

GAUTENG DEPARTMENT OF HUMAN SETTLEMENTS

NCOP MINISTERIAL BRIEFING

08 MARCH 2022



GAUTENG
PROVINCIAL GOVERNMENT
REPUBLIC OF SOUTH AFRICA

Growing Gauteng Together



Impact Statement

IMPACT STATEMENT

“Growing Gauteng Together (GGT2030) Through Integrated Human Settlements and Sustainable Urban Planning within the Gauteng City Region”.

Department of Human Settlements Responds to GGT2030 mainly through 2 priority areas:

GGT2030 Priority area	MTSF Priority	Action to achieve
Priority 2: Economic transformation and job creation	Create decent employment for skilled and unskilled labour	Increase investment in the economic development of townships, deteriorating areas and peri-urban areas
Priority 5: Spatial integration, human settlements and local government	Integrated, sustainable, spatially transformed human settlements and liveable neighbourhoods	Delivering inclusive housing developments, supported by improved access to basic services and connectivity through the various delivery programs



2019 – 2024 DELIVERY PRIORITIES



Delivery Priorities

OUTCOMES

1. **Leverage available land (both state owned and privately-owned land) to fast track the implementation of the Rapid Land Release programme**
2. **Provision of housing opportunities (serviced stands and completed housing units) through a range of housing programmes**
3. **Hostel Redevelopment Programme**
4. **Resuscitation of the Urban Renewal Programme**
5. **Provision of security of tenure through issuance of Title Deeds**



PROGRESS ON DELIVERY AGAINST TARGETS



Rapid Land Release & Provision of Housing Opportunities

Outcome	Output Indicator	5 Year Delivery Target	Performance to date (as at end January 2022)
RAPID LAND RELEASE PROGRAMME: Integrated, sustainable, spatially transformed human settlements and liveable neighbourhoods:-	Number of serviced sites released to beneficiaries for self-build and carry	75 000	1 610 allocated 12 010 acquired

Rapid Land Release Programme

- State land requires **detailed planning prior to release** hence downward adjustment
- **Detailed planning works** (engineering, town planning etc.) **on 31 371 sites against 100 000 potential sites** is in progress to enable release of the identified land parcels with the potential yield of serviced stands pipeline within the next 2 years.
- Serviced sites acquired to date are **12 010** in total with 3550 of those in final stages of acquisition
- 5 Major **Banking Institutions** have demonstrated an appetite to **fund beneficiaries for self build** purposes
- **2 440** sites available for release (Montrose, Westonaria Borwa & Evaton)

Key Next Steps

- Finalise pending activities on acquisition
- Finalise Beneficiary Administration and allocate sites



Provision of Housing Opportunities

Outcome	Output Indicator	5 Year Delivery Targets	Performance to date (as at end January 2022)
Provision of housing opportunities <ul style="list-style-type: none"> Through stands serviced with water and Sewer and through the construction of housing units via a range of housing programmes (<i>Mega, Legacy projects, Social & Rental, FLISP, RLRP serviced stands, hostel redevelopment units, Non credit linked subsidised housing etc...</i>) 	Number of housing opportunities created through the following programmes	100 000	54 319 as at end of Feb'2022
	Number of Mega Projects housing units completed per financial year	As at February a total of 27612 stands have been serviced and 26707 Housing units have been completed through the various housing programs. Housing units have been allocated to qualifying beneficiaries based on an allocations policy which prioritizes vulnerable groups such as the aged, People living with Disabilities, Military Veterans, Child Headed Households. Local artisans and entrepreneurs have also benefitted through the construction of house in line with the 30% local beneficiation policy	
	Number of Mega Projects serviced stands developed per financial year		
	Number of Legacy Projects housing units completed per financial year		
	Number of Legacy Projects stands developed per financial year		
	Social and rental Housing incl. student accommodation		



Hostels Redevelopment Programme

Outcome	Output Indicator	5 Year Delivery Target	Performance to date (as at end January 2022
<p>Integrated, sustainable, spatially transformed human settlements and liveable neighbourhoods</p> <p>The aim of this programme is to redevelop the current overcrowded, unliveable hostels to habitable units which will include security of tenure through the issuance of title deeds to qualifying beneficiaries</p>	<p>No of hostels converted into family units</p> <p>**Departmentally owned hostels (the Dept owns 6 hostels in the JHB inner city)</p> <p>Number of hostels where construction is taking place as per the Hostel Redevelopment Programme</p>	<p>6 departmentally owned hostels</p>	<ul style="list-style-type: none"> • The Gauteng Hostel Redevelopment Strategy was Approved by the Provincial EXCO last year. • Engineering planning work is underway on 3 hostels while bulk assessments are to start on all inner city hostels. This will allow for proper planning • Construction had commenced on 2 hostels and is planned to be finalized in the coming financial year • Alternative land has been found to decant some of the inner city hostels. Planning will commence on these land parcels.



Urban Renewal Programme

Outcome	Output Indicator	5 Year Delivery Target	Performance to date (as at end January 2022
URBAN RENEWAL PROGRAMME (URP)			
<p>Resuscitation of Urban spaces in Gauteng's old towns that are characterized by aging infrastructure</p> <p>The intended outcome of this programme is Integrated, sustainable, spatially transformed human settlements and liveable neighbourhoods</p>	<p>Number of urban renewal programme(s) revived and supported</p> <ul style="list-style-type: none"> Number of identified projects implemented in URP areas per financial year 	<p>5 Urban Renewal Projects in (Evaton, Bekkersdal, Alexandra, Winterveldt and Kliptown)</p>	<p>2 projects implemented (@ Evaton and Bekkersdal)</p> <p>Alexandra (under planning)</p>
<p>•The Greater Alexandra Development Plan has been completed pending adoption by the City of Joburg Council (CoJ)</p> <p>•Infrastructure improvements for Alexandra are at assessment level for Bulk (water, sewer, storm water and roads) . These are envisaged for completion by June 2022. The exercise will assist in establishing infrastructure requirements.</p> <p>•Winterveld : A review of the master plan in consultation with the community is currently underway. The Department has constructed more than 500 housing units in Winterveld 2018-Date. Storm Water Reticulation and Maintenance: The Department maintained the stormwater infrastructure creating 500 job opportunities.</p> <p>•Evaton: The 2nd Phase of the Sewer Outfall network upgrade is pending conclusion of the procurement process</p> <p>•Bekkersdal: Work underway is on resuscitating the improvement of the internal Infrastructure upgrade which had not been completed by the previous contractor</p>			



Informal Settlements Upgrading Programme

Outcome	Output Indicator	5 Year Delivery Target	Performance to date (as at end January 2022
INFORMAL SETTLEMENTS UPGRADED			
Informal settlements upgraded This Programme is aimed at incrementally upgrading informal settlements through the provision of basic services	<ul style="list-style-type: none"> Number of informal settlements upgraded in accordance to the Upgrading of Informal settlements Programme (UISP) relevant Grant 	<ul style="list-style-type: none"> 10 Informal settlements to be upgraded 71 informal settlements to receive interim services 	<ul style="list-style-type: none"> Chemical toilets were allocated to 45 Informal Settlements in 2020/21 FY 54 Informal settlements provided with sanitation services as part of category B2,- (interim support services) however, no full upgrading has been realized yet.
<p>The Department has initiated the in-situ upgrade of 31 informal settlements (category A & B1), the Department will under take the relocation of 41 informal settlements due to their geotechnical conditions.</p> <p>The Department will continue to provide interim basic services in all informal settlements whilst processes to formalise the townships continue.</p>			



Provision of security of tenure through the issuance of Title Deeds

Outcome	Output Indicator	Proposed Adjustment Delivery Targets	Performance to date (as at end Feb '22)
Provision of security of tenure through issuance of Title Deeds to qualifying beneficiaries	Total	67654	22 438
	Number of title deeds registered under pre-1994 backlog	6583	2638
	Number of title deeds registered post-1994 backlog	37668	14773
	Number of title deeds registered under current projects – Post 2014 (current/new)	23403	5027

- Some properties targeted for current registrations are in townships with **outstanding townships milestones** (with formalisation as a dependency
- **9 townships were formalised (2019/20)** with 17 townships were at various stages with milestones achievements
- **20 townships are as at 2021/22 FY undergoing the formalisation process**, with some milestones achieved e.g. Layout plans achieved.
- **Slow progress on the issuance of outstanding service certificates by municipalities** engagements continue.
- Municipalities, especially COT, are not willing to waiver some conditions of establishment sighting related risks (floods and major road accidents at the major intersections) associated with not having full services (roads & storm water) in place.



Cross Cutting Responsibilities (with additional categories)

Category	Indicator	MEC's 5-year Target	Progress to date as at end January
Employment Equity	Percentage women representation on levels 13 to 16	50%	49%
	Percentage People with Disabilities (PWDs) employed	3%	2.54%
Houses allocation to vulnerable groups	% Houses/units allocated to /units allocated to PWDs	5%	63% (262/417)
	% Houses/units allocated to older persons	10%	69% (578/834)
	% Houses/units Allocated to homeless children and victims of GBV (special cases)	10%	6.2% (52/834)
	% Houses/units Allocated to Military Veterans	5%	18% (359/2023)
Preferential Procurement	Percentage spend on women owned businesses	40%	13.5%
	Percentage spend on PWD owned businesses	5%	1.37%
	Percentage spend on youth owned businesses	30%	2.04%
	Percentage spend on township businesses	80%	53.7%
Military Veterans	Number of beneficiaries	5% of allocations	704 MVs allocated housings
Financial Management	Audit Status	Clean	Qualified (vote) Disclaimer (Housing Fund)
	Payment of Suppliers	15 or 30 days*	91.3%
Infrastructure Delivery	Number of work opportunities created	30 871	16208
	Number of jobs created	49 878	2457
	Number of Black emerging contractors empowered	50	86



Key Challenges and proposed Interventions

Challenges	Interventions
Insufficient bulk infrastructure	<p>Bulk fund to support Human Settlements integrated developments.</p> <p>Upgrade masterplans available for municipal wide upgrades that will support all current and future human settlements and other development</p>
Ever growing inward migration into Gauteng and the demand for housing	Continue with structured planning towards the upgrade of informal settlements and housing delivery
Limited resources nationally and provincially	Despite
Land and property invasions	Joint interventions by Dept. as landowner but with SAPS and Community Safety to deal with criminality
Constant disruptions of projects by business forums	
Funding of conditions of establishment for Title Deeds issuance	Engagements with municipalities on joint funding and /or wavering of some conditions



THANK YOU