

## Department Human Settlements



**Ekurhuleni**  
METROPOLITAN MUNICIPALITY

### CORPORATE OFFICE

29 Lakeview Crescent  
Kleinfontein Lake Office Park  
Benoni

P.O. Box 25263  
Benoni North  
1527

[www.ekurhuleni.gov.za](http://www.ekurhuleni.gov.za)

GPS: S 26 11' 056" E 27 19' 465'

Tel: + 27 011 999 7962  
Fax: +27 011 999 7518/7175

File No.  
Enquiries: Charlotta Mokhethi  
[Charlotta.Mokhethi@ekurhuleni.gov.za](mailto:Charlotta.Mokhethi@ekurhuleni.gov.za)

**To: The Deputy Information Officer**

Att: Eric Sikhitha

27 September 2016

Dear Sir

**Subject: RECORDS ON MAKAUSE INFORMAL SETTLEMENT MEETINGS AND INFORMATION ISSUED.**

With regards to your memorandum referenced: 10/1/3/4, on the request in terms of the promotion of access to information Act. Please take note of the communication between Human Settlements Department and the Makause Informal Settlements Leadership, as outlined below.

### Summary of Project

Makause Informal Settlement is situated in Ward 21, on the remainder of portion 1; portion 9; remainder of 132; 169 and remainder of 71 of farm Driefontein 87-IR, in the Germiston CCA area. It is bounded by Pretoria, Stanley, Shamrock and Main Reef Roads, in Primrose area, Germiston.

The settlement is housing about 5200 households, number to be confirmed through occupancy audit that is in process in the metro.

There are projects and programmes underway for the Makause community.

1. Housing projects – Three land parcels identified for the construction of houses for the community (report is attached). One township (Rose Acres) is approved by City Planning.
2. NUSP – Re-Blocking project – this programme has commenced, the informal settlement has been assessed, and the land parcel has been identified to enable re-blocking (realignment of shacks)
3. The occupancy audit has been completed, final numbers will be made available to EMM.
4. Land parcel has been acquired, for the rest of the land parcels, negotiations will commence in this Financial Year.

## **Meetings.**

### **14 May 2016**

Public meeting held with community in Makause.

Meeting chaired by MMC Ndosini.

Report was explained and community received the report, and copies were issued to community. Copies of layout plans were on display for community to view.

### **17 May 2016**

The community leadership requested a signed report.

HOD- Human Settlement signed the report and it was emailed to the community leadership on the 17<sup>th</sup> of May 2016.

### **20 May 2016**

The community leadership requested a meeting to understand the layout plan.

The meeting was held at Human Settlement offices in Benoni on the 20<sup>th</sup> May 2016 with Charlotta Mokhethi and Xolisani Galada (officials in Functional Planning – Human Settlement)

The layout plans were explained, the location was also explained to the leadership.

### **13 June 2016**

The community leadership requested a meeting, this meeting was held at the Human settlements offices in Benoni.

The community leaders wanted to discuss the NUSP, and land portions.

Charlotta Mokhethi, Xolisani Galada and Thandizwe Mdletshe (official in Support Services- Human Settlements).

Points discussed:

#### **Land Parcels**

- There are various land owners
- In 2016 – Portion 169 of farm Driefontein was acquired after much negotiations, the process was at the point of launch with Deeds Office.
- In 2016/17 FY, further negotiations will take place on the remaining land portions.

#### **Litigation**

- On parcel 2, some land parcels are not suitable for development, geotechnical studies were undertaken and found that those land parcels are not suitable for development.
- Currently there are negotiations taking place, Delport Attorneys suggested pre-trial on the matter.
- SERI is undergoing negotiations to join pre-trial negotiations.

Phillip Makhubele (Makause community leader) requested proof that the land is sold.

He was informed that in six weeks the title deed will be available.

A copy of the Deed of Sale, was made available for the leadership to see.

The leadership was also advised that they can get information on WinDeed.

### **22 June 2016**

The community of Makause protested on the 22<sup>nd</sup> of June 2016.

Subsequently the meeting was called by MMC Aubrey Nxumalo at Germiston EGSC Building.

Present were the three Makause community leaders, Human Settlements officials, MMC's, Ward Councillor and the office of the Mayor.

The reason for the protest was that the community did not have the proof that the land portion was bought by EMM.

A report, with the deed of sale attached was presented at the meeting, the community leaders and all who attended received the report with the deed of sale attached.

The discussions at the meeting were about the proof of sale.

The Human Settlements officials; MMC Nxumalo's office and MMC Chauke proceeded to the Makause Informal Settlement to address the community.

The copies of reports were made for the whole community, MMC Chauke read the content of the report, and after questions and answers the meeting dispersed.

#### **14 July 2016**

Basani Ngoveni and Pinky Vilakazi (Human Settlements officials – Re-blocking) met the committee for the first time at the Germiston offices on Friday, July 14, 2016. During that meeting they did not want to commit to being involved with Re-blocking because they said that they were promised that they would be given confirmation of the purchase of land (Title Deed). They were informed that the land was being procured and that they would be given information by the MMC's office. They then decided that they would only start engaging once they have the necessary proof of purchase. This was a hostile meeting.

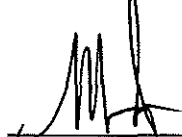
#### **05 August 2016**

On Friday, August 5, 2016 Basani Ngoveni and Pinky Vilakazi visited Makause informal settlement and met the committee again. The mood was positive and we realized that the settlement is overcrowded.

They made a series of other observations as we walked around. Because of the high population density, there is demand for water which exceeds the existing system design capacity and this results in low pressure most of the time. We also concluded that relocation is needed but that it should be based only on the need to improve access to shacks as well as to the basic services.

We trust that you find this in order.

Yours faithfully,



**BONGANI MOLEFE**  
**HEAD OF DEPARTMENT: HUMAN SETTLEMENTS**

Date: 27/09/2016

## Charlotta Mokhehi

---

**Subject:** Makause meeting  
**Location:** Boardroom 1

**Start:** Mon 6/13/2016 11:00 AM  
**End:** Mon 6/13/2016 12:00 PM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Charlotta Mokhehi  
**Required Attendees:** Thandizwe Mdletshe; Xolisani Galada; jomongwenya5@gmail.com; philyhulela@gmail.com

Please note meeting confirmation for Monday 13<sup>th</sup> at 11:00.

Regards,  
Charlotta

## Charlotta Mokhehi

---

**From:** Xolisani Galada  
**Sent:** Tuesday, May 17, 2016 3:37 PM  
**To:** Charlotta Mokhehi  
**Subject:** FW: Makausi informal Settlement development plan

**Importance:** High

FYI

**From:** Phillip Makhubele [mailto:makhubelephillip@gmail.com]  
**Sent:** 17 May 2016 01:35 PM  
**To:** Xolisani Galada; jomongwenya@gmail.com; Chris Ntshavheni  
**Subject:** Makausi informal Settlement development plan

Good day Sir

We're here by proposing a meeting with you and discuss some of the issues which is in your progress report of Makausi informal settlement.

As per verbal agreement we agreed to scheduled it as follows:

Date:20/05/2016

Time: 10:00

Venue: Benoni civic center

We will appreciate your availability .

Regard  
Phillip Makhubele  
D.secretary of MAKAUSI INFORMAL SETTLEMENT

## Charlotta Mokhethi

---

**Subject:** Makause Community leadership meeting with HS  
**Location:** 29 Lakeview Crescent; Kleinfontein Office Park, Benoni, Boardroom 1

**Start:** Fri 5/20/2016 10:00 AM  
**End:** Fri 5/20/2016 11:00 AM  
**Show Time As:** Tentative

**Recurrence:** (none)

**Meeting Status:** Not yet responded

**Organizer:** Xolisani Galada  
**Required Attendees:** Charlotta Mokhethi; emaropana@gmail.com; Phillip Makhubele; Chris Ntshavheni; jomongwenya@gmail.com

## Charlotta Mokhehi

---

**From:** phily hulela <philyhulela@gmail.com>  
**Subject:** Makause meeting

Please note meeting confirmation for Monday 13th at 11:00.

Regards,  
Charlotta

To read City of Ekurhuleni's Disclaimer for this email click on the following address or copy into your Internet browser:  
<http://www.ekurhuleni.gov.za/email-disclaimer>

## Charlotta Mokhehi

---

**From:** Charlotta Mokhehi  
**Sent:** Friday, June 10, 2016 12:33 PM  
**To:** 'jomongwenya5@gmail.com'; 'philyhulela@gmail.com'  
**Cc:** Thandizwe Mdletshe; Xolisani Galada  
**Subject:** Makause meeting

Good afternoon,  
Please note that we will be able to meet with yourselves on Monday 13<sup>th</sup> June at 11:00 as requested.

We will discuss:  
Land portions and progress on NUSP programme.

Regards,  
Charlotta Mokhehi



## Charlotta Mokhethi

---

**From:** Charlotta Mokhethi  
**Sent:** Tuesday, May 17, 2016 1:42 PM  
**To:** 'makhubelephillip@gmail.com'; 'jomongwenya5@gmail.com'  
**Cc:** Zinzile Nxesi; Xolisani Galada  
**Subject:** Signed Makause Report.  
**Attachments:** Makause Report 17-05-2016.pdf

Good afternoon,  
Please find a signed report as requested.

Regards,  
Charlotta Mokhethi

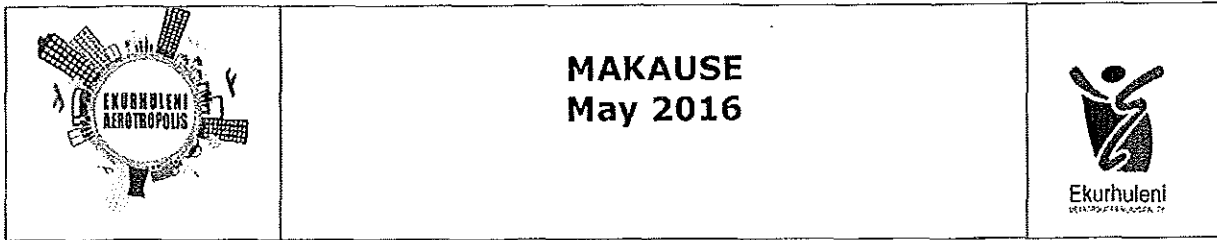
**PROGRESS REPORT ON  
MAKAUSE**



**Ekurhuleni**  
METROPOLITAN MUNICIPALITY

**Ekurhuleni Metropolitan Municipality Human Settlements  
Department**

**May 2016**



## 1. BACKGROUND AND LOCATION

Makause Informal Settlement is situated in Ward 21, on the remainder of portion 1; portion 9; remainder of 132; 169 and remainder of 71 of farm Driefontein 87-IR, in the Germiston CCA area. It is bounded by Pretoria, Stanley, Shamrock and Main Reef Roads, in Primrose area, Germiston.

The settlement is housing about 5200 households, number to be confirmed through occupancy audit that is in process in the metro.

## 2. NUSP – National Upgrading Support Programme / Re-blocking

Due to disastrous incidents that have occurred in Makause in the last year, the Council has made a declaration to embark on a re-blocking programme that will see to liveability in the informal settlements while permanent relief is underway.

National Department of Human Settlements has partnered with Ekurhuleni Municipality to employ the services of a Professional Resource Team, Aurecon SA (Pty) Ltd to provide participatory based planning support for the informal settlements. This is a bottom-up approach, where the communities are involved, with the assistance of the ward Councillors and EMM officials.

The task of Aurecon is to assess and categorise the settlement; produce upgrading plans; produce sustainable livelihoods programme and give EMM the Integrated Informal Settlement Upgrading Programme. The programme has commenced and will run until February 2017.

This programme will be subsequently followed by the implementation (re-blocking) where the shacks will be moved, with the community being the main part of it.

The purpose is to allow installation of basic services, i.e. water; sanitation; electricity (high mast); grading of roads for access of disaster management vehicles and ambulance services.

This programme will also assist with the numbering of shacks for easy location.

Makause is one of the priority settlements for re-blocking, which will commence in July 2016.

## 3. HOUSING PROJECTS

EMM Human Settlements Department has 3 (three) townships in the pipeline that will benefit the community of Makause. These townships are in the vicinity of the settlement and will not disrupt the livelihoods of the community.

### Project 1 (Mining belt)

In-situ development that will commence on the land that is developable where the Makause settlement is currently situated.

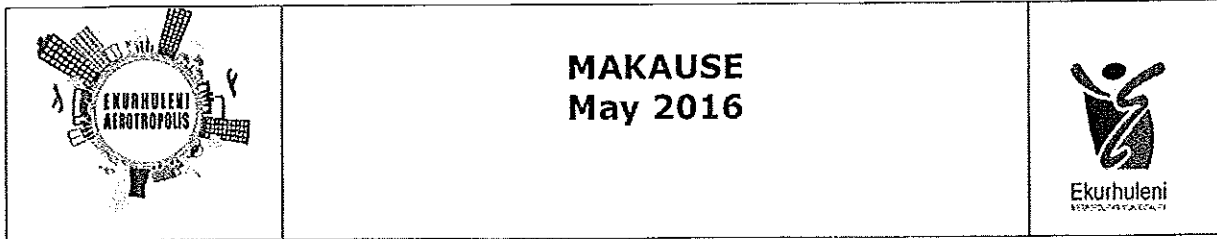
This township will yield +- 1824 housing opportunities, all high density units.

Township will also include Community facilities (Place of Public Worship; Crèche); Taxi Rank; Business; Open Spaces.

### Project 2 (Mining belt)

Re-location – this township will yield 1504 housing opportunities, all high density units.

Township will also include Community facilities (Place of Public Worship; Crèche); Taxi Rank; Business; Public Open Spaces.



**Project 3 (Rose Acres)**

Re-location – the final yield is 1363 housing opportunities, single residential units and high density units.  
 Res 1 – 147 housing opportunities  
 Res 1 (duplex) – 276 housing opportunities  
 Res 4 – 940 housing opportunities (high density)  
 Township will also include Place of Public Worship/School; Crèche; Taxi Rank; Business; Public Open Spaces.

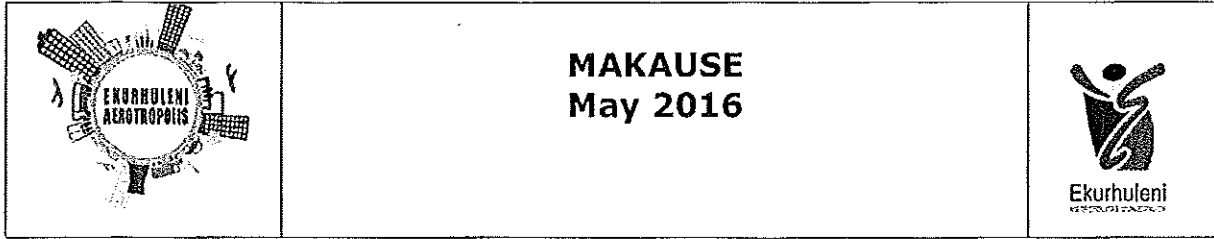
**4. ACTION PLAN**

**Project 1 & 2 (Mining belt)**

Activity	Department	Time Frames
Township Establishment	City Planning	June 2016
Land Acquisition	Real Estate	2016/17 FY and 2017/18 FY
General Plan and Opening of Township Register	Surveyor General	Subject to land acquisition
Environmental Impact Assessment	GDARD	Completed
Geotechnical studies	Geoscience	Completed
Traffic Impact Assessment	Gautrans	Completed
Heritage Study	SAHRA	Completed
Services	Human Settlement Department	2018/19 Financial Year
Top Structures	Human Settlement Department	2019/20 Financial Year

**Project 3 (Rose Acres)**

Activity	Department	Time Frames
Township Establishment	City Planning	Completed
Land Acquisition	Real Estate	In process, awaiting Council approval.
General Plan and Opening of Township Register	Surveyor General	2016/17 Financial Year, subject



		to finalisation of land acquisition
Environmental Impact Assessment	GDARD	Completed
Geotechnical studies	Geoscience	Completed
Traffic Impact Assessment	Gautrans	Completed
Heritage Study	SAHRA	Completed
Services	Human Settlement Department	2017/18 Financial Year
Top Structures	Human Settlement Department	2018/19 Financial Year

Report compiled by Functional Planning Division



Bongani Molefe  
 Head of Department: Human Settlements.  
 Date: 17/05/2016

## Charlotta Mokhethi

---

**From:** Charlotta Mokhethi  
**Sent:** Wednesday, July 27, 2016 1:55 PM  
**To:** 'makhubelephillip@gmail.com'  
**Cc:** Xolisani Galada; Thandizwe Mdletshe; Molefi Thibedi  
**Subject:** FW: Emailing - DEEDS PROOF OF OWNERSHIP MAKAUSE EMM 07072016.pdf  
**Attachments:** DEEDS PROOF OF OWNERSHIP MAKAUSE EMM 07072016.pdf

Good afternoon,  
Please find proof of registration.  
There is no Title Deed yet.

Regards,  
Charlotta Mokhethi

---

**From:** Thandizwe Mdletshe  
**Sent:** Wednesday, July 27, 2016 1:51 PM  
**To:** Charlotta Mokhethi  
**Subject:** Emailing - DEEDS PROOF OF OWNERSHIP MAKAUSE EMM 07072016.pdf

## Deeds Office Property

**windeed**  
information is our business

DRIEFONTEIN, 87, 169 (PRETORIA)

**GENERAL INFORMATION**

Deeds Office                PRETORIA  
Date Requested            2016/07/07 13:58  
Information Source        DEEDS OFFICE  
Reference                   -

**PROPERTY INFORMATION**

Property Type             FARM  
Farm Name                DRIEFONTEIN  
Farm Number             87  
Portion Number          169  
Local Authority          PERI URBAN  
Registration Division    IR  
Province                 GAUTENG  
Diagram Deed            T34053/989  
Extent                    11.2724H  
Previous Description     PTN132  
LPI Code                 TOIR00000000008700169

**OWNER INFORMATION**

Owner 1 of 1  
Company Type            LOCAL AUTHORITY  
Name                     EKURHULENI METROPOLITAN MUNICIPALITY  
Registration Number  
Title Deed                T49165/2016  
Registration Date        2016/06/29  
Purchase Price (R)      6,100,000  
Purchase Date            2016/06/02  
Share  
Microfilm Reference  
Multiple Properties      NO  
Multiple Owners         NO

**ENDORSEMENTS (1)**

#	Document	Institution	Amount (R)	Microfilm
1	VA1792/2003	BOE BANK LTD	UNKNOWN	2003 0378 2725

**HISTORIC DOCUMENTS (5)**

#	Document	Owner	Amount (R)	Microfilm
1	T34053/1989	TIME HOUSING PTY LTD	550,000	1996 1161 4573
2	T100696/1996	FIRSTRAND BANK LTD	617,986	2003 0378 2728
3	T100696/1996	PEOPLES BANK LTD	617,986	2003 0378 2728
4	T100696/1996	BOE BANK LTD	617,986	2003 0378 2728
5	T28961/2003	NDLOVU EDWARD	2,000	2003 0378 2734

**DISCLAIMER**

This report contains information gathered from our suppliers and we do not make any representations about the accuracy of the data displayed nor do we accept responsibility for inaccurate data. WinDeed will not be liable for any damage caused by reliance on this report. This report is subject to the terms and conditions of the WinDeed End User Licence Agreement (EULA).