



human settlements

Department:  
Human Settlements  
REPUBLIC OF SOUTH AFRICA



“We will embark on and lay the basis for a Master Spatial Plan for Human Settlements so that we can direct all the necessary amenities to where human settlements are and we are able to plan ahead for the provision of the necessary infrastructure and amenities.”

Ministry of Human Settlements Budget Vote Speech by  
Honourable Lindiwe Sisulu 15 July 2014

**National department of Human Settlements  
Concept Note: Master Spatial Plan  
JULY 2014**

# Contents



The Master Spatial Plan ***for Human Settlements*** should confirm and indicate the following:

- *Principles of spatial targeting;*
- *Criteria for investment;*
- Identification and *mapping of broad investment* areas as per the criteria;
- Identification of *land available* in most suitable locations, both public and private;
- A list of projects which will form part of catalytic projects.
  - Mining towns can form part of the catalytic projects which are defined as projects which generate further investment and sustainability of the areas in which they are situated.

## Alignment between BNG, NDP and the MSP



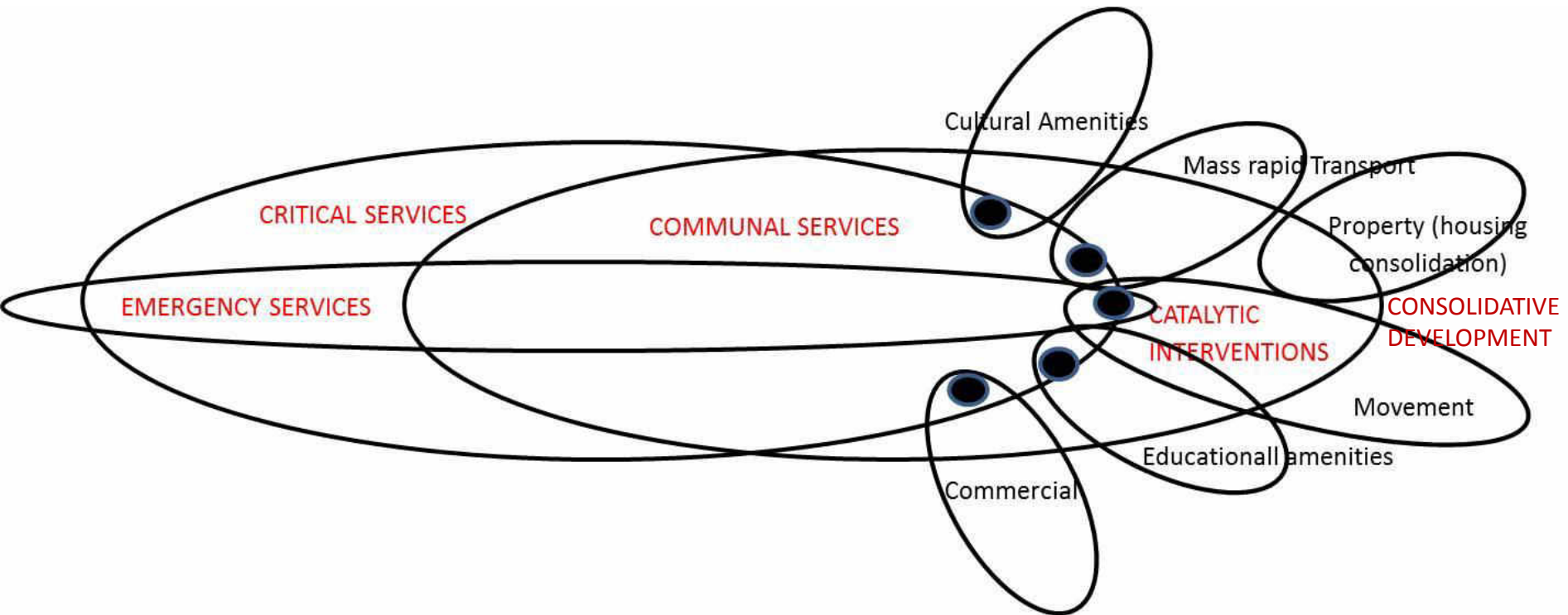
- The development of **sustainable human settlements** must be undertaken within a broader *spatial restructuring* framework, incorporating the principles of the National Spatial Development Plan, and the National Urban Strategy.
- Breaking New Ground asks for greater *coordination and alignment* of various planning instruments and economic policies.
  - This requires *more than co-ordination between departments*,
  - but instead suggests the *need to develop a single overarching planning capability*.
- Aligned with the National Development Plan bringing a focus through the Strategic Integrated Projects (SIP's), creating collaborative investment.

# Purpose of the Master Spatial Plan For Human Settlements



- Create a spatial framework to *guide investment* by all state departments and state owned companies and specifically the Human Settlements Sector
- Provide a framework for investment by various private sector actors in the human settlements environment;
- Achieve a **creative balance** between spatial equity, economic competitiveness and environmental sustainability so as to overcome the legacy of apartheid spatial planning;
- Support the process and guide spatial planning for local and provincial authorities
- Provide *guidance to the implementation of all MTSF targets in alignment with a spatial plan and approval of projects*
- Provide guidance to the Implementation of **strategically chosen catalytic interventions** to *achieve spatial transformation*

# What can be considered as Catalytic Initiatives



- Catalytic projects can range from *mega scale* inclusionary neighbourhoods to seemingly *small but high impact* interventions.
- The **underlying principle** of all of these is that they are all **spatially targeted interventions** whose main objective is to
  - **intervene to deliberately restructure settlement patterns and**
  - **create impact on the environment.**

# Spatial principles



A review of the legislative framework has resulted in a number of common spatial *principles against which all spatial development* should conform.

These are guided by *spatial targeting* principles to lessen the effect of apartheid in the market mechanisms and macroeconomic policies would continue to wide the developmental gap the poor and the rest of the residents in our cities.

# Principles for spatial development



A review of the legislative framework, in particular the NDP2030 and Spatial Planning and Land Use Management Act, has resulted in a number of common spatial principles, against which all spatial development should conform:

- Spatial Justice – e.g. integration
- Spatial Sustainability – e.g. location, access to employment opportunities, relationship to environment
- Spatial Resilience – e.g. mixed use, incremental development
- Spatial Quality - e.g. diversity and choice
- Spatial Efficiency – e.g. optimal use of limited resources
- Good administration (SPLUMA) – e.g. institutional arrangements

# Principles of spatial targeting



*\*UN-Habitat Sustainable Development Goals*

## COMPACT\*

- Definition of extent of intervention
- Increased density in urban areas = viable public transport settlements
- Increased land values

## CONNECT\*

- Deliberately restructured settlement patterns = spatially transformed settlements
- Pedestrian and non-motorised prioritised environments = energy efficient settlements
- Transit orientated development

## INTEGRATE\*

- Appropriate settlements typology in rural areas
- Mixed use environments = whole neighbourhood or villages
- Diversity and choice in housing options = freedom of movement
- Natural environment constraints and opportunities (climate, topographic features, conservation)
- Political objectives

**Creating an understanding on:**

***Where, Customised solutions (design) and Collaborative Investments...***



# Meeting Sustainable Development Goals

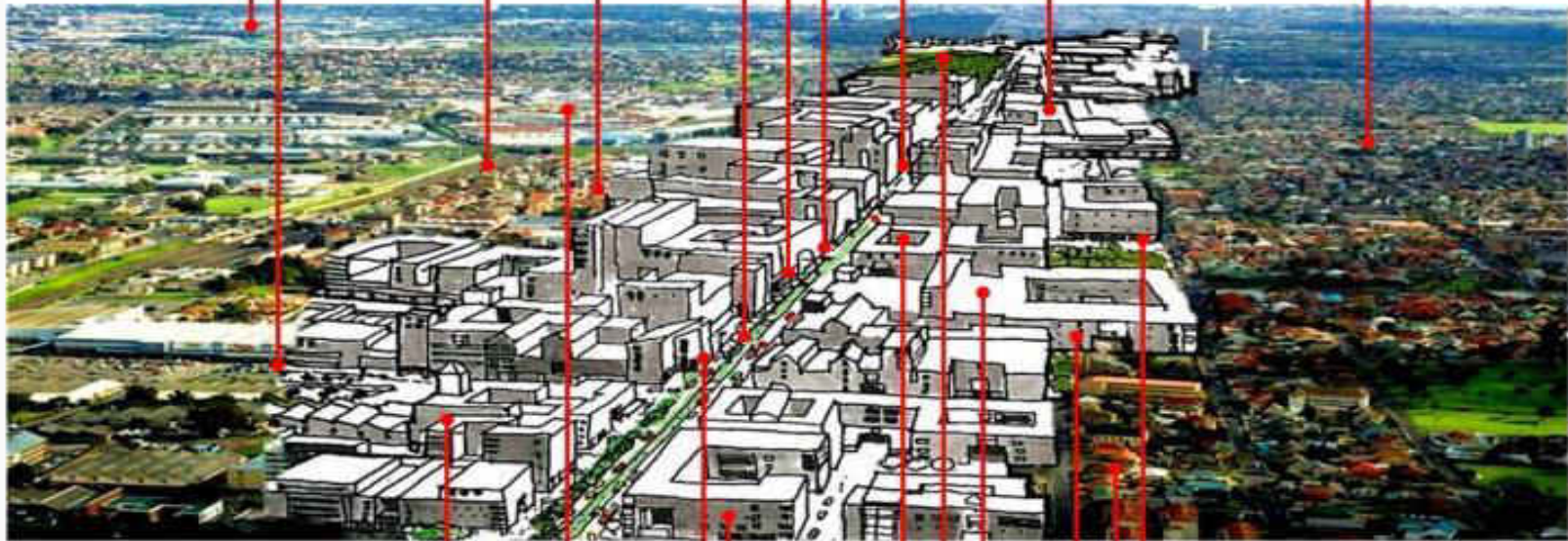


## CONNECT

Digital communication networks  
Foot paths  
Cycle paths  
Mass public transport  
Vehicles  
Airport

## COMPACT

(Dwelling unit density of 60 du/ha makes public transport viable)  
120DU/Ha  
40 DU/Ha



## INTEGRATE (% land for 92 du/ha settlement)

Mobility network (14%)  
Schools (9.5%)  
Non-pollutive Industry (6.8%)  
Commercial (includes civic center) (4.6%)  
Institutions (Health, higher education etc) (2.3%)  
Open space (4%)  
Sports complex (1.1%)  
Utilities and other (4.6%)  
Residential (housing ladder) (53%)

# Criteria for prioritisation of human settlements



In order to prioritise the following aspects are taken into consideration and balanced according to the strategic objective:

- Type of contribution of the settlement to SA economy
- Government plans and objectives to be met (NDP)
- Growth (increasing or declining) – economic and population (respond to urbanisation, curtail decline)
- Demographic profile and quantity
- Extent of the difference between supply and demand for adequate housing (housing need)
- Settlement type (municipal category)
- Housing challenge to be addressed as per local area
- Locality (related to mobility networks at various scales)
- Existing capacity (infrastructural and social amenities other)
- Level of deprivation
- Critical mass for impact

# Evaluation of projects to be based on:



## Principles

Compact

Connect

Integrate

## Criteria (impact)

- Participation in the Economy
- Using NDP objectives
- Demographic profile
- Supply and demand
- Built environment capacity
- Changes in deprivation profile

## Criteria (Integration)

Regional  
critical mass

Consideration  
of existing  
context and  
capacity

Technical  
verification of  
locality

Growth and  
contribution  
to economy

Solution  
specific  
through  
settlement  
type

# Impact criteria



<b><i>Supply and Demand</i></b>	<b><i>Built Environment capacity</i></b>	<b><i>Demographic profile and quantities</i></b>	<b><i>Participation in the Economy</i></b>	<b><i>Changes in deprivation profile</i></b>
Access to secure tenure	Protect agricultural land and conservation areas	Trends analyses on status quo and future developments	Ensure viable communities	Address the inclusion of HDI and areas of deprivation
Increase diversity	Build in redundancy		Ensure sustainable livelihoods	
Provide housing options	Ensure pedestrian prioritised environments			
Promote appropriate density	Comply to appropriate norms and standards			
Efficient and streamlined development application procedures				

# Integration criteria



<b><i>Technical verification of locality</i></b>	<b><i>Solution specific through settlement type</i></b>	<b><i>Growth and contribution to economy</i></b>	<b><i>Regional critical mass</i></b>	<b><i>Consideration of existing context and capacity</i></b>
Include spatial planning mechanisms (SDF's +)	Ensure Incremental upgrading	Improved access to use of land	Create liveable, vibrant and valued places	Optimise existing resources and infrastructure
Environmental integration and responsiveness	Promote sustainable development and limit urban sprawl	Optimise land development viz fiscal, institutional and admin means	Adhere to timeframes	Mobility networks
Access to economic, social and cultural amenities	Allow flexibility in spatial plans and policies	Stimulate effective and equitable functioning of land markets	Promote citizen participation and empowerment	
	Ensure cross-sectoral initiatives and collaborative funding	Shared and distributed decision-making on financial, social, economic and environmental impacts		

**Leading to where should the human settlements sector invest?**

..... Major railway lines  
— Major vehicular transport  
— Major tourist routes

# Basis for Spatial Prioritisation



Spatial prioritisation in the Human Settlement Sector is mainly guided by three main concepts:

- **Investment areas**

Focus on Number of National, Provincial and Municipal Programmes; Housing Need; Growth in employment; Population growth; Gross Value Add (GVA) - measure value of goods and services produced - is output minus intermediate consumption; GVA Growth; In-migration)

- **Intervention areas**

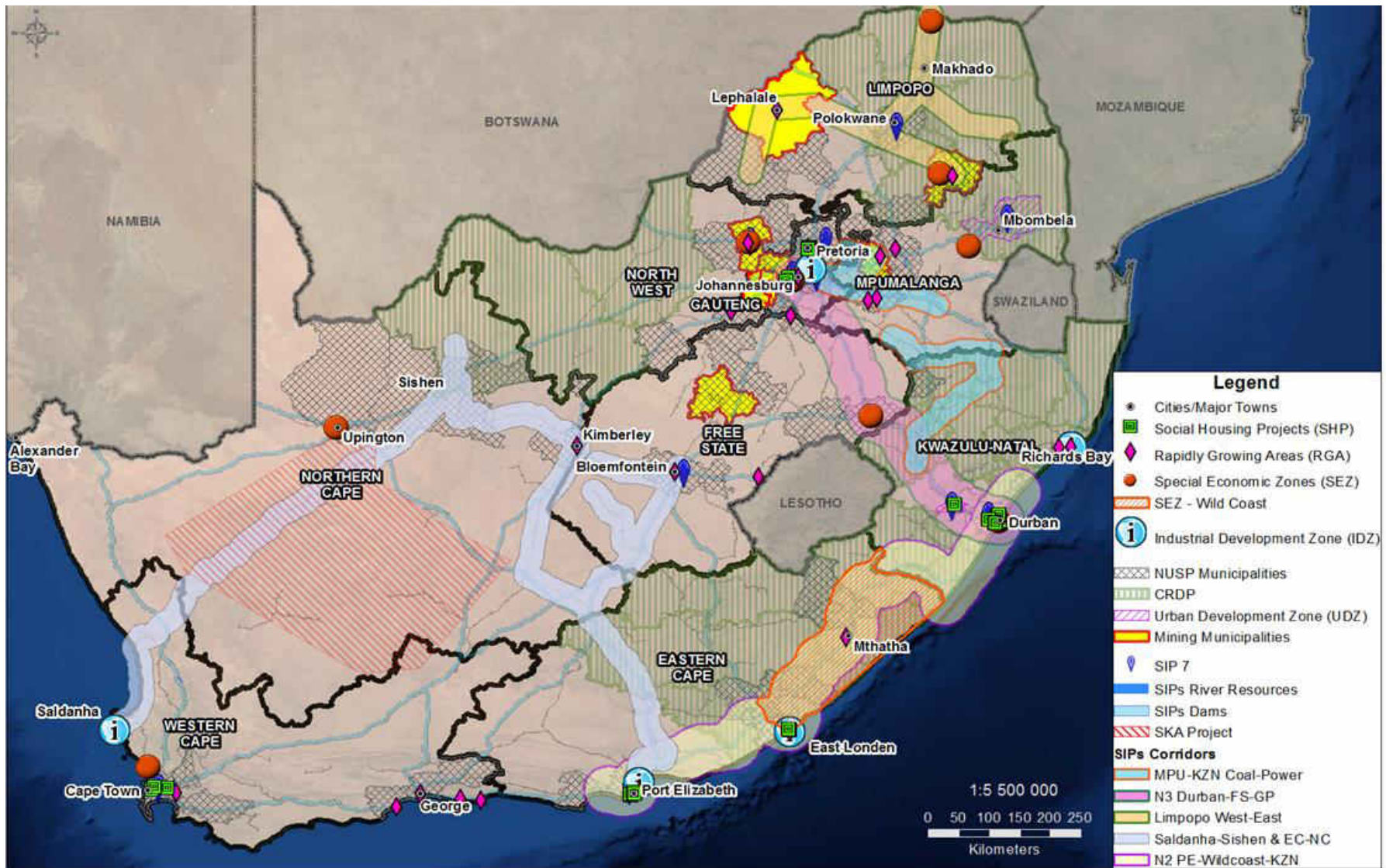
Focus on mining towns and niche towns (e.g. military veterans)

- **Areas of Deficiency (Deprivation - 95th percentile)**

Focus Housing Need; Lack of access to basic services; Number of people with no formal education; Number of unemployed people; Number of Households with an income of less than R3 200.00 per month)

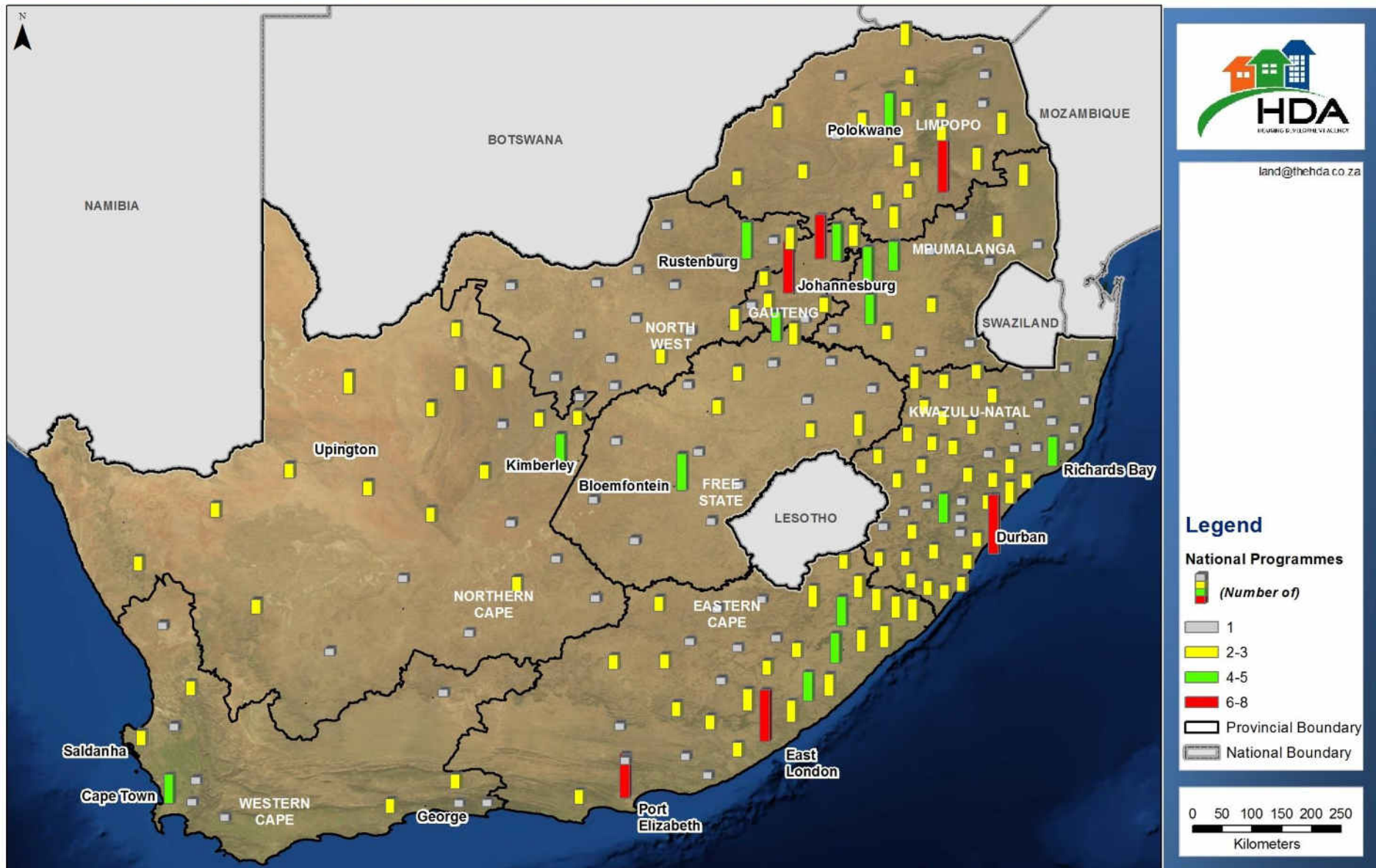


# Alignment of National Spatial Initiatives towards collaborative investment

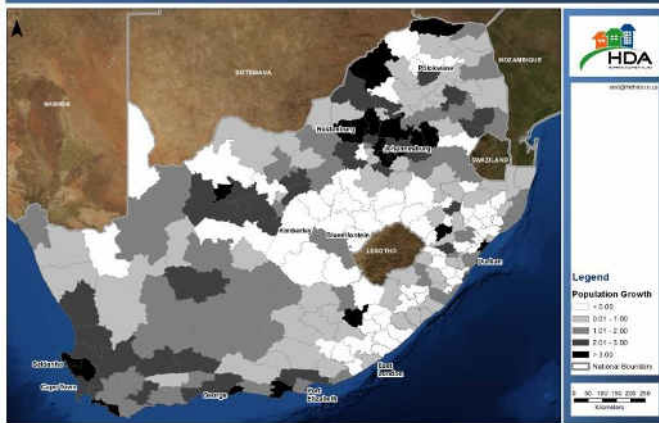




# Alignment of National Programmes per Local Municipality



Population Growth per Local Municipality



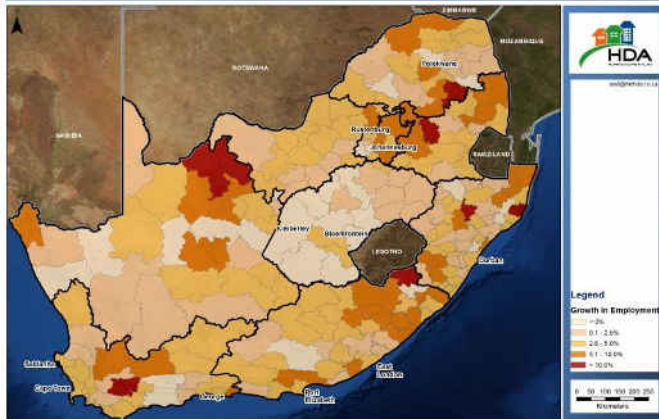
Population Growth

Housing Need

Housing Need per Local Municipality



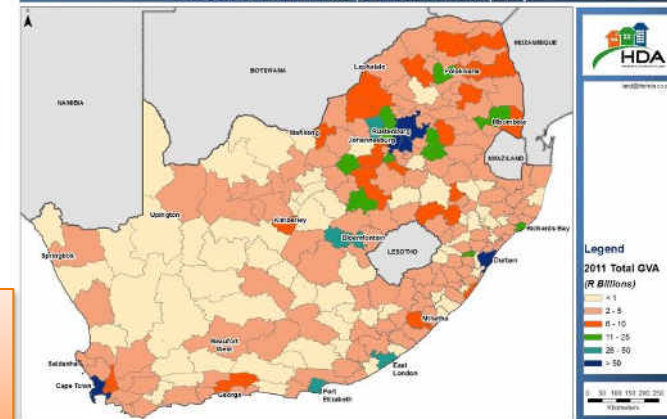
Growth in Employment per Local Municipality



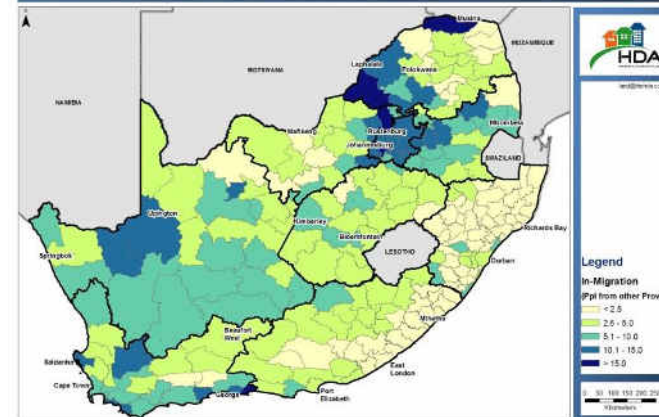
Growth in Employment

Total GVA

2011 Total Gross Value Added (GVA) at Constant 2005 Prices per Local Municipality



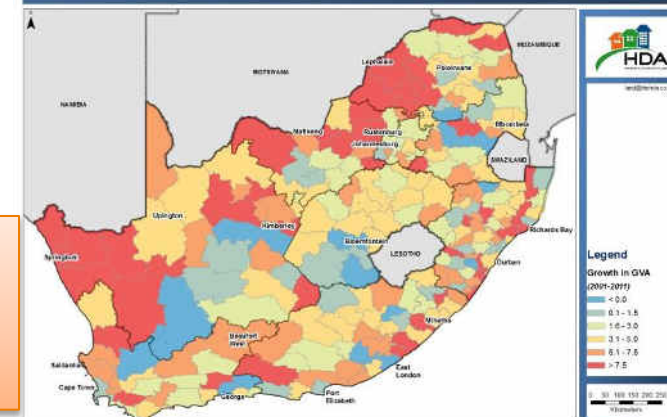
In-Migration (People not from current Province) per LM



In-Migration

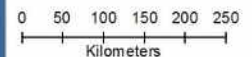
Growth in GVA (1995 - 2011)

Growth in GVA between 2001 - 2011 per Local Municipality





## Metro/Local Municipalities with the Highest Investment Potential and the Highest % of Deprived Population in relation to Mining Towns and NUSP Municipalities



# An overview of Spatial Prioritising in Human Settlements Development



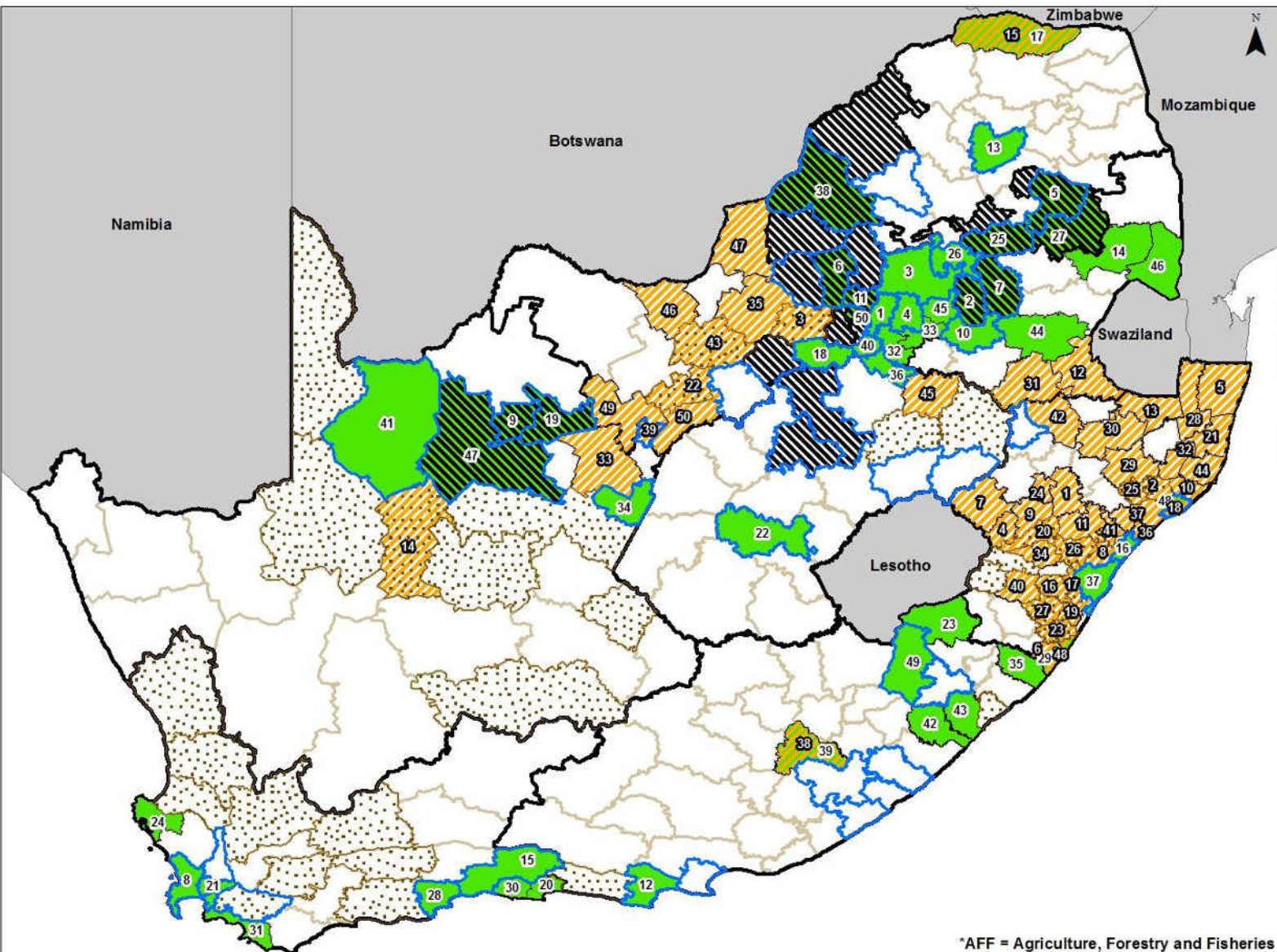
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## Legend

- NUSP Municipalities
- Munics with AFF\* contribution to GVA greater than 15%
- Mining Towns
- % Depived Population
- Highest Investment Potential
- Provincial Boundary
- Local Municipality
- National Boundary

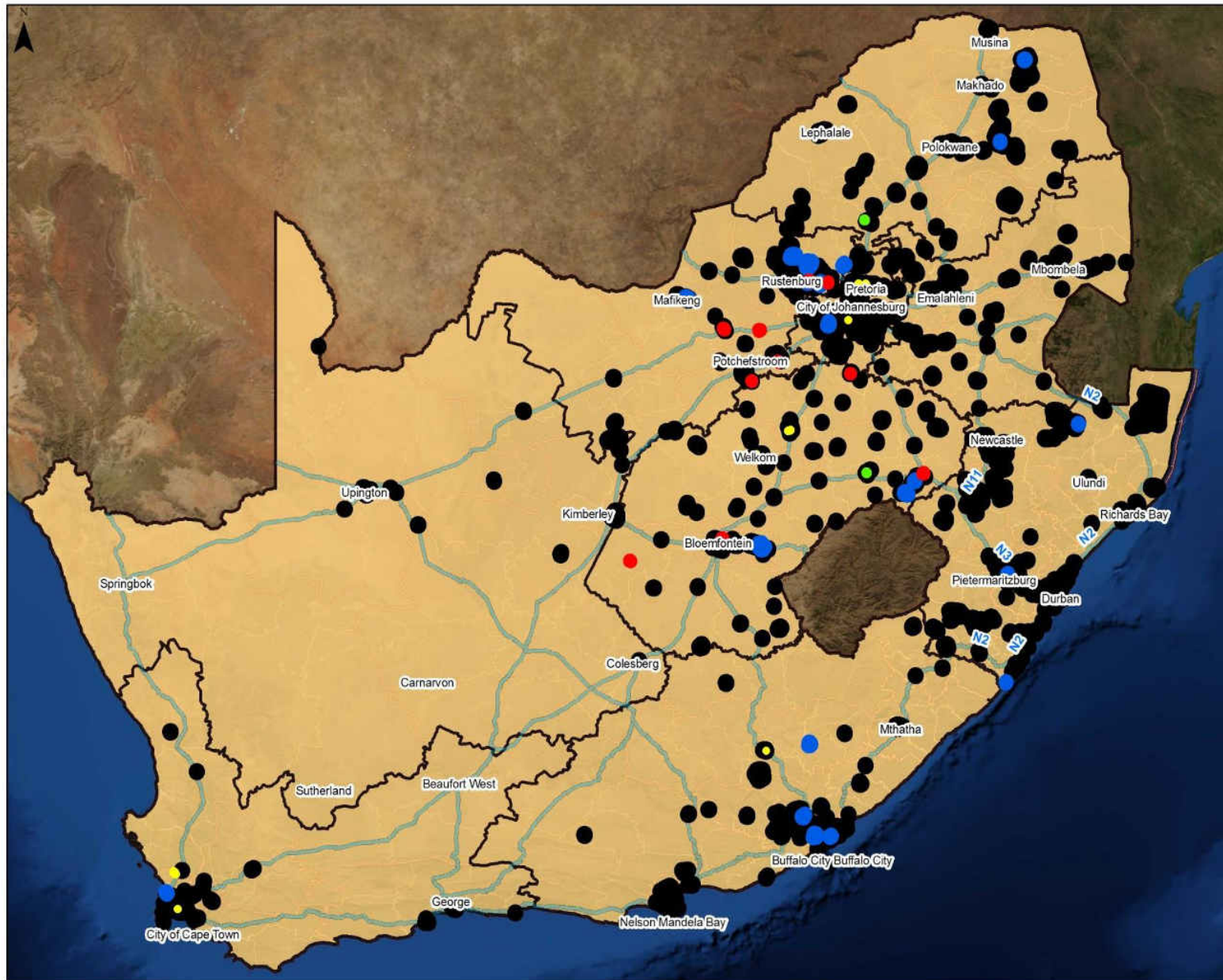
0 50 100 150 200 250  
Kilometers

\*AFF = Agriculture, Forestry and Fisheries





# Land Identified in Relation to Land Owned & Held In Trust including Land Acquired & Donated



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## Legend

- HDA Owned
- Held In Trust
- Acquired
- Donated
- Land Identified
- Highways
- Provinces

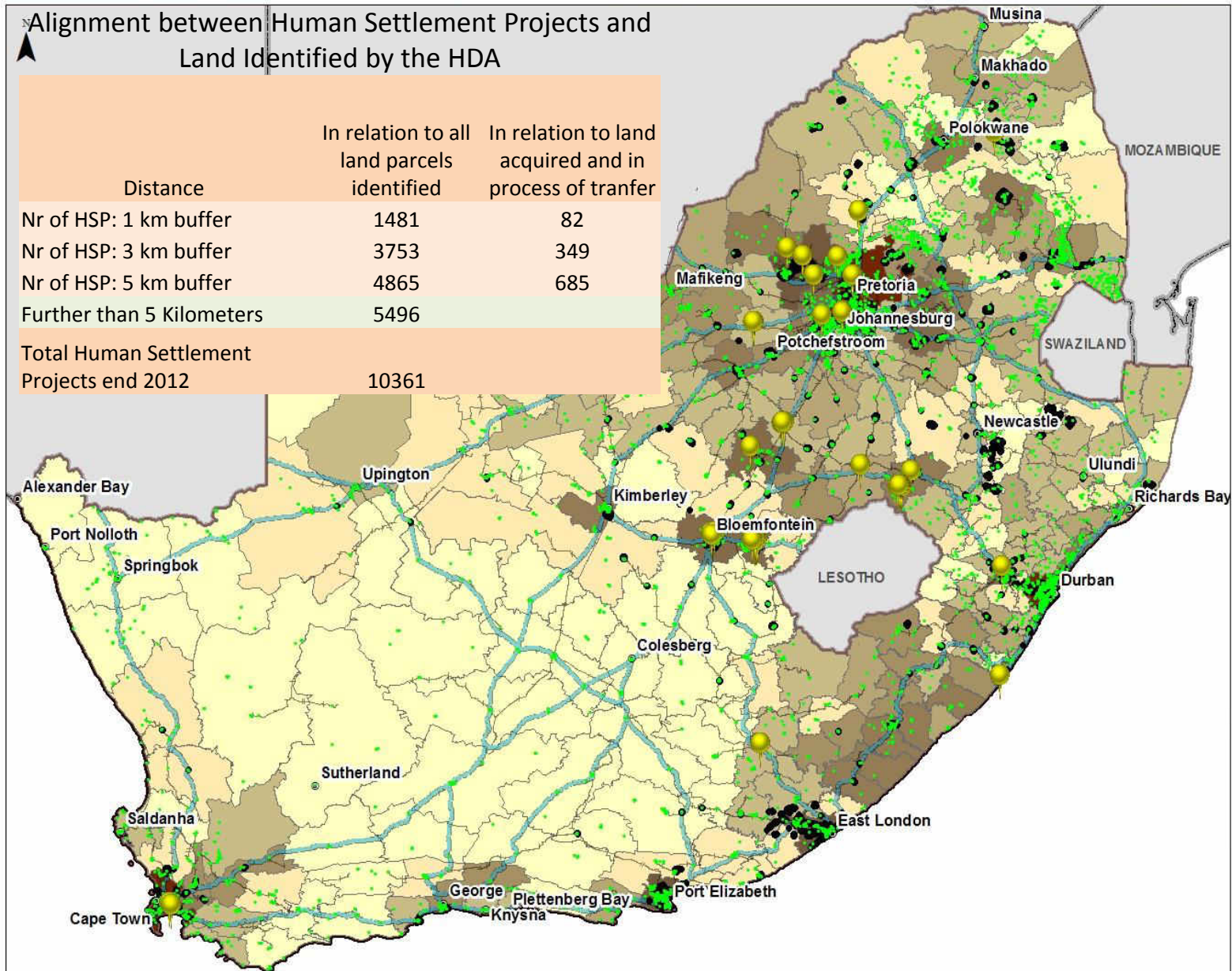
0 60 120 180 240  
Kilometers



# Land Identified and in process of Transfer, in Relation to Housing Need & Human Settlements Projects

## Alignment between Human Settlement Projects and Land Identified by the HDA

Distance	In relation to all land parcels identified	In relation to land acquired and in process of transfer
Nr of HSP: 1 km buffer	1481	82
Nr of HSP: 3 km buffer	3753	349
Nr of HSP: 5 km buffer	4865	685
Further than 5 Kilometers	5496	
Total Human Settlement Projects end 2012	10361	



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## Legend

- Towns
- Cities /Major Towns
- Housing Projects 2012
- Land ORT
- Highways
- Railway
- All Land Identified
- < - 1500
- 1501 - 3000
- 3001 - 6000
- 6001 - 8052
- 8053 - 10000
- 10001 - 20060
- 20061 - 40000
- 40001 - 80000
- > 262983
- Suburbs
- Local Municipality
- District Municipality
- Provincial Boundary

0 50 100 150 200 250  
Kilometers

# RIGHT LOCATION : RIGHT INVESTMENT: RIGHT SOLUTION

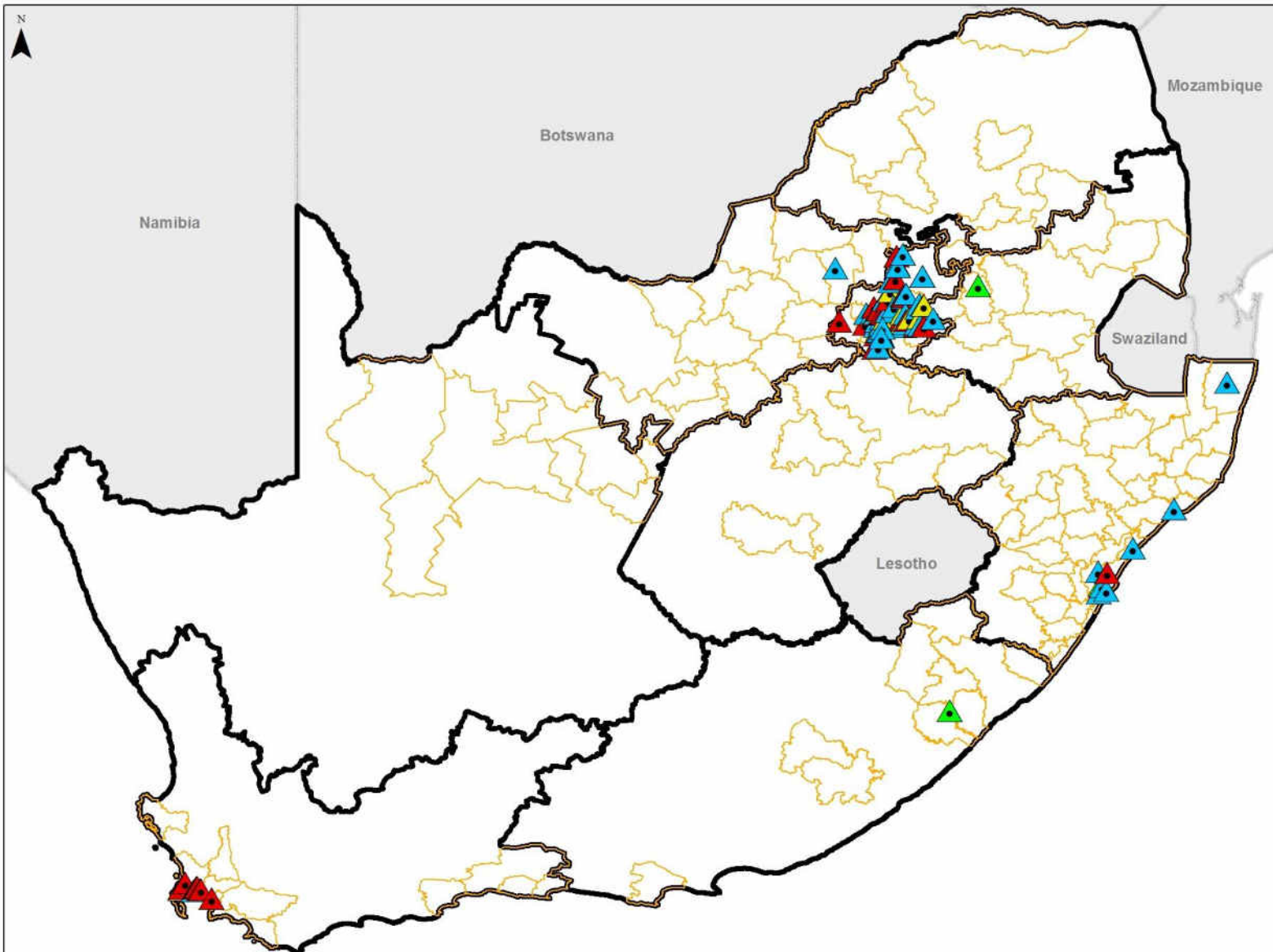


## Leading to where should the human settlements sector invest?

The location of our settlements has impacted directly on the cost of transport for people (in particular in the lowest income ranges).

And therefore it is your responsibility to debate on mechanisms and policy changes needed to change the way we do normal planning.

# Project status of Spatially Prioritised Municipalities with 5 000+ units



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## Legend

### Housing Proj. 5 000 + Project Status

- Completed (4)
- Not Started (10)
- Running (46)
- Slow Moving (30)
- Spatially Prioritised LM
- Provincial Boundary
- National Boundary

0 50 100 150 200  
Kilometers



# Application of criteria: Marikana



Prioritisation criteria : Marikana	Local area description
Type of contribution of the settlement to SA economy	Mining town – life span beyond 30 years
Government plans and objectives to be met (NDP)	Response to mining sector crisis
Growth (increasing or declining) – economic and population (respond to urbanisation, curtail decline)	Significant economic growth
Demographic profile and quantity of targeted beneficiaries	Blue collar labourers and domestic workers
Extent of the difference between supply and demand for adequate housing (housing need)	Western Platinum Mines: employed – 1134, other economic activities – 2223, Population – 4320, Housing need – 7 <sup>th</sup>
Housing challenge to be addressed as per local area	(Service delivery) protests, informal settlements; inadequate dwellings; backyard rental
Locality (related to mobility networks)	TBC
Existing capacity (infrastructural and social )	Emergency response established as interim measure
Deficiency (Level of deprivation)	95 <sup>th</sup> percentile
Critical mass for impact	27 000 units and serviced sites anticipated

# Application o the criteria: Marikana



South Africa

North West Province

Bojanala District Municipality

Rustenburg Local Municipality  
Local Municipality of Madibeng

Marikana  
Wonderkoppies  
Mooi-nooi

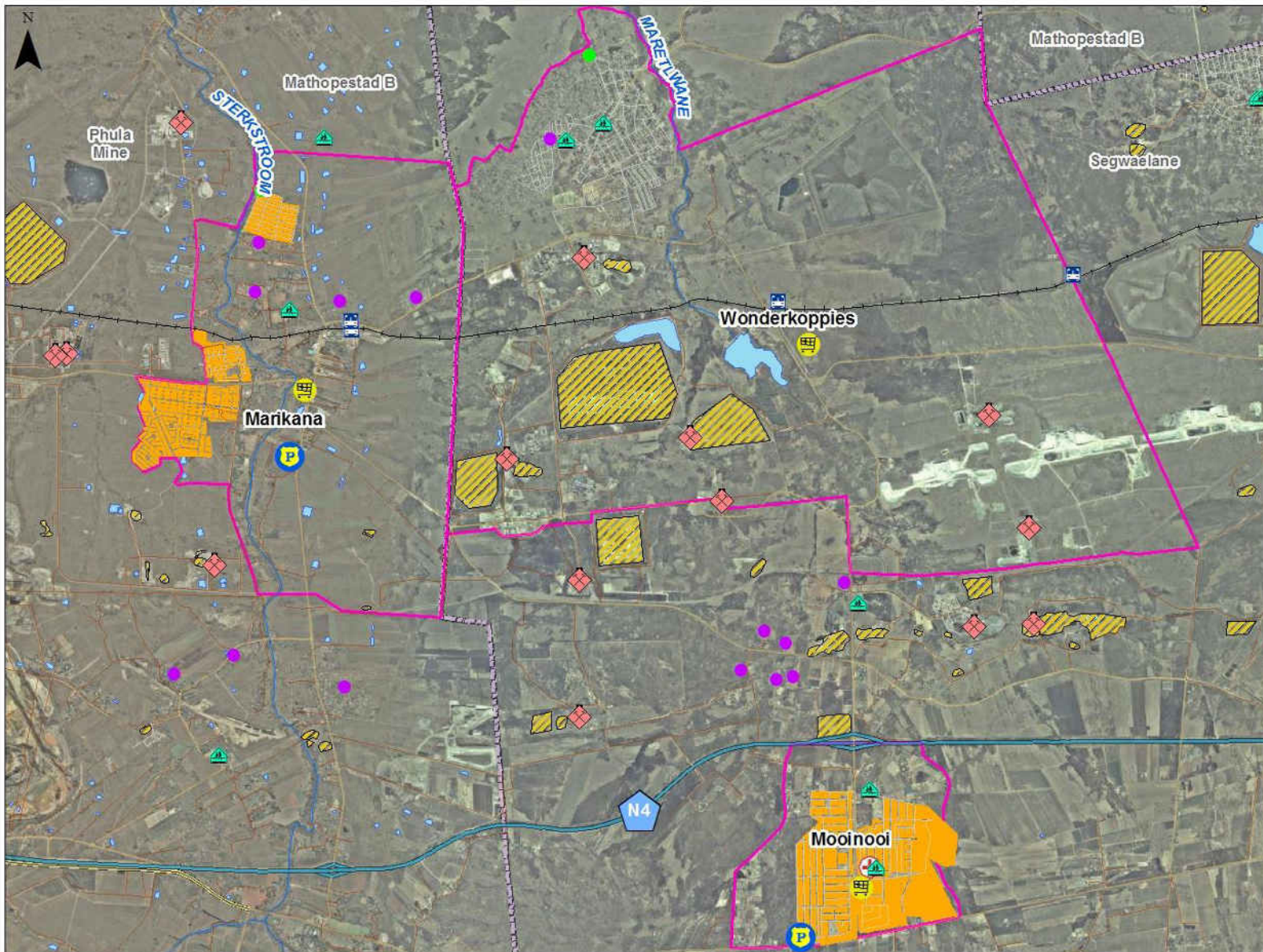
# Land Use Map of Marikana, Wonderkoppies & Mooi-nooi: Bojanala District, NW



**Legend** [land@thehda.co.za](mailto:land@thehda.co.za)

- Informal Settlements
- Housing Projects
- P Police Stations
- ◆ Active Mines
- ▲ Educational Inst.
- + Medical Facilities
- Shopping Facilities
- Transportation
- Highway
- Arterial Roads
- Main Roads
- Other Roads
- Secondary Roads
- Street
- Railway Lines
- Erven
- Mine Dumps
- Dams
- Perennial Rivers
- Main Place Boundary
- Municipal Boundary

0 0.5 1 1.5 2  
Kilometers





# Locality Plan of Marikana, Wonderkoppies & Mooi-nooi: Bojanala District, NW

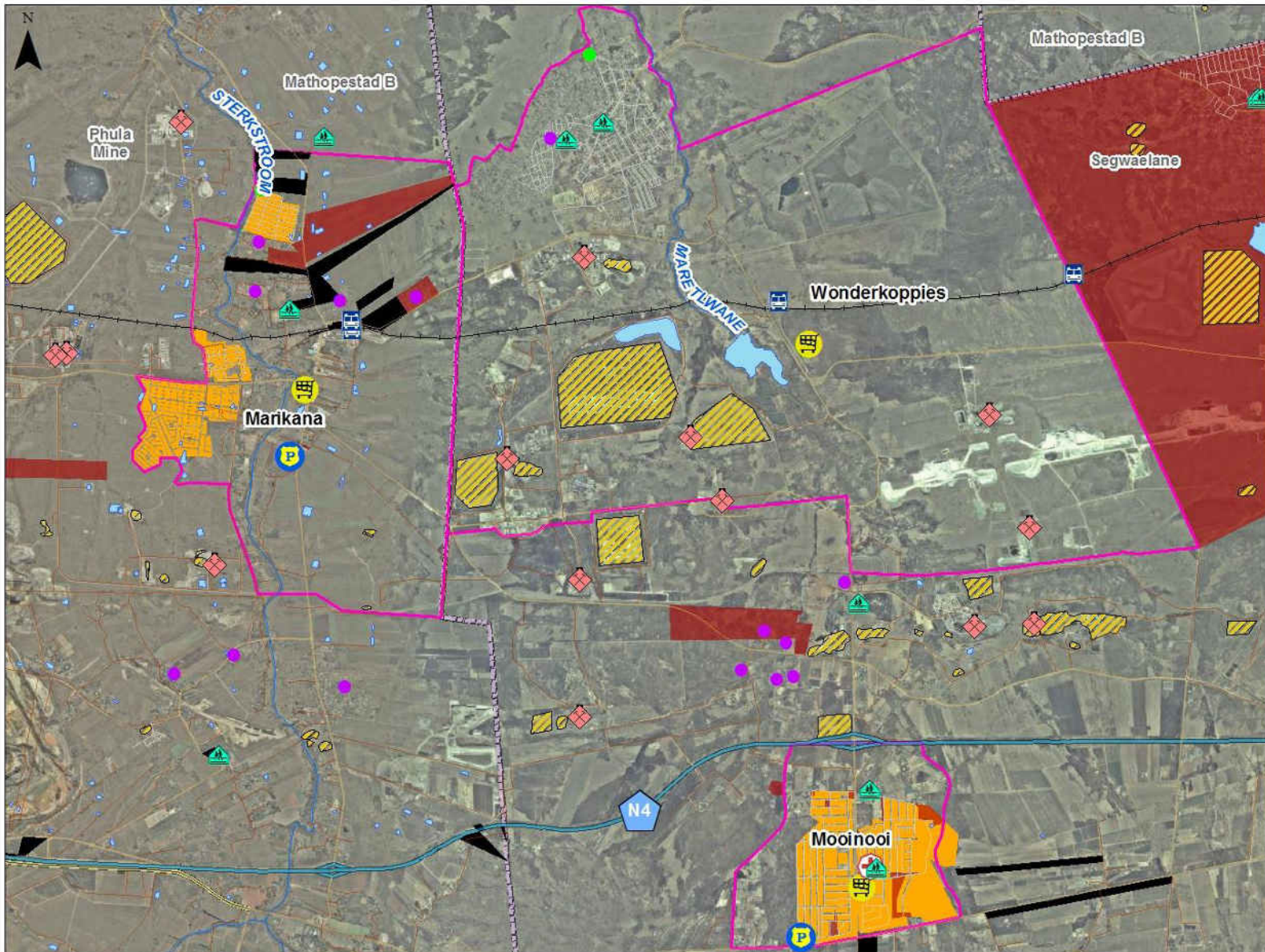


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## Legend

- Informal Settlements
- Housing Projects
- P Police Stations
- Active Mines
- Educational Inst.
- Medical Facilities
- Shopping Facilities
- Transportation
- Highway
- Arterial Roads
- Main Roads
- Other Roads
- Secondary Roads
- Street
- Railway Lines
- HDA Land Identified
- Mine Dumps
- Dams
- Perennial Rivers
- Main Place Boundary
- State Land
- Erven
- Municipal Boundary

0 0.5 1 1.5 2  
Kilometers



# Population Density of Marikana, Wonderkoppies & Mooinooi per SAL: Bojanala District, NW



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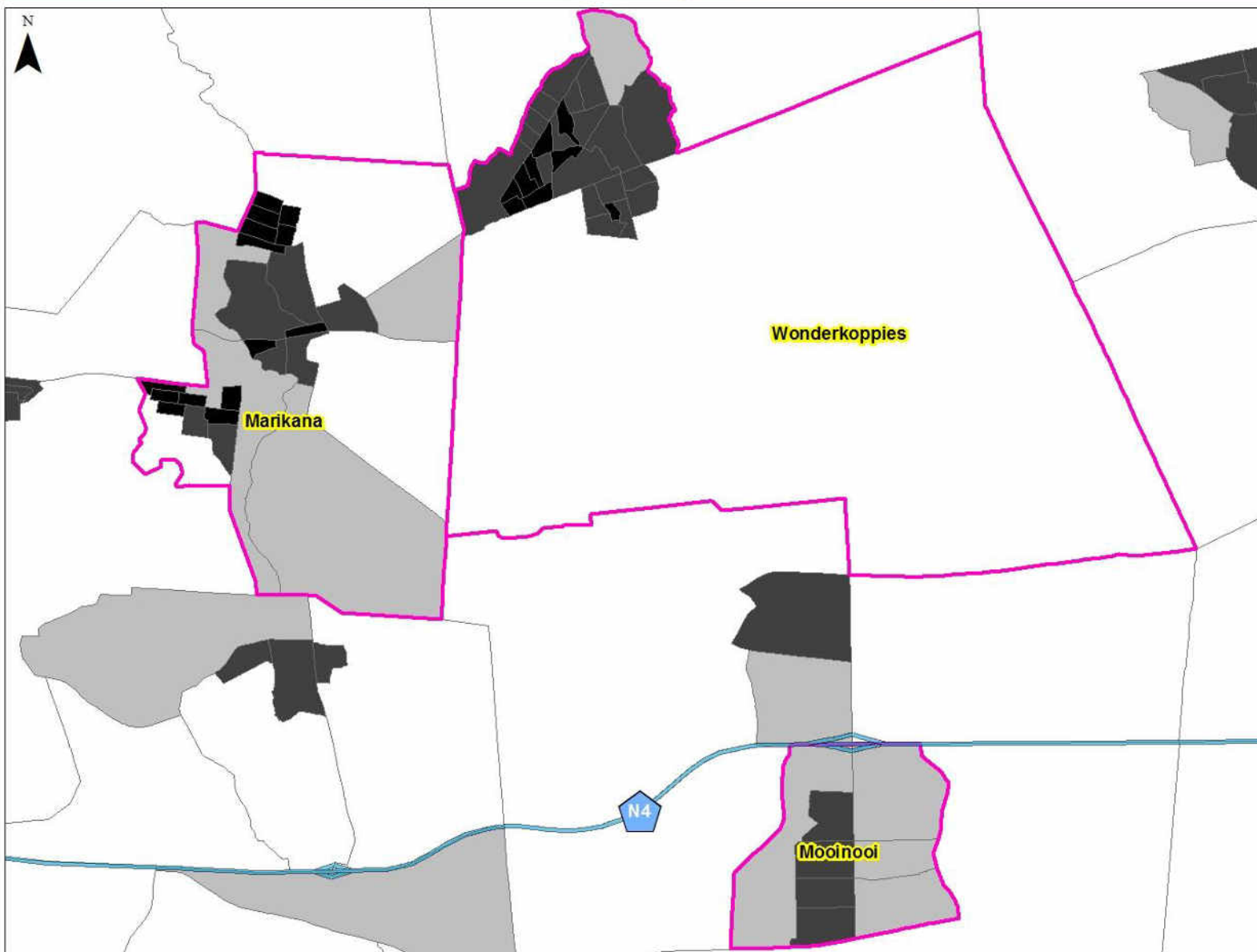
## Legend

- Highway
- Main Place Boundary

### Population Density (People per sq. km)

- <100
- 101 - 1 000
- 1 001 - 1 000
- 1 001 - 10 000
- > 10 000

0 0.5 1 1.5 2  
Kilometers





# Housing Typology in relation to Population Density in Marikana, Wonderkoppies & Mooinooi per SAL: Bojanala District, NW



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## Legend

Highway

### Housing Typology



Formal

Informal

Traditional

Other

Main Place Boundary

### Population Density

(People per sq. km)

<100

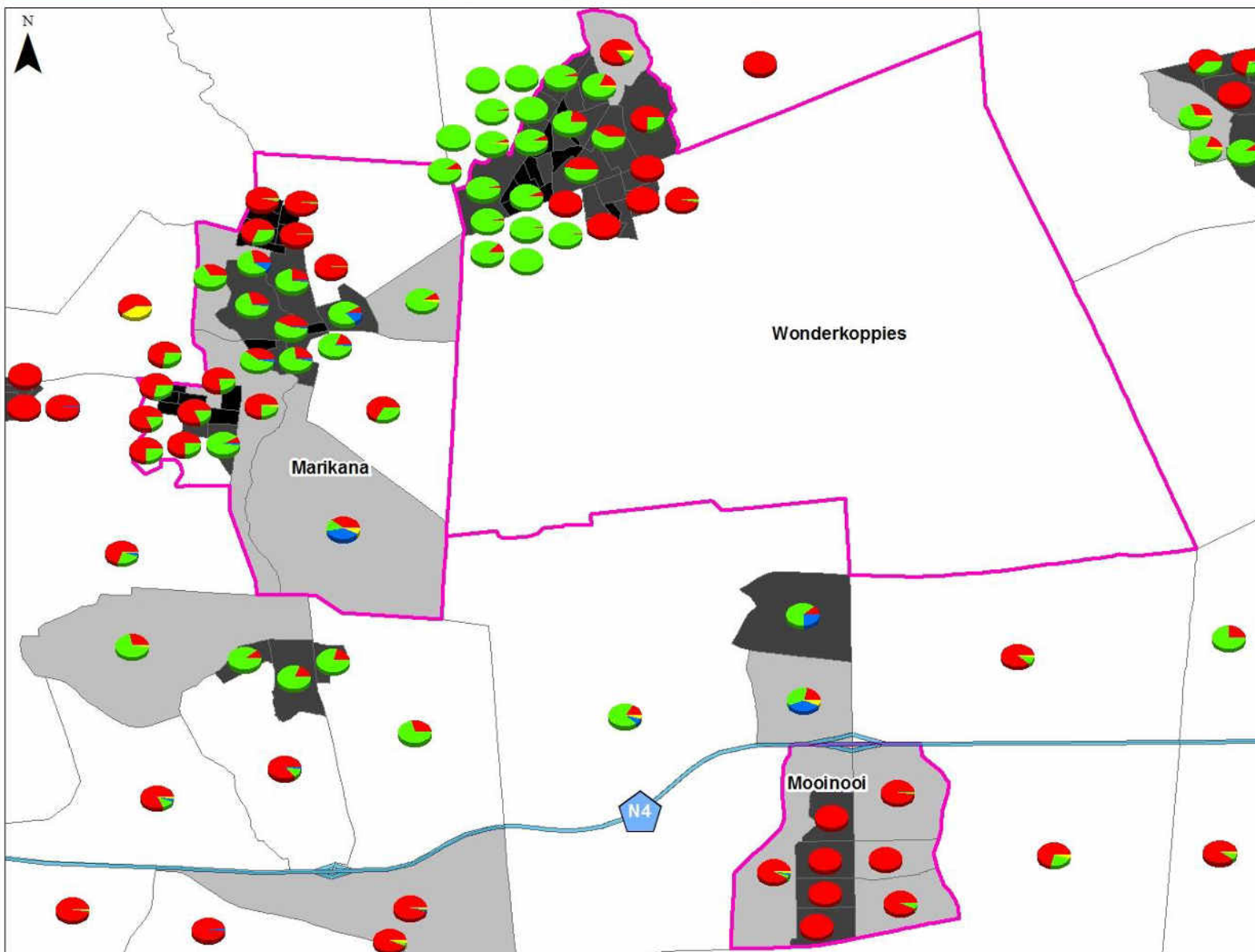
101 - 1 000

1 001 - 10 000

10 001 - 100 000

> 100 000

0 0.5 1 1.5 2  
Kilometers



# Housing Need of Marikana, Wonderkoppies & Mooinooi per SAL: Bojanala District, NW



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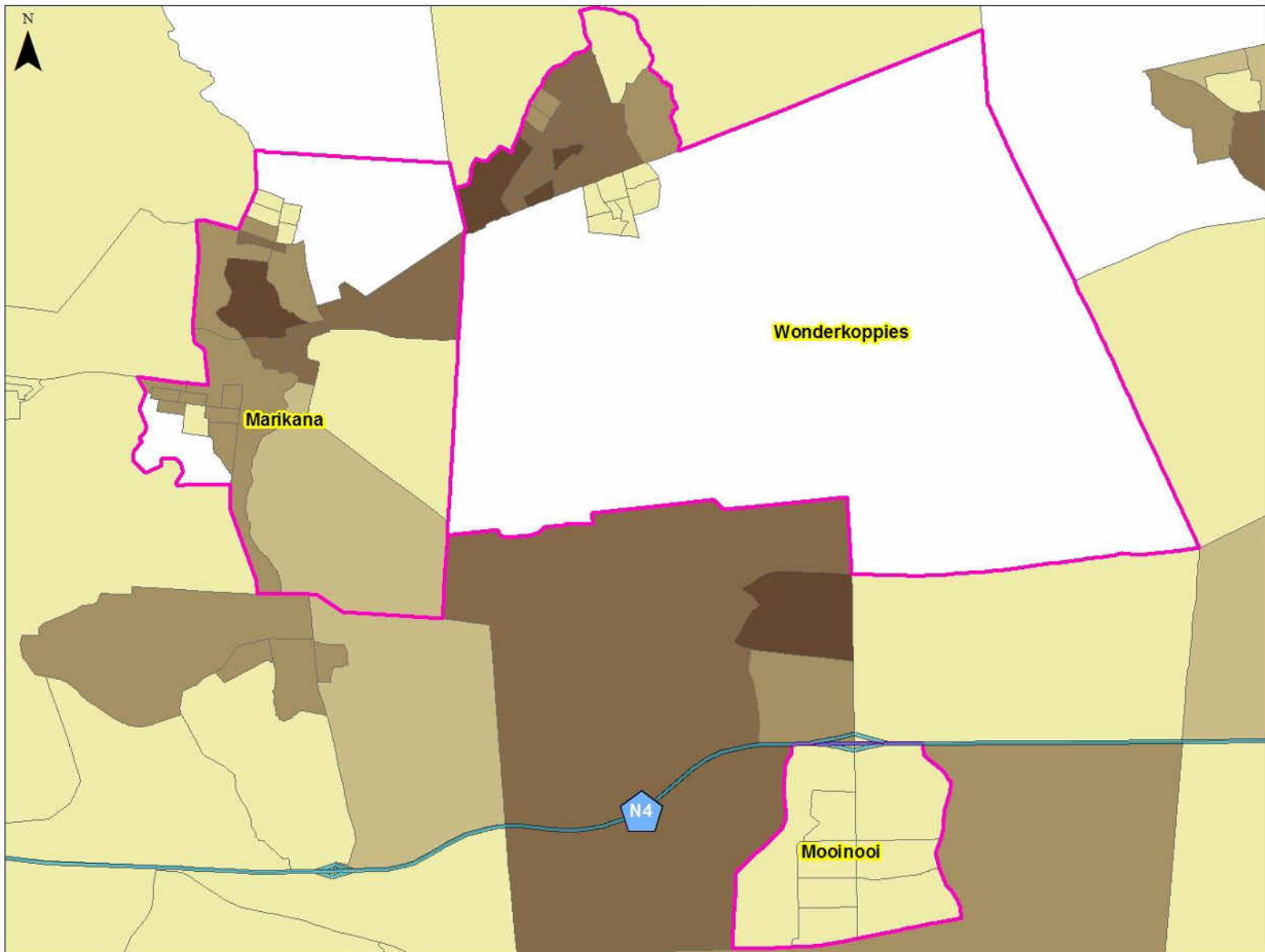
## Legend

- Highway
- Main Place Boundary

## Housing Need

- < 50
- 51 - 100
- 101 - 250
- 251 - 500
- > 500

0 0.5 1 1.5 2  
Kilometers



# Basic Services Index (BSI) per SAL in Marikana, Wonderkoppies & Mooi-nooi: Bojanala District, NW



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## Legend

— Highway

▭ Main Place Boundary

### Basic Services Index (BSI)

0 - 10

11 - 25

26 - 50

51 - 75

76 - 100

0 0.5 1 1.5 2  
Kilometers

BSI =  
Piped Water +  
Electricity for Lighting +  
Flush Toilet connected to Sewerage +  
Refuse Removal by Authority

Wonderkoppies

Marikana

Mooi-nooi

N4



# Unemployment Rate of Marikana, Wonderkoppies & Mooi-nooi per SAL: Bojanala District, NW



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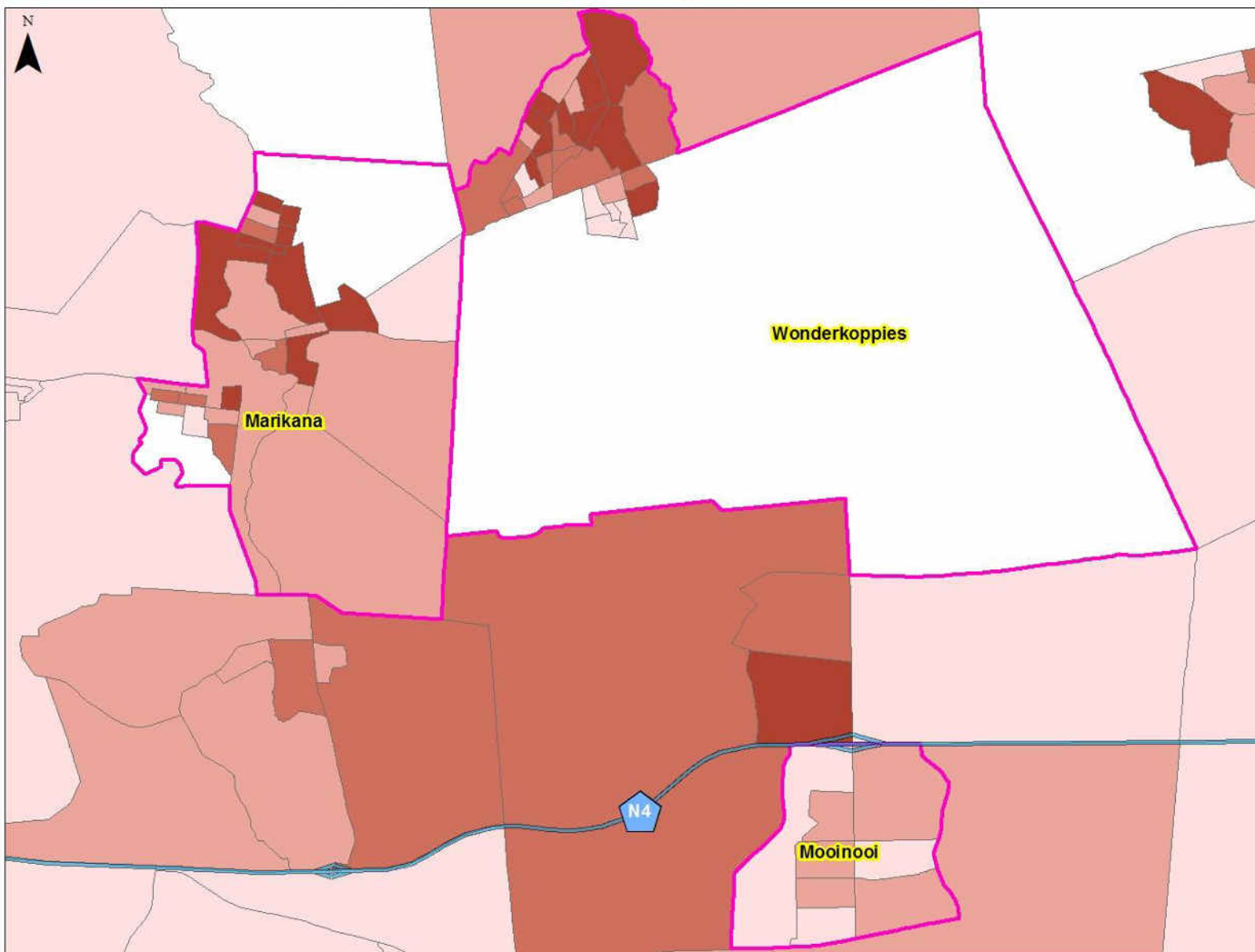
## Legend

- Highway
- Main Place Boundary

## Unemployment Rate

- < 10
- 11 - 20
- 21 - 25
- 26 - 50
- > 50

0 0.5 1 1.5 2  
Kilometers



# Employment Sector of Head of Household in relation to Unemployment Rate per SAL in Marikana, Wonderkoppies & Mooi-nooi: Bojanala District, NW



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## Legend

- Highway
- Main Place Boundary

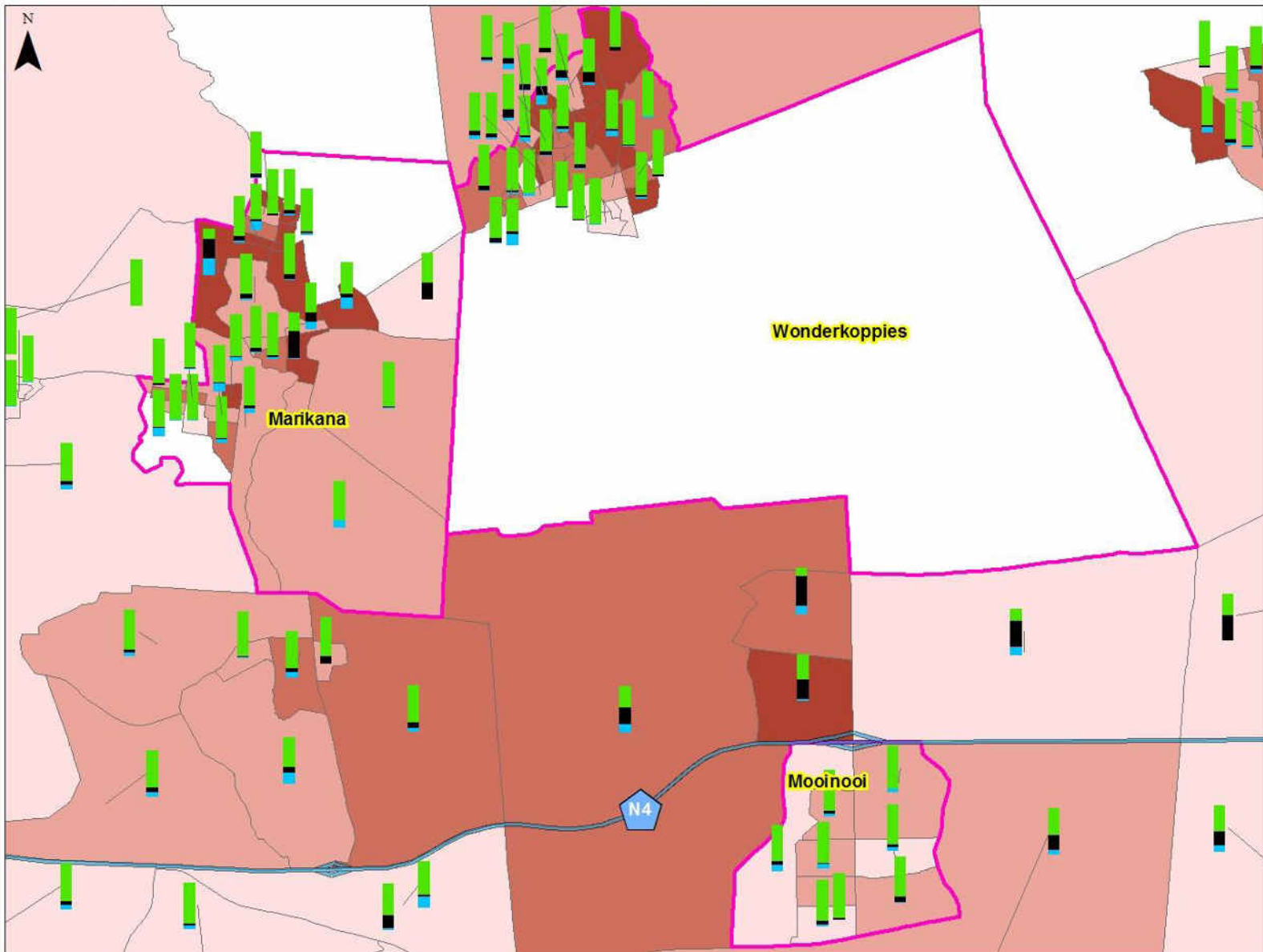
### Employment per Sector

- Formal
- Informal
- Private

### Unemployment Rate

- < 10
- 11 - 20
- 21 - 25
- 26 - 50
- > 50

0 0.5 1 1.5 2  
Kilometers



# Distance map of Marikana, Wonderkoppies & Mooinooi to HDA Identified Land, Active mines and Points of Interest: Bojanala District, NW



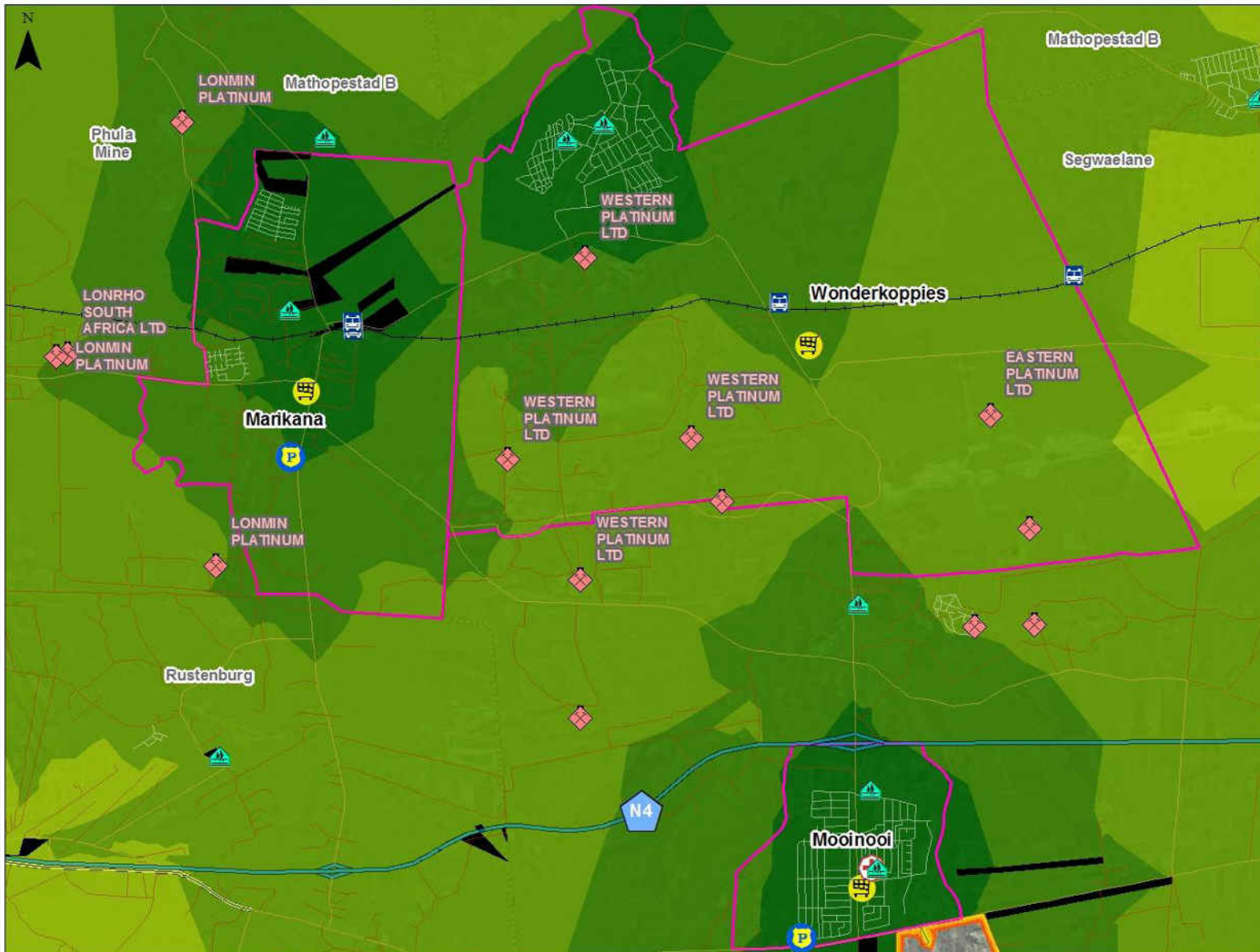
**Legend** [land@thehda.co.za](mailto:land@thehda.co.za)

- Police Stations
- Active Mines
- Educational Inst.
- Medical Facilities
- Shopping Facilities
- Transportation
- Highway
- Arterial Roads
- Other Roads
- Secondary Roads
- Street
- Railway Lines
- HDA Land Identified
- Main Place Boundary

**Distance (km)**

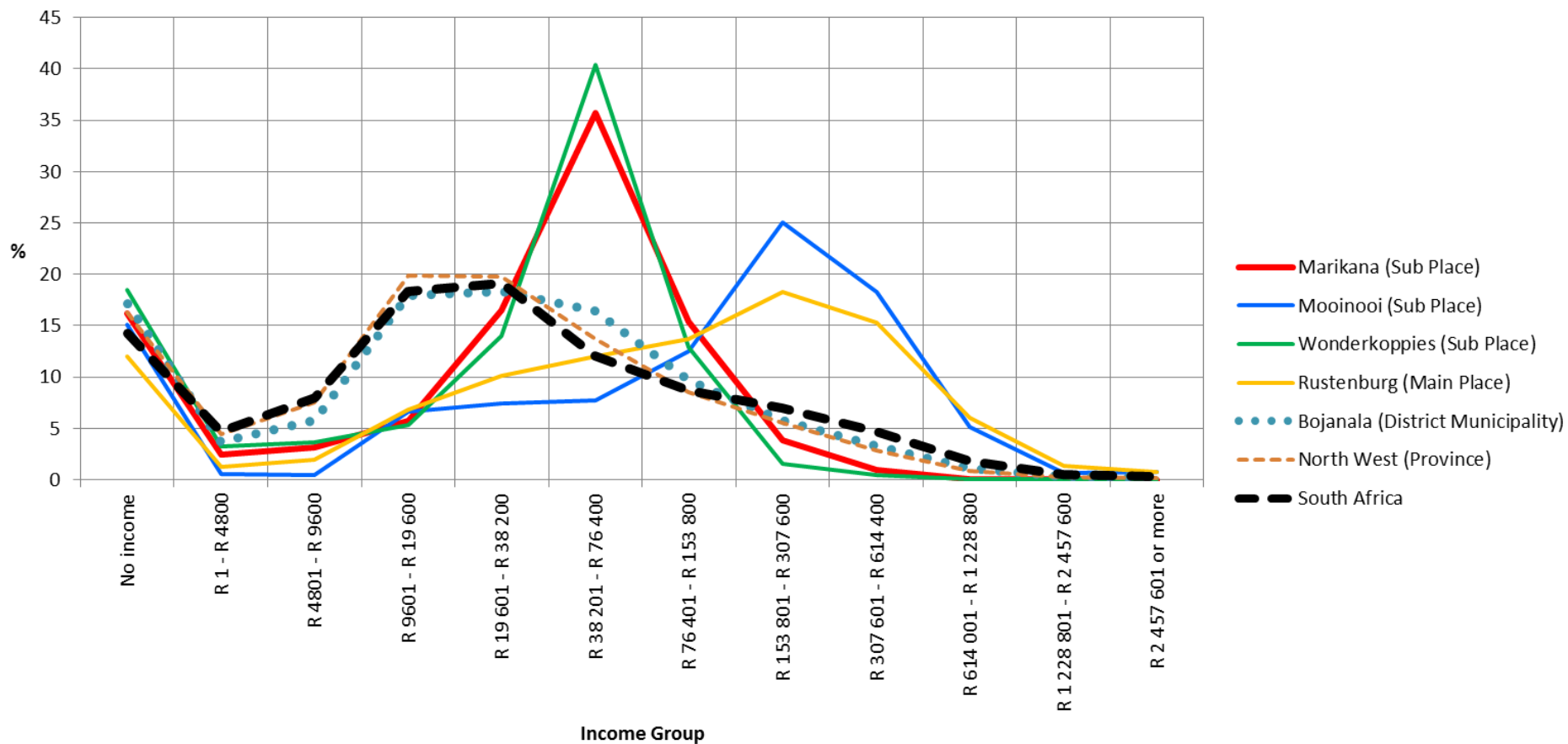
- 2.5
- 5
- 10
- 15
- 20
- 25
- 50
- 100
- >100

0 0.5 1 1.5 2  
Kilometers





## Comparison of income categories for selected areas



# Application of criteria: Germiston

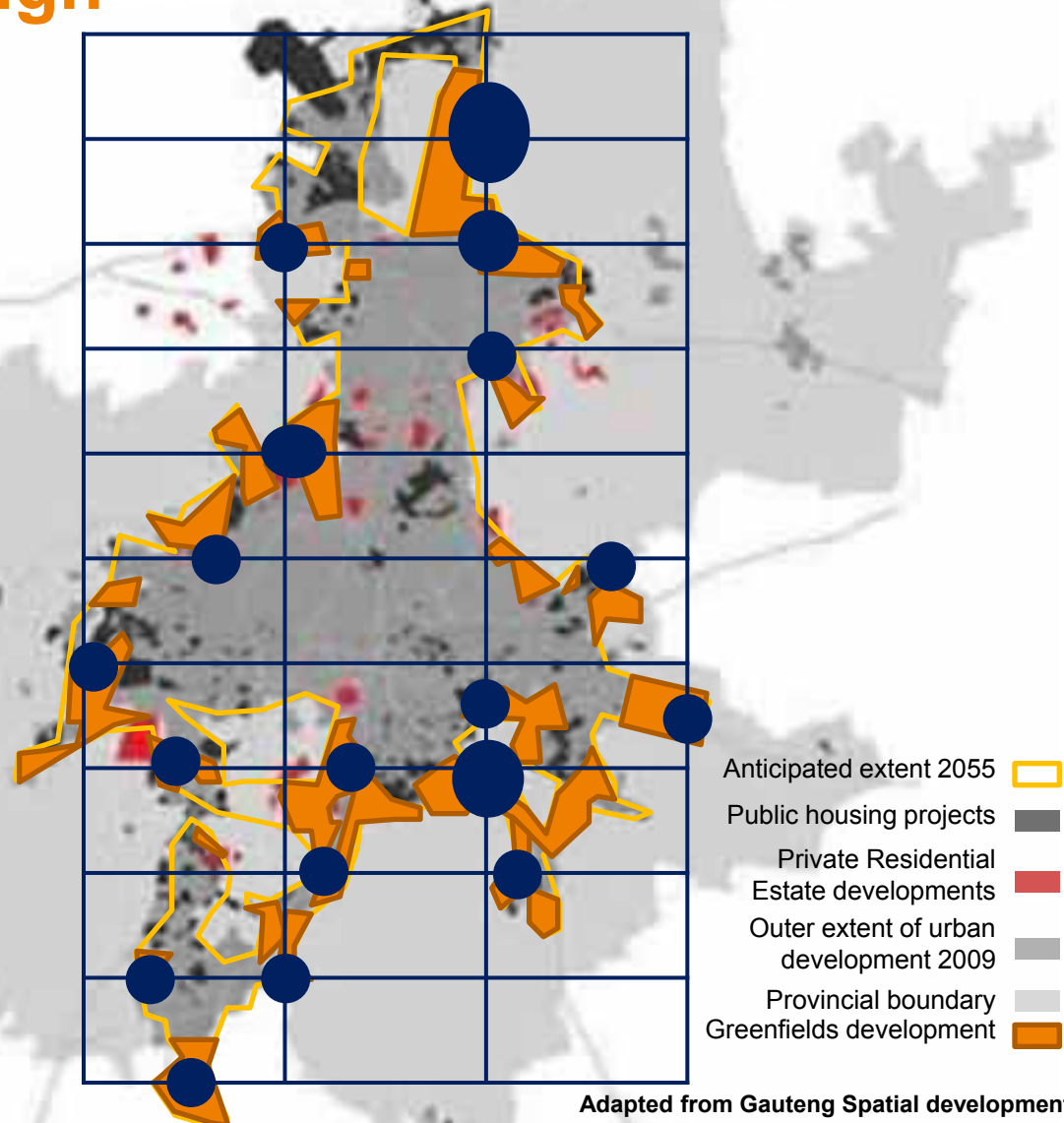


Prioritisation criteria	Local area description
Type of contribution of the settlement to SA economy	Manufacturing town with transport interchange economy (largest in sub-saharan Africa)
Government plans and objectives to be met (NDP)	Urbanisation trends in metros
Growth (increasing or declining) – economic and population (respond to urbanisation, curtail decline)	Significant economic growth in certain areas Limited decline in other areas
Demographic profile and quantity of targeted beneficiaries	Blue collar labourers and domestic workers
Extent of the difference between supply and demand for adequate housing (housing need)	Population 5600, Approx. 3000 people employed and 700 active in other employment.
Housing challenge to be addressed as per local area	Informal settlements; inadequate dwellings; backyard rental
Locality (related to mobility networks)	Excellent – as one driver of local economy
Existing capacity (infrastructural and social )	Emergency response established as interim measure
Level of deprivation	Various – but significant levels of deprivation
Critical mass for impact	Yes – 30 000 units anticipated for delivery

# The long term solution is to achieve consolidation through spatial targeting



- Define 2014 urban extents as consistent for at least 20 years
- INCREASES:
  - real “land scarcity” and increased value of land
  - Stimulates spatial targeting
  - Density increase will follow
- DECREASED:
  - Fiscal burden of new infrastructure on the State
  - Individual contributions resulting in more affordable rates and taxes



Adapted from Gauteng Spatial development Framework 2011

# Catalytic project example: Germiston CBD



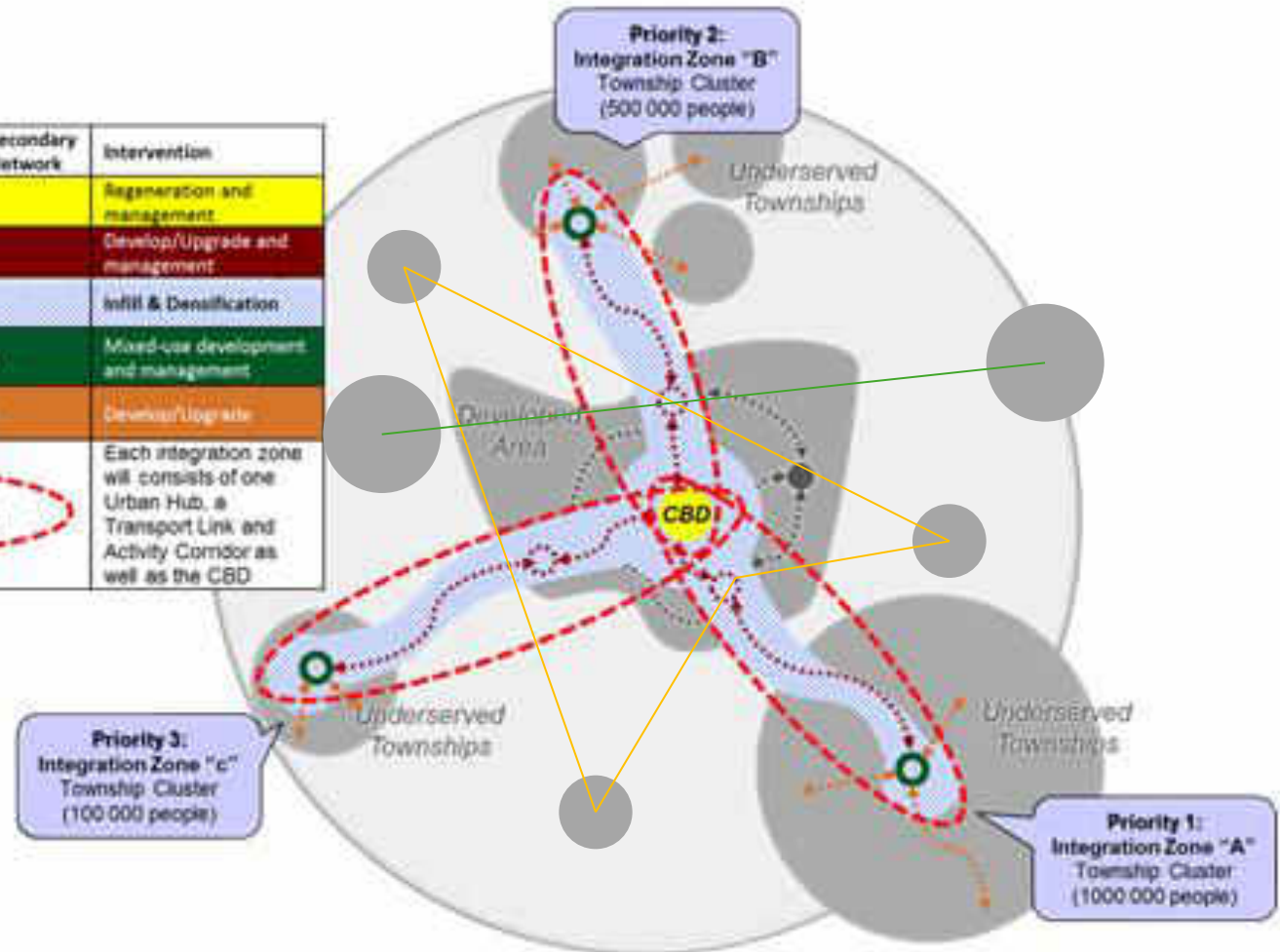
Table 2: Housing Projects and Title

DEVELOPMENT ZONE	ZONE NAME (K. PRECINCT / DCARDIN)	PROJECT NAME	HOUSING TYPOLOGY	NO. OF 3000 SHITS (RENDERING)	NO. OF 2000 SHITS (RENDERING)	NO. OF 1000 SHITS (RENDERING)	NO. OF 500 SHITS (RENDERING)	NO. OF 300 SHITS (RENDERING)	NO. OF 100 SHITS (RENDERING)	TOTAL NO. OF ACCOMMODATION SHITS
ZONE 1	UNIVERSITY (Educational & Green Industry Precinct)	Draibon Housing	Walk-up/Flat	177	43	187	111	3	0	340
ZONE 2	MOTOP CITY (Manufacturing Precinct)	Motop City Housing	Walk-up/Flat	63	44	90	38	19	1	165
ZONE 3	CIVIC NORTH (Civic Precinct - North)	Civic North Housing	Walk-up/Flat	442	226	401	252	226	41	1,388
ZONE 4	LIBRARY SQUARE (High Street Precinct - North)	Library Housing	Walk-up	37	12	40	20	0	0	109
ZONE 5	JACK STREET NORTH (High Street Precinct - North & Manufacturing Precinct - South)	Jack St North Housing	Walk-up/Flat	794	384	432	337	337	124	2,717
ZONE 6	CIVIC SOUTH (Civic Precinct - South)	Civic South Housing	Walk-up/Flat	425	214	434	255	62	3	1,395
ZONE 7	CENTRAL PARK (High Street Precinct - Central & Commercial Precinct - Central)	Central Park Housing	Walk-up/Flat	407	228	327	198	349	89	1,499
ZONE 8	GOLDEN WALK (Commercial Precinct)	Golden Walk Central Housing	Flat	943	308	1,030	1,235	1,820	906	3,962
ZONE 9	BROADWAY (Retail & Market Precinct)	Broadway Housing	Walk-up/Flat	1,186	458	1,240	457	84	3	3,334
ZONE 10	QUEEN STREET (Residential Precinct)	Queen St Housing	Walk-up/Flat	337	337	893	481	75	3	2,616
ZONE 11	PRECINCT 10 SQUARE (High Street Precinct - South)	Precinct 10 Housing	Walk-up/Flat	307	143	423	214	9	3	1,185
ZONE 12	GOLDEN WALK SOUTH (Commercial Precinct)	Golden Walk South Housing	Walk-up/Flat	884	496	793	473	447	93	3,319
ZONE 13	DUNATHOLE	Dunathole Housing	Durables	1,217	0	1,480	0	0	3	2,677
ZONE 14	SHARP CITY	Sharp City Housing	Durables	1,130	0	1,358	0	0	3	2,485
GRAND TOTAL				8,881	3,963	9,296	4,288	3,399	1,331	26,118

# Connecting the urban network elements



Network Elements	Primary Network*	Secondary Network	Intervention
CBD	X		Regeneration and management
Primary Transport Link	X		Develop/Upgrade and management
Activity Corridor	X		Infill & Densification
Urban Hubs	X	X	Mixed-use development and management
Secondary Transport Link		X	Develop/Upgrade
<div style="border: 2px dashed red; border-radius: 15px; padding: 5px; display: inline-block;">Integration Zone/s</div>			Each integration zone will consists of one Urban Hub, a Transport Link and Activity Corridor as well as the CBD





# Using Priority Housing Development Areas (PHDA) to implement catalytic projects



PHDA Policy and Regulations provides for declaration of a priority zone which enables:

- Consultation and Coordination around development areas
- Spatial targeting at local area development
- Institutional arrangements to support distributed decision making

# Constitutional responsibilities and legislative environment



- *Implementation of a Spatial Master Plan should be considered by all spheres of government to achieve collaborative investment.*
- The constitutional responsibilities are well described and highlighted in strategic and legislative documents including the Spatial Planning and Land Use Management Act 2013 and National Development Plan (in particular Chapter 8 ***“Transforming Human Settlement & National Space Economy”***)

## Human Rights legislation

- Constitution
- NDP2030
- BNG Policy

## Mandate legislation

- Housing Act and Policy
- SPLUMA
- Municipal System Act

## Supportive legislation

- HDA Act including PHDA
- Social Housing Act
- Expropriation Bill
- Land restitution Act
- GIAMA
- PFMA
- FMFA

# Using Priority Housing Development Areas (PHDA) to implement catalytic projects



PHDA Policy and Regulations provides for declaration of a priority zone which enables:

- Consultation and Coordination around development areas
- Spatial targeting at local area development
- Institutional arrangements to support distributed decision making
- The scope for Monitoring and Evaluation

# Monitoring and Evaluation Indicators



## Land Auditing

- a) Land Area Definition (designation diagram/map)
- b) Individual Property Description and extent (SG Diagrams)
- c) Individual Property Ownership (Title Deeds)



## Land Acquisition

- a) Secured Land Rights (Sale agreement/ Expropriation Notice/ Donation/DRA/LA A)
- b) Property Value (Valuation Report)



## Land & Project Preparation

- (Readiness of land)
- a) Land Status
- b) Environmental Approval
- c) Planning Approvals (Development plan/ Township Establishment/ Rezoning)



## Built Environment

- a) Project Designs and Approval (Municipal Approvals)
- b) Project and Funding Approvals (Project Agreements)
- c) Provision of Bulk Infrastructure (Engineering Certificates)
- d) Top Structure Construction (Occupation Certificates)

DEPARTMENT OF HUMAN SETTLEMENTS PERFORMANCE MONITORING

# Using Priority Housing Development Areas (PHDA) to implement catalytic projects



PHDA Policy and Regulations provides for declaration of a priority zone which enables:

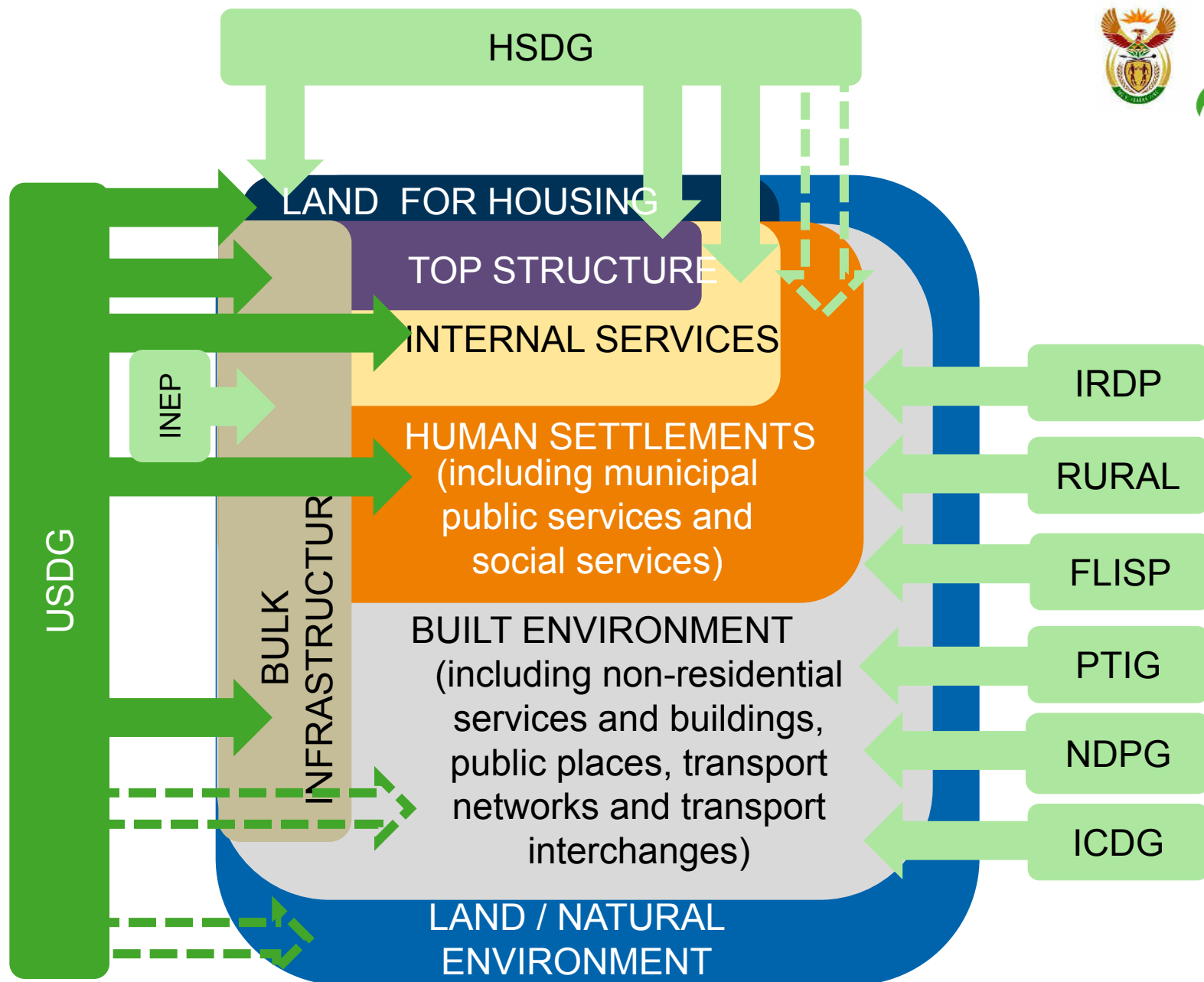
- Consultation and Coordination around development areas
- Spatial targeting at local area development
- Institutional arrangements to support distributed decision making
- The scope for Monitoring and Evaluation
- Ring-fencing appropriate programme *budgets* against development plans

# Creating Collaborative Investment

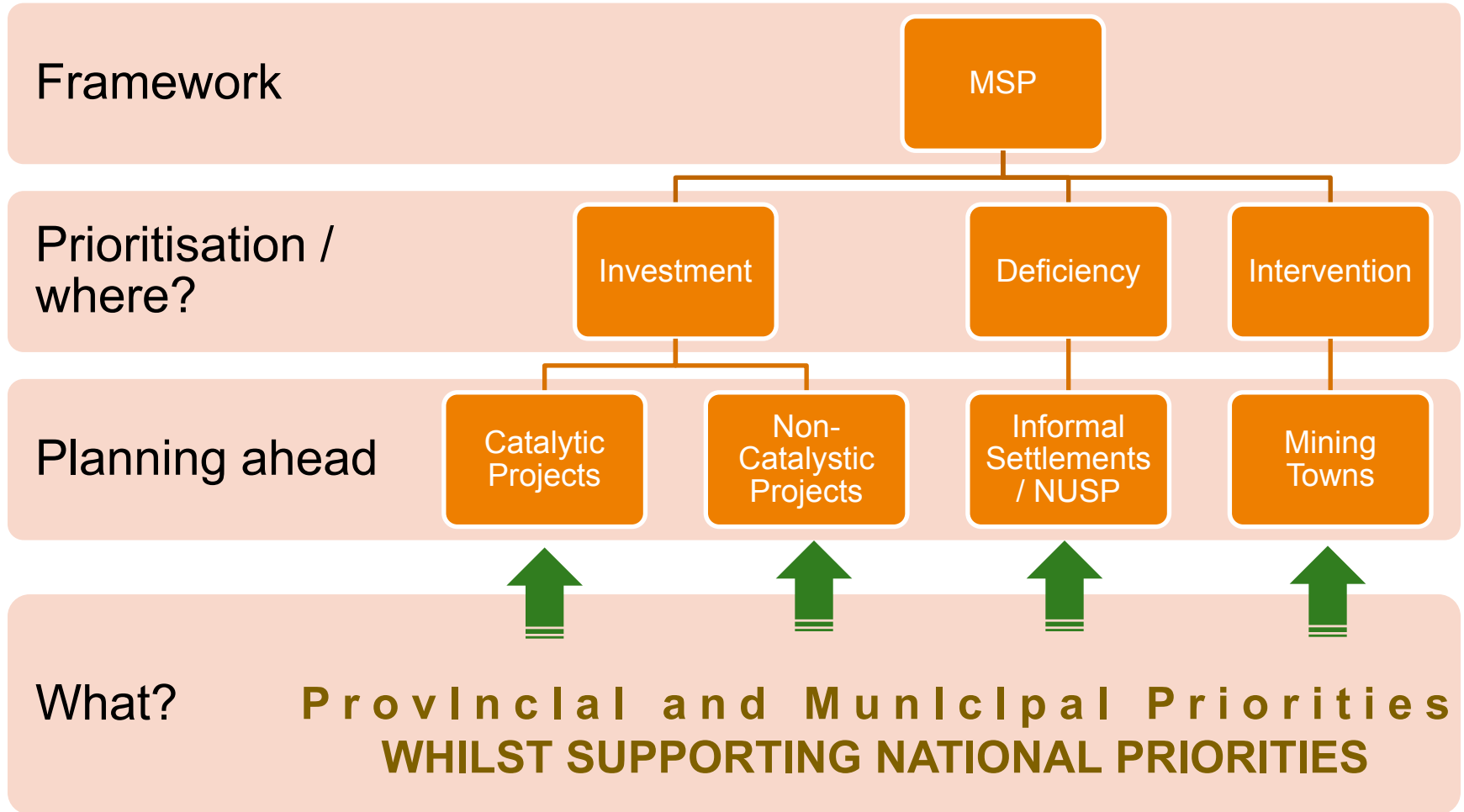


Instruments	Grants
Infrastructure Grants	ICDG – Integrated City Development Grant
	USDG – Urban Settlements Development Grant
	HSDG – Human Settlements Development Grant
	PTISG – Public Transport Infrastructure Grant
	NDPG – Neighbourhood Development Partnership Grant (CG)
	INEP – Integrated National Electrification Grant
Spatial Targeting Instruments	PHDA – Provincial Housing Development Area
	SHRZ – Social Housing Restructuring Zone
	UDZ – Urban Development Zone
	SEZ – Special Economic Zone
	IDZ – Industrial Development Zone
Plans	BEPP – Built Environment Performance Plan
	MSDF – Metropolitan Spatial Development Framework
	IDP – Integrated Development Plan
	UNI – Urban Network Identification





# Implementing the concept...



# Progress and Way Forward



- We have a finalised draft MSP Concept document submitted on October 13<sup>th</sup>;
- We've now set up and agreed on principles, criteria and broad investment areas with a process to plan for the future; and
  - *we are creating the commitment* to the Concept through consultations with our stakeholders (Provinces and Municipalities), to ensure the identification of catalytic projects
- The next stage in the consultation process is to consider *input on refining the criteria* from stakeholders in order to motivate for the catalytic projects;
  - Metros;
  - Sector Departments
- Simultaneously we are refining the document with an assessment of best practises / benchmarking exercise against three other countries
- We will then prepare a submission to Cabinet
- Progress is reported to Technical MinMec to consider and coordinate reports with recommendations to MinMec.



**RIGHT LOCATION : RIGHT INVESTMENT:  
RIGHT SOLUTION**