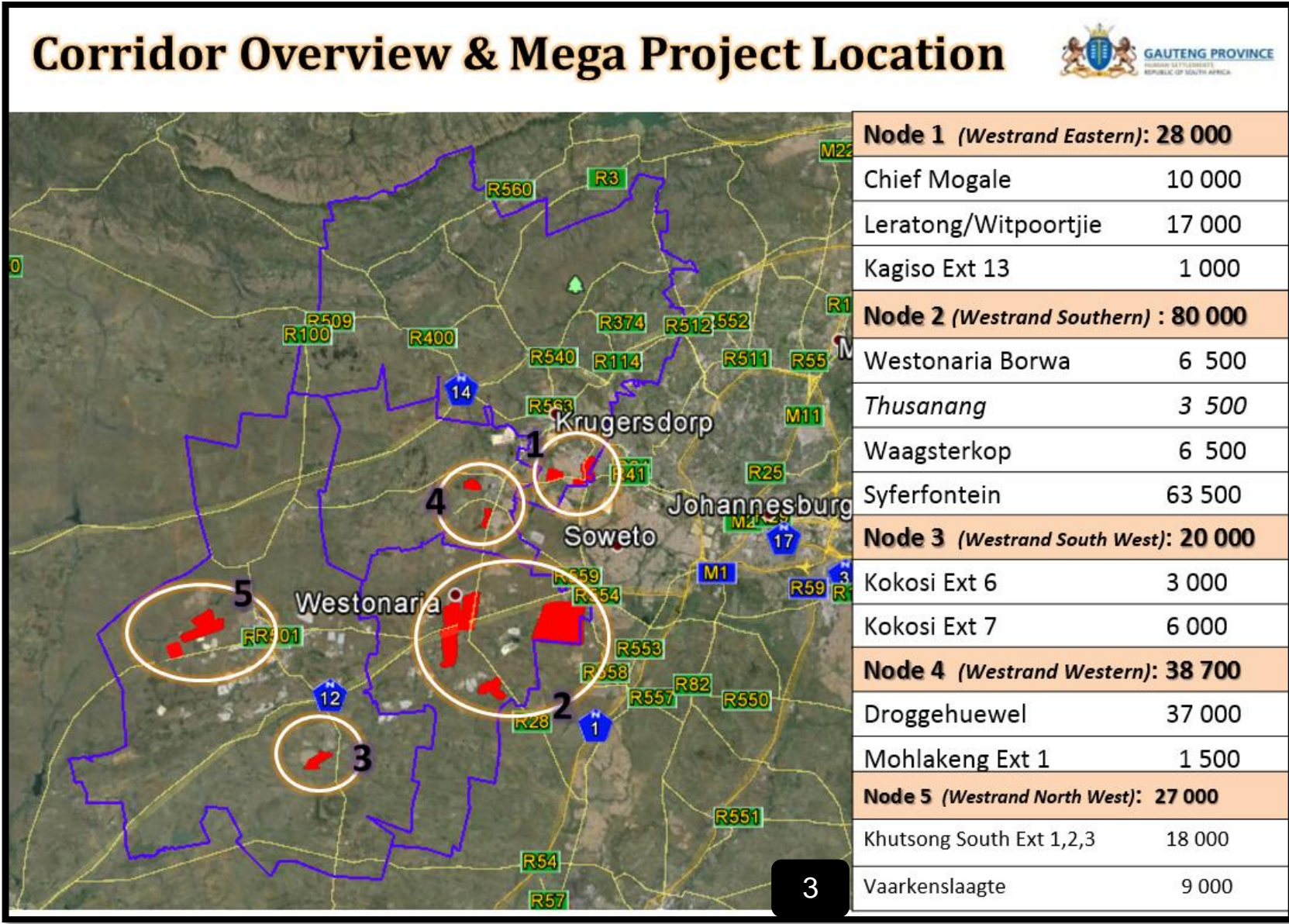
Gauteng Corridor Overview: Study Area – Westrand Corridor (WC) SAFIRI

Maropeng, in the Cradle of Humankind

Modern Industry, Chandor

Mponeng Gold Mine, Deepest in the World

2 6/9/2017



Maps 4 – 8 give more details on each of the nodes.

4. INCORPORATING RECOMMENDATIONS FROM THE NATIONAL UPGRADING SUPPORT PROGRAMME (NUSP), SPECIFICALLY PERTAINING TO INFORMAL SETTLEMENTS IN THE WEST RAND

During 2015, before the local government elections and therefore the merger of Randfontein & Westonaria LMs, Messrs Aurecon SA (Pty) Ltd were appointed to do the following project:

“The appointment of a service provider to provide participatory based support for informal settlement upgrading in Randfontein, Merafong and Westonaria Local Municipalities”.

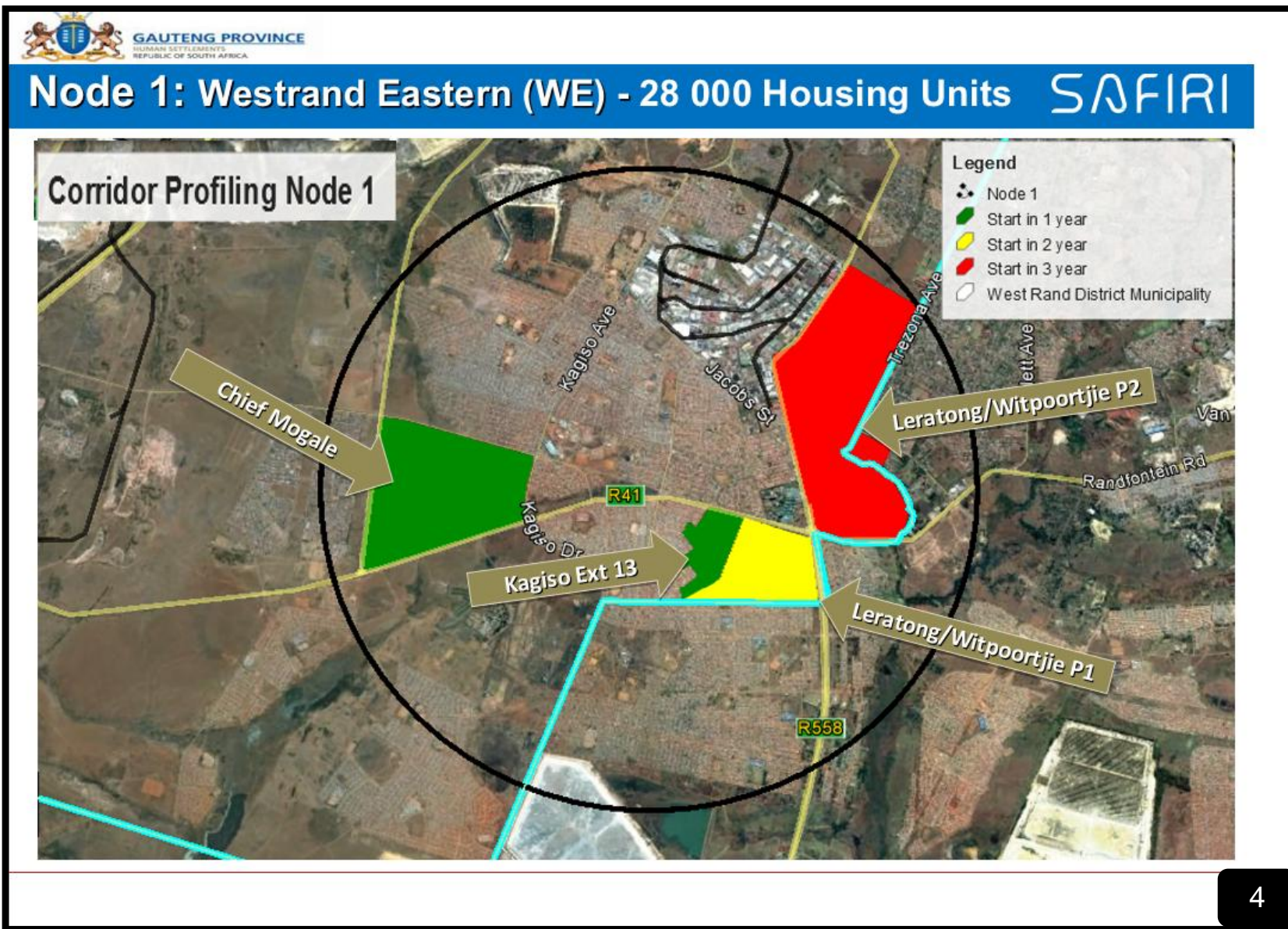
INTRODUCTION:

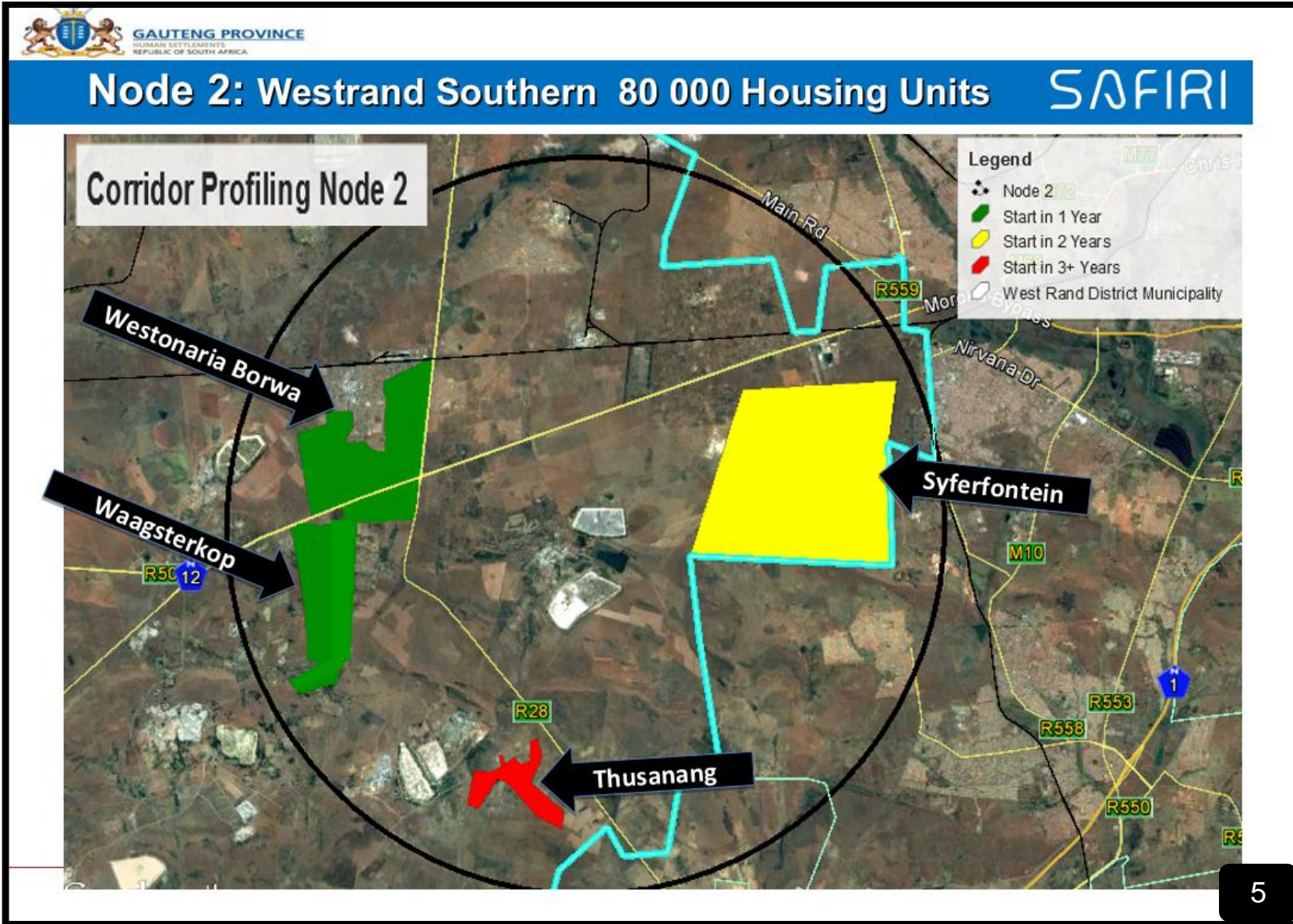
Through National as well as Provincial Outcome 8 Delivery Agreements, the upgrading of informal settlements is seen as a national development priority. Upgrading of informal settlements is also prioritised via Breaking New Ground and Part 3 of the National Housing Code (Upgrading of Informal Settlement Programme: UISP). Without robust strategies and programmes, the Municipality together with the Gauteng Department of Human Settlement will not be in the position to achieve the outcome of “Sustainable Human Settlements and Improved Quality of Household Life”.

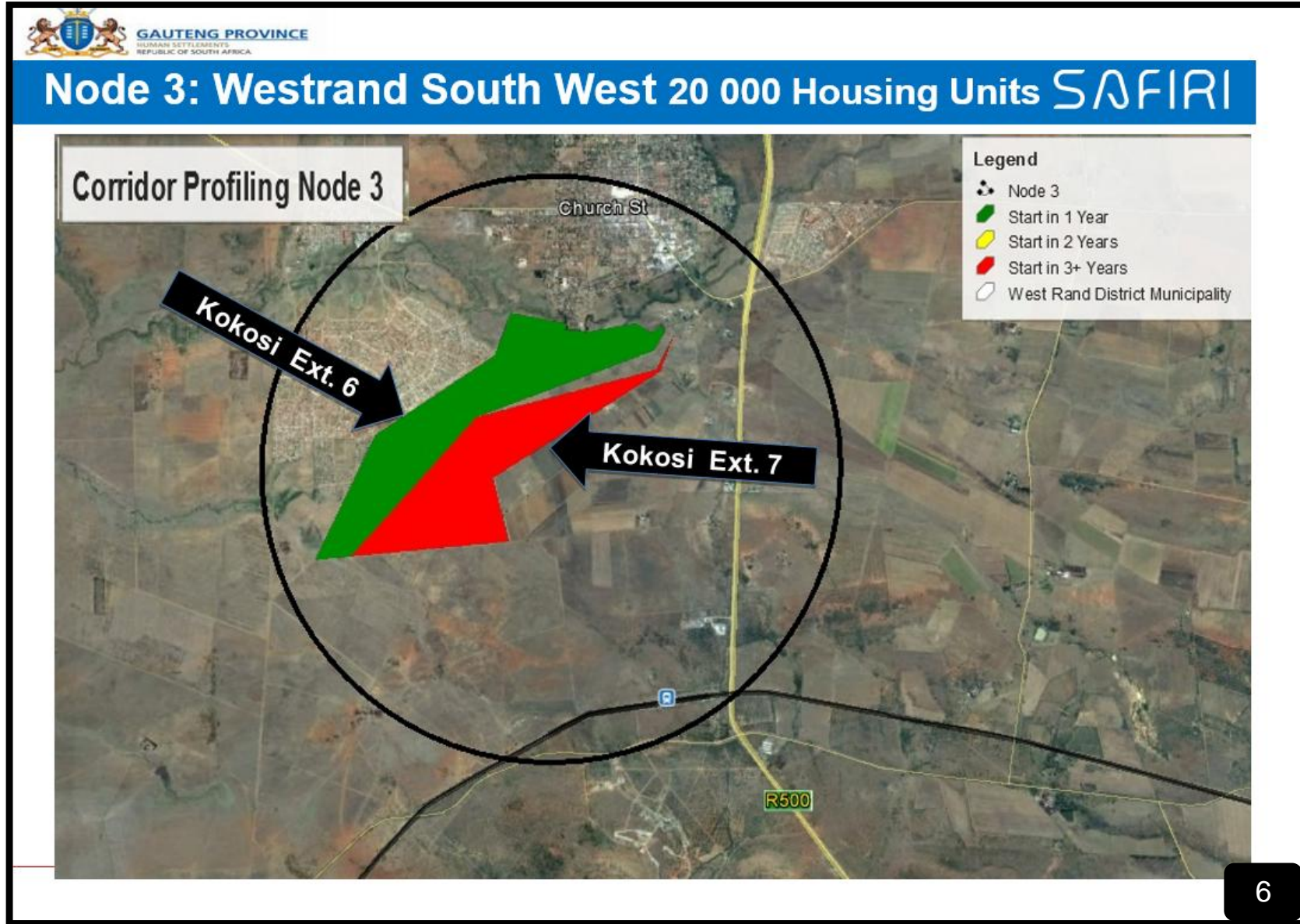
Through the support of the National Department for Human Settlements, assistance from the National Upgrading Support Programme was accessed. The National Upgrading Support Programme (NUSP) is an initiative of the National Department of Human Settlements. It was designed to support the National Department to improve the State’s performance and results in informal settlement upgrading via the Upgrading Informal Settlements Programme (UISP). This is mainly done by stressing the requirements for plans to be in place for the transformation of informally settled communities into sustainable human settlements.

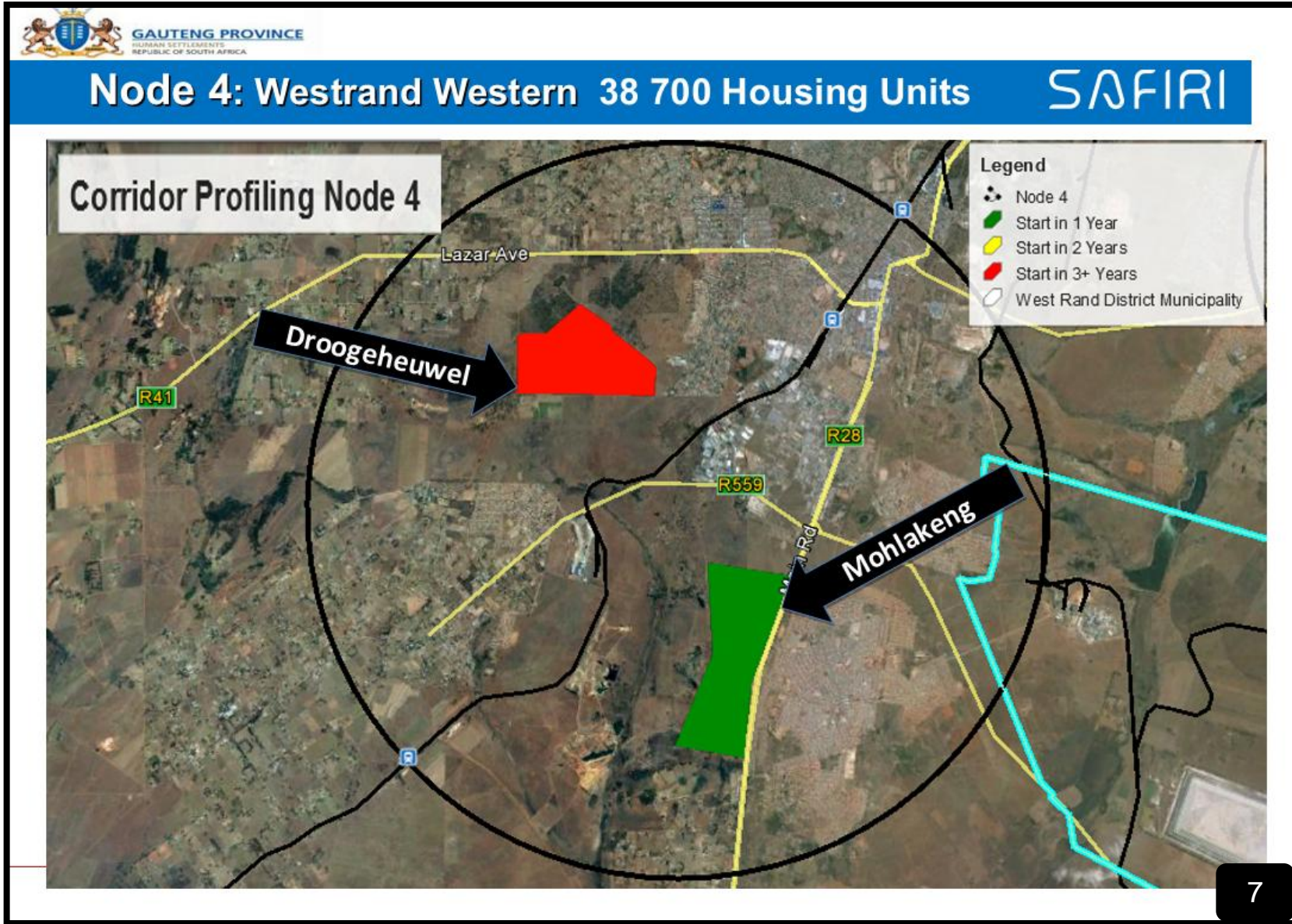
The project at hand formed part of an initiative by the Housing Development Agency (HDA) to provide participatory based planning support for informal settlement upgrading and the mining towns in distress programme within Randfontein, Merafong and Westonaria local municipalities respectively.

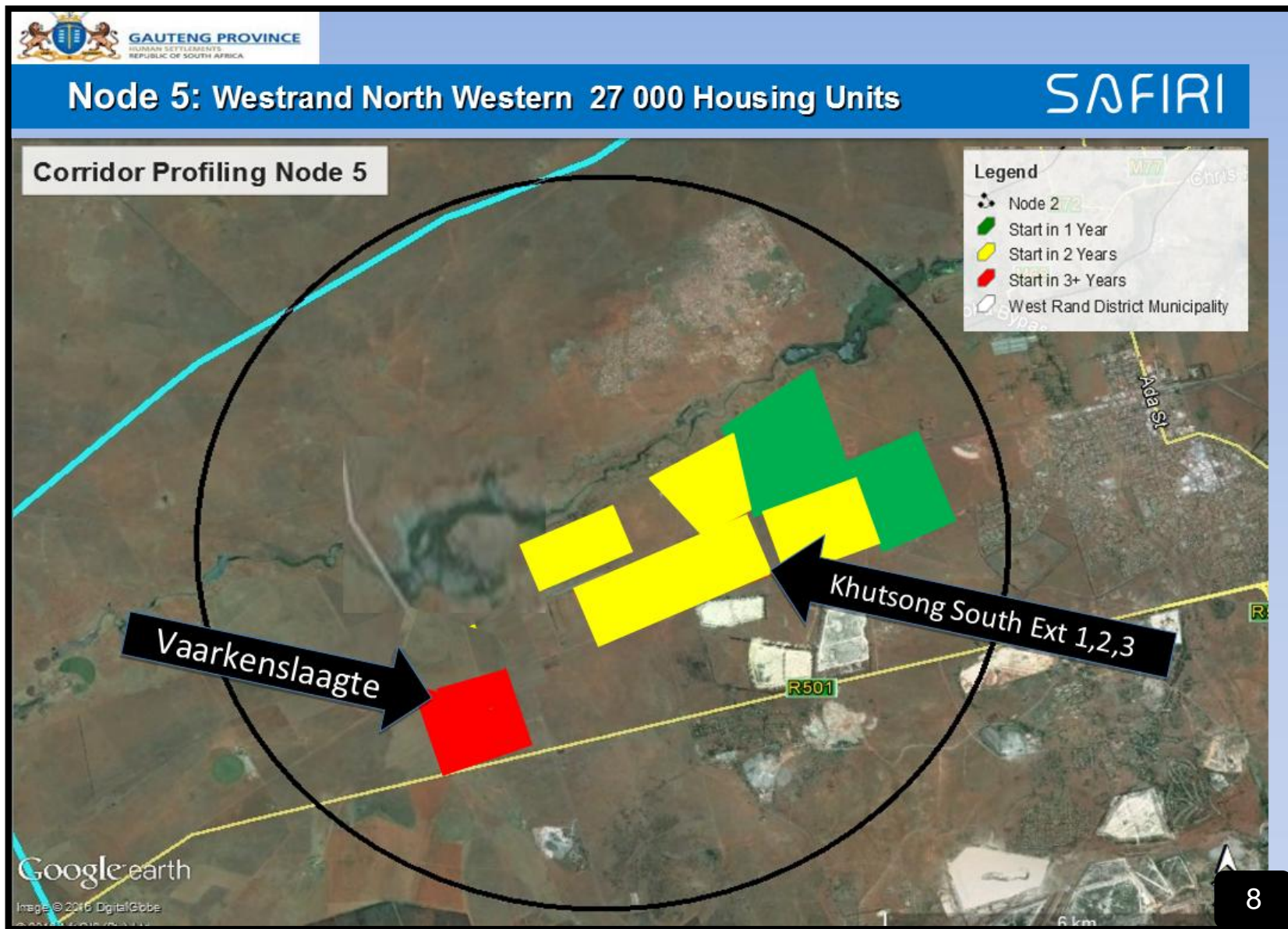
The project comprised the development of an Informal Settlement Upgrading Policy and Strategy, an Informal Settlement Upgrading Programme, and an Informal Settlement Upgrading Plan for a selection of agreed-upon informal settlements in the three local municipalities. In total, the project dealt with the potential upgrading or relocation of 27 informal settlements comprising in the order of 48 143 households.











The approach is adopted that priority is given to in-situ upgrading, and relocation should be the last resort only in areas where communities are settled in areas unsuitable for development, such as dolomitic soil conditions or areas at risk of flooding. Unfortunately, however, it was found that the greater majority of affected informal settlements would have to be relocated for the reasons mentioned.

Most importantly, the purpose of the respective Upgrading of Informal Settlement Programmes and Plans is to assist in the drafting of Interim Business Plans to apply for funding from the Provincial Government

The project comprised the following six (6) phases/ deliverables:

- Phase 1: Project Implementation Plan
- Phase 2: Develop an Informal Settlement Upgrading Policy and Strategy
- Phase 3: Develop an Integrated Informal Settlement Upgrading Programme
- Phase 4: Upgrading Plans of Informal Settlements (where relevant, i.e. for those being upgraded in-situ)
- Phase 5: Community Capacity Building Programme
- Phase 6: Close-Out Report

For each of the 3 LMs involved, the following individual documents were compiled:

- UIS Policy and Strategy;
- UIS Programme; and
- UIS Plan.

For detailed information on each of these LMS, the individual documents compiled by Messrs Aurecon SA (Pty) Ltd should be consulted.

KEY RECOMMENDATIONS

A number of general challenges and associated key recommendations are highlighted for potential strategic intervention:

1. The West Rand District in general is faced with challenges of insufficient bulk service capacity, which might be alleviated through USDG funding if possible.
2. The onus rests on the three respective Local Municipalities to take the respective NUSP reports to Section 80 and Mayoral Committee meetings for approval, in order that resultant projects may be included in the Integrated Development Plans (IDPs) within the next budget cycle. This will enable the municipalities to be assisted with the compilation of business plans by the Housing Development Agency to source funding for the respective projects.
3. There is a need for a revised Dolomite Risk Management Plan for the District as a whole.
4. It is imperative that a phase 1 geotechnical investigation be done at Bekkersdal since this will have an impact on the proposed relocation thereof versus an in-situ upgrade.



5. There is a need that a District-wide policy decision be taken on how to deal with land invasion and those communities/ households who refuse to relocate when the time comes.
6. The District could consider relooking its position towards backyard rental units.
7. The Local Municipalities in conjunction with the Gauteng Department of Human Settlements to encourage and facilitate incorporating mixed typologies and mixed uses in all developments but particularly as it pertains to human settlement.
8. Establish a Working Group that includes the WRDM, respective local authorities, and mining houses to discuss and monitor the way forward with regards to informal settlements and infrastructure in the District.
9. Strategically and incrementally appoint service providers to package and assist with implementing identified NUSP proposals.

5. DELINEATED RESTRUCTURING ZONES FOR THE WEST RAND

INTRODUCTION

According to The National Housing Code, the following regarding social housing is noted:

“Social Housing and Social Housing policy must be clearly conceptualised and understood. In addition, the relationship of social housing to the broader housing environment must be apparent. Accordingly, the definition of social housing which follows relates to the overall intentions of the Social (Medium-Density) Housing programme, which notes the need for institutional mechanisms to hold rental housing as a public asset over a period of time, for the benefit of a range of income groups.

“Social housing is defined as a rental or co-operative housing option for low income persons at a level of scale and built form which requires institutionalised management and which is provided by accredited social housing institutions or in accredited social housing projects in **DESIGNATED RESTRUCTURING ZONES** (as defined hereunder).

“An accredited housing institution is defined as a legal entity established with the primary objective of developing and/or managing housing stock that has been funded through the grant programmes specified in this policy, which institution has been accredited by the designated regulatory body (defined in this policy). The housing stock can be owned by the housing institution, or it can be owned collectively by groups of residents. Housing institutions should not be seen as short-term vehicles for providing housing to a specified market segment, but are seen as robust, sustainable institutions, established to assist in providing the social housing option. Housing institutions will therefore have to demonstrate financial and operational sustainability over time while adhering to the guiding principles for social housing.

“An accredited project is a project in which government makes a subsidy contribution in order to make rental units which are provided by a private sector affordable to those eligible for social housing. The project receives accreditation through the designated regulatory body. The notion of accredited projects allows for the participation of private

sector developers and rental management agencies in social housing provision in order to bolster capacity to achieve scale delivery.

“**DESIGNATED RESTRUCTURING ZONES** are those geographic areas identified by local authorities and supported by provincial government for targeted, focused investment. Within these areas, the Capital Grant (detailed in this document) will apply. This is a significant capital contribution from government for the development of social housing in these defined localities as part of a broader goal of social restructuring in South Africa.

“Social housing in restructuring zones must take the form of medium density multi-unit complexes requiring institutionalised management. This includes townhouses, row housing, multi-storey units, walk-ups etc., and excludes detached units. A defined density threshold, in respect of all social housing projects, will be elaborated in the guidelines for this programme.”

(Source: The National Housing Code, Part 3: Social Housing Policy, Volume 6: 17- 19)

IDENTIFIED RESTRUCTURING ZONES (RZs)

The process in identifying and delineating RZs started in 2012, way before the Randfontein / Westonaria LM merger. In the then all four Local Municipalities RZs were identified and the delineation of these RZs were forwarded to the National Department of Human Settlements (NDoHS) through SALGA in 2014. According to the Social Housing Act, Act No. 16 of 2008, the Minister of Human Settlements must designate these RZs by publication in the Government Gazette.

A new submission (DELINEATION OF RESTRUCTURING ZONES FOR SOCIAL HOUSING IN THE WEST RAND – OCTOBER 2015) was submitted to the National Department of Human Settlements to consider a newly proposed delineation of RZs, after receiving a new set of guidelines for the identification and delineation of RZs for Municipal Areas. This report should also be scrutinised as part of this document, and as can be seen, was fairly detailed dealt with. From the report, the following RZ were identified, as per **Table 2** hereunder:

Table 2: Delineated Restructuring Zones:

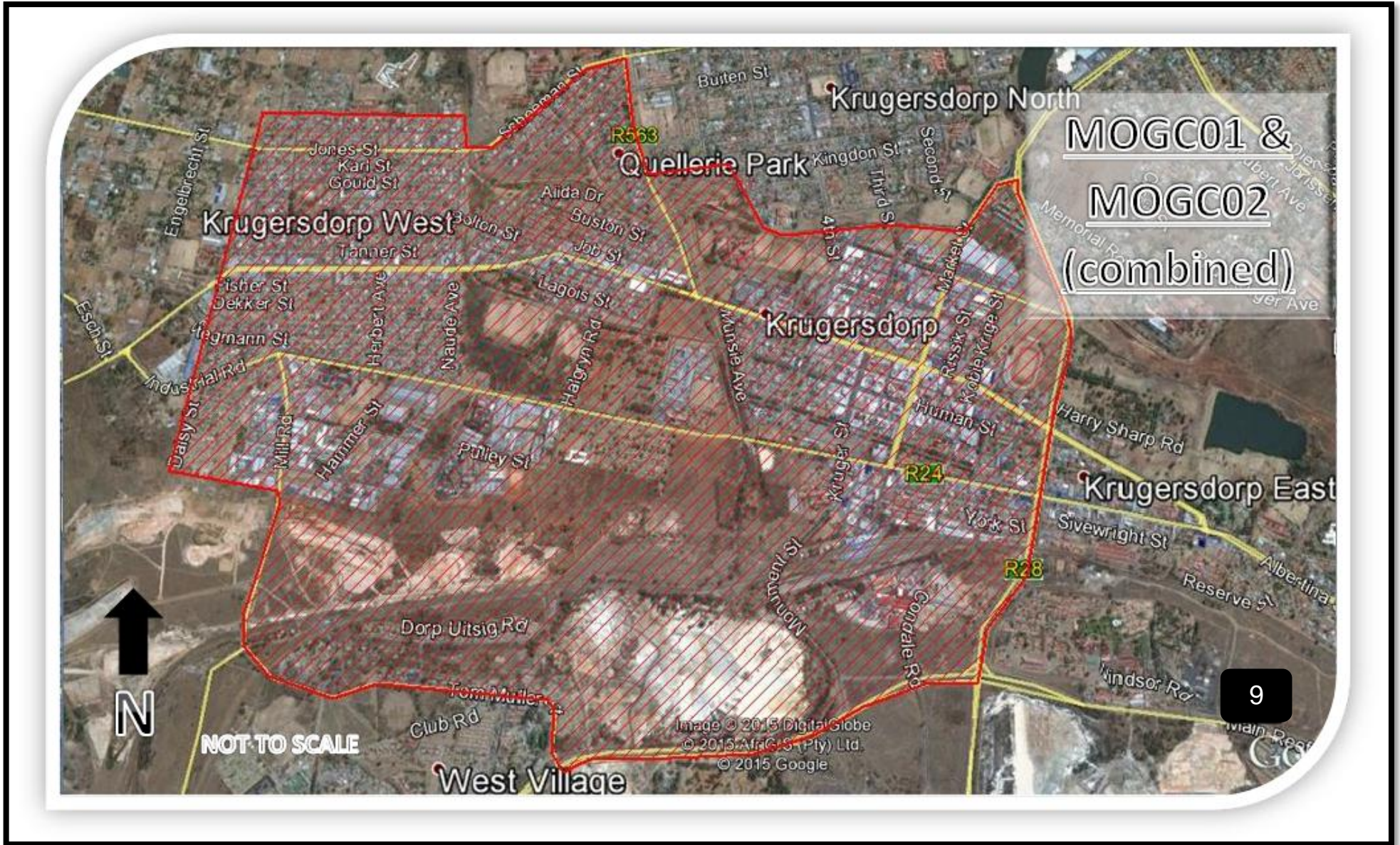
Proposed / identified RZ(s)	Local Municipality	Description
Primary Restructuring Zones:		
MOGC01 & MOGC02 (combined)	Mogale City LM	Krugersdorp CBD & West Krugersdorp
MOGC03 & MOGC04 (combined)	Mogale City LM	Chief Mogale Integrated Human Settlement Project & Leratong Mixed Development Project
MERC01	Merafong City LM	Fochville CBD
MERC02	Merafong City LM	Carletonville CBD
RAND01, RAND02 & RAND03 (combined)	Randfontein LM:	Randfontein CBD, Uncle Harry's Precinct & Aureus
RAND07	Randfontein LM	Mohlakeng Ext's 12, 13, 14, proposed 15,



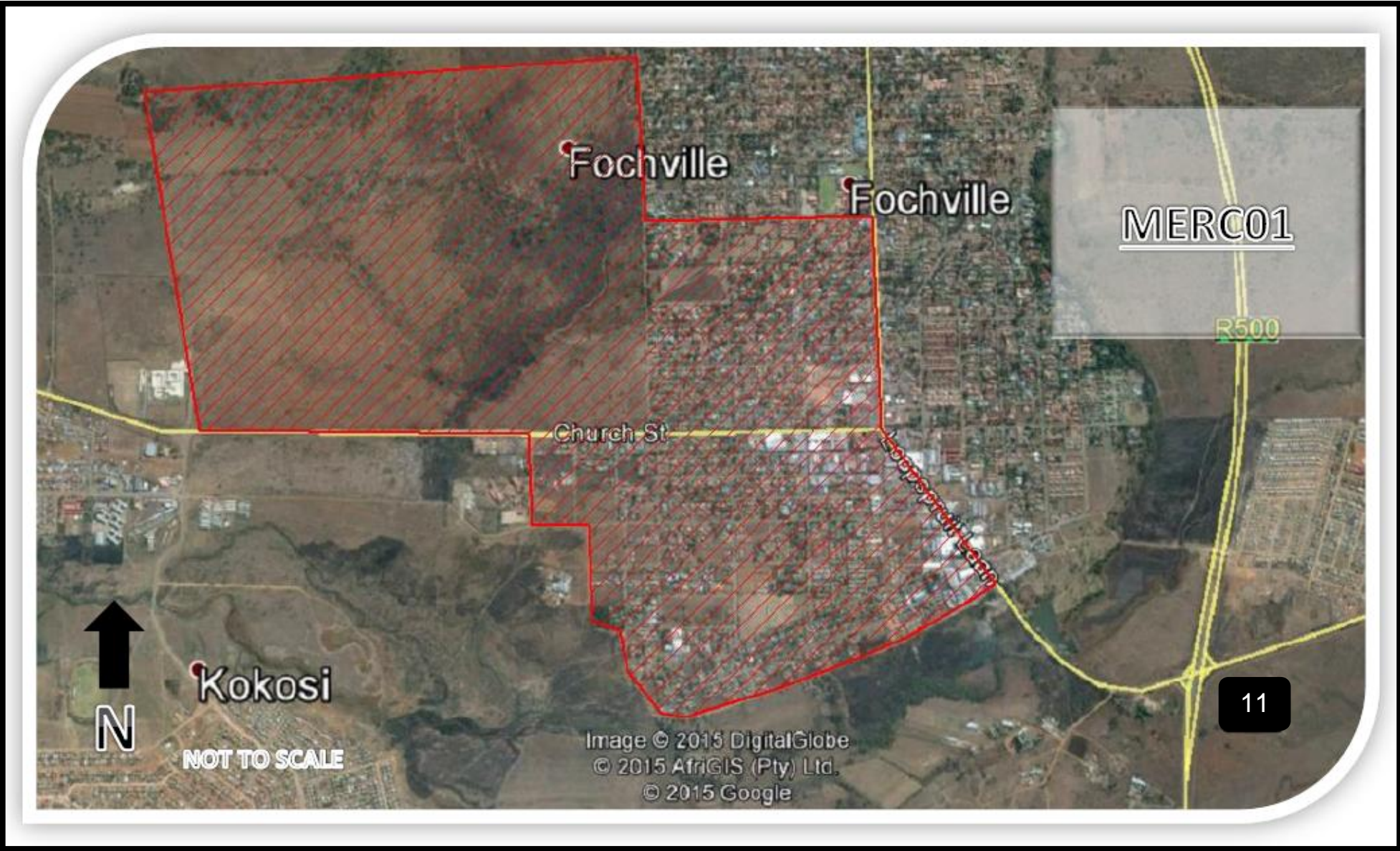
Proposed / identified RZ(s)	Local Municipality	Description
		Ridgeview Ext's 1 & 2 & Droogeheuwel
WEST01	Westonaria LM	Westonaria CBD
WEST05	Westonaria LM	Westonaria Borwa Integrated Human Settlement Project
Restructuring Zones with potential subject to feasibility investigation studies:		
MOGC05	Mogale City LM	Magaliesburg CBD
RAND04	Randfontein LM	Finsbury
RAND05	Randfontein LM	Toekomsrus
RAND06	Randfontein LM	Mohlakeng
WEST02	Westonaria LM	Simunye, including the Simunye Civic Precinct
WEST03	Westonaria LM	Bekkersdal

The Primary RZs are indicated on **Maps 9 – 18**.



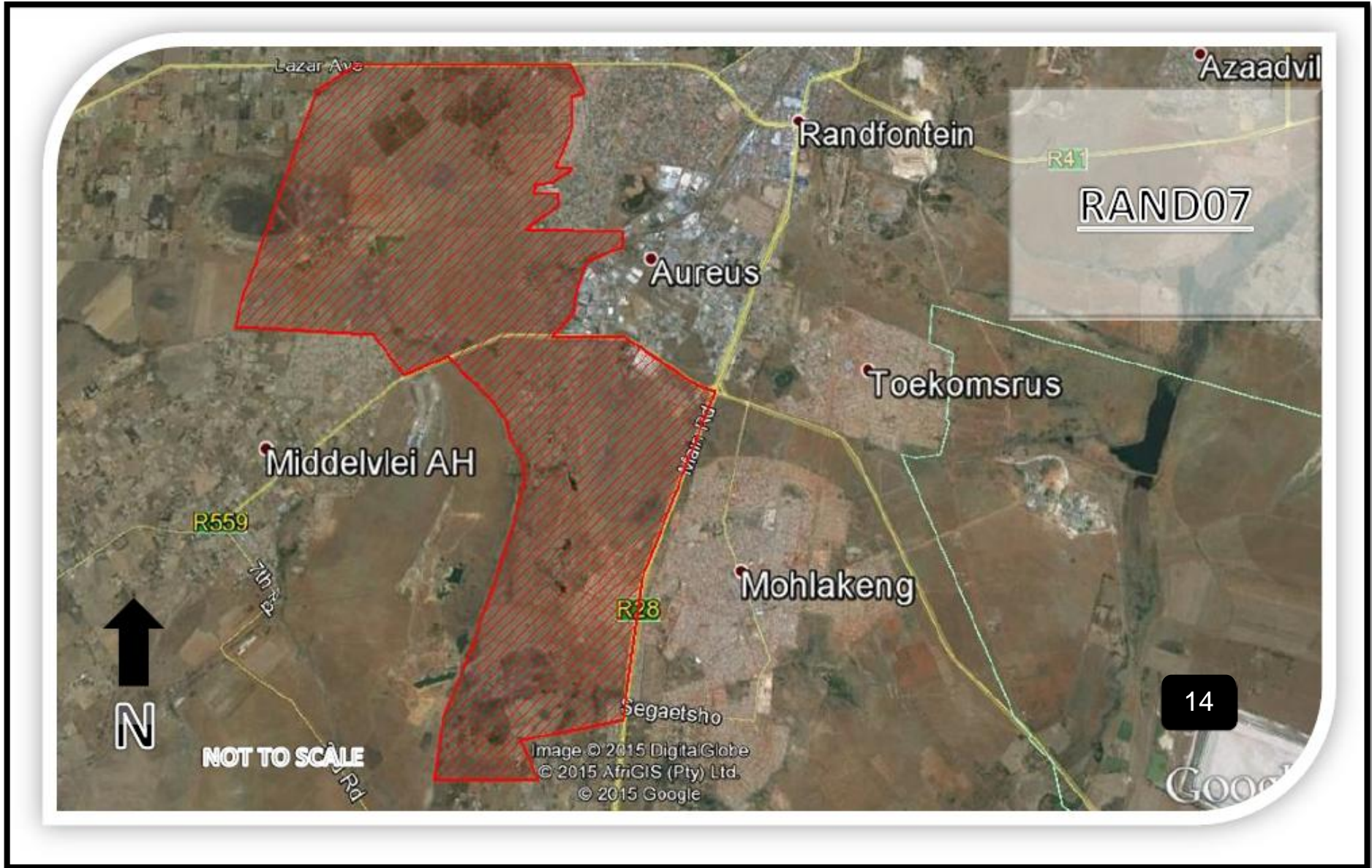


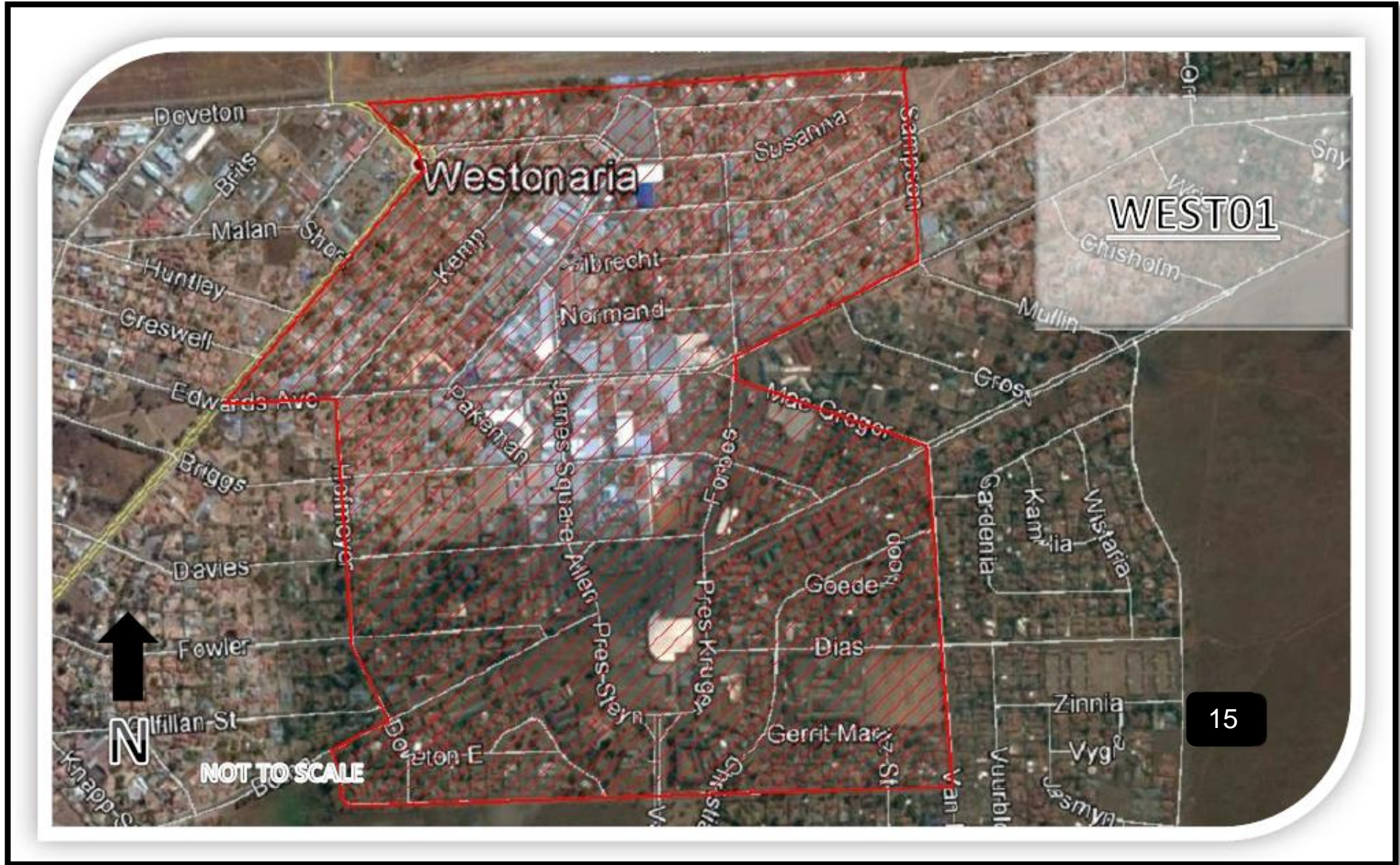


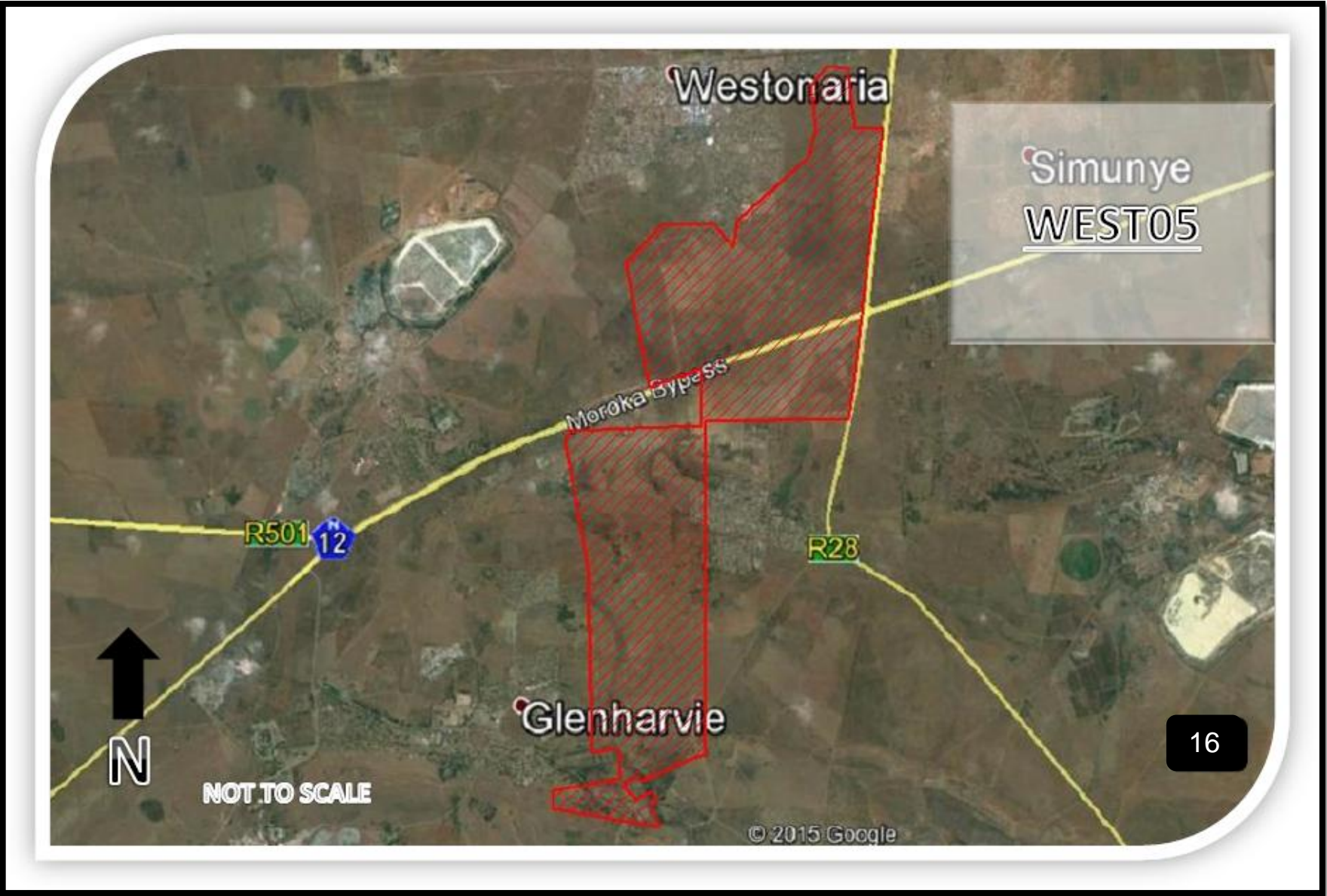












6. GAME CHANGER PROJECTS AFFECTING HUMAN SETTLEMENT PROJECTS

Table 3 indicates the Game Changer Projects currently identified for the West Rand.

Table 3: Game Changer Projects

Project	Description
<p>West Rand Logistic Hub</p>	<p>Freight operations in Gauteng have evolved substantially since the early 1990s due to an increase in commercial activity in the province. This scenario led to an increase in freight-related transport movements in Gauteng and within the West Rand.</p> <p>A proposed site for a Transport Logistics Hub is located ± 1km west of the N12 (Moroka Bypass) and Adcock Road (R558) intersection known as Protea Industrial Park West Extension 1 & 2. The total area of the site is 81ha in extend. The Estimated Project Value is approximately R 600 million</p> <p>Funding was obtained from the Gauteng Infrastructure Financing Agency (GIFA) and a service provider was appointed to undertake a Pre-Feasibility study for the site.</p> <p>The primary objective of this desktop study was to conduct an assessment of the parcel of land for the purpose of establishing a West Rand Freight and Logistics Hub (WRLH) on the said portion of land.</p> <p>The study outcome was positive and the GIFA indicated that they will fund the Commercialisation Study. The Commercialisation Study is expected to be finalised by end June 2017</p>
<p>Lindley Waste Water Treatment Works (LWWTW)</p>	<p>The North Eastern area of Mogale City is currently being serviced by the Driefontein Waste Water Treatment Works (WWTW) managed by the City of Johannesburg. The aforementioned WWTW are already running at full capacity and due to developmental pressures additional capacity will be needed especially if taking into consideration the corridor development planned next to the N14.</p> <p>In order to address these needs, Mogale City Local Municipality would have to develop a new waste water treatment plant to adequately service the area. The plant, situated in Lindley, will service all of the areas in the</p>

Project	Description
<p>Lindley Waste Water Treatment Works (LWWTW) - Continue</p>	<p>municipality not serviced, including the areas currently serviced by Driefontein</p> <p>For the successful implementation of this project, it is envisaged that an independent party would be required to fund, develop, operate and maintain the facility for a predetermined concessionary period as a commercial venture. The estimated Project Value is approximately R1, 5 billion</p> <p>The Feasibility study is currently in process.</p>
<p>Rand West WWTW - Biogas to Energy</p>	<p>The identified project was distilled from the WtE Project initiated by GIFA in the broader WtE Feasibility Study for Sedibeng and the West Rand;</p> <p>Project involves the anaerobic digestion of sewage sludge at Randfontein WWTW to biogas which may be used to generate power for the Plant in addition to sludge management. The production capacity is estimated at 5479 kWh/day (228kW/day).</p> <p>Estimated cost of the project-is approximately R16 million.</p>
<p>Mogale (Flip Human) WWTW - Biogas to Energy</p>	<p>Project was distilled from the WtE Project initiated by GIFA in the broader WtE Feasibility Study for Sedibeng and West Rand.</p> <p>Project involves the anaerobic digestion of sewage sludge at Flip Human WWTW to biogas which may be used to generate power for the Plant in addition to sludge management The production capacity is estimated at 424 kW/day Estimated cost of the project is R19,2 million.</p> <p>The Feasibility study has been concluded and once Mogale and Rand West City have adopted this project as beneficiary municipalities a formal MoU will be entered into.</p>
<p>Solar Farm Clusters-Merafong</p>	<p>The facilitation of private sector to develop Solar Farm Clusters in the WRDM. Project supported by Mines in WRDM (land availability). Study to establish various factors to enable the establishment and business case for Solar applications. Initial farms will be located in Merafong, expansion of programme to rest of the District. Estimated Project Value to be determined by the Feasibility Study.</p> <p>Appointment of Technical advisor has been finalized.</p>

Project	Description
	Feasibility study underway.
BioEnergy Park- Merafong	<p>The facilitation of an Eco Industrial park supported by a number of symbiotic activities including but not limited to:</p> <ul style="list-style-type: none"> • Energy Production • Agricultural Activity <p>The project intends using municipal land to house industrial activities. It is envisaged that this Eco industrial park will be located in Merafong, but with inputs from surrounding local municipalities. Estimated Project Value to be determined by the Feasibility Study</p> <p>Appointment of Technical advisor has been finalized. Feasibility study underway.</p>
Bus component Manufacturing	<p>The project involves the creation of opportunities for new entrepreneurs and SMME's to get involved in the manufacturing (secondary economic) sector</p> <p>This project will involve the manufacturing of bus component for supply to the bus manufacturing plant The plant will be located in Randfontein. Estimated Project Value to be determined by the Feasibility Study</p> <p>Draft Lease agreement submitted to Busmark (leasing of Plastic Recycling for manufacturing outlet) Feasibility study completed – chapter on financial modelling currently under review.</p>

These projects are indicated on **Map 17**.

