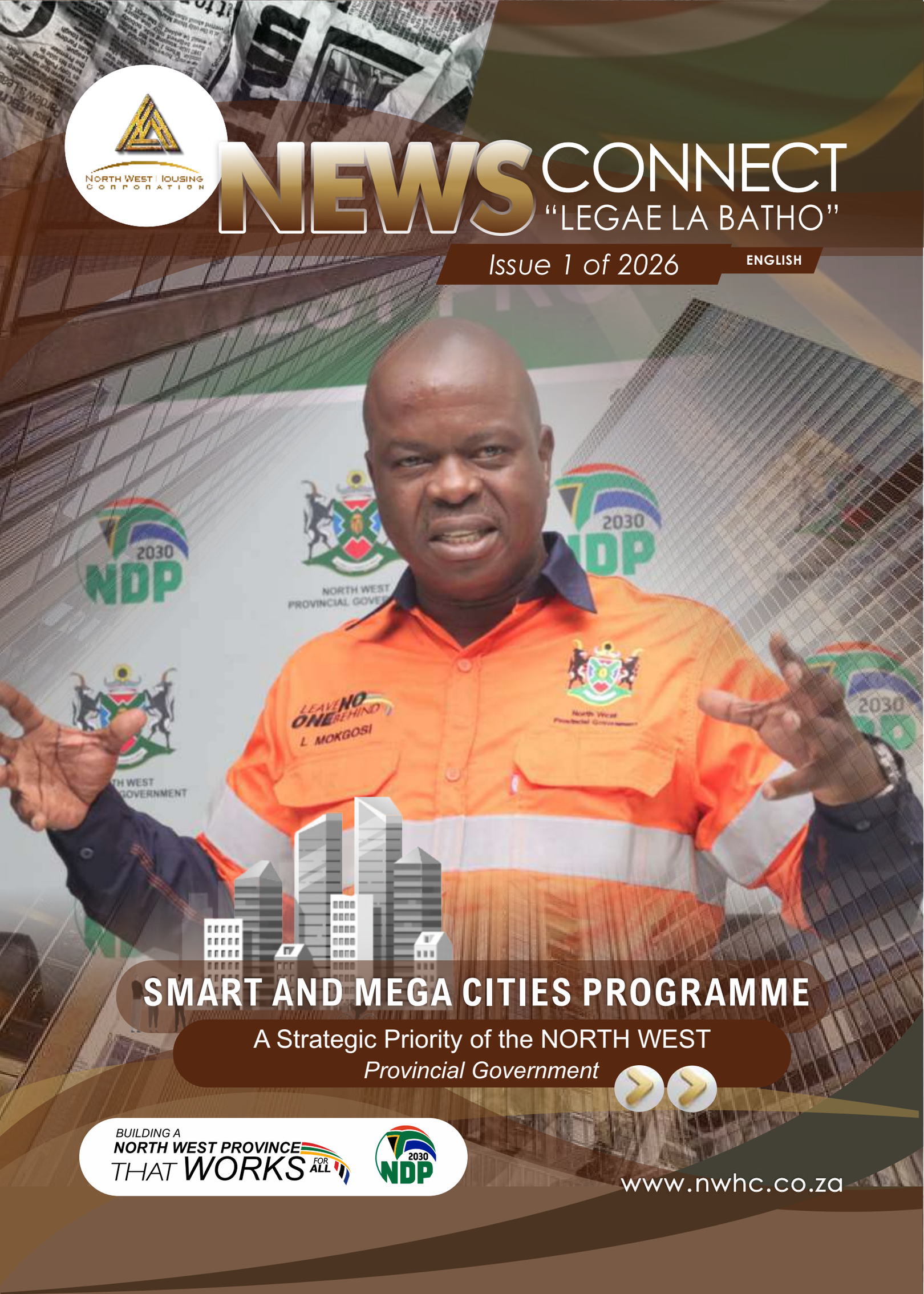

NORTH WEST HOUSING CORPORATION
NEWS CONNECT
"LEGAE LA BATHO"
Issue 1 of 2026
ENGLISH
2030 NDP
LEAVE NO ONE BEHIND
L MOKGOSI
SMART AND MEGA CITIES PROGRAMME
A Strategic Priority of the NORTH WEST
Provincial Government
BUILDING A
NORTH WEST PROVINCE
THAT WORKS FOR ALL
2030 NDP
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NEO MAJA

As we present the 6th edition of the North West Housing Corporation Newsletter, we take a moment to reflect on the journey of the past months and the work that continues to shape the Corporation's impact across the province. This publication serves not only as a platform to share organisational updates and achievements, but also as a tool to keep our stakeholders, partners, and communities informed about the important work undertaken by the Corporation in fulfilling its housing mandate.

This edition comes at a significant time as we approach the end of the financial year. This period calls for reflection, accountability, and renewed commitment to improving the delivery of our services. Over the past year, the Corporation has continued to strengthen its operational focus while working towards sustainable housing solutions for the people of the North West Province.

One of the key initiatives that has defined our recent work is the Revenue Enhancement and Debt Collection Programme.

Through this programme, the Corporation has been actively engaging with tenants and beneficiaries to address outstanding accounts, promote responsible tenancy, and encourage residents to regularise their property ownership. The programme has also sought to correct misconceptions around government housing and emphasise the importance of compliance in securing legal homeownership through title deeds. The road has not been without its challenges, but the commitment shown by our teams and the growing engagement from communities demonstrates encouraging progress in strengthening the Corporation's financial sustainability.

Looking ahead, the Corporation is equally energised by the opportunities presented through the Smart and Mega Cities Programme, which has been reaffirmed as a strategic priority by Premier Lazarus Kagiso Mokgosi during the 2026 State of the Province Address (SOPA). The programme positions the North West Housing Corporation at the centre of implementing transformative urban development initiatives that will reshape the province's housing and economic landscape.

As we conclude this financial year, the North West Housing Corporation remains committed to strengthening its operations, deepening stakeholder partnerships, and advancing initiatives that contribute to sustainable human settlements and economic development. We look forward with renewed energy and determination to the work that lies ahead, particularly the rollout of the Smart and Mega Cities Programme, which promises to mark a new chapter of growth and development for our province.

Thank you for being part of the NWHC journey. We hope this edition offers meaningful insight into our work and the road ahead. Enjoy the read.

ASSISTANT MANAGER CONSUMER EDUCATION
Ms. Neo Maja



FOREWORD BY THE CHIEF EXECUTIVE OFFICER

BISHOP SELLO MOGODIRI
Chief Executive Officer

As we approach the close of the financial year, we reflect on a period that has tested our resilience as an institution, while simultaneously presenting opportunities for renewal, growth and strategic repositioning.

The North West Housing Corporation (NWHC) remains steadfast in its mandate to facilitate access to housing opportunities and contribute meaningfully to human settlements development across the province.

This financial year has not been without its challenges. One of the most pressing issues we continue to confront is the matter of Revenue Enhancement, Forwardparticularly the recovery of outstanding rentals on legacy properties.

The sustainability of the Corporation depends on the collective responsibility of tenants to honour their rental obligations and payment arrangements.

While this remains an ongoing challenge, we remain committed to strengthening our revenue collection mechanisms and engaging communities to ensure that our housing assets are preserved and managed responsibly for the benefit of all beneficiaries.

Despite these challenges, the Corporation has continued to pursue innovative and transformative initiatives that will shape the future of human settlements in the North West Province.

Chief among these is the Smart and Mega Cities Programme, which has been identified as a strategic priority by the Provincial Government.

In the 2026 State of the Province Address, the Honourable Premier Lazarus Kagiso Mokgosi reaffirmed that the Smart and Mega Cities Programme remains a key driver of economic growth and spatial transformation, with the North West Housing Corporation entrusted with leading its implementation and delivery across the Province.

This programme represents a bold vision aimed at developing integrated, sustainable and economically vibrant cities that will transform the way communities live, work and access opportunities.

Encouraging progress has already been made. We acknowledge and appreciate the municipalities that have demonstrated their commitment to this vision by passing Council resolutions and making land available to support the programme. These partnerships are essential in ensuring that the vision of modern, inclusive and economically active cities becomes a reality.

One of the flagship projects within this programme is the Mahikeng Student City, a development that is poised to redefine the landscape of the provincial capital.

Private-sector funding for the project has been secured, positioning the development to break ground once the final land-related matters are concluded. Importantly, all major technical work, including engineering designs, has been completed, ensuring that the project is construction-ready.

We also acknowledge the ongoing efforts by the Honourable Premier and the MEC for COGHSTA and DARD, who are currently spearheading high-level stakeholder engagements to resolve the outstanding land matters and ensure that the project commences without further delay. Their leadership and commitment continue to provide the necessary momentum to drive this transformative programme forward.

As we prepare to enter a new financial year, the North West Housing Corporation remains focused on strengthening governance, improving operational efficiency and advancing strategic projects that will deliver lasting value to the people of the North West Province.

Our pipeline of projects continues to grow as we work with government, municipalities and private-sector partners to unlock development opportunities that will reshape our province.

I would like to extend my sincere appreciation to the Board, management, staff and all stakeholders who continue to support the work of the Corporation. Together, we remain committed to fulfilling our mandate and ensuring that the North West Housing Corporation remains a key driver of housing delivery, spatial transformation, and economic development.

We pay tribute to the developers who invested their hard-earned money and dedicated their resources to support the Smart and Mega Cities Programme. It is this spirit of commitment and partnership that we dedicate this edition to.

The landscape of the North West Province will never be the same again. These projects will help address a critical question: why, despite the government building RDP houses, informal settlements continue to grow.

The reality is that many people prefer to live closer to their places of work, and these developments aim to respond to that need.

In conclusion, it is my firm observation that two fundamental things provide dignity to the human body: clothing and housing. Therefore, the responsibility of providing housing and shelter to communities can never come to an end. Our work is closely intertwined with the well-being of humanity.

We also recognise that for the vision of Smart and Mega Cities to become a reality, government must continue to work hand in hand with the private sector.

Let us continue working together to build sustainable communities and create a prosperous future for the people of the North West Province.

It is this spirit of commitment and partnership that we dedicate this edition to

Ke a leboga – I thank you

Bishop Sello Mogodiri

Chief Executive Officer

Bishop Sello Mogodiri



Message from the Deputy Chairperson and Acting Chairperson of the Interim Board



MR. KABELO MATABOGE
Deputy Board Chairperson

As the North West Housing Corporation continues to navigate a dynamic and evolving housing landscape, the Board remains firmly focused on providing strategic oversight that ensures the long-term sustainability, relevance, and impact of the organisation.

This edition of the newsletter offers an opportunity to reflect not only on progress made, but more importantly, on the direction we are charting as a governance structure entrusted with guiding the Corporation into the future.

The Board's vision is clear: to see the North West Housing Corporation positioned as a leading catalyst for integrated human settlements, economic inclusion, and spatial transformation within the province.

This requires a deliberate shift towards strengthening governance, enhancing financial sustainability, and supporting innovative development models that respond to the changing needs of communities.

Central to the Board's plans is the repositioning of the Corporation as an institution that not only delivers housing, but also contributes meaningfully to the broader economic and social development agenda of the province.

We are committed to ensuring that the Corporation operates with accountability, transparency, and efficiency, while creating an enabling environment for strategic partnerships with both the public and private sectors.

The pronouncement by the Honourable Premier, Lazarus Kagiso Mokgosi, during the 2026 State of the Province Address, reaffirming the implementation of the Smart and Mega Cities Programme, marks a significant turning point for the province and the Corporation alike.

The Board fully supports this bold and transformative initiative, which seeks to redefine the spatial and economic landscape of the North West Province through the development of modern, sustainable, and inclusive urban centres.

In this regard, the Board will continue to provide strategic guidance and oversight to ensure that the Corporation plays its role effectively in the implementation of these catalytic projects.

We recognise that such large-scale developments require strong governance, sound financial management, and coordinated stakeholder collaboration.

It is therefore our priority to ensure that the necessary frameworks and oversight mechanisms are in place to support successful delivery.

Furthermore, the Board remains committed to strengthening the Corporation's financial position, recognising that revenue enhancement and responsible asset management are critical to sustaining operations and enabling future growth.

We will continue to support management in implementing measures that promote compliance, improve revenue collection, and safeguard the Corporation's assets for the benefit of current and future generations.

As we look ahead, we are confident that through strong leadership, strategic partnerships, and a shared commitment to excellence, the North West Housing Corporation will continue to grow into an institution that not only delivers on its mandate, but also contributes to building thriving, dignified, and economically vibrant communities.

The Board extends its sincere appreciation to the Chief Executive Officer, management, and staff of the Corporation for their continued dedication, resilience, and commitment to advancing the organisation's strategic objectives under often challenging circumstances. Your efforts remain the driving force behind the progress and stability of the institution.

We further wish to acknowledge our stakeholders and communities for their ongoing support and collaboration. It is through these collective efforts that the Corporation can fulfil its mandate and make a meaningful impact across the province.

Together, we remain committed to shaping a sustainable and prosperous future for the people of the North West Province.





2026

SOPA

NW PRIMIER

LAZARUS KAGISO MOKGOSI



SOPA 2026 PRONOUNCEMENT BY

NORTH WEST PREMIER LAZARUS MOKGOSI

SOPA 2026 – PRONOUNCEMENT BY PREMIER LAZARUS KAGISO MOKGOSI

1. Hon Members, the Smart and Mega Cities Programme remains a strategic priority of the North West Provincial Government with NWHC leading implementation and driving delivery across the Province.

2. Appreciation is extended to the municipalities that have passed Council resolutions and made land available in support of the programme.

3. Private-sector funding for the Mahikeng Student City has been secured positioning the project to break ground as soon as the final land matters are concluded.

4. All major technical work including engineering designs has been completed ensuring the project is construction-ready.

5. The Mahikeng Student City alone is projected to unlock over 3,500 jobs, creating meaningful economic opportunities for SMMEs, youth, women and persons with disabilities.

6. The Premier and the MEC of COGHSTA and DARD are currently spearheading high level stakeholder engagements to resolve the outstanding land dispute and fast-track project commencement.



INTRODUCING DR MANKETSI TLHAPE: CHIEF OPERATIONS OFFICER OF THE NORTH WEST HOUSING CORPORATION

The North West Housing Corporation is pleased to introduce Dr Manketsi Tlhape as the organisation's new Chief Operations Officer (COO).

Dr Tlhape brings a wealth of leadership experience across the health sector, local government, provincial government, national parliament, and the corporate environment.

Her extensive background in governance, public administration, and development positions her well to contribute to the strategic and operational growth of the Corporation.

She holds a Doctor of Philosophy (PhD) in Economic and Management Sciences with Business. Her academic credentials also include a Master of Business Administration (MBA), a Master's Degree in Public Health, and an Honours Degree in Governance and Leadership.

Dr Tlhape has further strengthened her expertise through several professional programmes in leadership, governance, municipal finance, labour relations, and development policy.

Dr Tlhape's career began in the health sector, where she served as a Professional Nurse and health facility manager, later advancing to leadership roles within the Department of Health. She subsequently transitioned into local government, where she served as Mayor of Tswaing Local Municipality and Councillor at Ngaka Modiri Molema District Municipality.

Her leadership experience expanded further when she was appointed Member of the Executive Council (MEC) for Local Government and Traditional Affairs, and later MEC for Rural, Environment and Agricultural Development in the North West Provincial Government between 2013 and 2019.

During this period, she also served as Chairperson of the Economic Cluster and Leader of Government Business.



Dr Mankitsi Tlhape



At the national level, Dr Tlhape served as a Member of Parliament (MP) from 2019 to 2024, during which she was appointed Whip for the Portfolio Committee on Agriculture, Land Reform and Rural Development. She also served on several parliamentary committees, contributing to governance oversight and legislative processes.

Prior to her current appointment, Dr Tlhape also served as Chairperson of the North West Housing Corporation Interim Board in 2025, providing strategic oversight to the organisation.

As Chief Operations Officer, Dr Tlhape oversees the Corporation's operational functions and supports the implementation of strategic priorities set by the CEO and Board. Her portfolio includes oversight of Human Resources, Legal Services, Information Technology, Public Relations and Communications, and Organisational Performance Management, ensuring alignment between organisational strategy and operational performance.

Through her leadership, NWHC aims to strengthen operational efficiency, enhance stakeholder relations, and continue advancing its mandate of delivering sustainable housing solutions to the people of the North West Province.

Reflecting on the value of dedication and excellence in service, Dr Tlhape shares the following message:

"If a man is called to be a street sweeper, he should sweep streets even as Michelangelo painted, or Beethoven played music, or Shakespeare wrote poetry. He should sweep streets so well that all the hosts of heaven and earth will pause to say, here lived.

INTRODUCING GOPOLANG MERCOTIO MOLALE: MANAGER – ORGANISATIONAL DEVELOPMENT



The North West Housing Corporation is pleased to introduce Mr Gopolang Mercotio Molale, who serves as the Manager: Organisational Development within the Corporation.

Mr Molale brings valuable experience in administration, performance management, and organisational support within the public sector. His professional background reflects a strong focus on improving organisational performance and ensuring that institutional objectives are achieved effectively.

He holds a Degree in Economics, an Honours Degree in Public Administration, a Master of Business Administration (MBA), and a Master of Management in Public Development Sector Monitoring and Evaluation. His academic training has equipped him with a solid foundation in governance, public sector management, and performance monitoring.

Prior to joining the North West Housing Corporation, Mr Molale served in several administrative and leadership roles within the public sector, including positions as Deputy Director responsible for Administrative Support and Manager of Administration, where he was responsible for overseeing unit performance and strengthening administrative systems.

At NWHC, Mr Molale plays a key role in strengthening organisational effectiveness. His responsibilities include developing and implementing performance management strategies, as well as designing and maintaining a comprehensive, organisation-wide performance management framework. This framework supports the Corporation's strategic objectives, promotes accountability, and fosters a culture of continuous improvement across the organisation.

Through his work, Mr Molale contributes to ensuring that NWHC maintains high standards of performance while effectively delivering on its mandate to serve communities across the North West Province.

Mr Molale shares the following words of encouragement with colleagues:
"You don't have to be great to start, but you have to start to be great."

"You don't have to be great to start but you have to start to be great"

NORTH WEST HOUSING CORPORATION









UPDATE ON Student City *Development* IN MAHIKENG

North West
Provincial Government

The Mega and Smart Cities Project (MEGAs or MSC used interchangeably) of the NWHC, in the province, is a ground breaking mega infrastructure development interventions to reposition and re-imagine the human settlement value proposition, through the development of eleven (11) Megas, including technology anchored student accommodation facilities.

This pioneering and innovative concept focuses on advanced infrastructure development, integrated human settlement, sustainable energy, efficient mobility, and creating new hubs for living and working, with the technology and data-driven solutions.

PROJECT SPONSOR

NWHC is the Project Sponsor and holds ultimate accountability for the project and provides strategic direction and mandate. Key responsibilities include:

- Defining project objectives, scope, and success criteria. Ensuring alignment with policy, investment, and socio-economic objectives.
- Approving major strategic decisions, budgets, and funding arrangements.
- Providing oversight of governance structures and assurance mechanisms.
- Acting as the primary interface with senior government and institutional stakeholders.
- NWHC ensures that the project delivers intended value and public or investor outcomes.

1. Nature of the Project

The Mahikeng Mixed-Use Human Settlement Development is a proposed multi-phase development aimed at addressing the housing needs and improving the quality of life in Mahikeng, North West Province, South Africa.

The project will be implemented over two identified properties, namely Portion 132 and Portion 54, with a phased approach to construction and development.

The development will be executed in two phases:
Phase 1: Development of Portion 132 (±42 Hectares) for the construction of Rental Units of various typologies that will be used as Student Accommodation.

The expected yield, in terms of number of Beds is approximately 10 000 Beds. Furthermore, the Development will also include a Retail Convenience Centre.

For recreational purposes, the proposed development has incorporated Open Green Areas and various Sports Facilities. This phase of the Development, on Portion 132, will include Upgrades Bulk Infrastructure and Construction of Internal Services (Water, Sewer, Roads, Stormwater, Electricity, etc.)

Phase 2: Development of Portion 54 (±481 Hectares) for the construction of approximately 12 000 Residential Units of various typologies to service the different markets within the Mahikeng Local Municipality.

The proposed Typologies include, but not limited to, Social Housing, First Home Finance (Previously known as FLISP), Bonded Housing, etc. Furthermore, the Development on Portion 54 will include proposed components of Social Infrastructure which include, but not limited to, Early Childhood Development (ECD) Centres, Schools, Healthcare Facilities, Sports Facilities, Open Green Area, etc. Furthermore, the development proposed various commercial and Industrial Capacity to ensure Long Term Viability for the Development.

This phase of the Development, on Portion 54, will include Upgrades Bulk Infrastructure and Construction of Internal Services (Water, Sewer, Roads, Stormwater, Electricity, etc.).

In essence, Phase 1 of the Proposed Development involves the development of Portion 132, measuring approximately 42 hectares, into a purpose-built student accommodation precinct within a 1.5 km radius of the North West University (Mahikeng Campus).
The development comprises:
± 80 residential blocks
± 1,255 residential units of various typologies
An estimated 10,000 student beds
A Retail Convenience Centre to serve students
Open green areas and sports facilities for recreation and wellness
Bulk infrastructure upgrades and internal services installation (water, sewer, roads, stormwater, electricity, ICT).

The project is planned as a phased, mixed-use, sustainable, and student-centric development, designed to address the acute shortage of compliant student accommodation while stimulating local economic growth.

2. Project Management and Governance
A robust governance structure has been established to ensure effective oversight, accountability, transparency, and decision-making throughout the lifecycle of Phase 1 of the Proposed Development.

The governance framework supports strategic alignment, risk management, performance monitoring, and compliance with legal, financial, and technical requirements.

4. Professional Team

The Professional Team comprises multi-disciplinary consultants and specialists responsible for technical design, approvals, and construction oversight. This typically includes:

- Architects and Urban Designers
- Civil, Structural, Electrical, Mechanical, Fire, and Traffic Engineers
- Quantity Surveyors
- Environmental, Town Planning, and Geotechnical Consultants
- ICT, Security, and Sustainability Specialists

5. Location and Geo-Jurisdiction

The site enjoys strategic access to existing road networks, public transport routes, institutional facilities, and bulk municipal services, making it ideally suited for high-density student accommodation. The proposed site is summarily characterised by the following points:

Property: Portion 132 of Farm 301-JO Mmabatho Town and Townlands
Extent: ±42 hectares
Municipal Jurisdiction: Mahikeng Local Municipality
Province: North West Province
Strategic Proximity: Within 1.5 km of North West University (Mahikeng Campus)

6. Project Value and Capitilisation

The estimated total value of Phase 1 (inclusive of construction, bulk infrastructure, internal services, professional fees, contingencies, and escalation) is R1,99 billion rand, to be refined through ongoing feasibility and financial modelling.

7. Project Goals and Objectives

Strategic Goals for Phase 1 of the proposed Mahikeng Mixed-Use Development:
Address the shortage of quality, compliant student accommodation
Support higher education access and success
Stimulate economic growth and job creation
Catalyse urban regeneration and spatial integration
Promote sustainable, smart, and inclusive development

8. Project Relevance

The project is strongly aligned with government priorities and policy directives:
National Development Plan (NDP 2030) Spatial integration, education infrastructure, job creation
National Human Settlements Policies Integrated, sustainable settlements Smart Cities Framework Digital infrastructure, mobility, efficiency North West Provincial Growth and Development Strategy (PGDS) Economic diversification, youth development, infrastructure investment

9. Economic Dividend

Over and above of providing adequate Purpose-built Student Accommodation, Phase 1 of the proposed Mahikeng Mixed-Use Development will also yield Economic Benefits for the Community, Business and the Local Authority (Rates and Taxes Collection). Amongst some of the benefits identified, the following are characterised:

Job Creation
Construction Phase: ±2,000 direct and indirect jobs
Operational Phase: ±150 permanent jobs
Economic Impact
Local procurement and SMME participation
Skills development and enterprise development
Increased economic activity in Mahikeng
Stimulation of retail, services, and logistics sectors
Smart Economy Enablers
ICT-enabled management systems
Smart mobility planning
Energy and Water Efficiency

10. Social Dividend

The implementation of Phase 1 does not only potential economic benefits but also include social benefits for the broader community and the students intended to reside in the precinct. Some of the Social Benefits identified are as follows:

- Improved access to safe and affordable student accommodation
- Integration of township and rural communities into the value chain
- Youth and women participation in construction and operations
- Universal access design for persons with disabilities
- Social facilitation and community engagement programmes
- Enhanced student welfare, safety, and wellbeing

11. Critical Progress to date

Phase 1 of the Proposed Development has made substantial and measurable progress across the early stages of the project lifecycle. The successful completion of the Project Inception Stage and the Concept and Viability Stage, together with significant advancement or detailed implementation and construction planning.



NORTH WEST HOUSING CORPORATION

MATLOSANA

Mega Smart CITY

North West
Provincial Government

1. Nature of the Project

The Matlosana Mega City Development is an integrated human settlement project situated within the City of Matlosana Local Municipality in the North West Province. The project is designed to deliver approximately 3,591 social and affordable housing units, supported by institutional, commercial, industrial, and retail developments aimed at addressing housing demand while stimulating local economic growth. The development comprises a combination of public and private infrastructure components, including civil and electrical engineering services, environmental management measures, and the integration of renewable energy technologies.

Implementation of these components is being undertaken by the Developer in accordance with the approved development framework. Progress to date reflects ongoing coordination between housing delivery, infrastructure provision, and sustainability objectives to ensure the orderly rollout of the project.

Key City Features :

The development is focused on:

- Economy: Creating quality jobs and supporting local businesses.
- People: Fostering a knowledgeable and innovative workforce.
- Governance: Ensuring effective use of city resources.
- Environment: Achieving sustainable growth while protecting resources.
- Living: Providing quality healthcare, education, and safety.
- Technology: Utilizing smart technologies for enhanced living.
- Energy: Implementing smart grids for continuous electricity.
- Mobility: Developing integrated and sustainable transport networks.

2. Project Management and Governance

- Project Owner: NEP Consulting Engineers (PTY) Ltd
- Project Team Leader: Pieter F. Ernst (Pr. Eng. 740593)
- Project Manager: Danie Kasselman
- Implementing Agent: NWHC / NEP Consulting Engineers (PTY) Ltd
- Key Pr. Service Providers: NEP Consulting Engineers (PTY) Ltd.

Project Governance Framework

NEP Consulting Engineers serves as Project Owner and Implementing Agent, overseeing all technical, financial, and operational activities.

Governance is guided by the Service Level Agreement with NWHC, providing a structured framework for accountability, risk management, and reporting.

3. Location and Geo-Jurisdiction

Co-Ordinates: S 26º49’28.05” / E 26º38’16.28”
District: Dr. Kenneth Kaunda District Municipality
Local Municipality: City of Matlosana Municipality
Province: North-West
Land Type and Size
Elandsheuvel Portion 127: 171,3064 ha
Elandsheuvel Portion 128: 80,1288 ha
Elandsheuvel Rem. Port. 906: 3,4956 ha
Amount and Type of Housing Units – 3591 Housing Opportunities
Res 1 1 669
BNG Units 486
CRU Units 486

4. Project Value and Capitilisation

Land Cost R 119 770 623.00
Bulk Services R 400 747 670.40
Internal Services R 494 831 361.15
Subsidised Housing R 757 453 649.14
PVT Housing R 902 500 000.00
Socio Economic Facilities R5 595 699 650.34
TOTAL R8 271 002 954.03

5. Project Goals and Objectives

The project’s goals and objectives include delivering integrated, sustainable human settlements; providing social and affordable housing; facilitating inclusive economic development; and implementing smart, connected urban infrastructure.

Primary Objectives

Key deliverables essential to the project’s success:

- Housing Delivery: Construction of 3,591 social, affordable, and mixed-income units.
- Integrated Infrastructure: Development of roads, water, sanitation, electricity, renewable energy, and ICT systems.
- Socio-Economic Development: Creation of jobs, enterprise opportunities, and skills development through social infrastructure and local procurement.
- Urban Integration: Promotion of inclusive, mixed-use, and connected neighbourhoods in line with municipal SDFs, NDP, and PHSHDA requirements.
- Progress: Planning and preparatory works are complete, construction phasing has commenced, and bulk service integration is underway.

Secondary Objectives
Secondary objectives complement the primary objectives by enhancing the project's long-term impact:

- Social Amenities: Establishment of schools, ECD centres, clinics, community halls, and recreational facilities.
- Private Sector Participation: Development of commercial, retail, and industrial precincts to stimulate local economic growth.
- Sustainability Initiatives: Integration of green infrastructure, renewable energy solutions, and Smart City technologies.
- Community Inclusion: Engagement with marginalized groups, including women, youth, and persons with disabilities.
- Progress: Initial planning for social and commercial infrastructure has begun; stakeholder engagement and environmental planning are ongoing.

5. Project Relevance
The Matlosana Mega City Development is strategically aligned with key national, provincial, and municipal policy frameworks through its structured, phased implementation approach as outlined in the approved Implementation Project Programme.

This alignment ensures that the project remains relevant to government development priorities while responding to infrastructure capacity, spatial planning requirements, and market readiness conditions.

At a national level, the project supports the objectives of the National Development Plan (NDP) by promoting spatial transformation, inclusive economic growth, job creation, and improved access to well-located housing opportunities. The integrated human settlement model adopted aligns with the National Department of Human Settlements' focus on Integrated Human Settlements and Smart City initiatives, incorporating mixed-use development, social infrastructure, and innovative service delivery solutions.

6. Economic Dividend
The project contributes to sustainable economic growth and diversification through the following mechanisms:

- Job creation: Employment opportunities across all phases of the project, from construction and engineering to long-term commercial and service operations.

- Enterprise development: Opportunities for SMMEs, local contractors, and emerging businesses to participate in construction, services, and supply chains.
- Economic stimulation: Activation of commercial, industrial, and retail nodes
- increases market access, investment, and regional economic activity.
- Smart infrastructure integration: Investment in ICT, transport, and mobility infrastructure enhances economic efficiency and interconnectivity.

7. Social Dividend
The project promotes inclusive social development, addressing the needs of marginalized communities while enhancing quality of life:

- Community integration: Incorporates townships, rural settlements, women, youth, and persons with disabilities, fostering inclusive, non-racial urban environments.
- Skills development and education: Establishment of schools, Early Learning Centres, and a Technical and Vocational Education and Training (TVET) College provides learning and skills development opportunities linked to the project.
- Local economic empowerment: Supports community participation through procurement from local suppliers, job creation, and social facilitation initiatives.
- Improved access to essential services: Provides healthcare, safety, recreational, and social infrastructure, promoting multi-dimensional sustainable livelihoods.
- Enhanced quality of life: Modern amenities, green spaces, and sustainable design principles improve living standards and create vibrant, resilient communities.

Collectively, the Matlosana Mega City Development advances the goals of the National Development Plan (NDP) and complements broader government strategic objectives by delivering both measurable economic impact and transformative social benefits, ensuring that development is sustainable, inclusive, and multi-generational.

8. Funding Mechanisms/Project Financing
Financial Framework:
Project Packaging and Financing Model
The Matlosana Mega City Development is structured using a phased financial model that covers all project components, including land acquisition, bulk and internal services, housing units (subsidised and private), and socio-economic facilities.

Financial Model
o Land Cost R 119 770 623.00
o Bulk Services R 400 747 670.40
o Internal Services R 494 831 361.15
o Subsidised Housing R 757 453 649.14
o PVT Housing R 902 500 000.00
o Socio Economic Facilities R5 595 699 650.34
o TOTAL R8 271 002 954.03

9. Deal Structuring
Financial Funding Model: Funding Sources and Strategy (PPP, public funded, private-funded, blended finance).

10. Critical Progress to date
Overall Project Status

The Matlosana Mega City Development is at an advanced planning and readiness stage, with the majority of technical studies completed and a clear implementation programme in place. The project is positioned to transition into construction, subject to final layout approvals and confirmation of bulk infrastructure funding

11. Strategic Value
The project holds significant strategic value as a large-scale integrated human settlement within a Priority Human Settlement and Housing Development Area. It directly supports national, provincial, and municipal development objectives by delivering housing, social infrastructure, economic opportunities, and spatial transformation at scale.

Smart and Mega Cities Development





Mogwase Smart City – Legral Commodities Pty Ltd

Nature of the Project:

The Proposed Mogwase Mega Housing Development is designed to be a SMART City Development, with the aim of providing housing as well as addressing challenges that have existed in the past and continue today.

The SMART City Model seeks specifically to address apartheid spatial planning legacies and establish key, replicable levers to unlock the future of human settlements in South Africa.

Location: The proposed township development land is located in an approved Priority Human Settlement and Housing Development Area (PHSHDA).

It has been designated in Government gazette No 43726 , dated 18 September 2020.



Taung Mega Smart City - Persev Construction Pty Ltd

Nature of the Project:

The Proposed Mogwase Mega Housing Development is designed to be a SMART City Development, with the aim of providing housing as well as addressing challenges that have existed in the past and continue today. The SMART City Model seeks specifically to address apartheid spatial planning legacies and establish key, replicable levers to unlock the future of human settlements in South Africa.

Location: The proposed township development land is located in an approved Priority Human Settlement and Housing Development Area (PHSHDA).



Bakubung Kubu Mega Smart City – Kubu Property Investment Pty Ltd



Nature of the Project:

The Proposed Mogwase Mega Housing Development is designed to be a SMART City Development, with the aim of providing housing as well as addressing challenges that have existed in the past and continue today. The SMART City Model seeks specifically to address apartheid spatial planning legacies and establish key, replicable levers to unlock the future of human settlements in South Africa.

Location: The proposed township development land is located in an approved Priority Human Settlement and Housing Development Area (PHSHDA).

Moretele Mega Smart City – Bigen Raudev Consortium Pty Ltd



Nature of the Project:

The Proposed Mogwase Mega Housing Development is designed to be a SMART City Development, with the aim of providing housing as well as addressing challenges that have existed in the past and continue today. The SMART City Model seeks specifically to address apartheid spatial planning legacies and establish key, replicable levers to unlock the future of human settlements in South Africa.

Location: The proposed township development land is located in an approved Priority Human Settlement and Housing Development Area (PHSHDA).

Marikana Mega City – WBC Consulting

Nature of the Project:

The Proposed Mogwase Mega Housing Development is designed to be a SMART City Development, with the aim of providing housing as well as addressing challenges that have existed in the past and continue today. The SMART City Model seeks specifically to address apartheid spatial planning legacies and establish key, replicable levers to unlock the future of human settlements in South Africa.

Location: The proposed township development land is



located in an approved Priority Human Settlement and Housing Development Area (PHSHDA).







N14 Klerksdorp Mega Smart City – Matonoka Holdings Pty Ltd

Nature of the Project:

The N14 Development is a mixed-Use Development which includes RDP/BNG Housing, Walk-Up Units, Bonded Stock, Primary and Secondary Schools, TVET College, Transport Hub, Retail Centre, Medical Centre, Emergency Evacuation unit, Industrial stands and Government Complex.

Location: The site description is remainder of Portion 3 Elandskuil 205-IP and a part of the remainder of the farm Elandskuil 206-IP. The site is at the junction of the N14 and R30 highways in Ventersdorp, Northwest Province. It is an approved site for the development of a Mega/Smart City in the NW Province.



NORTH WEST HOUSING CORPORATION



RUSTENBURG

Mega Smart CITY

North West
Provincial Government

1. Nature of the Project

The Rustenburg Mega City Project is a large-scale, integrated human settlements and mixed-use development initiative aimed at creating a sustainable, inclusive, and economically vibrant urban node within the North West Province. The project is sponsored by the North West Housing Corporation (NWHC), with Amandla Construction appointed as the developer. The development is envisaged as a catalytic mega project incorporating residential, commercial, social, economic, and smart city components in line with national and provincial development priorities.

2. Project Management and Governance

Amandla Construction has been appointed as the lead developer for the Rustenburg Mega City Project and is responsible for overall coordination, development management, and delivery oversight.
A structured governance framework is being established, including:

- Oversight by NWHC.
- Developer-led project management structures.
- Clear reporting, accountability, and decision-making mechanisms.
- Compliance with corporate governance and public sector requirements.

This integrated professional team ensures that the Rustenburg Mega City Project is supported by the necessary technical, statutory, environmental, and project management expertise to advance the development in a coordinated, compliant, and implementation-ready manner.

3. Location and Geo-Jurisdiction

The Rustenburg Mega City Project is located within the Rustenburg Local Municipality, North West Province, on a strategically situated land parcel identified through preliminary spatial analysis and municipal records. The proposed land parcel comprises the remainder of Portion 1 of Farm Rustenburg Town and Townlands 272 JQ, including TOJQ0011 (Geelhout Park Extension 1 SOHA), as well as Farm Bellevue 311 JQ. The estimated size of the property is approximately 282 hectares.

The site is well positioned in relation to existing urban areas, transport routes, and established communities, making it suitable for a large-scale mixed-use and integrated human settlements development.

Preliminary topographical information indicates that the land ranges between approximately 1,300 metres and 1,350 metres above mean sea level (MSL), which is considered manageable for development subject to detailed engineering and environmental assessments.

4. Project Value and Capitilisation

The total value of the Rustenburg Mega City Project will run into several billions of rands (estimated figure at this stage is R12b) subject to finalisation through detailed feasibility studies, project phasing, and infrastructure costing. The project will be implemented in phases to ensure financial sustainability, market absorption, and effective risk management

5. Project Goals and Objectives

The key goals and objectives of the project include:

- Development of an integrated, sustainable human settlement.
- Addressing housing demand across multiple income bands.
- Stimulating economic growth and diversification in Rustenburg and the broader province.
- Creating employment opportunities during construction and operational phases.
- Supporting smart city principles, including ICT (incorporation of digital and communications infrastructure and technologies) integration, smart mobility, and sustainable infrastructure. Enhancing spatial integration and reducing apartheid-era spatial fragmentation.

6. Project Relevance

The Rustenburg Mega City Project is underpinned by a comprehensive socio-economic and market assessment which confirms medium- to long-term demand potential across residential, social housing, and mixed-use components. The primary market area accommodates approximately 270,121 people across 94,087 households, characterised by low population and household growth of approximately 0.2% per annum, a relatively young population profile, and notable inward migration.

The demographic profile is dominated by individuals aged 15–34 years (approximately 41.1%), followed by adults aged 35–64 years (32.2%), indicating sustained demand for housing, education, employment, and social infrastructure over the long term. Socio-economic indicators reflect affordability sensitivity, with a weighted average household income of approximately R178,487 per annum and a significant proportion of households falling within lower socio-economic measure (SEM) categories. These dynamics reinforce the relevance of a phased, mixed-income, and market-responsive development approach.

phased, mixed-income, and market-responsive development approach.

7. Economic Dividend

The economic dividend of the Rustenburg Mega City Project is further strengthened by confirmed demand for trade, education, healthcare, and social facilities. These components enhance the project's role as a self-sustaining urban node and significantly expand its economic and employment footprint.

The trade sector component, estimated at approximately ±4,399 m² GLA, demonstrates moderate to high demand from 2031 onwards. Market modelling indicates that trade-related floor space demand within the Rustenburg local economy will increase from approximately 74,782 m² GLA in 2030 to approximately 334,039 m² GLA by 2045. The project is expected to capture a viable market-based take-up of approximately ±4,399 m² GLA, accommodating activities such as motor dealerships, automotive workshops, specialty retail, and related services, thereby supporting enterprise development and employment creation.

8. Social Dividend

The social dividend of the Rustenburg Mega City Project is reinforced by the socio-economic characteristics of the primary market area and the inclusion of housing and social infrastructure that responds directly to identified needs. Housing demand analysis confirms moderate to high demand for both ownership and rental accommodation, with nearly half of households currently renting and relatively limited bonded home ownership, highlighting the importance of affordable rental and transitional housing options.

The provision of approximately 1,500 social housing units, delivered in phases, will directly support lower- to middle-income households and address affordability constraints within the market. Smaller rental unit typologies are prioritised in response to income realities and household formation trends. The inclusion of education, healthcare, community, and recreational facilities further supports social integration, improved access to services, and enhanced quality of life for residents.

9. Deal Structuring

The Rustenburg Mega City Project is structured as a phased, blended-finance mega development, combining public-sector support, development finance, and private-sector investment.

A key feature of the deal structure is the strategic contribution of land by the Rustenburg Local Municipality (LM), which has made the identified land available for the development of the Mega City Project. This land contribution represents a significant public-sector input, reduces upfront capital requirements, and materially enhances the bankability and feasibility of the project.

The land contribution by the Local Municipality is intended to support catalytic development outcomes, spatial restructuring, and integrated human settlements objectives. The detailed legal and commercial terms of the land contribution, including tenure arrangements, development rights, and conditions precedent, are being finalised through ongoing engagements and due diligence processes.

The overall deal structure will consider an appropriate mix of funding instruments, including public-sector grants, development finance, debt, equity, and hybrid or mezzanine finance where appropriate. Public-private partnership (PPP) elements may be introduced for specific components, particularly bulk infrastructure, social housing, and non-residential developments.

10. Critical Progress to date

Progress achieved to date includes the following key milestones:

- Appointment of Amandla Construction as the developer for the Rustenburg Mega City Project by the North West Housing Corporation.
- Completion and finalisation of comprehensive market demand analyses, socio-economic assessments, and land budget synthesis, confirming the medium- to long-term feasibility of the project.

Appointment of a multidisciplinary team of specialist professional consultants to advance the project through planning, statutory approvals, and implementation readiness.

NORTH WEST HOUSING CORPORATION









BRITS MADIBENG LENSERIA

Mega Smart

CITY

North West
Provincial Government

1. Nature of the Project

The Brits Lanseria Mega Smart City is a proposed mixed-use land development situated in Brits and Lanseria areas in Madibeng Municipality. This proposed development approach has been identified as an appropriate strategic intervention to amongst others:

- Increase proximity to economic activities;
- Social cohesion and racial integration;
- Spatial transformation; and Provision of sustainable, decent and affordable housing.

2. Project Management and Governance

The Project Manager on this project is Moteko Construction Cost Consultants and Project Managers. The company has been appointed as an implementing agents to deliver this project on behalf of the North West Housing Corporation on a turnkey contract basis.

Turn-key include the planning, related professional and engineering services, project management services, design, project packing, sourcing of funds and construction services.

3. Location and Geo-Jurisdiction

The proposed project lies in an area between Lanseria, Brits and Hartbeespoort.

The defining features of the location can be summarized as following:

- The area has various slopes and ridges, with a flat plato to the north;
- The R104 splits the city with the R511 running into a section towards the North East side;
- The R512 / Malibongwe or Pelindaba Road enters the West wing of the city, coming from Lanseria towards Hartbeespoort;
- Very good access roads towards the proposed city from all areas;
- The river is from the west running behind the south towards the North West; and

This area is perfect for greenfield development to the north of Pelindaba and Hartbeespoort

4. Project Value and Capitilisation

Estimated construction cost at completion: R11 003 867 953

5. Project Goals and Objectives

The Brits Lanseria Smart Mega City project's strategic intent and objectives are to develop a truly post-apartheid city that is based on the best practice in terms of urban sustainability and the principles underpinning the term "Smart City".

The intension is to create a comprehensive, sustainable and economically vibrant mega smart city that will promote economic growth while also improving the quality of life for citizens by using smart technologies and data based daily activities.

6. Project Relevance

The proposed Brits Lanseria Mega Smart City steadfastly addresses the National Development Plan which makes a call to restructure urban spaces, eradicate apartheid-era spatial divides and promote sustainable mixed-use human settlements. The project is also in line with the National Department of Human Settlements' White Paper Policy for Human Settlements, which aims to promote the delivery of sustainable human settlements and improved quality of household life are defined by:

- Access to adequate accommodation that is suitable, relevant, appropriately located, affordable and fiscally sustainable;
- Access to basic services such as water, sanitation, refuse removal and electricity;
- Security of tenure irrespective of ownership or rental, formal or informal structures; and
- Access to social services and economic opportunities within reasonable distance.

Further to the above, the proposed Brits Lanseria Mega Smart City forms part of the priority projects that are aligned with North West government's Provincial Growth and Development Strategy.

7. Economic Dividend

The envisioned economic dividends or economic impacts that will be brought by this project include but are not limited to the creation of sustainable job opportunities, economic stimulation, economic growth, economic diversification, economic integration of marginal areas and interlinkages with other economic value chains in the province, South Africa country and other countries.

8. Social Dividend

The project social benefits are two-fold. First, there are social dividends, including social transformation through spatial integration of marginal communities in the region. Social change through provision of decent integrated human settlements, opportunities for skills training and development.

Most importantly in the South African context, racial integration through integrated human settlements public amenities.

9. Critical Progress to date

· Council resolution supporting the implementation of the project issued.

Restructuring Zones – Madibeng Municipality have shared their current Gazetted restructuring zones.

NWHC CLARIFIES: HOUSING IS NOT FREE, OWNERSHIP COMES THROUGH

Written by Neo Maja









The North West Housing Corporation (NWHC) has embarked on a Revenue Enhancement and Debt Collection Campaign aimed at assisting beneficiaries to regularise their accounts and ultimately secure legal ownership of the houses they occupy through the issuing of title deeds.

This campaign is driven by the need to correct a long-standing public misconception that government houses are provided free of charge. The NWHC wishes to emphasise that the houses under its management are not RDP houses, but rental stock inherited from the former Bophuthatswana government era. These properties were transferred to the Corporation with a clear mandate: to generate revenue, manage rental housing, and enable occupants to become lawful homeowners once their obligations have been met.

The Corporation was established in 1982 as the Bophuthatswana Housing Corporation, with the primary purpose of providing affordable housing to residents of Bophuthatswana. Following South Africa's democratic transition in 1994, the entity was renamed the North West Housing Corporation and restructured to align with the new provincial government framework.

Over the years, the NWHC has evolved into a public entity responsible for the management of rental housing stock, including houses and flats, while supporting access to adequate housing in line with the Constitution of the Republic of South Africa.

Despite facing serious financial challenges that resulted in its closure in 2009, the Corporation was resuscitated in 2014. Its revival came with a clear mandate to restore financial sustainability, resume rental collection, recover outstanding debts, and ensure that qualifying beneficiaries are assisted to obtain title deeds for the properties they occupy.

The Revenue Enhancement and Debt Collection Campaign is not punitive in nature. Instead, it is a developmental and corrective programme designed to:



- Encourage tenants and beneficiaries to settle all outstanding balances;
- Regularise occupancy records and resolve legacy account issues;
- Assist qualifying occupants to obtain title deeds and secure full home ownership; and
- Ensure the long-term sustainability of the Corporation so it can continue serving communities.

Many of the original beneficiaries of these houses were elderly citizens, some of whom have since passed on. In numerous cases, their children and grandchildren continue to occupy the properties without formal ownership or updated records. This campaign therefore, calls on current occupants and families of deceased beneficiaries to come forward, engage with the Corporation, and take the necessary steps to secure legal ownership of their homes.

By participating in this programme, residents stand to benefit in several ways. Securing a title deed provides legal proof of ownership, protects families from disputes or eviction, and allows homeowners to pass property on to future generations. It also unlocks opportunities for economic participation, as titled property can be leveraged for development and financial purposes.
At the same time, improved revenue collection enables the NWHC to invest in new housing programmes and fulfil its mandate of providing affordable and sustainable housing solutions.

The North West Housing Corporation urges all affected tenants, beneficiaries, and family members to engage with the Corporation through its outreach programmes, community engagements, and designated office. By working together, communities and the NWHC can correct historical challenges, secure home ownership, and build a sustainable housing future for the province.



Honouring the life and legacy of Vuyo Jiya

The North West Housing Corporation pays heartfelt tribute to the late Vuyo Jiya, a gifted comedian whose remarkable talent and vibrant spirit left an indelible mark on the entertainment industry and in the hearts of many South Africans. Through his unique ability to bring laughter and joy to diverse audiences, he became a beloved figure and a true icon whose influence continues to be felt beyond his years.

The Corporation fondly remembers the honour of hosting him at its year-end function held on 14 December 2022 at Cookes Lake, where he delivered a memorable comedic performance and shared words of encouragement. His presence brought warmth and laughter to the occasion, leaving a lasting impression on all who attended.

Although he was laid to rest in 2023, his legacy lives on through the countless lives he touched and the unforgettable moments he created. His work not only entertained but also uplifted communities, reminding us of the power of humour to unite and heal. He will always be remembered for his passion, creativity, and the light he shared so generously with the world.

The Corporation extends its sincere condolences to his family, friends, and all who knew and loved him. May they find comfort in the cherished memories and the lasting impact of his life. The North West Housing Corporation honours his legacy and wishes his family strength during this difficult time, with the assurance that his memory will live on.

May his soul rest in eternal peace.

BUILDING A
NORTH WEST PROVINCE
THAT WORKS FOR ALL

NORTH WEST HOUSING
CORPORATION

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BANK : ABSA
BRANCH : MAHIKENG
BRANCH CODE : 632005
ACCOUNT NO : 4055086243

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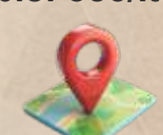
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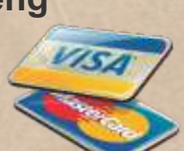
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