

GUIDELINES TO ASSIST MUNICIPALITIES IN THE PREPARATION OF MUNICIPAL HOUSING PLANS

The Municipal Housing Plan should have a strategic focus, a five-year time horizon and be linked to the IDP. The following are suggested as core elements of a Municipal Housing Plan.

1. BACKGROUND

LOCAL CONTEXT

- Spatial Context – location in relation to District – major road links & linkages to tourist and trade routes
- Demographic Context – population statistics & breakdown
- Economic Context – different sectors of economy and key economic issues
- Social Context – key social issues

CURRENT HOUSING DEMAND

- The numerical extent of housing need in the municipality
- The number of potential beneficiaries per subsidy instrument /priority issue

2. LAND IDENTIFICATION

Well located land to be identified of which ownership details should be established and which should ;

- Be linked to Municipal Spatial Development Framework
- Afford every access to employment opportunities, education, health care facilities etc.
- Be serviced by adequate existing bulk and/or connector services or must be capable of being provided with such bulk and/or connector services within a reasonable period
- Have access to transportation facilities
- Direct development towards existing economic opportunities and should promote the spatial integration of towns and cities

3. CURRENT HOUSING SITUATION

CURRENT HOUSING PROJECTS

- Number of Projects
- Types of Projects
- Location of Projects
- Funding Implications per project per financial year

Also include information on land reform/restitution projects taken over from DLA using the format suggested under current housing projects

4. PLANNED PROJECTS

- Housing Planning Template can be used as a basis for the planning of housing projects
- Must be linkages between municipal priority housing issues, objectives & strategies
- Strategies need to be linked to Provincial Priority Housing Programmes & budgets
- Quantum funding targets need to be indicated per subsidy instrument/priority issue – envisaged budgetary implication for each year and the total for the three year period
- Focus for each financial year – specific projects to be mentioned – types of projects – location of projects - number of beneficiaries per project – project values

5. INTEGRATION WITH OTHER SECTORS

Housing delivery to be integrated with other sectors – land reform, CMIP, transport, education, economic development, health etc. to ensure integrated delivery of services. Hence the need for the Municipal Housing Plan to be linked to the IDP. This will also ensure sustainability of housing projects.

6. SPATIAL DEVELOPMENT PLAN

A map indicating the spatial development plan of the municipality indicating areas prioritized for housing development.

7. PERFORMANCE MEASUREMENT

Some basic performance measures need to be put in place to enable later evaluation of the effectiveness and efficiency of housing delivery in the municipality – performance indicators per priority issue

8. HOUSING INSTITUTIONAL FRAMEWORK

Current institutional arrangements and capacity to manage the housing delivery process and envisaged capacity and infrastructure requirements to effectively implement planned housing programmes.