



MAY 2016

MATJHABENG LOCAL
MUNICIPALITY

1st Draft
Re-Settlement
Plan



Prepared For:



The Housing Development Agency
Block A, Riviera Office Park
6-10 Riviera Road
Killarney,
Johannesburg
2193



RELOCATION SETTLEMENTS LIST

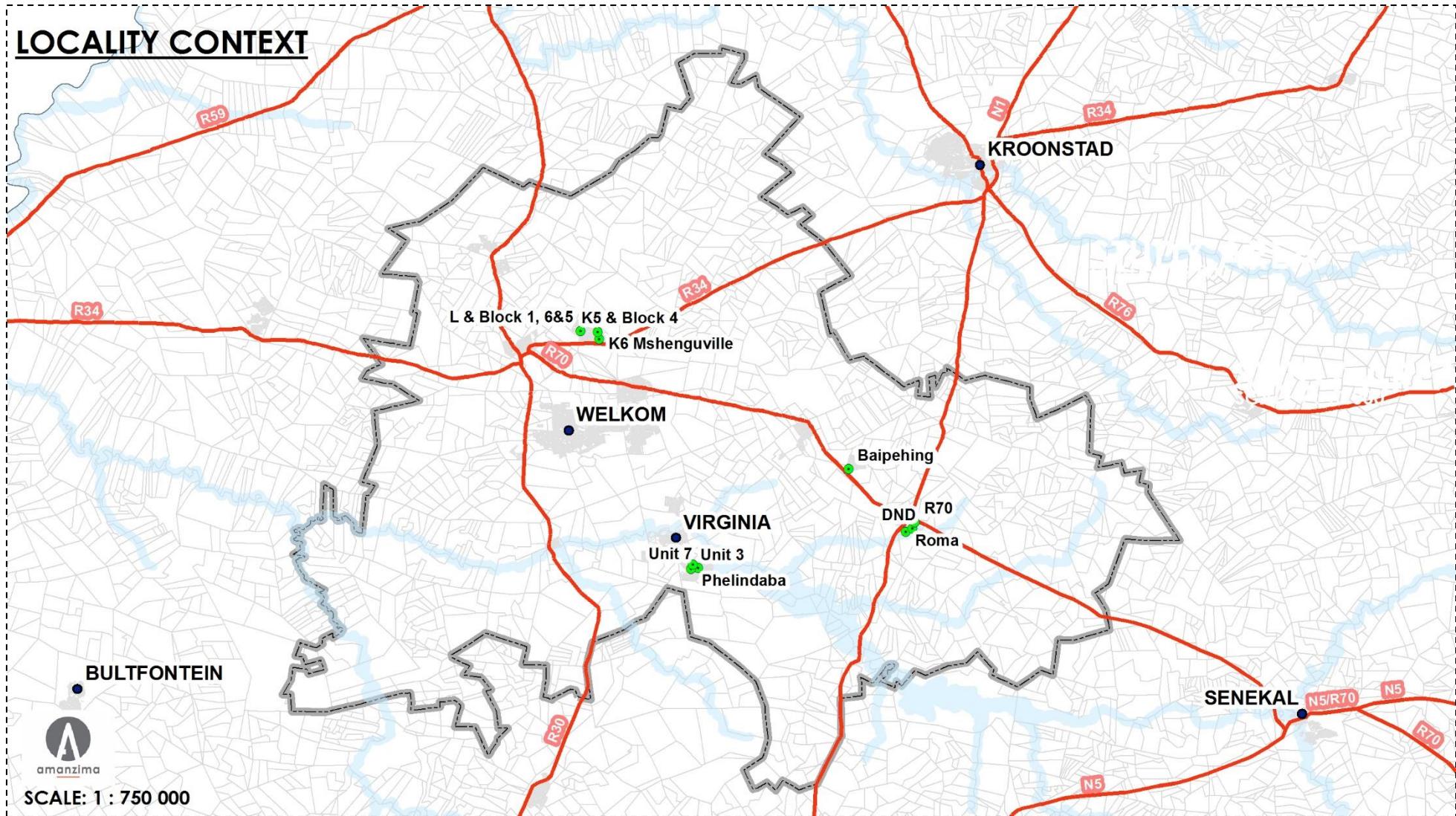
Informal Settlement	Coordinates		No of Household	Ward/ Unit	Farm/Township
	Latitude (s)	Longitude			
Roma informal settlement	28.096488S	27.143795E	70	1	Ventersburg/Mamahabane
DND informal settlement	28.09278S	27.152066E	110	1	Ventersburg/Mamahabane
R70 informal settlement	28.084988S	27.154859E	252	1	Ventersburg/Mamahabane
Baipehing informal settlement	28.021389S	27.075381E	389	3	Hennenman/Phomolong
Bareng informal settlement	26.89938S	28.12946576E	6	5	Virginia/Meloding
MK Square informal settlement	26.89355884S	28.13232979E	10	5	Virginia/Meloding
Matlharantlheng informal settlement (Meloding)	26.88131291S	28.14672729E	139	5	Virginia/Meloding
Unit 7 informal settlement	28.13985S	26.8948E	80	7	Virginia/Meloding
Unit 3 informal settlement	28.14099S	26.8864E	88	7	Virginia/Meloding
Phelindaba informal settlement	28.13592S	26.88852E	9	7	Virginia/Meloding
Tiptop & Zack Bazaar informal settlement	26.90460476S	28.13267766E	45	4	Virginia/Meloding
Matlharantlheng informal settlement (Bronville)	28.81100437S	27.98380154E	123	23	Welkom/Bronville
L & Block 1, 6&5 informal settlement	27.855415S	26.75408E	91	20	Oodendalsrus/Kutlwano
K6 Mshenguville informal settlement	27.865145S	26.77646E	31	21	Oodendalsrus/Kutlwano
K5 & Block 4 informal settlement	27.8565S	26.77425E	139	18	Oodendalsrus/Kutlwano
		Total	1656		

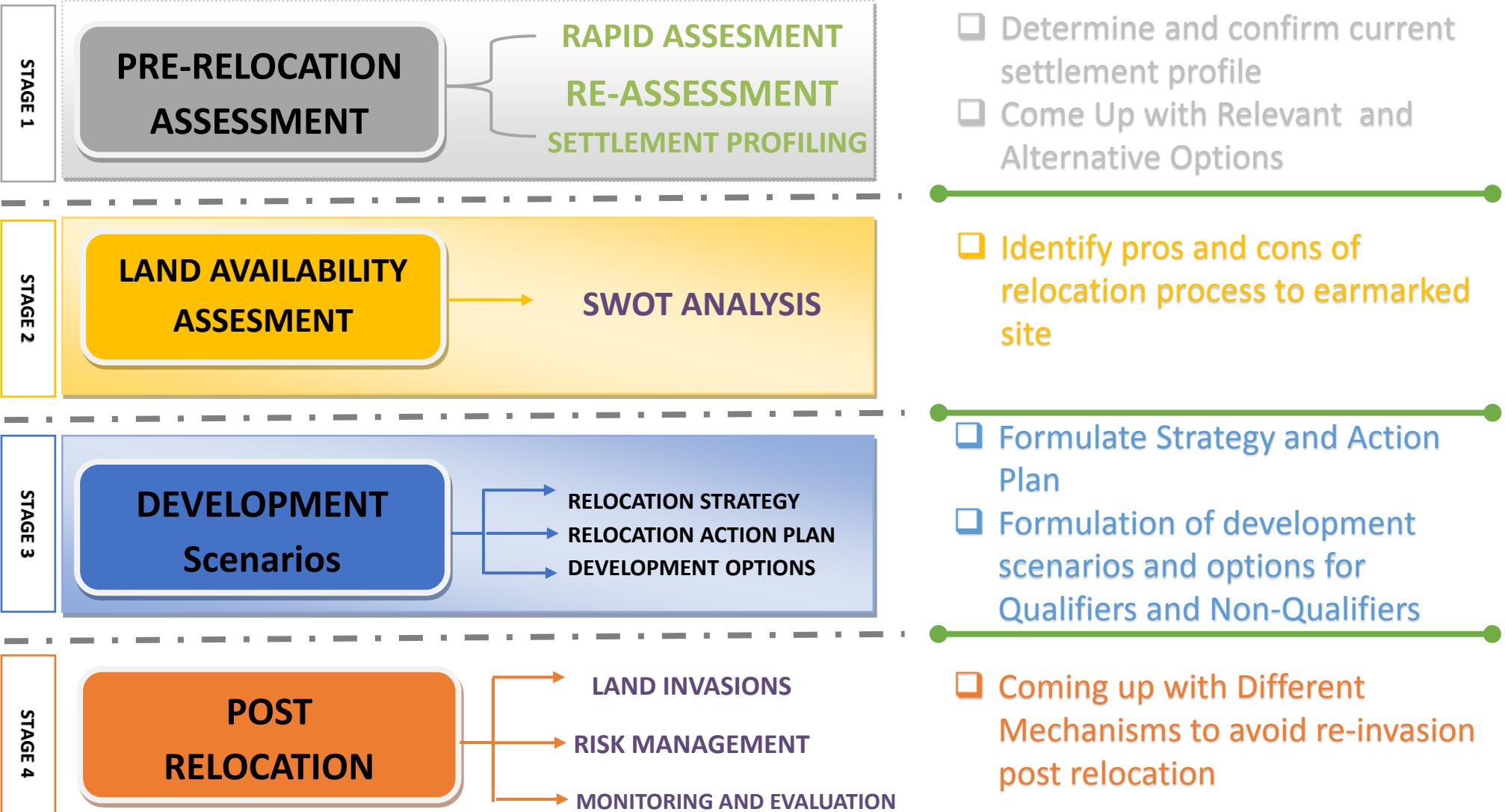




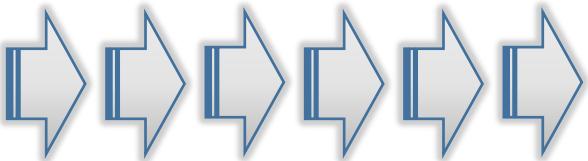
RELOCATION SETTLEMENTS CONTEXTUAL MAP

LOCALITY CONTEXT





RELOCATION SUMMARY



SETTLEMENT NAME	ESTIMATED STRUCTURES	ENUMERATED STRUCTURES	UPGRADING PLAN REQUIRED (YES/NO)	CHALLENGES & REMEDIAL ACTION	OPTION 1	OPTION 2
R70	350	252	Layouts at Planning Department	To be Relocated to Farm Groenepunt 96 (Mmamahabane)	IN-SITU UPGRADING CURRENTLY HAPPENING	AUDIT TO BE DONE TO KNOW HOW MANY TO BE RELOCATED
ROMA	75	70	Yes	To be Relocated to Farm Groenepunt 96 (Mmamahabane)	IN-SITU UPGRADING	STUDIES TO BE DONE TO DETERMINE VIABILITY OF IN-SITU OR RELOCATION TO BE DONE
DND	110	88	Yes	To be Relocated to Farm Groenepunt 96 (Mmamahabane)	IN-SITU TO BE DONE IF BUDGET IS AVAILABLE AS THE AREA IS ROCKY TO PUT SERVICES	RELOCATION
BAIPEHING	1000	389	Layouts at Planning Department	To be Relocated to Farm Ventersvlakte 740 (Phomolong)	RELOCATION	
BARENG	12	6	Yes	To be relocated to new planning area when land purchase is finalised.	IN-SITU UPGRADING	RELOCATION
MK SQUARE	21	10	Yes	To be relocated to new planning area when land purchase is finalised.	IN-SITU UPGRADING	RELOCATION
MATLHARANTLHENG (MELODING)	200	139	Yes	To be relocated to new planning area when land purchase is finalised.	RELOCATION	RELOCATION
UNIT 7	80	45	Yes	To be relocated to new planning area when land purchase is finalised.	IN-SITU UPGRADING	RELOCATION
UNIT 3	200	88	Yes	To be relocated to new planning area when land purchase is finalised.	IN-SITU UPGRADING	RELOCATION
PHELINDABA	47	9	Yes	To be relocated to new planning area when land purchase is finalised.	IN-SITU UPGRADING	RELOCATION
TIPTOP & ZACK BAZAAR	45	8	Yes	To be relocated to new planning area when land purchase is finalised.	IN-SITU UPGRADING	RELOCATION
MATLHARANTLHENG (BRONVILLE)	200	123	Layouts at Planning Department	To be relocated.	IN-SITU UPGRADING	RELOCATION
L & BLOCK 1, 6&5	189	91	Layouts at Planning Department	To be relocated to Leeubosch Farm.	RELOCATION	
K6 MSHENGUVILLE	31	24	Layouts at Planning Department	To be relocated to Leeubosch Farm.	IN-SITU UPGRADING OR URC	RELOCATION
K5 & BLOCK 4	139	77	Layouts at Planning Department	To be relocated to Leeubosch Farm.	K5 CURRENTLY BEING FORMALISED	



PROGRESS: OUTCOMES BASED PROJECT - TOWNSHIP ESTABLISHMENT TO CREATE A TARGET OF 7000 RESIDENTIAL ERVEN IN MATJHABENG

CONSULTANT	AREA DESCRIPTION	CONTRACTUAL PLANNING TARGET (ERVEN IN TOTAL TOWNSHIP ESTABLISHMENT)	ACTUAL NUMBER OF RESIDENTIAL ERVEN CREATED	TOTAL NUMBER OF ERVEN CREATED INCLUDING SCHOOL SITES, BUSINESS, PARKS ETC.	LAYOUT APPROVED BY COUNCIL	RECOMMENDED BY TOWNSHIPS BOARD AND APPROVAL OF LAYOUT BY THE MEC	PEGGING AND APPROVAL OF GENERAL PLAN BY SG	REGISTRATION IN DEEDS OFFICE AND OPENING OF TOWNSHIPS REGISTER
BOPA LESEDI	WARD 1 MAMMAHABANE Groenepunt 96	500	572	21	Finalised	Townships Board to consider application in June. Pegging to commence in June	Target date July	Target date September



R70 Informal Settlement

- Few Informal Settlers are being Accommodated
- Currently Housing Project underway on-site
- Most of Stands with Bulk Services
- Couple of Shacks along R70 road to be considered to be Relocated.
- Audit to be considered to determine latest number informal shacks

DND Informal Settlement

- +/- 100 Shacks currently
- Flood Area being the immediate Red Flag
- Area Very Rocky to consider In-situ programme as it might be costly to put services

ROMA Informal Settlement

- Settlement Growing at fastpace as its currently at +/- 400 Households
- Settlement located on a Steeply but workable slope to consider In-situ programme to accommodate some Informal settlers



PROGRESS: OUTCOMES BASED PROJECT - TOWNSHIP ESTABLISHMENT TO CREATE A TARGET OF 7000 RESIDENTIAL ERVEN IN MATJHABENG

PHOMOLONG / HENNENMAN



Baipehing Informal Settlement

- There is currently a Township Establishment Application submitted.
- The Settlement is currently categorised under C for Relocation.
- Bulk is not available
- Team couldn't visit the site due to violence to explore alternative options.



PROGRESS: OUTCOMES BASED PROJECT - TOWNSHIP ESTABLISHMENT TO CREATE A TARGET OF 7000 RESIDENTIAL ERVEN IN MATJHABENG

VIRGINIA / MELODING

UNIT 7

- Its Currently on a Business Site
- There is currently no available land for purchasing or to relocate community.
- Rezoning the Land and doing In-situ programme becomes a viable Option.

Matlharnatlheng (Meloding)

- Planning and Engineering reports for the Area indicated there community is currently on a flood line area.
- Relocation Becomes an Option

UNIT 3

- The community is currently on a site zoned for Education (School)
- Rezoning is the best option to be able to perform an In-situ Option.

Tiptop Zack Bazzar Informal Settlement

- The Community is currently occupying a site which is suppose to be a public open space.
- The best Option will be to rezone and implement In-situ programme

Phelindaba | MK Square | Bareng Informal Settlement

- Communities are located on the pockets of the existing township which are earmarked for public Open Space
- In-situ Upgrading to be done



PROGRESS: OUTCOMES BASED PROJECT - TOWNSHIP ESTABLISHMENT TO CREATE A TARGET OF 7000 RESIDENTIAL ERVEN IN MATJHABENG

CONSULTANT	AREA DESCRIPTION	CONTRACTUAL PLANNING TARGET (ERVEN IN TOTAL TOWNSHIP ESTABLISHMENT)	ACTUAL NUMBER OF RESIDENTIAL ERVEN CREATED	TOTAL NUMBER OF ERVEN CREATED INCLUDING SCHOOL SITES, BUSINESS, PARKS ETC.	LAYOUT APPROVED BY COUNCIL	RECOMMENDED BY TOWNSHIPS BOARD AND APPROVAL OF LAYOUT BY THE MEC	PEGGING AND APPROVAL OF GENERAL PLAN BY SG	REGISTRATION IN DEEDS OFFICE AND OPENING OF TOWNSHIPS REGISTER
BOPA LESEDI	WARD 22 KUTLWANONG Leeubosch 285	2900	2980	55	Finalised	Townships Board to consider application in June	Target date July	Target date September



K6 informal Settlement

- Currently its 21 shacks which are placed at a proposed open space.
- 1 community Tape and Bucket System is Used
- Space can be sub-divided to try accommodate 21 stands (In-Situ option)
- A Community Residential Unit (CRU) programme be second option.
- Relocation to be considered as last Option

K5

- Its Currently being Formalised (not under Category C anymore)

Block 4

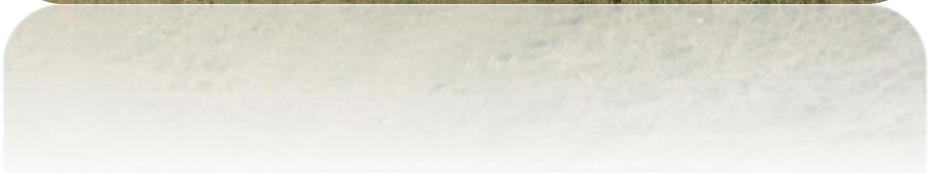
- The Settlement is currently on a business Site
- If Municipality doesn't have plans for the site can be Rezoned and accommodate the Block 4 settlers.

Block 1 & L, 5 & 6 Informal Settlement

- All Shacks should be relocated to the Earmarked K10, 2900 stands development .



MATLHARANTLHENG INFORMAL SETTLEMENT (BRONVILLE)

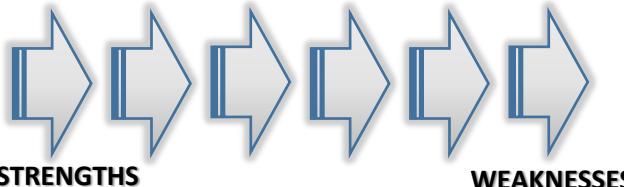


Matlharantlheng Informal Settlement (Bronville)

- The Community is located on the premises of Education (School)
- Suggest Municipality Engage with Education to utilise the site for Residential
 - ✓ Rezoning application to done to be able to perform In-Situ
- Relocation as last Option as there is currently an earmarked site at Masimong.
 - ✓ Site already Pegged
 - ✓ Bulk not Available



R70



STRENGTHS

- Security of tenure
- Maintain the community networks
- Proximity to services, amenities and transport is maintained

WEAKNESSES

- Not all households will be able to be accommodated
- High development costs won't be recovered
- Land may not be ideal for development

OPPORTUNITIES

- Improve living conditions of households through security of tenure and access to services.
- Increase location-based informal economic opportunities

THREATS

- Precedent is created that land invasions will result in serviced sites

Farm Groenepunt 96 (Mmamahabane)

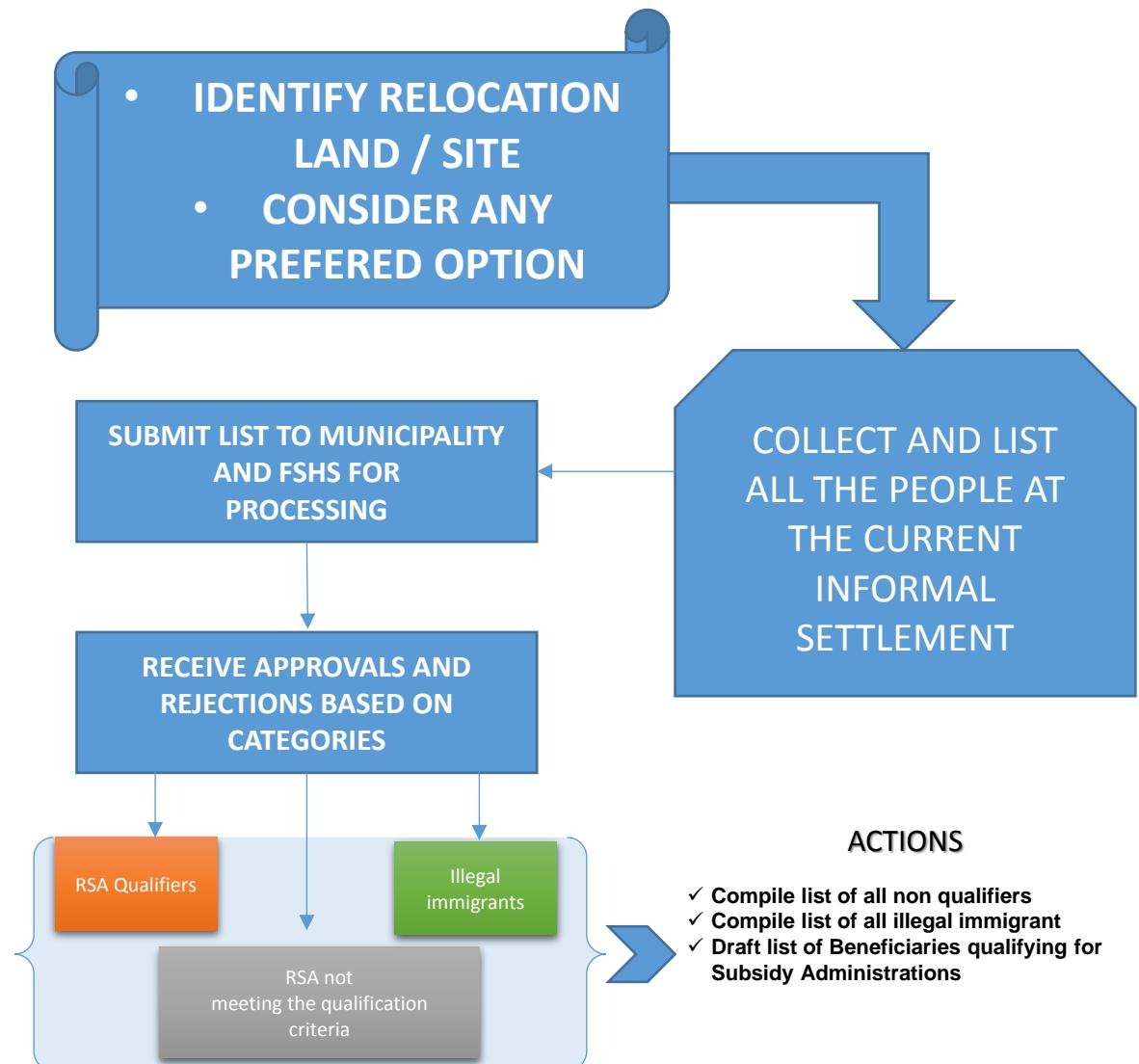
In-Situ Upgrading
 Application for townships establishment submitted to Directorate Spatial Planning for 500 erven

Current Settlement	Proposed Relocation Area	Planning and Survey (Yes/No)	Estimated Household	Enumerated Household	Qualifiers on Waiting list	Qualifiers not Waiting list	Non-Qualifiers	Bulk Infrastructure	Action Required
R70	Groenepunt 96 Farm	Ongoing	350	252	8 (3%)	219 (87%)	25(10%)	NO	Prioritise Bulk Infrastructure

DEVELOPMENT OPTION AND COSTING

Qualifiers	Non-Qualifiers	Programme	Options	Total Cost
227		BNG	Full Upgrading	R32 698 896.00
	25	UISP	Site / Service (Purchase or Lease)	R851 255.00





RELOCATION ACTION PLAN /STRATEGY

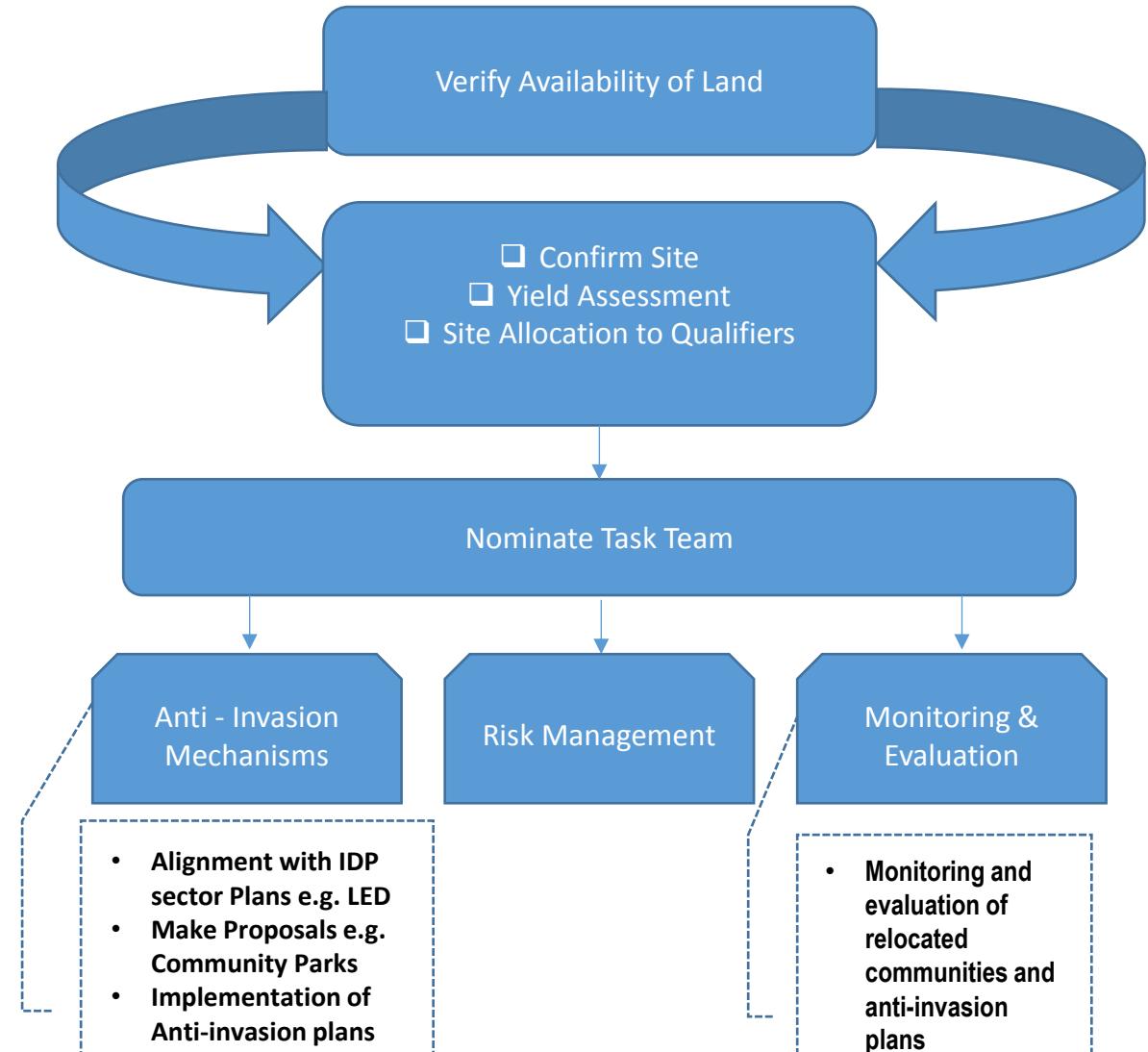
➤ DEALING WITH ILLEGAL IMMIGRANTS RESIDING WITH THE INFORMAL SETTLEMENT

- ❖ The matter should be immediately reported to the Department of Home Affairs.

➤ HOW TO DEAL WITH PERSONS WHO DO NOT MEET THE NORMAL CRITERIA OF THE HOUSING SUBSIDY SCHEME

- ❖ Few Reasons may cause the reasons not to meet criteria.
- ❖ MEC will have discretion to award conditional access to the programme benefits to such persons.

RELOCATION LAND OPTION



IN-SITU OPTION

Verify In-situ option

* Feasibility Study

Project Team

RELOCATION ACTION PLAN /STRATEGY

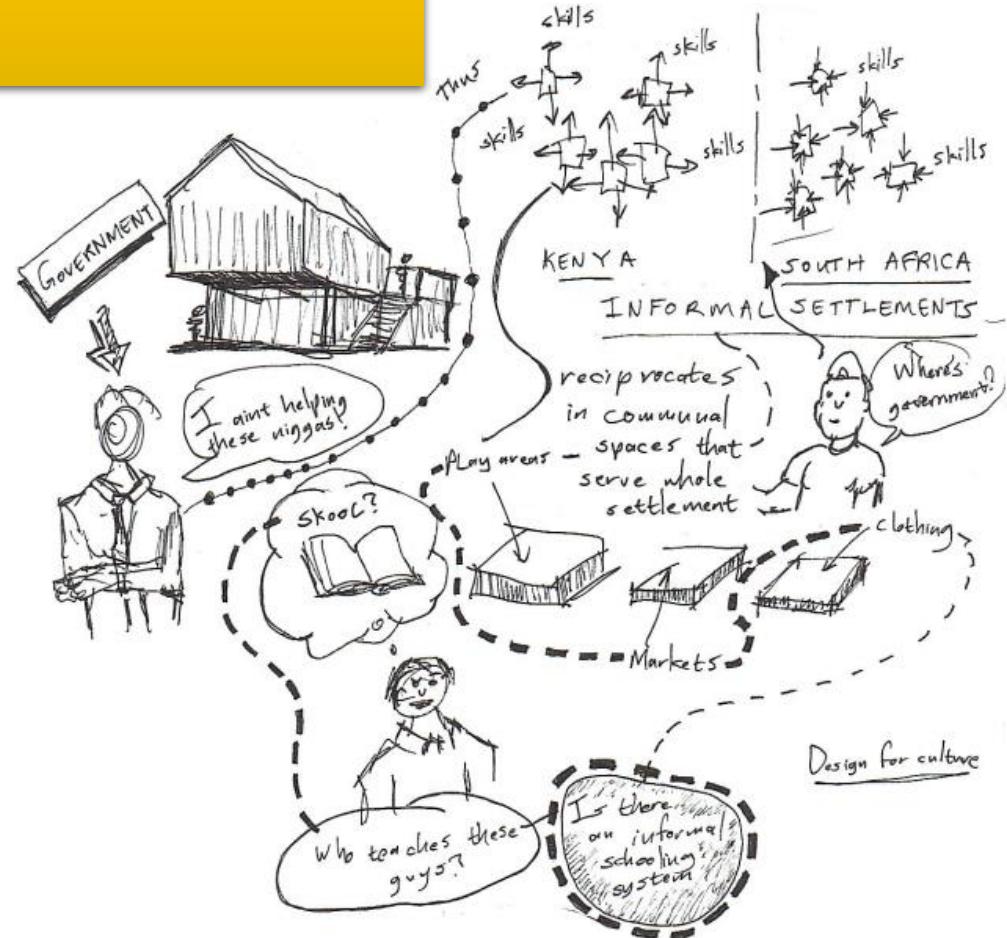


WHO TO INVOLVE: STAKEHOLDERS

- Government
- Communities
- Consultants

SUMMARIZED RELOCATION PROCESS

- Community Participation towards Relocation Process through Mass Meeting
- Clarify Logistics for Relocation
- Brief Transport Team and Iron-out Logistics
- Group Households and set time frame for each per day
- Issues signed Occupation Certificate with Household Head
- Close out meeting with community after all household have relocated



Taking Action

FINAL BENEFICIARY LIST

RELOCATION SCHEDULE

SETTLEMENT BREAKDOWN

TRANSPORT ARRANGEMENT

Transport for
Beneficiaries

Transport for
Possessions

TRANSPORT

TRANSPORT TEAM

RELOCATION PROCEDURE

Relocation
Documentation

Relocation Logistics

Relocation Meetings

RELOCATION

RELOCATION TEAM

Preparation for Relocation

MILESTONE	Description	Timeframe
MASS COMMUNITY MEETING	<ul style="list-style-type: none"> 1 Week prior to relocation the community needs to be gathered Clarify the logistics of the relocation process. Households are to be informed of dates they will be moved, the procedure to be followed on the day of the move and preparations to be made. 	1 Day
DAILY LOGISTICS MEETINGS	<ul style="list-style-type: none"> At the start of each day that relocations are to be done meetings are to be held with transportation team and councillors to confirm the transport and logistics of the day's relocations. Any issues and challenges are to be identified and addressed in these meetings. 	1 Hour
RELOCATION OF INDIVIDUAL HOUSEHOLDS	<ul style="list-style-type: none"> One household is to be relocated at a time. Relocation of households is to occur between 7am and 7pm over weekends. Households are to be relocated individually using 3 ton trucks. 3 Hours have been budgeted per household for relocation. 4 households to be relocated per truck per day. In settlements where a significant number of households are not working relocations will be done during the week. 	3 Hours per household
OCCUPATION	<ul style="list-style-type: none"> On reaching new accommodation the head of household is to complete and sign 2 copies of the occupation certificate. The head of household is also to sign the asset transfer register that all possessions were transported and delivered. The register is to be checked with the councillor and relocation team and signed off. 	1 Hour per household
CLOSE OFF MEETING	<ul style="list-style-type: none"> A meeting with households is to be held one week after relocation to new site. This meeting is to serve as the platform for the identification of any issues or challenges experienced by residents. This meeting will serve to inform residents of procedure to be followed with grievances, who to contact and post-relocation procedures. These issues are to be addressed and input on possible solutions is to be received from the community. 	1 Day

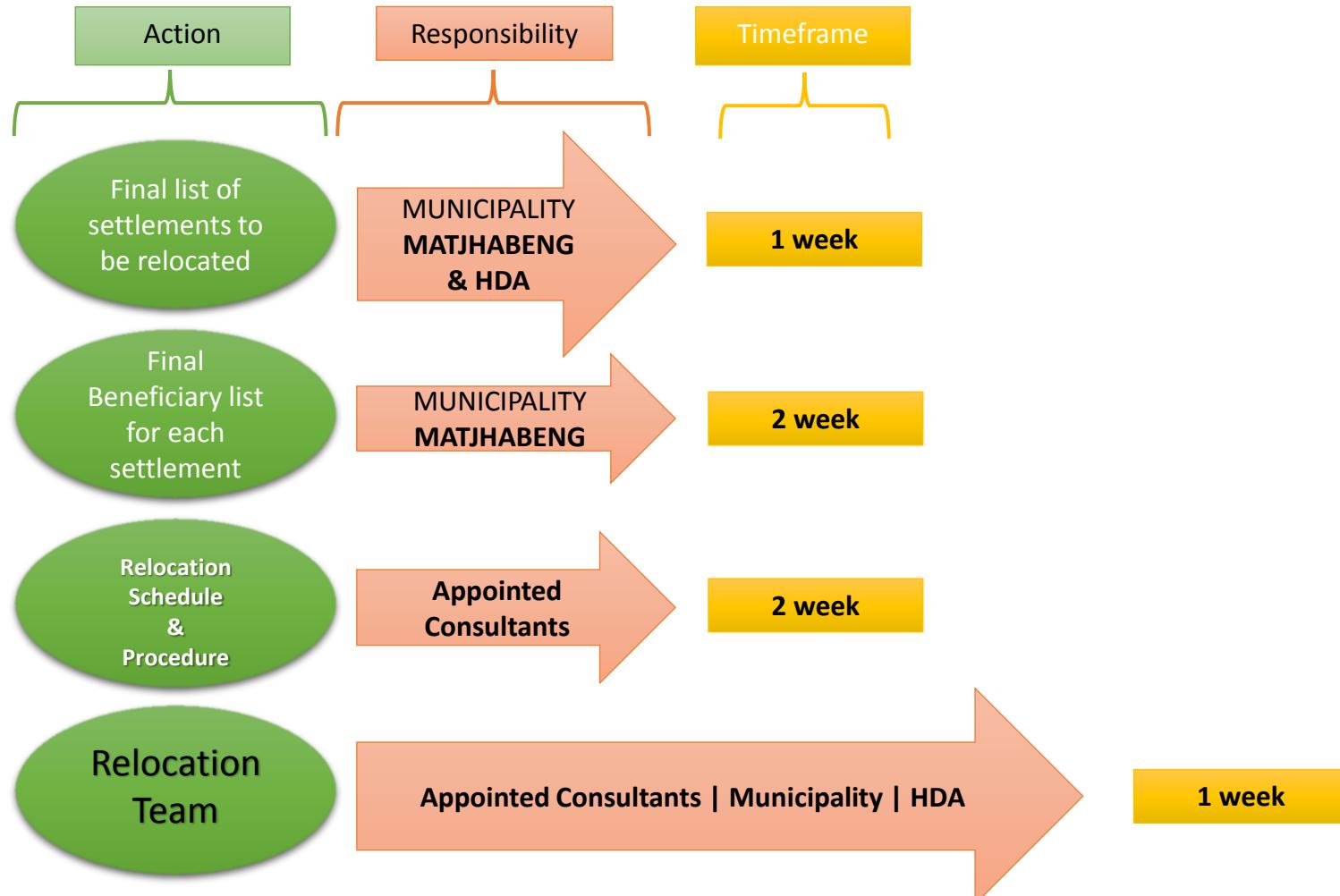
Step By Step Relocation

Transportation and loading costs for people and household effects	R 487.15
Social service support including support for the registration of social benefits, school registration and other welfare	R 368.07
Relocation food support to households	R 606.24
Maximum Cost Per Household	R 1 461.46

- In cases where **In-situ Upgrading** is the option the following amounts applies per household: **R 34 049.11** per household for Phases 1 - 3
- In cases where Relocation is the option the following amount for the standard **BNG** house is the following amount: **R 144 048.00** per household
- In cases where you propose Community Residential Units (CRU) low income rentals: **R 155 868.00**

APPLICABLE HSDG GRANT INSTRUMENTS



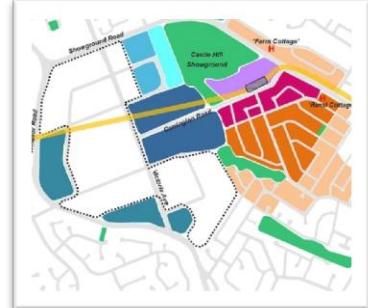


RELOCATION ACTION PLAN RESPONSIBILITIES & TIMEFRAME

REMEDY

- Alignment with IDP sector Plans e.g. LED
- Make Proposals e.g. Community Parks
- Implementation of Anti-invasion plans (signage)
- Fencing
- Law Enforcement

- Alignment with IDP sector Plans e.g. LED



- VISIT WHAT MUNICIPALITY PLANS TO DO AT THE FORMER INFORM SETTLEMENT AREA

- Make Proposals e.g. Community Parks



- LIST OF PROPOSALS ON HOW TO MAKE THE AREA USEFUL AND FULLY UTILISED

- Implementation of Anti-invasion plans



- MAKING SURE THE AWARENESS IS DONE AND SIGNAGE IS PLACED AT THE SITE.

- Fencing



- Make sure the Relocated site its fenced to avoid invaders



**Working Together
and Joining Hands,
We will do More**



End of Presentation





Ref/Verw/Tshupo	: HUMAN SETTLEMENTS
Enquiries/Navrae/Dipatlisiso	: Me. Carol Tlali
Telephone/Mohala	: 051 4033917
Email	: carol@fshs.gov.za

The Acting Municipal Manager: Mr Tsoaeli
Matjhabeng Local Municipality
PO Box 708
WELKOM
9460

Dear Sir

COUNCIL ADOPTION OF THE RESETTLEMENT PLAN

The Free State Department of Human Settlements (FDSHS) in collaboration with the Housing Development Agency (HDA) recently completed Resettlement Plans for selected informal settlements in your municipality. In a drive to ensure implementation of the plan, the FDSHS and the HDA would appreciate that this matter be afforded the due attention and an opportunity be granted to present at the next council sitting for adoption and resolution.

A Municipal Informal Settlement Resettlement Plan (RP) provides guidance on processes to be followed for the relocation of the identified informal settlements as well as the post-relocation processes.

The overall outputs of a Resettlement Plan are:

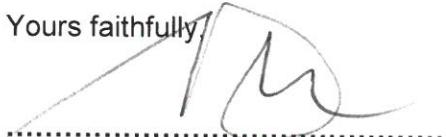
- Confirmation of areas earmarked for relocation and preparations for relocation;
- Relocation implementation plan and;
- Post relocation approach towards preventing land re-invasion.

The adoption and consequent council resolution will benefit the Municipality in implementing relocation of selected of informal settlements in a structured manner with approved budget.

For purposes of coordination, kindly contact the following officials:

1. Ms. Carol Tlali (Chief Director: Human Settlements Development Planning)
051 4033917
carol@fshs.gov.za / delene@fshs.gov.za
2. Ms. Lieketseng Mapane (Housing Development Agency)
051 4090220
Lieketseng.Mapane@thehda.co.za

Yours faithfully,


Mr. N. Mokhesi
HEAD OF DEPARTMENT
Date: 28 June 2017