



MAY 2016

MATJHABENG LOCAL  
MUNICIPALITY

1<sup>st</sup> 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

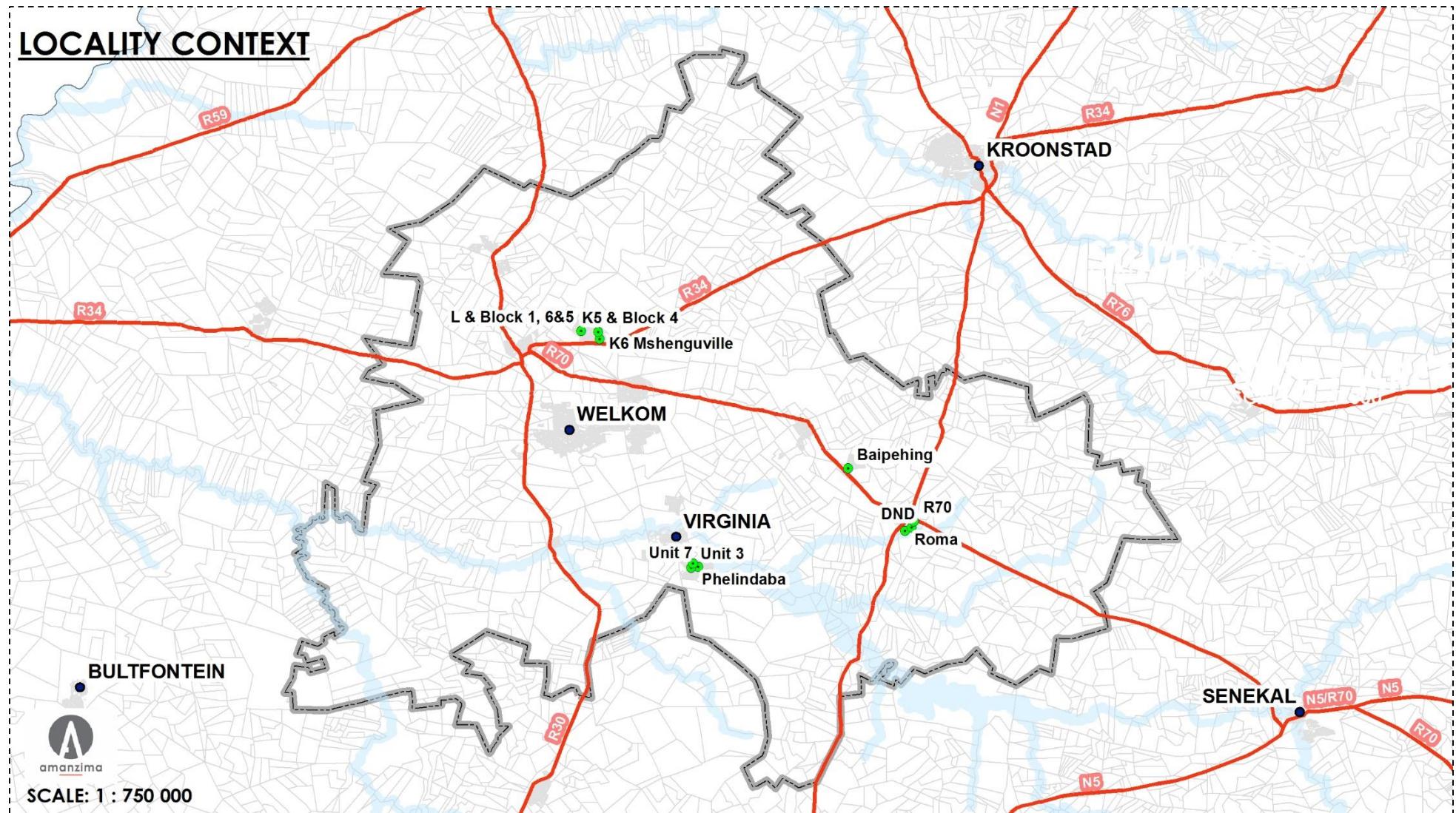
MATJHABENG LOCAL MUNICIPALITY					
Informal Settlement	Coordinates		No of Household	Ward/ Unit	Farm/Township
	Latitude (s)	Longitude			
Roma informal settlement	28.096488S	27.143795E	70	1	Ventersburg/Mamahabane
DND informal settlement	28.09278S	27.152066E	110	1	Ventersburg/Mamahabane
R70 informal settlement	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



STAGE 1

## PRE-RELOCATION ASSESSMENT

RAPID ASSESSMENT  
RE-ASSESSMENT  
SETTLEMENT PROFILING

STAGE 2

## LAND AVAILABILITY ASSESSMENT

SWOT ANALYSIS

STAGE 3

## DEVELOPMENT Scenarios

RELOCATION STRATEGY  
RELOCATION ACTION PLAN  
DEVELOPMENT OPTIONS

STAGE 4

## POST RELOCATION

LAND INVASIONS  
RISK MANAGEMENT  
MONITORING AND EVALUATION

- Determine and confirm current settlement profile
- Come Up with Relevant and Alternative Options

- Identify pros and cons of relocation process to earmarked site

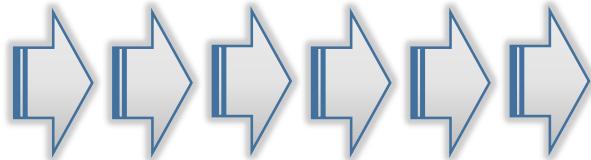
- Formulate Strategy and Action Plan
- Formulation of development scenarios and options for Qualifiers and Non-Qualifiers

- Coming up with Different Mechanisms to avoid re-invasion post relocation

# RELOCATION PLAN PROCESS



# 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.	AYOUT 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



### Baiphehing 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 Bazaar 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)

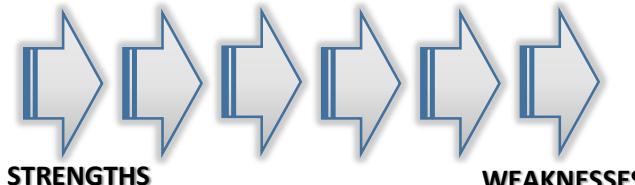


### **Matlharantlheng Informal Settlement (Bronville)**

- 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

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

#### OPPORTUNITIES

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

#### THREATS

# Farm Groenepunt 96 (Mmamahabane)

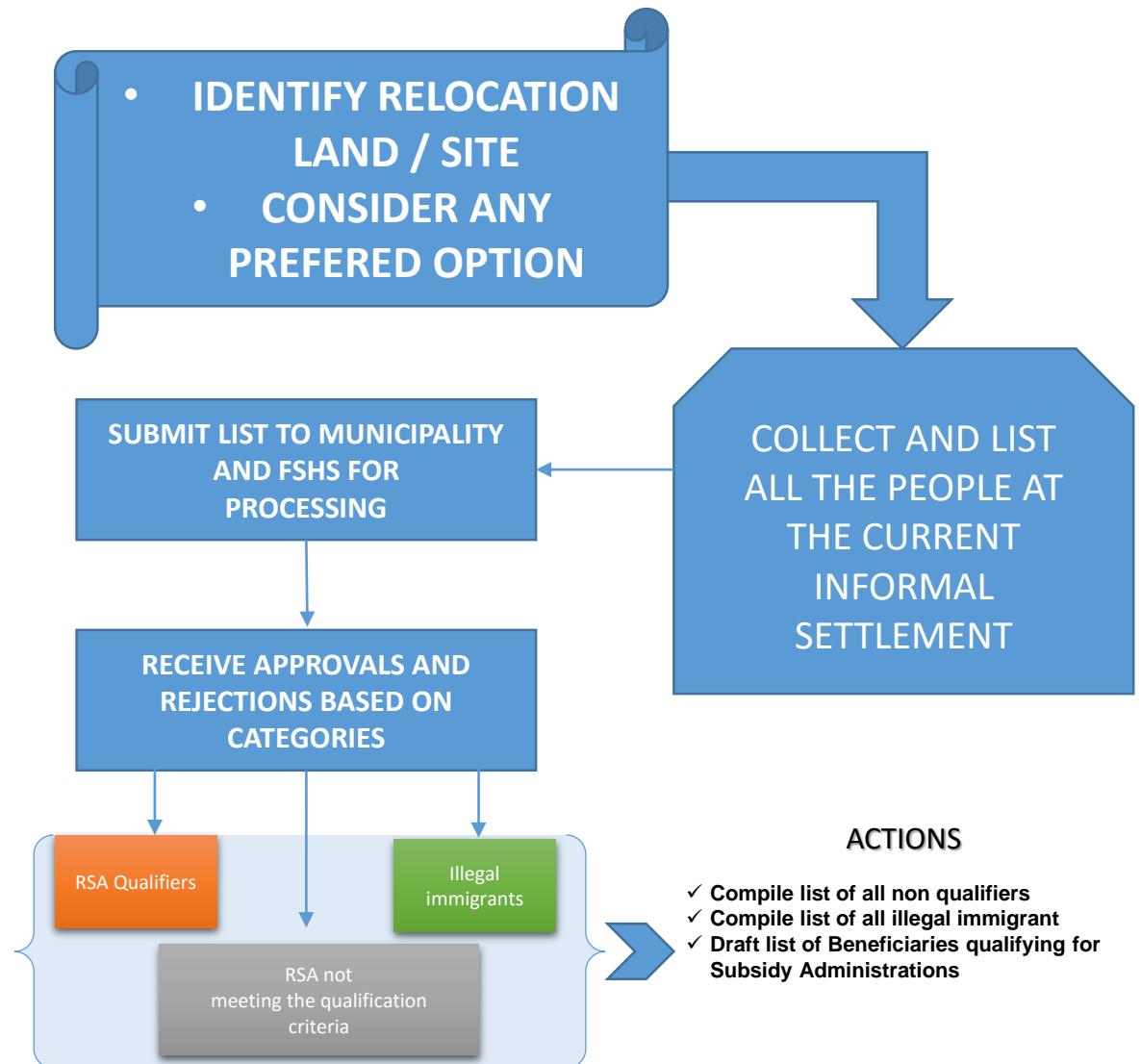
- In-Situ Upgrading
- Application for townships establishment submitted to Directorate Spatial Planning for 500 erven

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

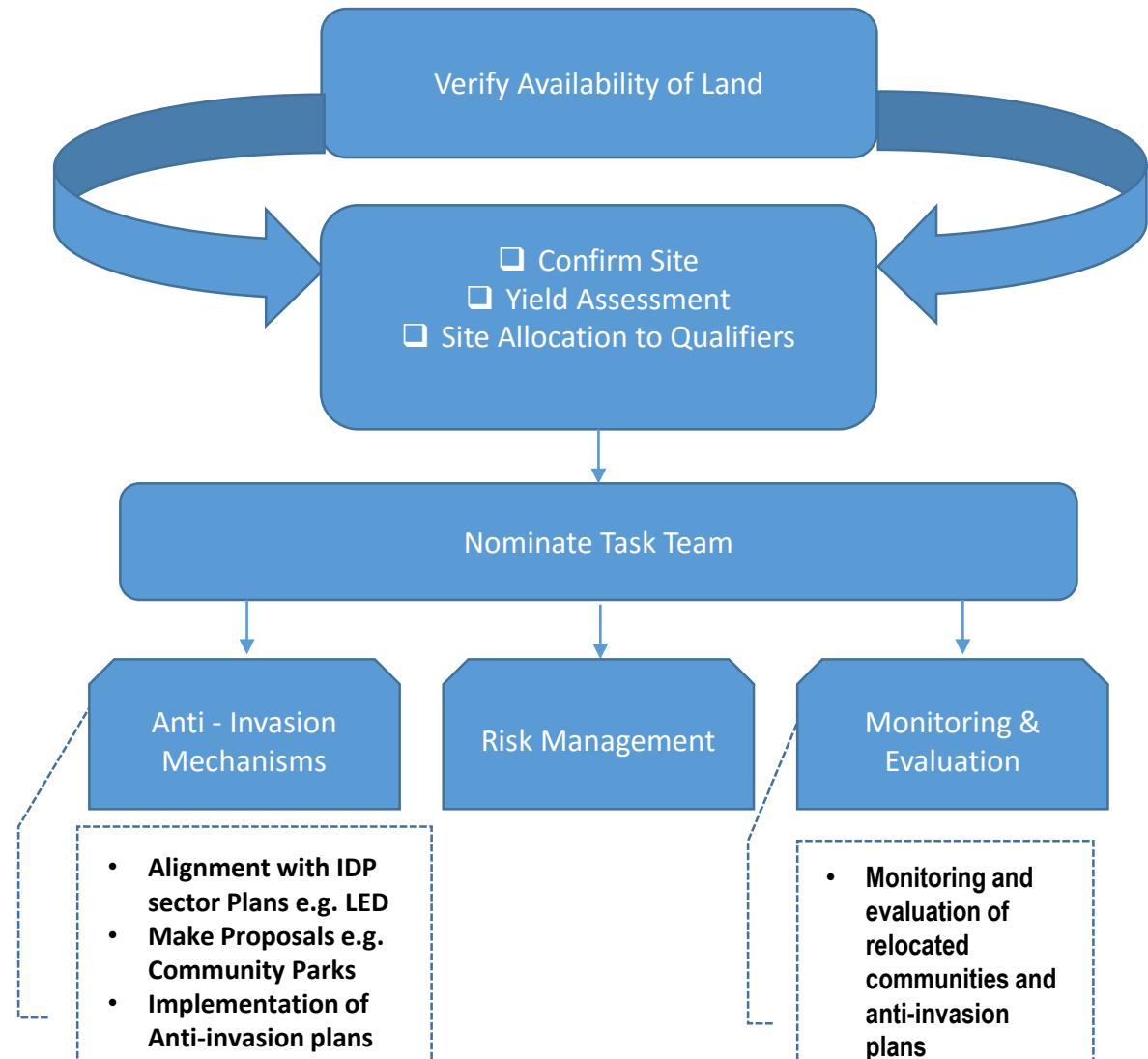
### ➤ DEALING WITH ILLEGAL IMMIGRANTS RESIDING WITH THE INFORMAL SETTLEMENT

- ❖ 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**

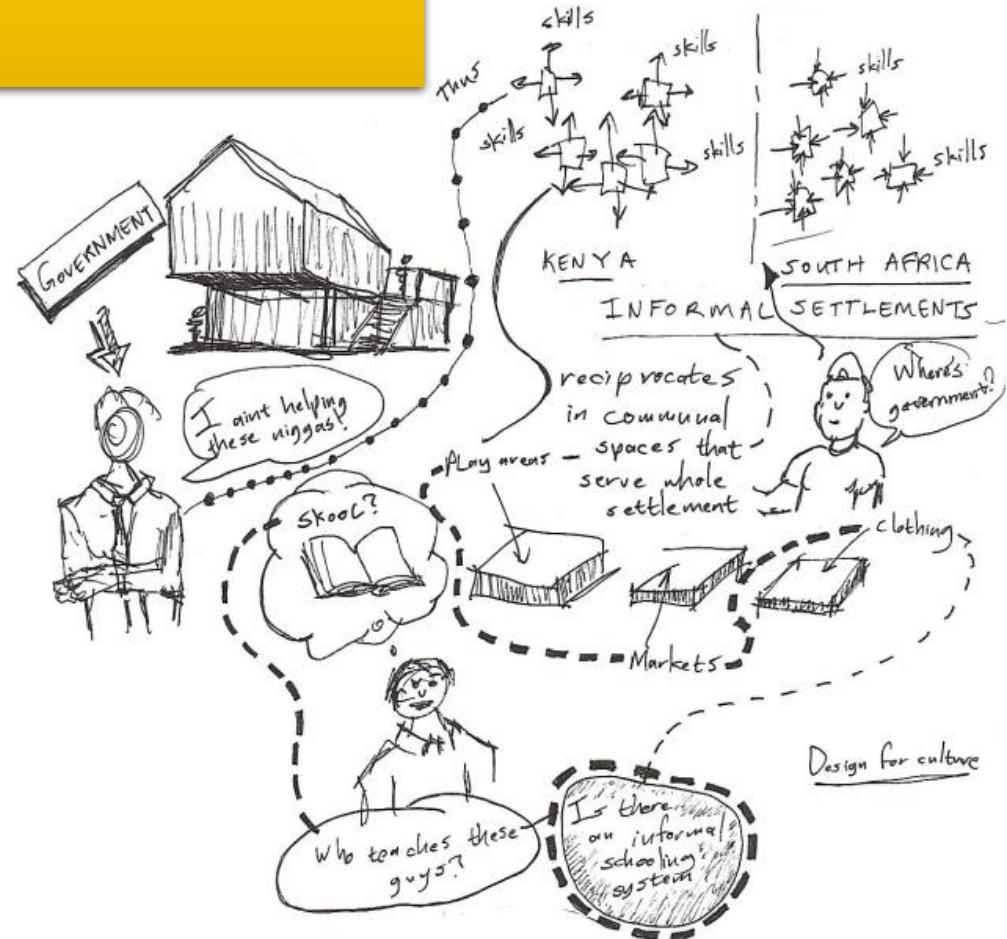


## WHO TO INVOLVE: STAKEHOLDERS

- 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**

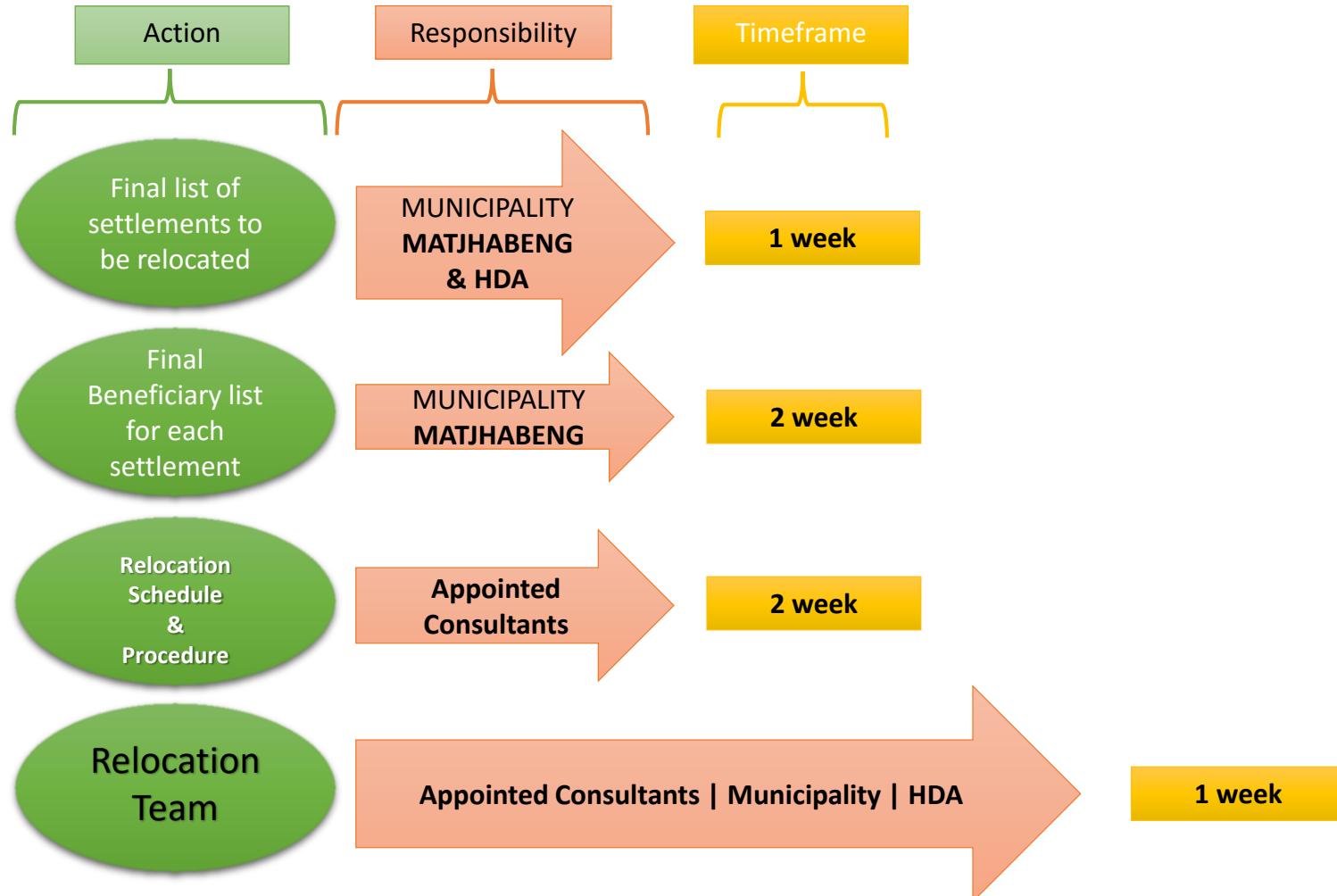
MILESTONE	Description	Timeframe
MASS COMMUNITY MEETING	<ul style="list-style-type: none"> <li>1 Week prior to relocation the community needs to be gathered</li> <li>Clarify the logistics of the relocation process.</li> <li>Households are to be informed of dates they will be moved, the procedure to be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



## 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**