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## AGANANG MUNICIPAL IDP HOUSING CHAPTER

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### 1. ANALYSIS

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#### 1.1. Background

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Aganang Municipality is the fourth largest of the five (5) local municipalities within the Capricorn District Municipality and it is located in the western part of the district in the Limpopo Province. The Municipality is rural and has 107 villages with only four identified nodal points, namely the Ceres/Ga-Ramapuru, Ga-Madietane and Mashashane and Kalkspruit (**Figure 1**). There are 18 wards under the municipal jurisdiction, with 99% of the land under the jurisdiction of Traditional Authorities.

The municipality has no proclaimed township, with the municipal jurisdiction made up of dormitory settlements with little or no economic base. Most members of these communities are dependent on subsistence agriculture or income from migrant workers. There is an attempt to coordinate local community projects, but some of these have proven not to be sustainable. Most of the community members that are economically active commute between Aganang and Seshego-Polokwane.

The municipality has an evenly scattered spatial pattern, and it is traversed by route D3390 in an east-west direction, forming a major link between Polokwane and route N11 that links South Africa with Botswana.

According to Community Survey 2007 Aganang Municipality is currently home to an estimated population of 147 300 people.

**Table 1: Estimated Population in Census 2001 vs Community Survey 2007**

Municipality	POPULATION 2001	% of District	% of Province	POPULATION 2007	% of District	% of Province
LIM351: Blouberg	161 323	13,97		194 119	15,61	
<b>LIM352: Aganang</b>	<b>c147 682</b>	<b>12,78</b>		<b>145 454</b>	<b>11,70</b>	
LIM353: Molemole	109 441	9,47		100 408	8,08	
LIM354: Polokwane	508 277	44,01		561 772	45,9	
LIM 355: Lepelle-Nkumpi	227 970	19,74		241 414	19,41	
<b>DC35: Capricorn</b>	<b>1 154 692</b>			<b>1 240 035</b>		
<b>Limpopo</b>						
LM Growth per annum (2001 – 2007)	0,8 %					

Source: STATS SA, Census 2001 and Community Survey 2007

Housing features as priority number six in the IDP of the Aganang Municipality, under what is referred to as basic needs.

## **1.2. Critical Housing Related Issues**

The following matters were highlighted by the municipality as being the major housing related problems/concerns in the municipality:

- The municipality does not have a housing unit/division. This function is currently with the Institutional and Social Development Division (ISD) within the Corporate Services Department. There are three officers who deal with issues of beneficiary identification and compilation of the housing waiting list. The Technical division lends support whenever possible.
- Due to the rural nature of the municipality, it does not own any land, because all the land is under the custodianship of the four traditional authorities. This fact poses a challenge in that some of the current township establishment projects, e.g. Rampuru-Ceres has been halted due to disputes over land ownership.
- Dispute over ownership of some of the RDP houses either because the beneficiaries have deserted the house or they are deceased. As a result there are some houses that remain unoccupied. This challenge has to do with government bureaucracy in housing allocation.

- The municipality is not a housing authority, and they always have to await the allocation as per the Department of Local Government and Housing. Allocation of available housing units is done per ward.
- Some of the building contractors come into the community and offer local labourers jobs, but in most cases they do not pay them their dues. This is a challenge to the municipality because it is unable to enforce the payments.
- In some of the housing projects, the VIP latrines are not built according to technical specifications, thus posing a challenge to the environment.
- There are still a few blocked projects in the municipality. (*verify numbers*)

### **1.3. Estimated Housing Backlog**

It has already been mentioned that Aganang Municipality is rural in nature and it also does not have any farming community. The current housing backlog all belongs in the traditional category and it is tabulated per ward (**Table 2**):

**Table 2: Aganang Housing Backlog (2008)**

Ward	Number of villages	Backlog
1	6	316
2	5	113
3	5	224
4	5	163
5	4	77
6	4	78
7	5	93
8	7	97
9	5	114
10	5	105
11	5	175
12	5	92
13	5	121
14	5	101
15	6	129
16	3	76
17	4	184
18	4	78
<b>Total</b>	<b>88</b>	<b>2336</b>

*Municipal Estimates: March 2010*

- According to the information collected from the municipality (interview) are no informal structures/settlements in the municipality.
- The current housing backlog in the 88 out of 107 rural villages stands at 2763.

**Table 2a: Blocked Projects:**

Village	Type of Project	Fin. Year	Original Units Planned	Outstanding Units	Remarks
Aganang Villages	Rural	2003/2004	200	143	Prioritised for 2009/2010
Phaudi	Rural	2002/2004	200	1	Closed at 199 units
<b>Total</b>			<b>400</b>	<b>144</b>	

According to the records of the Department of Local Government and Housing, Aganang Municipality has only 143 housing units that must be addressed under the blocked projects programme. This will be addressed in the 2009/2010 financial year.

**Table 3: Multi-Year Housing Plan: Housing Need for the Period 2008-2012**

TYPE	2007	2008	2009	2010	2011	2012
TRADITIONAL	1206	1220	1233	1247	1260	1272
INFORMAL	651	659	666	673	680	687
BACKYARD	288	291	294	298	301	304
<b>TOTAL</b>	<b>2145</b>	<b>2170</b>	<b>2194</b>	<b>2217</b>	<b>2240</b>	<b>2263</b>
	<b>2007-2008</b>	<b>2008-2009</b>	<b>2009-2010</b>	<b>2010-2011</b>	<b>2011-2012</b>	<b>2007-2012</b>
% growth per annum						

Source: Limpopo Province Multiyear Housing Plan 2012, August 2007, Africon and Themba Maluleka Consortium

**Table 4** below gives a picture of the housing typology that exists within the Aganang municipal jurisdiction. According to this table, more than 90% percent of the population lives in house or brick structures, a point that supports the low level or almost non-existence of informal settlements in the municipal area.

**Table 4: Aganang: Type of Dwelling, 2001 and 2007 (%)**

Year	House or brick structure	Traditional dwelling	Flat in block of flats	Town/ cluster/ semi-detached house	Backyard	Informal dwelling	Room/ flatlet not in backyard but	Caravan or tent	Private ship/boat	Worker's hostel (bed/ room)/ other	Total
2001	89,4	7	0,1	0,2	0,3	2,7	0,2	0,1	-	-	100
2007	92,6	2,8	-	-	-	4,6	0,3	-	-	-	100

Source: STATS SA, Census 2001 and Community Survey 2007

## 1.4. Land Identified and Projects Underway

The Aganang Municipality's focus for housing delivery is in the villages around the Rampuru-Ceres population concentration centre, where the local municipality's offices are located. The reason behind this focus is because one of the municipality's priorities is to develop and densify the area. The said township under establishment is at this stage being derailed by the landownership. The land earmarked for this development is in the custodianship of the local tribal authority, therefore a tribal resolution still needs to be signed. The earmarked townships are being proclaimed under R293 Proclamation, and they are:

- Ceres-Rampuru – (Farm Ceres 599 LS) to be called Aganang Township - *erven number to be established with municipality*
- Kgabo Park Extension 1 – north of Ga-Rampuru (Farm Vulcanas 584 LS) *erven numbers to be established with municipality*

Other townships that are being established are:

- In the Ga-Ramokadi-kadi area, on the farm Vlakfontein 588 LS
- Mandela Park – north of Mashashane.
- Sebora township – still awaiting approval of General Layout plan by office of the Surveyor-General.

The erven yield that will be available after the establishment processes are complete are yet to be established. This will thus enable the municipality to plan for and include other housing programmes going forward.

The Integrated Development Plan makes mention of the construction of 200 housing units for the current 2008/09 financial year – a project funded by the Department of Local Government.

Whenever there are plans for any housing development it is imperative to ensure that there is sufficient bulk infrastructure to cater for it. The situation within Aganang Municipality is that it is a water provider, but Capricorn District Municipality is the authority for water supply. The people of Aganang get their water from boreholes, and the reticulation's capacity needs constant monitoring and upgrade. There are also two water schemes operating in the municipality, the Mamadila dam and the Mashashane dam. Both of these schemes' capacity do not have enough capacity and are thus in need of upgrade.

Capricorn District Municipality also provides sanitation services to the rural villages. There is a backlog in relation to sanitation. The municipality uses a septic tank.

There is also a backlog in electricity supply, but there are plans in the current 2009/09 financial year to electrify 10 villages.

## **2. HOUSING STRATEGY**

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According to **Table 2a** Aganang Municipality has 143 blocked housing units which will be addressed in the 2009/2010 financial year. Even though these housing units are not part of the larger scheme of 1830 housing backlog, they will bring some sort of relief to the beneficiaries who have been waiting for some time for their housing allocation.

The backlog of 2763 housing units will be addressed in the land or areas identified for proclamation under the R293 Proclamation which are at different stages of development.

The areas are listed as follows:

- Ceres-Rampuru – (Farm Ceres 599 LS) to be called Aganang Township
- Kgabo Park Extension 1 – north of Ga-Rampuru (Farm Vulcanas 584 LS)
- In the Ga-Ramokadi-kadi area, on the farm Vlakfontein 588 LS
- Mandela Park – north of Mashashane.
- Seboria township – still awaiting approval of General Layout plan by office of the Surveyor-General.

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## **3. PROPOSED PRIORITY PROJECTS**

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Following from the above information, the proposed priority housing projects for Aganang Municipality can be summarised as follows:

To date, Aganang Municipality focus in terms of subsidized housing has been on PHP and RDP houses. With the plans for the establishment of Aganang township it is recommended that the municipality looks into the possibility of Project linked/ finance assisted housing – this is to ensure that housing will be provided for the gap market of the people that earn between R3501 and R7000.00. This will also help in enhancing the property value in the municipality and increasing the diversity of the housing typology, thus making the area in this population concentration attractive to other people who are currently in areas that are far from the place. This is also boosted by the fact that it lies adjacent to the Polokwane-N11 route.

In the other areas such as Mandela Park and Seboria township where the level of bulk services in the municipal jurisdiction are very limited and, and given the rural nature of the municipality it is thus a given that at this stage the rural housing programme should be implemented.

#### **4. CONCLUDING REMARKS**

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The Aganang Municipality does not have a dedicated unit that deals with housing services, and at the moment the service is overseen by the Institutional and Services Divisions assisted by Technical Services. As a result of this the municipal lacks a clear and well-directed vision as to how it will meet the existing and projected future housing demand in its area of jurisdiction. It is recommended that the municipality sets up such a unit that will be dedicated to ensuring the smooth delivery of housing in the area.

Given the rural nature of the municipality, diversifying housing delivery programmes could improve and help in the development of the municipal nodal points.