



# Human Settlement Plan

## Phase 3: Business Plan

Draft for Discussion

May 2010



Prepared for:  
**The Housing Manager: Langeberg Municipality**

Tel: 023 626 8200



Prepared by:  
**MCA Urban and Environmental Planners**



Tel: +27 (0) 21 674 0424  
Fax: +27 (0) 21 674 0748

MCA Urban and Environmental Planners  
202 Heritage House  
Dreyer Street  
Claremont  
Cape Town

P.O. Box 13640  
Mowbray  
Cape Town  
South Africa  
7705  
[www.mcaplan.co.za](http://www.mcaplan.co.za)

# Contents

<b>1. INTRODUCTION AND BACKGROUND .....</b>	<b>5</b>
1.1 THE PROJECT BRIEF AND APPROACH .....	5
1.2 SITUATIONAL ANALYSIS PHASE .....	6
1.3 SUMMARY OF THE STRATEGIES AND POLICIES PHASE .....	6
<b>2. ROLE OF HOUSING SITES AND THE DEMAND FOR SOCIO-ECONOMIC FACILITIES .....</b>	<b>12</b>
<b>3. HOUSING FUNDING OPTIONS AND DELIVERY MECHANISMS .....</b>	<b>19</b>
<b>4. THE GAP HOUSING MARKET .....</b>	<b>21</b>
4.1 GAP MARKET IN THE WESTERN CAPE PROVINCE .....	21
4.2 LANGEBERG MARKET .....	22
<b>5. PROJECT SUSTAINABILITY CRITERIA AND GUIDELINES .....</b>	<b>24</b>
5.1 DEVELOPMENT AND INTENDED USE OF THE CRITERIA .....	24
5.2 THE SUSTAINABILITY CRITERIA .....	24
5.3 PROJECT LEVEL SUSTAINABILITY CRITERIA .....	25
<b>6. PILOT PROJECTS: BUSINESS PLANS .....</b>	<b>32</b>
6.1 PILOT PROJECTS .....	32
<b>7. PROJECT COSTING AND BUDGET SCHEDULING .....</b>	<b>36</b>
7.1 PROJECT COSTING .....	36
7.2 BUDGET SCHEDULE .....	38
<b>8. IMPLEMENTATION AND INTEGRATION .....</b>	<b>41</b>
<b>9. CONCLUSION .....</b>	<b>43</b>
<b>10. ANNEXURE .....</b>	<b>44</b>
10.1 ANNEX 1: SUSTAINABILITY CRITERIA .....	44

## List of Tables

Table 1 HSP Documents .....	5
Table 2 Processes followed .....	5
Table 3: Proposed Project List .....	10
Table 4: Supply and Demand of Socio-Economic Amenities .....	12
Table 5 Housing Project Site Context .....	14
Table 6 Settlement Development Programmes and Funding Mechanisms .....	19
Table 7 Provincial Gap Market statistics .....	22
Table 8 LM Income distribution .....	23
Table 9 Robertson, Ashton: Middle Income Housing Demand .....	23
Table 10: Project Sustainability and Prioritisation .....	25
Table 11 Pilot Project Summary Table .....	32

Table 12 Indicative Project Costing.....	37
Table 13 Project Budget Scheduling .....	39
Table 14 Step 1 Pre-qualification Criteria .....	44
Table 15: Step 2 Criteria for evaluating housing project benefits.....	44

**Table of Figures**

Figure 1 Robertson: Proposed Sustainable Housing Strategy .....	7
Figure 2 Ashton: Proposed Sustainable Housing Strategy .....	8
Figure 3: Montagu: Proposed Sustainable Housing Strategy .....	8
Figure 4: Bonnievale: Proposed Sustainable Housing Strategy .....	9
Figure 5: McGregor: Proposed Sustainable Housing Strategy .....	9

# 1. Introduction and Background

## 1.1 The Project Brief and Approach

This document presents a business plan for the Langeberg Municipality (LM) Human Settlement Plan (HSP). The HSP reflects the shift in housing policy from the delivery of houses to a holistic view of settlement development. This change in perspective focuses on housing typology, housing location, variety of tenure and supply of socio-economic facilities that would contribute to sustainable settlement development.

The LM HSP was developed using the project cycle approach. This approach allows the user to evaluate the entire housing delivery cycle, starting with the housing policy context, the problems and challenges at the delivery front, then developing the strategies and policies at a local level from which emanate the housing projects and implementation framework. Preparation of the LM HSP consists following phases

Phase 1: Situational Analysis

Phase 2: Strategies and Policies

Phase 3: Business Plans

Phase 4: Integration and Approval

The LM HSP Business Plan covers and builds on the following reports and processes conducted up to this stage; these documents can be referred to or consulted where necessary.

**Table 1 HSP Documents**

Document	Date	Contents	Contact Person
LM: Situational Analysis	Dec 2008	Housing delivery status quo: problems and issues	LM Housing Manager
CWDM: Situational Analysis	Dec 2008	District level analysis of housing delivery challenges. Includes evaluation of various housing projects in CWDM and best-practice case studies throughout the country	CWDM Housing Manager
LM: Policies and Strategies	May 2009	Identifies the strategies to achieve and needed for improved sustainability in settlements via the housing delivery process. Includes the policies required to achieve the specified strategies.	LM Housing Manager
CWDM: Policies and Strategies	May 2009	Takes an overall <b>strategic view</b> of the district and includes ' <b>policy library</b> ' which any of the local municipalities can make use of. Includes housing <b>architectural policy primer</b>	CWDM Housing Manager
LM: Business Plan	Sept 2009	Provides budgets and implementation plan for housing projects identified in strategy phase.	LM Housing Manager
CWDM: Business Plan	Sept 2009	Provides budgets and implementation plan for housing projects identified in strategy phase. Identifies cross cutting issues and role for CWDM	CWDM Housing Manager

**Table 2 Processes followed**

Process	Date	Content/Purpose	Stakeholders
Workshop	26 Feb 2009	Discuss and Workshop the strategies for the various municipalities	Municipal and Provincial Officials
Workshop	18 June	Discuss and Workshop the strategies for the LM	Local Municipal Officials,

	2009	Municipality	Provincial Officials and Local Councilors
Workshop	1 Sept 2009	Cross Cutting Issues and Analysis	District Wide Municipal Officials, Provincial Officials

## 1.2 Situational Analysis Phase

A review of the current relevant housing and development related policies at a national and provincial level has been conducted and can be found as an annex to the district situational analysis. The challenges for the LM housing cycle have been identified and documented in the 'Situational Analysis' report. In this document the key issues hampering the housing delivery process in the LM will receive brief treatment here.

- Demand for subsidized housing is in excess of 7500 units
- Housing supply has slowed in recent years, to approximately 100 units per annum, in the first decade of democracy supply reached  $\pm$  400 units per annum
- Current and planned projects for the next 3-5 years indicate an average supply of almost 500 units per annum
- Location: The housing opportunities were not generally located close to economic opportunities and the locations by and large did not facilitate integration
- Structural Integrity: The majority of top structures built were of poor quality; in the region of 5000 require structural repairs and are currently being repaired<sup>1</sup>
- Typology and Tenure: single free-hold tenure remains the only tenure available. In terms of typology, while varied, no vast improvements have been made to deal with the variety of needs.
- Institutional constraints: relate mostly to capacity in terms of skill, experience and planning at a local level and institutional alignment of budgets and services between departments both at local and provincial level.
- Implementation: issues relate to the tendering process, and project management capacity
- The funding gap from the division of revenue falls far short of meeting the demand
- The municipality has developed a service delivery implementation plan which include targets and indicators for housing delivery

In sum the key challenges faced can be summarised into supply and demand side issues. On the supply side, constraints include 1) the total national funding allocated to housing falls short of the demand. On a local government level issues relate to 2) institutional capacity; 3) the degree to which political processes, housing policy and spatial planning determine appropriate housing location and settlement growth; 4) bio-physical constraints to settlement growth particularly in the Langeberg Municipal Area; 5) the delivery of quantity rather than quality housing products, and 6) coordination of funding and planning processes.

On the demand side the housing challenge is affected in a number of ways. With the change to a democratic and free society, municipalities have had to deal with 1) large in-migration and swelling populations, 2) labour markets which could not absorb the influx of unskilled labour and socially 3) cultural schisms between new entrants to the settlements and older inhabitants created a resistance to spatial and social integration.

## 1.3 Summary of the Strategies and Policies Phase

The purpose of Strategies and Policies phase was to develop a set of strategies which would determine ideal locations to absorb the housing demand and simultaneously contribute to an

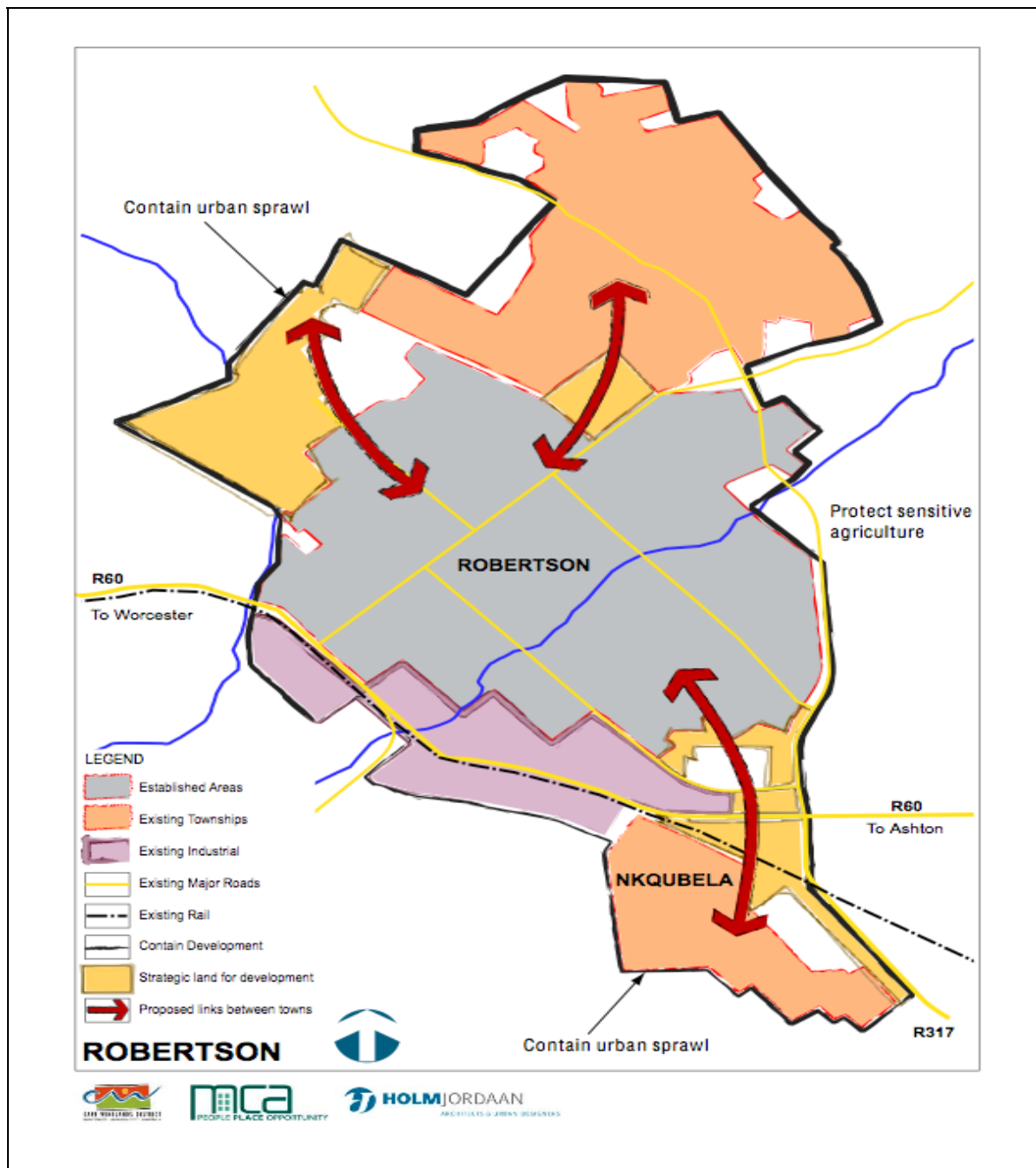
---

<sup>1</sup> Discussion with LM Housing manager

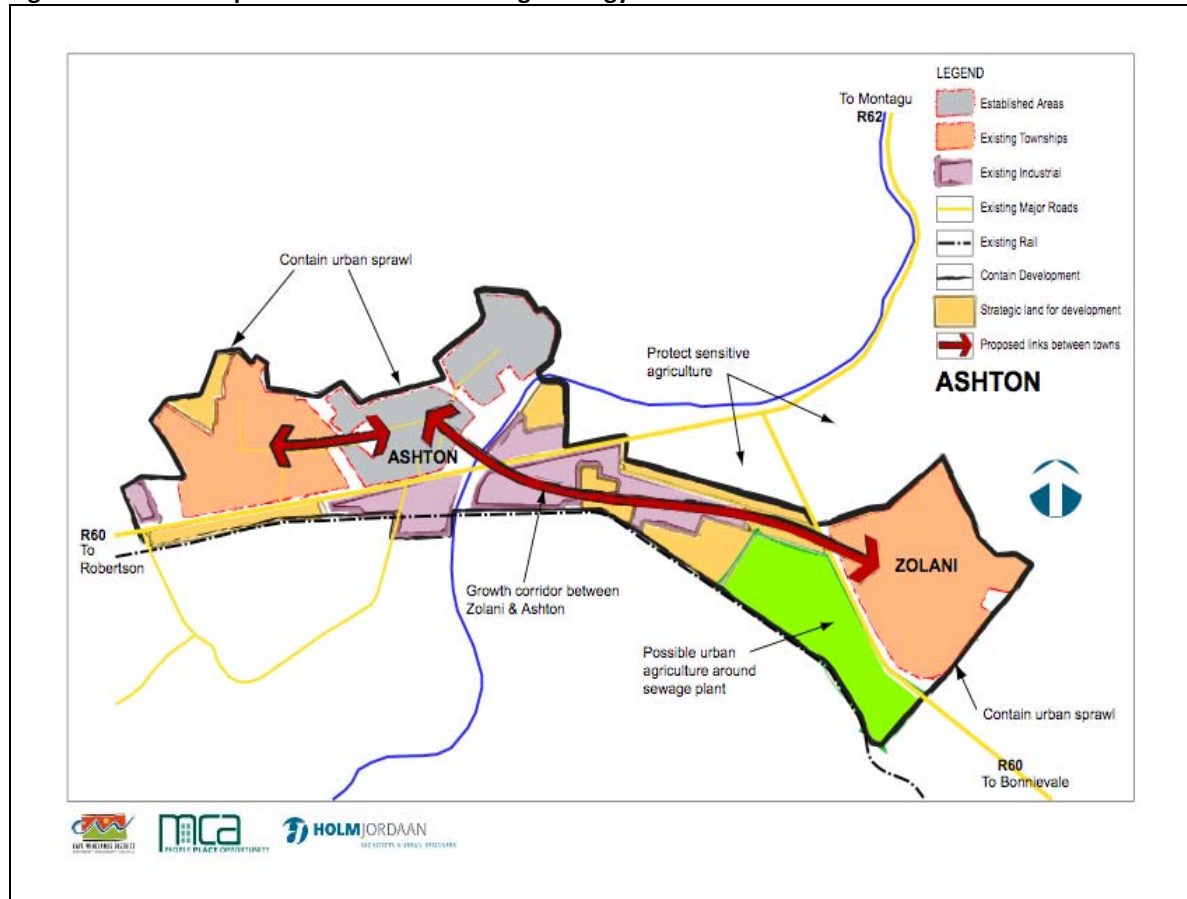
improved sustainability at a settlement and a project level. To achieve this goal a 'sustainable settlement' vision and mission was developed whereafter the settlement hierarchy and function were determined (see tables 3 & 4). From this process followed a determination of the settlements where further economic investment should take place. Once these settlements were identified, they were then evaluated as to their current level of sustainability. Strategies were then developed which focused on three areas of the settlement; these were: 1) the historic town core or the CBD, 2) buffer areas or the areas connecting CBDs with marginalized areas and 3) marginalized or historically neglected areas.

The strategies developed are diagrammatically represented below. From these strategies, possible pilot sites are identified in yellow, these sites are developed further in this document and represent the main body of work for the business plan phase.

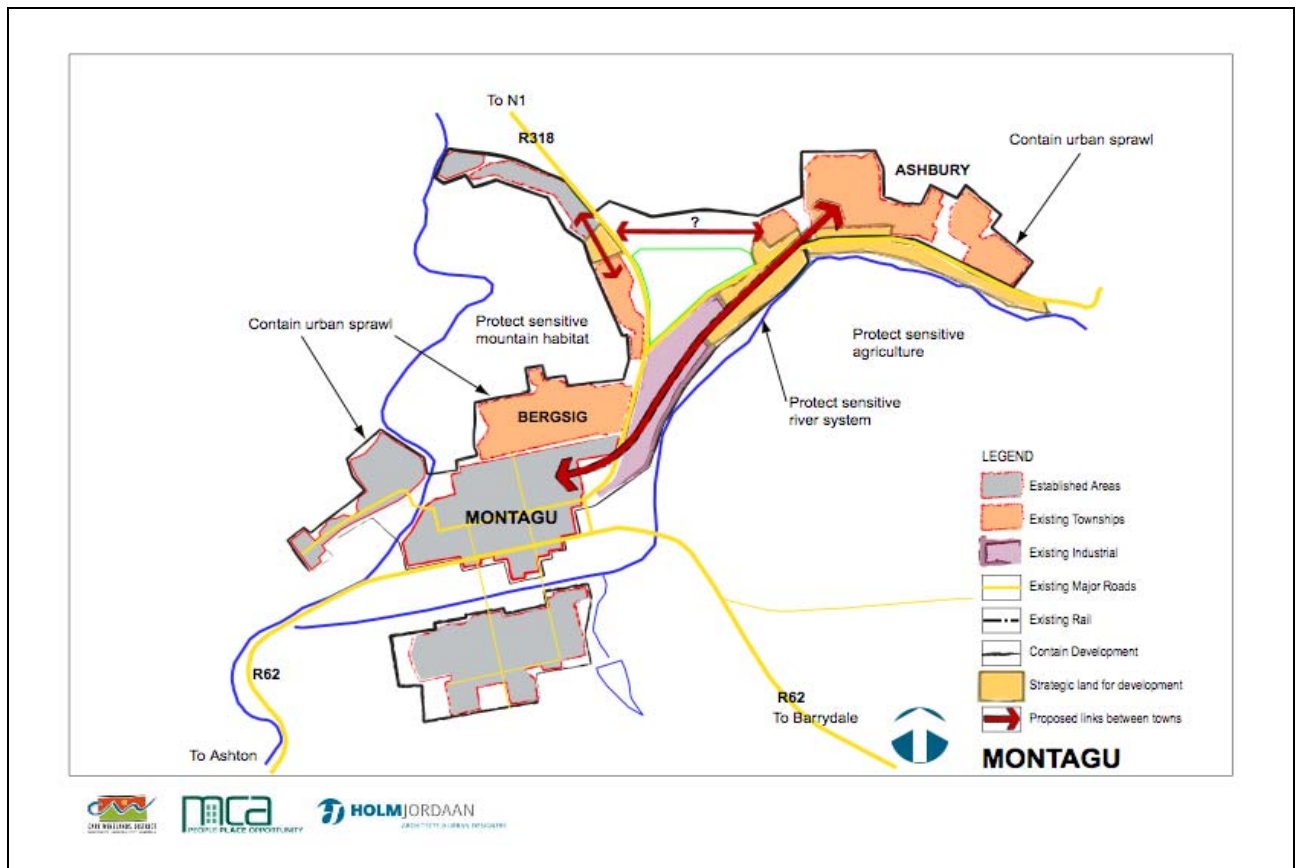
**Figure 1 Robertson: Proposed Sustainable Housing Strategy**



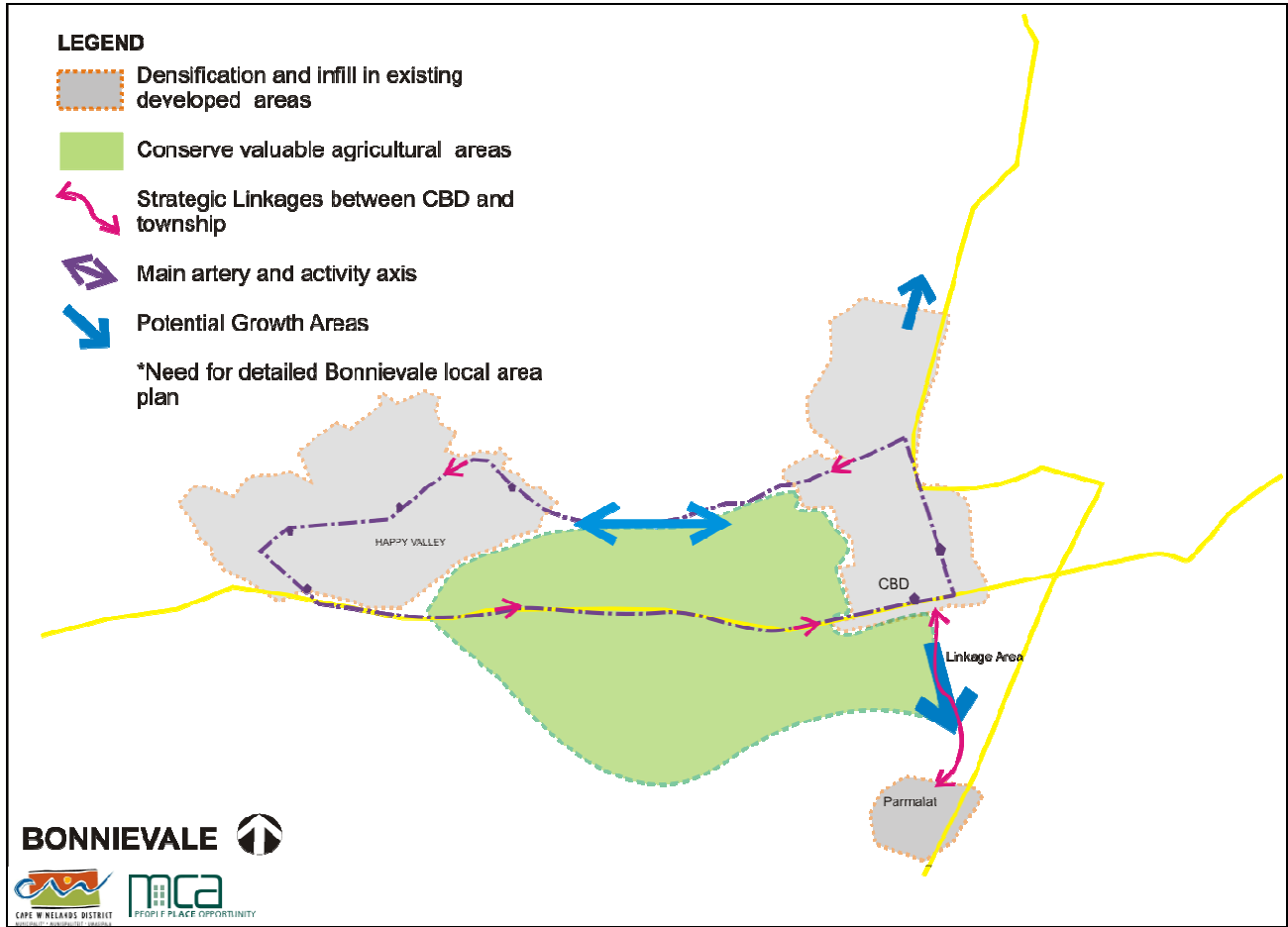
**Figure 2 Ashton: Proposed Sustainable Housing Strategy**



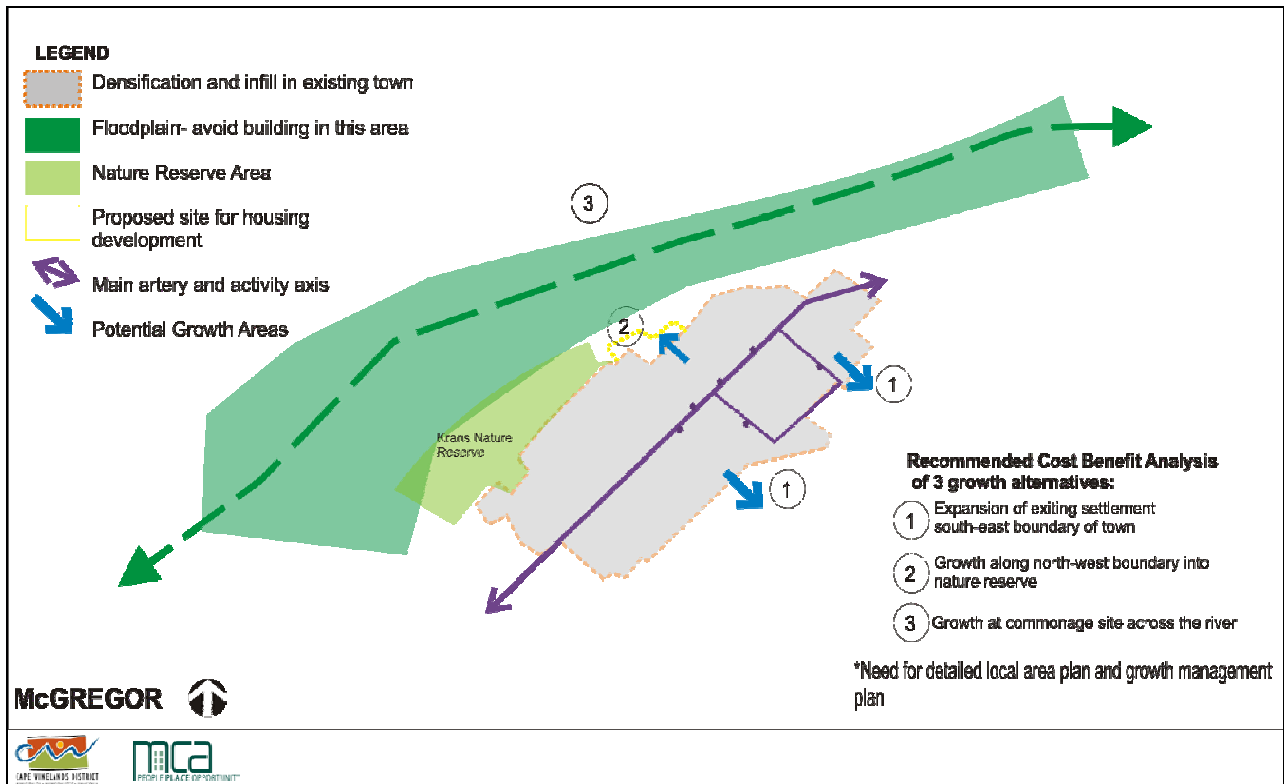
**Figure 3: Montagu: Proposed Sustainable Housing Strategy**



**Figure 4: Bonnievale: Proposed Sustainable Housing Strategy**



**Figure 5: McGregor: Proposed Sustainable Housing Strategy**



**Table 3:Proposed Project List**

<b>Erf</b>	<b>Description</b>	<b>Size</b>	<b>Strategy Realised</b>
<b>Robertson</b>			
<b>1. Portion of Erf 2</b>	Callie De Wet Stadium	6.4 ha	Integration, mixed land use, typology
<b>2. Portion of erf 2</b>	Kaktus Tuin	2.7ha	Integration, Mixed land use
<b>3. Portion of Erf 2</b>	South of R60 between Kaktus Tuin and Railway line	6.26ha	Integration, Mixed land use
<b>4. Portion of erf 136</b>	Sports field	4.27ha	Densification, infill
<b>5. Portion of erf 136</b>	August Str (adjacent to sports field)	1.3ha	Densification, infill
<b>6. Portion of erf 136</b>	Ngonyama str (opposite sports field)	0.35ha	Densification, infill
<b>7. Erf 3944</b>	Paddy str (Robertson North)	0.96ha	Densification, infill
<b>8. Erf 3942</b>	Paddy str (Robertson North)	TBD	Infill
<b>9. Erf 4024</b>	Paul Kruger street (Robertson North)	2.32ha	Densification, infill
<b>10. Erf 1783</b>	Robertson north	TBD	Infill
<b>11. Erf 1790</b>	Robertson north	TBD	Infill
<b>12. Erf 1791</b>	Robertson north	TBD	Infill
<b>13. Erf 1796</b>	Robertson north	TBD	Infill
<b>14. Erven 2481/2482</b>	Robertson north	TBD	
<b>15. Erven 2090/2695</b>	Robertson north	TBD	Infill
<b>16. Erven 2251, 1099, 1106, 1107</b>	Corner Paul Kruger and Coetzee streets	8.04ha	Densification, integration
<b>17. Muiskraalkop</b>	South of Industrial Area, Western extension to Nqubela	Unknown ±150 erven	
<b>18. Roodehoogte</b>	Adjacent to airstrip and R60	109 ha	Typology Densification, mixed land use
<b>Ashton</b>			
<b>1. Portion 54/158</b>	Near railway, between silos and beverage packing depot	7.15 ha	Mixed land use Densification, infill
<b>2. Portion 158/171</b>	Behind traffic office		Densification, infill
<b>3. Erf 599</b>	Western entrance to Ashton	8.45ha	Densification, Gateway
<b>4. Erf 313</b>	Fullard Str	0.46 ha	Infill
<b>5. Erf 314</b>	Between Green and Bruwer str	1.05	Infill
<b>6. Erven 1869-1878</b>	Uitspan & Voortrekker streets	0.8ha	Integration, infill

It must be noted that future projects for Bonnievale and McGregor have not been included at this stage. It is of paramount importance that the SDF deal with the issue of the role of the settlement and address the need of a local area plan. In the absence of the SDF, the probability of large scale projects meeting the provincial guidelines for sustainable human settlements is diminished. When the SDF has been completed any recommendations and projects can be incorporated into the HSP in the short or medium term.

In sum the strategies proposed attempt to rationalise the urban form through infill on vacant sites, and efficiency through densification where appropriate as well as to achieve socio-economic justice through integration by locating low and housing on better strategies for the urban core. For buffer areas, developing or extending activity streets linking the CBD to marginalised areas, introducing mixed land uses, further densification and rationalisation of the urban form. Key strategies for marginalised areas include greening and infill and densification.

## 2. Role of Housing Sites and the Demand for Socio-Economic Facilities

Improving the sustainability of human settlements is an incremental task; with contributions by each site developed. The provision of housing has the potential both to diminish the performance of the settlement and to contribute to improved sustainability. This can be achieved through the type of housing, densities provided, and associated socio-economic facilities provided. In this section the role of the site and the associated amenities are explored in the context of settlement performance. The settlements with the highest demand for housing and identified as growth towns were selected for this exercise. This does not preclude development or identification of need for social facilities in other facilities however it does express the prioritization of investment in these settlements.

However, prior to this task, the supply and demand of socio-economic facilities and public open space needs to be determined in order to inform the proposed role of the sites. For the town of Robertson, the table below indicates a need for crèches, and arguably a need for neighbourhood level parks and recreational space and community halls. Ashton also shows a need for crèches, parks and recreational as well as cultural spaces. Both towns appear to be well served in terms of schools and other public services and institutions.<sup>2</sup>

**Table 4: Supply and Demand of Socio-Economic Amenities<sup>3</sup>**

Variable	Population Threshold max	Need for facility	Supply	Shortfall	Need for facility	Supply	Shortfall
<b>Population Robertson<sup>4</sup></b>	<b>18335</b>						
<b>Population Ashton</b>	<b>11641</b>	<b>Robertson</b>	<b>Robertson</b>	<b>Robertson</b>	<b>Ashton</b>	<b>Ashton</b>	<b>Ashton</b>
<b>Education</b>							
Creche- low income area	2400	8	0	8	5	0	5
Primary School	6000	3	6		2	3	
Secondary School	10000	2	3		1	2	
Municipal Offices	50000	1	1	0	0	1	
<b>Public Services And Institutions</b>							
Post Office	10000	2	1	1	1	1	0

<sup>2</sup> The CSIR document referenced below was used as a normative guideline for calculating the demand for facilities. The current supply, usage and access to any of these facilities is not within the ambit of this study. The appropriate government (local and municipal) departments should be consulted for more detailed figures and planning and should ideally be undertaken through the SDF process.

<sup>3</sup> CSIR (2006) Schedule of Standards and Guidelines for the spatial provisions and development of social facilities public institutions and Public Open space in Cape Town

<sup>4</sup> Statistics SA 2001

Variable	Population Threshold max	Need for facility	Supply	Shortfall	Need for facility	Supply	Shortfall
Police Station	25000	1	1	0	0	1	
Home Affairs (mobile)	20000	1	1	0	1	1	0
Multi Purpose Community Centres	22000	1	0	1	1	0	1
Town Hall	50000	1	1	0	0		0
Magistrates Court	varies		1				
Old Age Homes	50000	0	2		0	1	
<b>Health Facilities</b>							
Static Clinic	30000	1	6		0	3	-3
Community Health Centre	30000	1	1	0	0	0	0
<b>Social Facilities</b>							
Library	35000	1	1	0	0		0
Community Hall	15000	1	1	0	1		1
Religious Centre Established	2100	9		9	6		6
<b>Recreational &amp; Sport Facilities</b>							
Community	5000	4	4	0	2		2
Local /Neighbourhood	7700	2	?	?	2		2
<b>Cultural Open Spaces</b>							
Food Gardens	6000	3	0	3	2		2
Livestock	Depends on number of owners	?	0	?			
Market- Trading	5000	4	0	4	2		2
Cemetery	regional demand		2			0	
<b>Parks</b>							
General Public Open Space (ha)	1000	7	unknown		4	unknown	

The table below provides an overview of the projects deemed to improve settlement level sustainability and explicitly exploring the following:

- The role of the site in local and surrounding context
- Role of the site in terms of the required community facilities, open space, commercial activities and road space

**Table 5 Housing Project Site Context**

Description (size and location)	Ownership	Role and Context	Community Facilities <sup>5</sup>	Commercial, Manufacturing	Transport and Utility Infrastructure	Environmental Informants
<b>Robertson</b>						
<ul style="list-style-type: none"> <li>•<b>Callie De Wet Stadium</b><sup>6</sup></li> <li>•Portion of Erf 2</li> <li>•6.4 ha (Strategically linked to Kaktus Tuin and Depot projects)</li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>•Potential integration role with gap housing.</li> <li>•Sports stadium and high income housing adjacent.</li> </ul>	Sports stadium, school, hospital, commercial centre within walking distance.	Close proximity to Industrial zone	Transport: None Utilities: Unknown	Wetland on site
<ul style="list-style-type: none"> <li>•<b>Kaktus Tuin</b></li> <li>•Portion of erf 2</li> <li>•2.7ha (Strategically linked to Callie De Wet and Depot projects)</li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>•Potential role in extension of activity street.</li> <li>•Situating along the R60 at the circle. Industrial land lies adjacent. Close to the sports stadium.</li> </ul>	Sports stadium in close proximity	Close proximity to Industrial zone	Transport: None Utilities: Unknown	Unkown, EIA to be conducted
<ul style="list-style-type: none"> <li>•<b>Depot</b></li> <li>•Portion of Erf 2</li> <li>•6.26ha (Strategically linked to Callie De Wet and Kaktus Tuin projects)</li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>•Potential role in extension of activity street.</li> <li>•Situating along R60, at the circle, Nqubela is adjacent to the south.</li> </ul>	None	Close proximity to Industrial zone	Taxi terminus within walking distance	Unknown

<sup>5</sup> See tables in Annex for demand calculations for community facilities.

<sup>6</sup> The three projects located on various portions erf 2 (Callie De Wet, Kaktus Tuin and Depot), while are separate sites, should be seen and treated as one strategic proposal; the individual proposals on each site are interrelated and support one another.

Description (size and location)	Ownership	Role and Context	Community Facilities <sup>5</sup>	Commercial, Manufacturing	Transport and Utility Infrastructure	Environmental Informants
<ul style="list-style-type: none"> <li>• <b>August str</b></li> <li>• Portion of erf 136</li> <li>• 1.3ha</li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>• Potential role for infill with medium density housing.</li> <li>• Sports stadium and low income housing adjacent</li> </ul>	Sports ground adjacent to site	Walking distance to Industrial zone	Taxi terminus within walking distance	Unknown
<ul style="list-style-type: none"> <li>• <b>Ngonyama str</b></li> <li>• Portion of erf 136</li> <li>• 0.35ha</li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>• Potential role for infill with medium density housing.</li> <li>• Sports stadium and low income housing adjacent</li> </ul>	Sports ground adjacent to site	Walking distance to Industrial zone	Taxi terminus within walking distance	None
<ul style="list-style-type: none"> <li>• <b>Paddy str</b></li> <li>• Erf 3944</li> <li>• 0.96ha</li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>• Potential role for infill with medium density housing.</li> <li>• Low income housing adjacent</li> </ul>	Clinic and school in close proximity.	CBD in close proximity	Taxi terminus within walking distance	None
<ul style="list-style-type: none"> <li>• <b>Paddy str</b></li> <li>• Erf 3942</li> <li>•</li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>• Potential role for infill with medium density housing.</li> <li>• Low income housing adjacent</li> </ul>	Clinic and school in close proximity.	CBD in close proximity	Taxi terminus within walking distance	None
<ul style="list-style-type: none"> <li>• <b>Paul Kruger street</b></li> <li>• Erf 4024</li> <li>• 2.32ha</li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>• Potential role for infill with medium density housing.</li> <li>• Situated on key access road through town. Low income housing adjacent and POS opposite</li> </ul>	Clinic and school in close proximity.	CBD in close proximity	Taxi terminus within walking distance	Unknown
<ul style="list-style-type: none"> <li>• <b>Erf 1783</b></li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>• Potential role for infill with medium density housing.</li> <li>• Low income housing adjacent</li> </ul>	Clinic and school in close proximity.	CBD in close proximity	Taxi terminus within walking distance	None
<ul style="list-style-type: none"> <li>• <b>Erf 1790/91</b></li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>• Potential role for infill with medium density housing.</li> <li>• Low income housing adjacent</li> </ul>	Clinic and school in close proximity.	CBD in close proximity	Taxi terminus within walking distance	None

Description (size and location)	Ownership	Role and Context	Community Facilities <sup>5</sup>	Commercial, Manufacturing	Transport and Utility Infrastructure	Environmental Informants
• Erf 1796	Municipal Owned	<ul style="list-style-type: none"> <li>• Potential role for infill with medium density housing.</li> <li>• Low income housing adjacent</li> </ul>	Clinic and school in close proximity.	CBD in close proximity	Taxi terminus within walking distance	None
• Erven 2481/82	Municipal Owned	<ul style="list-style-type: none"> <li>• Potential role for infill with medium density housing.</li> <li>• Low income housing adjacent</li> </ul>	Clinic and school in close proximity.	CBD in close proximity	Taxi terminus within walking distance	None
• Erven 3942	Municipal Owned	<ul style="list-style-type: none"> <li>• Potential role for infill with medium density housing.</li> <li>• Low income housing adjacent</li> </ul>	Clinic and school in close proximity.	CBD in close proximity	Taxi terminus within walking distance	None
<ul style="list-style-type: none"> <li>• Paul Kruger &amp; Coetzee Str</li> <li>• Erven 2251, 1099, 1106, 1107</li> <li>• 8.04ha</li> </ul>	Privately owned	<ul style="list-style-type: none"> <li>• Potential role for infill with medium density middle income housing.</li> <li>• Role for mixed land use including agriculture</li> <li>• Situated on key access road through town. Middle income housing adjacent, currently used for urban agricultural purposes.</li> </ul>	Clinic and school in close proximity.	CBD in close proximity	Taxi terminus within walking distance	Unknown
• Muiskraalkop Site	Municipal Owned	<ul style="list-style-type: none"> <li>• Role for medium density housing</li> <li>• Ideal for developing light industrial hive/complex for small scale artisans in close proximity to or on the site given its location</li> </ul>	Clinic and school in close proximity.	CBD and Industrial area in close proximity	Taxi terminus and CBD within walking distance	Unknown

Description (size and location)	Ownership	Role and Context	Community Facilities <sup>5</sup>	Commercial, Manufacturing	Transport and Utility Infrastructure	Environmental Informants
<ul style="list-style-type: none"> <li>•Roodehoogte Farm</li> <li>•Adjacent to airstrip</li> <li>•109ha</li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>•Potential role as housing development; with mixed land use, various typologies and tenure forms</li> <li>•Situating along R60, adjacent to airstrip. Currently unutilised farmland. Site would extend growth in easterly direction.</li> </ul>	None. Would require provision of community facilities if fully developed at medium density	Industrial zone in walking distance. Extension of activity street and commercial development of portion of erf 2 would locate commercial, retail services in closer proximity	None	Unknown
<b>Ashton</b>						
<ul style="list-style-type: none"> <li>•Portion 171/158</li> <li>•Behind traffic office</li> <li>•TBD</li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>•Potential role integrating Ashton with Zolani.</li> <li>•Role for linking urban agriculture to the site given the proximity to the sewerage works and current land use.</li> </ul>	None currently. Would require provision of community facilities if fully developed at medium density	Located close to industrial zone and key employers in town.	Transport: None Utilities: Unknown Walking distance to CBD	Low lying land to the south of the site. EIA would need to be conducted.
<ul style="list-style-type: none"> <li>•Portion 54/158</li> <li>•Near railway station</li> <li>•7.15 ha</li> </ul>	Privately owned	<ul style="list-style-type: none"> <li>•Potential integration role and medium density middle income housing.</li> <li>•Potential for mixed land use, such as commercial (office) retail/entertainment</li> <li>•Located close to key industrial employers and within the centre of town. site used for urban agriculture.</li> </ul>	None currently. Site's central location however would use current facilities in the surrounds.	Located close to industrial zone and key employers in town.	Transport: None Utilities: Unknown	Unknown

Description (size and location)	Ownership	Role and Context	Community Facilities <sup>5</sup>	Commercial, Manufacturing	Transport and Utility Infrastructure	Environmental Informants
<ul style="list-style-type: none"> <li>• Erf 599</li> <li>• Western entrance to Ashton</li> <li>• 8.45ha</li> </ul>	Privately owned	<ul style="list-style-type: none"> <li>• Potential role for creating a uniform gateway at the western entrance to the town informed by vernacular architectural informants.</li> </ul>	None currently. Schools and sports field in close proximity	Located along the R62 innervating the town.	Transport: None Utilities: Unknown	Unknown
<ul style="list-style-type: none"> <li>• Green str</li> <li>• Erf 314</li> <li>• 1.05 ha</li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>• Potential role for integration and medium density gap housing.</li> <li>• Currently zoned as POS, however located opposite another POS site.</li> </ul>	Close to school, clinic, municipal offices and CBD	Located in close proximity to the CBD	Transport: None Utilities: Unknown	Unknown
<ul style="list-style-type: none"> <li>• Fullard Str</li> <li>• Erf 313</li> <li>• 0.46 ha</li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>• Potential role for integration and medium density gap housing.</li> </ul>	Close to school, clinic, municipal offices and CBD	Located in close proximity to the CBD	Transport: None Utilities: Unknown	Unknown
<ul style="list-style-type: none"> <li>• Uitspan &amp; Voortrekker str</li> <li>• Erven 1869-1878</li> <li>• 0.8ha</li> </ul>	Municipal Owned	<ul style="list-style-type: none"> <li>• Potential role for integration and medium density gap housing.</li> <li>• Currently zoned as POS, however located opposite another POS site.</li> </ul>	Close to school, clinic, municipal offices and CBD	Located in close proximity to the CBD	Transport: None Utilities: Unknown	Unknown

Most of the sites selected plays an integration role but also a role in improving the urban form through infill and improving performance through increasing densities. Some of the sites identified are greenfields developments and would require services and community facilities if developed. Other sites are not earmarked for housing at all, but serve a dual purpose of provision of economic facilities and integrating the (spatial) economy.

### 3. Housing Funding Options and Delivery Mechanisms

There are a range of programmes and associated funding mechanisms for settlement development on offer to the LM municipality. They vary in their intent and include funds making provision for 1) social housing processes, 2) infrastructure funding, 3) social and economic facilities provision and the 4) variety of housing typologies and tenures. Funding can be sourced from the national departments of Human Settlements, National Treasury, the Department Cooperative Governance and Traditional Affairs, the municipality's own funding, philanthropic organisations, corporate social investment sources, bilateral donor agencies (such as DFID, USAID, SIDA) and the National Housing Finance Corporation, among others. The key programmes and funding mechanisms are tabulated below (see table 8). The onus rests on the municipality to identify and approach the various institutions for human settlement development related funding.

**Table 6 Settlement Development Programmes and Funding Mechanisms**

Intervention Category	Description
<p><b>1. Financial Instruments and programmes facilitating Human Settlement Development</b></p> <p>Funds and Programmes that facilitate access to housing goods and services</p>	<ul style="list-style-type: none"> <li>i. Individual Housing Subsidies: Credit and Noncredit linked R0 – R3 500</li> <li>ii. Integrated Residential Development Programme (project linked subsidy)</li> <li>iii. Consolidation Subsidy (for top structures on serviced sites)</li> <li>iv. Relocation Subsidies (allows the borrower to 'right size')</li> <li>v. Institutional Subsidies (includes transitional subsidies, allocated to housing institutions esp. for rental/social housing or for special needs and linked to health or welfare departments)</li> <li>vi. Enhanced Extended Discount Benefit Scheme</li> <li>vii. Rural subsidies (used to provide functional tenure as opposed to full title)</li> <li>viii. Municipal Operational/Capital Budget (OPS/CAP)</li> <li>ix. FLISP: to assist first time home owners earning between R3500-R7000</li> <li>x. Community Residential Unit (funding is to upgrade of hostels or other rental stock owned by government)</li> <li>xi. Upgrade of informal settlements programme</li> <li>xii. People's Housing Process (beneficiaries build or manage the building of their houses, which affords greater choice of the top structure)</li> <li>xiii. Social Housing (run by housing institution and facilitates development of rental stock)</li> <li>xiv. Rectification of Houses (post 1994 housing stock through subsidy or post 2002 through NHBRC managed process)</li> </ul> <p>Emergency Housing Programme (provides temporary shelter and services for exceptional circumstances)</p>
<p><b>2. Provision of Social and Economic Amenities</b></p> <p>Funding and programmes for social and economic amenities</p>	<ul style="list-style-type: none"> <li>i. <i>Programme for the provision of social and economic facilities (WC Dept. of Local Government and Housing)</i> Provides funding for provision of facilities such as community halls, taxi ranks, sports facilities, clinics, parks, trading areas, etc</li> <li>ii. <i>Neighbourhood Development Partnership Grant (Dept. of National Treasury)</i> Funds capital expenditure and technical assistance fo township renewal and redevelopment. Projects include catalytic economic development projects but also urban greening initiatives</li> </ul>
<p><b>3. Municipal Infrastructure</b></p>	<p>Municipal Infrastructure Grant provides funding for the following Infrastructure</p> <ul style="list-style-type: none"> <li>i. Electricity</li> <li>ii. Water supply</li> <li>iii. Sanitation</li> <li>iv. Storm water management</li> <li>v. Municipal roads</li> </ul>

Intervention Category	Description
	<ul style="list-style-type: none"> <li>vi. Refuse removal</li> <li>vii. Street lighting</li> </ul>
<b>4. Miscellaneous Funding Sources</b>	<ul style="list-style-type: none"> <li>i. Bilateral Donor Agencies (DFID, SIDA, USAID, etc)</li> <li>ii. National Housing Finance Corporation</li> <li>iii. Social housing foundation</li> <li>iv. Corporate Social Responsibility funds (bridging finance etc)</li> <li>v. Employers</li> </ul>

Sources:

- a. NDGP Toolkit 1of 1.
- b. Integrated and Sustainable Human Settlements: A guide for the IDP Human Settlement Plan. Guidelines for the provision of Social and Economic Amenities within the Housing Development Context
- c. MIG: 2004-2007 from programmes to projects to sustainable services

## 4. The Gap Housing Market

The housing backlog or demand for subsidized housing has been the key focus of housing policy and practice in South Africa to date. The underserved market segment has been labeled the 'gap market'; this section seeks to characterize the gap in the province and the municipality and seeks to lay the basis for a role for the municipality in catering for this market.

### 4.1 Gap Market in the Western Cape Province

Practitioners define the Gap Market in various ways. 'Gap housing' or the 'Gap Market' has come to mean the gap in the housing market that is not catered for by the public sector housing schemes or by the private sector financial institutions. This gap in the market, in practical terms, can be defined by income means or product price, which until now has come to mean:

- Household income of between R3500 and R7000 pm<sup>7</sup>, or
- Housing products priced between R100 000 and R250 000

Some data sources<sup>8</sup> indicate that both the Western Cape and Gauteng make up just short of half of all gap households nationally. In the Western Cape, approximately one third<sup>9</sup> to half<sup>10</sup> of all households could be located in the gap market, depending on the data source. All data sources concur that the Western Cape Province has the highest proportion of households in the gap market.

#### Gap Market: Growth

The gap market also appears to be growing, estimated to be at 7% per annum<sup>11</sup> between 2004 and 2008. This is partly explained by a rigid the lower end of the market (R3500) and an expanding upper end of the market, which could be between R9000 and R12000 at this stage.

Another contributing factor to growth is population growth, where the provincial households grew by 11% between 2004 and 2007<sup>12</sup>. Furthermore, the population is set to expand by a further due to migration by 193 254 persons between 2006-2011 (update this with later figures, see stats sa pop growth)

#### Gap Market: Spatial Distribution

The gap households in the province, 359 377, are mostly located in the city of Cape Town. According to the Community Survey 62% are located in the city and 15% in the Cape Winelands District, 11% in the Eden District and 7% in the West Coast District. The remaining 5% is spread over the Karoo and Overberg Districts.

#### Gap Market: Household Characteristics

Household composition in the Western Cape shows distribution of roughly a third (34%) nuclear families, another third (31%) extended family or non related, approximately are 14% single person households, almost 10% are single parent households and a further 10% are married with no children.

In terms of household size in the province, the majority (>60%) of households in the gap market have 2-4 persons, about a fifth have 5-7 persons, less than 10% have more than 8 persons and just more than 11% have 1 person.

---

<sup>7</sup> For this data set a range of R3500 to R12000 is used.

<sup>8</sup> IES

<sup>9</sup> IES

<sup>10</sup> AMPS 2008

<sup>11</sup> AMPS 2008 data

<sup>12</sup> General Household Survey

In terms of employment profiles in the Western Cape, employers in the private sector seem to play a bigger role. The majority of residents in gap households have formal permanent employment in the private sector, and to a lesser degree formal employment in the public sector.

Within the gap market in the province, 63% (252500 households) indicate they own their own homes, and almost a third has access to housing finance. Rental appears to be the more common tenure arrangement probably due to stock levels.

#### **Gap Market: Housing Characteristics**

Approximately one fifth (21%), or 84500 households, of the gap market in the province are inadequately housed. There is roughly an even split between informal dwellings (shacks, backyard dwellings) and formal housing issues such as overcrowding and poor sanitation which make up the inadequately housed.

#### **Gap Market: Housing expenditure**

On average, households in the gap market in the province earning between R3500 and R7000 are spending R748 per month on housing related expenditures (includes, insurance, energy, maintenance, water and services, rental or bond repayments). In terms of other household expenditure, 22% is spent on food, 17% on housing and 8% on transport. In the higher income bands, the average expenditure on housing increases to between R1375 (R7000-R10000) and R1999 (R10 000-R12000) per month. The picture in terms of overall household expenditure shifts however; less is spent on food and more on transport, housing and savings.

**Table 7 Provincial Gap Market statistics**

Variable	Figure	
<b>Number of households in Gap Market</b>	222813	
<b>Household Size</b>		
1 person	>10%	
2-4 persons	>60%	
5-7 person	<20%	
More than 8 persons	<10%	
<b>% Gap market Inadequately Housed</b>	21%	
<b>Household Expenditure</b>	<b>Average Expenditure on Housing</b>	<b>% of total Household expenditure</b>
Income Band R3500-R7000	R748	± 13.0%
Income Band R7001- R10001	R1375	± 16.0%
Income Band R10001-R12000	R1999	± 18.0%

Source: Eighty20; based on IES data 2005/06

The data indicate that the Gap market has been misunderstood and underserved. That they may be poorly housed and have either a nuclear family or be overcrowded and that they can afford to pay up to 20% of their income on the housing product. In the LM the larger proportion of the gap market falls in the category earning below R7000pm.

## **4.2 Langeberg Market**

The situational analysis phase and data from a recent survey<sup>13</sup> on middle income housing demand give some indication on matching product to demand. In the Langeberg area more than 60% of households qualify for subsidy housing, approximately 30% fall in the gap market<sup>14</sup> and 10% are bankable. (see Table below):

<sup>13</sup>Marais, L (undated) Housing need in middle income households in Ashton and Robertson: A Market Profile

<sup>14</sup> The current definition and policy for gap housing describes households earning between R3500 and R7000 as falling within the gap. However, since then, due to various factors, the gap has widened and practitioners from various quarters the gap market to extend as far as R10000 or even R12000.

**Table 8 LM Income distribution**

<b>Annual Household Income</b>	<b>Number of Households</b>	<b>%</b>
0-R38400	16551	60.61%
R38401-R76800	2405	16.29%
R76801 – R 153600	1423	12.49%
> R153600	773	10.62%

Source: Statistics SA (2001)

To further elucidate the characteristics of the housing market in the municipality a study was commissioned by the municipality to look into the housing needs of middle income households in Robertson and Ashton. The study targeted the population earning more than R2000 per month and yielded the following results (in table 11 below) regarding the middle income market.

**Table 9 Robertson, Ashton: Middle Income Housing Demand**

<b>Variable</b>	<b>Percentage</b>
Prefer Rental Housing	15.1%
Rent to buy	36.5%
Prefer ownership	48.4%
Average Flat Rental Price	R1800 – R2500
Average House Rental Price	R2500 – R3500
<b>Ownership Affordability (Willingness to Pay)</b>	
>R1000	60%
> R1500	42%
> R 2000	22.7%
<b>Rental Affordability (Willingness to pay)</b>	
> R600pm	59%
> R1000	32%
> R1500	25%
> R2000	9.5%
Demand for Rental: Ashton	70
Demand for Ownership: Ashton	133
Demand for Rental: Robertson	137
Demand for Ownership: Robertson	382
Key Recommendation: Development to cater for	R130 000 – R 250 000

Source: Marais et al

The market research for Robertson and Ashton appears to be in line with the provincial data in terms of what the sample is currently willing to pay for rental or ownership. Supply in the gap market can be thought of as coming from three sources or products; 'new build' houses, resale and rental units. By and large the market seems to indicate the desire to own or rent (with the rent to buy option, in both cases it would largely mean new stock coming on line.

## 5. Project Sustainability Criteria and Guidelines

### 5.1 Development and Intended use of the Criteria

The Western Cape Sustainable Human Settlements Strategy, *Isidima*, is the principle guide document towards human settlement development in the Western Cape. This document sets out the shift of focus from housing supply to the incorporation of other factors that impact on settlement performance as a whole. The strategy acknowledges an incrementalist approach is required to change the urban form; a number of avenues are offered, such as, high density rental, social housing, in situ upgrades etc.

The sustainability criteria in turn were developed and approved to assess new human settlement projects in the Western Cape. The criteria are a tool which assists in achieving the overarching goal of improved settlement performance; they in effect operationalise the principles set out in the strategy document. Principles such as economic sustainability, social sustainability and ecological sustainability underpin the criteria. It is important to note however, that the criteria will be applied as a filter prior to project approval, and therefore should be used as a planning tool and guide rather than a project approval tool. To this end the criteria are split in two; step 1) encompasses the 'prequalification criteria', which acts as a funnel and step 2) the 'project benefits criteria' which aims to evaluate to what degree the project makes an impact on the economic, social and environmental fronts.

### 5.2 The Sustainability Criteria

In Step 1 (see table 16 in Annex), the prequalification criteria are applied and attempts to filter projects at the outset to ensure projects contribute to settlement sustainability. In step 2, the criteria deal with whether the project addresses a range of social, economic and environmental criteria.

#### STEP 1:

- Evidence-based **demand** for housing
- **bulk capacity** for additional housing, or
- **funding** for the extra **bulk** services capacity required
- avoidance of critical **environmental risks**
- proximity to **economic opportunities**
- availability of **land**

#### STEP 2:

##### *Economic efficiency:*

- Enhancement of **economic opportunities**
- **land use** and **housing typology** variegation
- optimal use of **bulk infrastructure**
- **Innovation**

##### *Social Justice:*

- Access to **social amenities**
- Promotion of **social integration**
- **Community Participation**

##### *Ecological Integrity:*

**Ecologically sensitive** settlement **design** alternatives

The pilot projects will be held up to scrutiny through means of these criteria in the project evaluation table in section 5.3

### 5.3 Project Level Sustainability Criteria

Table 10: Project Sustainability and Prioritisation<sup>15</sup>

Pilot Project	Assessment in Terms of Pre-Qualification Criteria <sup>16</sup>	Assessment in Terms of Sustainability Criteria	Required procedural issue	Skills and resource required	Prioritisation: Sustainability <sup>17</sup>	Comments
<ul style="list-style-type: none"> <li>• Callie De Wet Stadium</li> <li>• 6.4 ha</li> </ul>	<ul style="list-style-type: none"> <li>• Demand: Gap housing need has been determined by market study</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: TBD</li> <li>• Economic: Site is adjacent to industrial area</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Medium density housing making optimum use of land.</li> <li>• Promotes range of options</li> <li>• Promotes optimal use of space</li> <li>• Promotes economic activity</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Promotes spatial/social integration</li> <li>• Quality of Life/access to resources</li> <li>• Builds communities</li> </ul>	None Required	Full Range of Services Required	<p><b>High priority</b></p> <p>Sustainability: High Impediments: No Quick win</p>	Residents opposition to lower middle income housing
<ul style="list-style-type: none"> <li>• Kaktus Tuin</li> <li>• 2.7ha</li> </ul>	<ul style="list-style-type: none"> <li>• Demand: Created by housing project on site, Callie De Wet project and passing trade</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: TBD</li> <li>• Economic: provides commercial space and extends activity street</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of land.</li> <li>• Promotes range of options</li> <li>• Promotes economic activity</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Promotes spatial/social integration</li> <li>• Quality of life/access to resources</li> </ul>	EIA	Full Range of Services Required	<p><b>Medium Priority</b></p> <p>Sustainability: High Impediments: Yes</p>	Publicly owned land. Possible EIA

<sup>15</sup> This table needs to be read in conjunction with the table 13, which outlines the strategic role of the site.

<sup>16</sup> See figures 3 and 4 below for site location

<sup>17</sup> High Priority=high sustainability score and now impediments

Pilot Project	Assessment in Terms of Pre-Qualification Criteria <sup>16</sup>	Assessment in Terms of Sustainability Criteria	Required procedural issue	Skills and resource required	Prioritisation: Sustainability <sup>17</sup>	Comments
<ul style="list-style-type: none"> <li>• Depot: North of Nqubela</li> <li>• 6.26ha</li> </ul>	<ul style="list-style-type: none"> <li>• Demand: TBD</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: depot on site already</li> <li>• Economic: The project provides small industrial space and extends the activity street towards low income areas</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of space</li> <li>• Promotes range of options</li> <li>• Promotes economic activity</li> </ul>	EIA	Full Range of Services Required	<p><b>High priority</b></p> <p>Sustainability: High</p> <p>Impediments: None</p> <p>Quick Win</p>	Publicly owned land
<ul style="list-style-type: none"> <li>• August Str</li> <li>• 1.3ha</li> </ul>	<ul style="list-style-type: none"> <li>• Demand: subsidized housing backlog ± 2500 in Robertson</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: TBD</li> <li>• Economic: close to Depot</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of space</li> <li>• Promotes range of options</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Quality of life/access to resources</li> </ul>	none	Full Range of Services Required	<p><b>Medium priority</b></p> <p>Sustainability: Medium</p> <p>Impediments: None</p> <p>Quick Win</p>	Publicly owned land in township
<ul style="list-style-type: none"> <li>• Nkonyama str</li> <li>• .35ha</li> </ul>	<ul style="list-style-type: none"> <li>• Demand: subsidized housing backlog ± 2500 in Robertson</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: infill site/TBD</li> <li>• Economic: Residential area</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of space</li> <li>• Promotes range of options</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Quality of life/access to resources</li> </ul>	None	Full Range of Services Required	<p><b>Medium priority</b></p> <p>Sustainability: Medium</p> <p>Impediments: None</p> <p>Quick Win</p>	Publicly owned land in township
<ul style="list-style-type: none"> <li>• Paddy str</li> <li>• Erf 3944</li> <li>• 0.96ha</li> </ul>	<ul style="list-style-type: none"> <li>• Demand: subsidized housing backlog ± 2500 in Robertson</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: infill site/TBD</li> <li>• Economic: Walking distance of CBD</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of space/infrastructure</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Access to social amenities</li> <li>• Promotion of social integration</li> </ul>	None	Full Range of Services Required	<p><b>Medium priority</b></p> <p>Sustainability: Medium</p> <p>Impediments: None</p> <p>Quick Win</p>	Publicly owned land

Pilot Project	Assessment in Terms of Pre-Qualification Criteria <sup>16</sup>	Assessment in Terms of Sustainability Criteria	Required procedural issue	Skills and resource required	Prioritisation: Sustainability <sup>17</sup>	Comments
•Erf 3942	<ul style="list-style-type: none"> <li>•Demand: Robertson has highest demand for low income housing</li> <li>•Bulk Capacity: TBD</li> <li>•Bulk Funding: TBD</li> <li>•Disaster Management: TBD</li> <li>•Economic: In walking distance of and on key route to CBD</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>•Promotes economic security</li> <li>•Promotes optimal use of space</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>•Access to social amenities</li> <li>•Promotion of social integration</li> </ul>	Rezoning (POS)	Full Range of Services Required	<p><b>High Priority</b></p> <p>Sustainability: High</p> <p>Impediments: None</p> <p>Quick Win</p>	Publicly owned land
•Paul Kruger street (4024) •2.32ha	<ul style="list-style-type: none"> <li>•Demand: Gap and rental tenure in demand in Robertson/See demand study</li> <li>•Bulk Capacity: TBD</li> <li>•Bulk Funding: TBD</li> <li>•Disaster Management: TBD</li> <li>•Economic: In walking distance of and on key route to CBD</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>•Promotes economic security</li> <li>•Promotes optimal use of space/infrastructure</li> <li>•Promotes range of options</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>•Quality of life/access to resources</li> </ul>	None	Full Range of Services Required	<p><b>Medium priority</b></p> <p>Sustainability: Medium</p> <p>Impediments: None</p> <p>Quick Win</p>	Publicly owned land
•Paul Kruger and Coetzee Str •8.04ha	<ul style="list-style-type: none"> <li>•Demand: Gap and rental tenure in demand in Robertson/See demand study</li> <li>•Land use variegation</li> <li>•Bulk Capacity: TBD</li> <li>•Bulk Funding: TBD</li> <li>•Disaster Management: TBD</li> <li>•Economic: In walking distance of and on key route to CBD</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>•Promotes economic security</li> <li>•Promotes optimal use of space/infrastructure</li> <li>•Promotes range of options</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>•Quality of life/access to resources</li> <li>•Promotes spatial/social integration</li> </ul>	EIA/HIA/ Geotech required	Full Range of Services Required	<p><b>Medium priority</b></p> <p>Sustainability: High</p> <p>Impediments: Yes</p>	Privately owned agricultural land with in urban edge
•Erf 1783	<ul style="list-style-type: none"> <li>•Demand: Robertson has highest demand for low income housing</li> <li>•Bulk Capacity: TBD</li> <li>•Bulk Funding: TBD</li> <li>•Disaster Management: TBD</li> <li>•Economic: In walking distance of and on key route to CBD</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>•Promotes economic security</li> <li>•Promotes optimal use of space</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>•Access to social amenities</li> <li>•Promotion of social integration</li> </ul>	Rezoning (education)	Full Range of Services Required	<p><b>High Priority</b></p> <p>Sustainability: High</p> <p>Impediments: None</p> <p>Quick Win</p>	Publicly owned land

Pilot Project	Assessment in Terms of Pre-Qualification Criteria <sup>16</sup>	Assessment in Terms of Sustainability Criteria	Required procedural issue	Skills and resource required	Prioritisation: Sustainability <sup>17</sup>	Comments
• Erf 1790	<ul style="list-style-type: none"> <li>• Demand: Robertson has highest demand for low income housing</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: TBD</li> <li>• Economic: In walking distance of and on key route to CBD</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of space</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Access to <b>social amenities</b></li> <li>• Promotion of <b>social integration</b></li> </ul>	Rezoning (POS)	Full Range of Services Required	<b>High Priority</b> Sustainability: High Impediments: None Quick Win	Publicly owned land
• Erf 1791	<ul style="list-style-type: none"> <li>• Demand: Robertson has highest demand for low income housing</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: TBD</li> <li>• Economic: In walking distance of and on key route to CBD</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of space</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Access to <b>social amenities</b></li> <li>• Promotion of <b>social integration</b></li> </ul>	Rezoning (POS)	Full Range of Services Required	<b>High Priority</b> Sustainability: High Impediments: None Quick Win	Publicly owned land
• Erf 1796	<ul style="list-style-type: none"> <li>• Demand: Robertson has highest demand for low income housing</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: TBD</li> <li>• Economic: In walking distance of and on key route to CBD</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of space</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Access to <b>social amenities</b></li> <li>• Promotion of <b>social integration</b></li> </ul>	Rezoning (POS)	Full Range of Services Required	<b>High Priority</b> Sustainability: High Impediments: None Quick Win	Publicly owned land
• Erven 2481/82	<ul style="list-style-type: none"> <li>• Demand: Robertson has highest demand for low income housing</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: TBD</li> <li>• Economic: In walking distance of and on key route to CBD</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of space</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Access to <b>social amenities</b></li> <li>• Promotion of <b>social integration</b></li> </ul>	Rezoning (POS)	Full Range of Services Required	<b>High Priority</b> Sustainability: High Impediments: None Quick Win	Publicly owned land

Pilot Project	Assessment in Terms of Pre-Qualification Criteria <sup>16</sup>	Assessment in Terms of Sustainability Criteria	Required procedural issue	Skills and resource required	Prioritisation: Sustainability <sup>17</sup>	Comments
• Erven 2090/2695	<ul style="list-style-type: none"> <li>• Demand: Robertson has highest demand for low income housing</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: TBD</li> <li>• Economic: In walking distance of and on key route to CBD</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of space</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Access to <b>social amenities</b></li> <li>• Promotion of <b>social integration</b></li> </ul>	Rezoning (commercial/parking)	Full Range of Services Required	<p><b>High Priority</b></p> <p>Sustainability: High</p> <p>Impediments: None</p> <p>Quick Win</p>	Publicly owned land
• Muiskraalkop Site	<ul style="list-style-type: none"> <li>• Demand: Robertson has highest demand for low income housing</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: TBD</li> <li>• Economic: In walking distance of and on key route to CBD</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of space</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Access to <b>social amenities</b></li> <li>• Promotion of <b>social integration</b></li> </ul>	Rezoning (undetermined)	Full Range of Services Required	<p><b>High Priority</b></p> <p>Sustainability: Medium</p> <p>Impediments: None</p> <p>Quick Win</p>	Publicly owned land
<ul style="list-style-type: none"> <li>• Roodehoogte</li> <li>• Adjacent airstrip</li> <li>• 109ha</li> </ul>	<ul style="list-style-type: none"> <li>• Demand: Low cost housing demand ± 2500 in Robertson</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: TBD</li> <li>• Economic: Commercial land use to be made available, close to industrial zone and depot project, project would contribute to extension of activity street and contribute to economic activity node around the circle</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of space/infrastructure</li> <li>• Promotes range of options</li> <li>• Promotes economic activity</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Quality of life/access to resources</li> </ul>	EIA/HIA/Geotech required	Full Range of Services Required	<p><b>Medium priority</b></p> <p>Sustainability: Medium</p> <p>Impediments: Yes</p>	Located close to airstrip; rezoning

Pilot Project	Assessment in Terms of Pre-Qualification Criteria <sup>16</sup>	Assessment in Terms of Sustainability Criteria	Required procedural issue	Skills and resource required	Prioritisation: Sustainability <sup>17</sup>	Comments
• <b>Portion 158/171</b>	<ul style="list-style-type: none"> <li>• Demand: low cost housing demand ± 2100 units</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: TBC</li> <li>• Economic: Walking distance to CBD and large employers</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of space /infrastructure</li> <li>• Promotes range of options</li> <li>• Promotes economic activity</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Quality of life/access to resources</li> <li>• Promotes spatial/social integration</li> </ul>	Rezoning (light industrial)	Full Range of Services Required	<b>High priority</b> Sustainability: High	
<ul style="list-style-type: none"> <li>• <b>Portion 54/158</b></li> <li>• <b>7.15ha</b></li> </ul>	<ul style="list-style-type: none"> <li>• Demand: rental and gap demand established by market study</li> <li>• Land use variegation</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: TBD</li> <li>• Economic: Situated adjacent to key employers in the town and walking distance to CBD</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of space /infrastructure</li> <li>• Promotes range of options</li> <li>• Promotes economic activity</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Quality of life/access to resources</li> <li>• Promotes spatial/social integration</li> </ul>	EIA Required	Full Range of Services Required	<b>High priority</b> Sustainability: High Impediments: Yes	Privately owned, cultivated with olive trees
<ul style="list-style-type: none"> <li>• <b>Erf 599</b></li> <li>• <b>8.45ha</b></li> </ul>	<ul style="list-style-type: none"> <li>• Demand: low cost housing demand ± 2100 units</li> <li>• Bulk Capacity: TBD</li> <li>• Bulk Funding: TBD</li> <li>• Disaster Management: TBD</li> <li>• Economic: situated along main road, walking distance to key employers and CBD</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>• Promotes economic security</li> <li>• Promotes optimal use of space /infrastructure</li> <li>• Promotes range of options</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>• Quality of life/access to resources</li> <li>• Promotes spatial/social integration</li> </ul> <p><b>Ecological Integrity</b></p> <ul style="list-style-type: none"> <li>• Promotes cultural sustainability through vernacular architecture</li> </ul>	EIA/geotech required	Full Range of Services Required	<b>Medium priority</b> Sustainability: High Impediments: Yes	Privately owned

Pilot Project	Assessment in Terms of Pre-Qualification Criteria <sup>16</sup>	Assessment in Terms of Sustainability Criteria	Required procedural issue	Skills and resource required	Prioritisation: Sustainability <sup>17</sup>	Comments
<ul style="list-style-type: none"> <li>Green str Erf 313</li> <li>0.46 ha</li> </ul>	<ul style="list-style-type: none"> <li>Demand: gap housing/rental demand established by market study</li> <li>Bulk Capacity: TBD</li> <li>Bulk Funding: TBD</li> <li>Disaster Management: infill site/TBD</li> <li>Economic: walking distance to CBD and key employers</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>Promotes economic security</li> <li>Promotes optimal use of space /infrastructure</li> <li>Promotes range of options</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>Quality of life/access to resources</li> <li>Promotes spatial/social integration</li> </ul>	None	Full Range of Services Required	<b>High priority</b> Sustainability: High Impediments: None Quick Win	
<ul style="list-style-type: none"> <li>Green &amp; Bruwer Str Erf 314</li> <li>1.05 ha</li> </ul>	<ul style="list-style-type: none"> <li>Demand: gap housing/rental demand established by market study</li> <li>Bulk Capacity: TBD</li> <li>Bulk Funding: TBD</li> <li>Disaster Management: infill site/TBD</li> <li>Economic: walking distance to CBD and key employers</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>Promotes economic security</li> <li>Promotes optimal use of space /infrastructure</li> <li>Promotes range of options</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>Quality of life/access to resources</li> <li>Promotes spatial/social integration</li> </ul>	none	Full Range of Services Required	<b>High priority</b> Sustainability: High Impediments: None Quick Win	
<ul style="list-style-type: none"> <li>Uitspan &amp; Voortrekker streets Erven 1868-1878</li> <li>0.8ha</li> </ul>	<ul style="list-style-type: none"> <li>Demand: gap housing/rental demand established by market study</li> <li>Bulk Capacity: TBD</li> <li>Bulk Funding: TBD</li> <li>Disaster Management: infill site TBD</li> <li>Economic: walking distance to CBD and key employers</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>Promotes economic security</li> <li>Promotes optimal use of space /infrastructure</li> <li>Promotes range of options</li> </ul> <p><b>Social Justice</b></p> <ul style="list-style-type: none"> <li>Quality of life/access to resources</li> <li>Promotes spatial/social integration</li> </ul>	None	Full Range of Services Required	<b>High priority</b> Sustainability: High Impediments: None Quick Win	Consolidated erven and rezoning application required
<ul style="list-style-type: none"> <li>Portion of erf 462</li> </ul>	<ul style="list-style-type: none"> <li>Demand: gap housing/rental demand established by market study</li> <li>Bulk Capacity: TBD</li> <li>Bulk Funding: TBD</li> <li>Disaster Management: infill site TBD</li> <li>Economic: walking distance to CBD</li> </ul>	<p><b>Economic Efficiency</b></p> <ul style="list-style-type: none"> <li>Availability of land</li> <li>Settlement level economic sustainability</li> <li>Typology and providing a range of market opportunities</li> </ul>	None	Full Range of Services Required	<b>High priority</b> Sustainability: High Impediments: None Quick Win	Middle income

## 6. Pilot Projects: Business Plans

### 6.1 Pilot Projects

The South African housing policy, *Breaking New Ground*<sup>18</sup> advocates for both integration and densification in its emphasis on sustainable settlements. Indirect references such as, access to affordable services, educational opportunities and other social services and well utilised land all pre-suppose higher density development. Direct references to compact development, mixed land use, pedestrian movement, all pre-point to higher density development. Given the population pressures and demand for housing on the one hand; and the surrounding agricultural land and bio-physical constraints on the other, the Cape Winelands and in particular the settlements in the Langebergare more suited to medium density residential developments. It is for this reason that the site proposals employ medium density standards. It should be noted however that there is no one definition for medium density, but for the purposes of this exercise the definition will be assumed as a dwelling unit density of between 40 and 100du/ha.<sup>19</sup> The section that follows proposes various scenarios for the land use, densities, housing typologies and housing delivery mechanisms.

**Table 11 Pilot Project Summary Table**

Pilot Project	Strategic Role of Site	Proposed Land Use Budget	Proposed breakdown of residential component	Funding and Delivery Mechanism	Housing Typologies	Net Density Option A (Total Units)	Infrastructure requirements
<ul style="list-style-type: none"> <li>• <b>Callie De Wet Stadium</b></li> <li>• <b>6.4 ha</b></li> </ul>	<ul style="list-style-type: none"> <li>• Medium Density Housing</li> <li>• Gap/Middle Income market</li> <li>• Integration</li> </ul>	<ul style="list-style-type: none"> <li>• Primarily Residential (76%)</li> <li>• See land use table in annex</li> </ul>	<ul style="list-style-type: none"> <li>• Gap</li> <li>• Lower middle income</li> </ul>	<ul style="list-style-type: none"> <li>• Private sector funded/ FLISP</li> </ul>	<ul style="list-style-type: none"> <li>• Semidetached duplex</li> <li>• Semi-detached simplex</li> </ul>	<ul style="list-style-type: none"> <li>• 50 du/ha</li> <li>• 246 units</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Kaktus Tuin</b></li> <li>• <b>2.7ha</b></li> </ul>	<ul style="list-style-type: none"> <li>• Commercial</li> <li>• Residential</li> <li>• Mixed land use</li> </ul>	<ul style="list-style-type: none"> <li>• Primarily Commercial (73%)</li> <li>• See land use table annex</li> </ul>	<ul style="list-style-type: none"> <li>• Rental/Lower middle income units</li> </ul>	<ul style="list-style-type: none"> <li>• Private sector funded/ FLISP funded</li> </ul>	<ul style="list-style-type: none"> <li>• Flats (second floor)</li> </ul>	<ul style="list-style-type: none"> <li>• 50 du/ha</li> <li>• 33 units</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>

<sup>18</sup> This is also implied in *Isidima*, in particular, through its principles of 'a sense of limits', 'a sense of place' and 'a sense of craft' and 'a sense of nature'

<sup>19</sup> Tonkin, A (2008) *Sustainable medium-density housing: a resource book*. DAG.

<ul style="list-style-type: none"> <li>• Depot: North of Nqubela</li> <li>• 6.26ha</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial</li> <li>• Agriculture</li> </ul>	<ul style="list-style-type: none"> <li>• Primarily Commercial (30%) &amp; Agriculture (35%)</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Provincial Social and Economic facilities programme</li> <li>• NDPG</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• August Str</li> <li>• 1.3ha</li> </ul>	<ul style="list-style-type: none"> <li>• Medium density low income housing</li> <li>• Rationalising the urban form</li> </ul>	<ul style="list-style-type: none"> <li>• Primarily Residential (71%)</li> </ul>	<ul style="list-style-type: none"> <li>• Subsidy housing</li> </ul>	<ul style="list-style-type: none"> <li>• IRDP</li> <li>• Bridge financing /other</li> </ul>	<ul style="list-style-type: none"> <li>• 2/3 storey walk ups</li> </ul>	<ul style="list-style-type: none"> <li>• 50du/ha</li> <li>• 48 units</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• Ngonyama str</li> <li>• .35ha</li> </ul>	<ul style="list-style-type: none"> <li>• Medium density low income housing</li> <li>• Rationalising the urban form</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (100%)</li> </ul>	<ul style="list-style-type: none"> <li>• Subsidy housing</li> </ul>	<ul style="list-style-type: none"> <li>• IRDP</li> <li>• Bridge financing/other</li> </ul>	<ul style="list-style-type: none"> <li>• Semi detached duplex</li> </ul>	<ul style="list-style-type: none"> <li>• 50 du/ha</li> <li>• 18 units</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• Paddy str (3944)</li> <li>• 0.96ha</li> </ul>	<ul style="list-style-type: none"> <li>• Medium density residential</li> <li>• densification</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (100%)</li> <li>• See land use table annex</li> </ul>	<ul style="list-style-type: none"> <li>• Gap housing</li> </ul>	<ul style="list-style-type: none"> <li>• Private sector funded and delivered</li> <li>• FLISP</li> </ul>	<ul style="list-style-type: none"> <li>• Row housing</li> </ul>	<ul style="list-style-type: none"> <li>• 50du/ha</li> <li>• 48 units</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• Paddy str (3942)</li> <li>• Erf Size TBD</li> </ul>	<ul style="list-style-type: none"> <li>• Medium density residential</li> <li>• densification</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (100%)</li> </ul>	<ul style="list-style-type: none"> <li>• Gap housing</li> </ul>	<ul style="list-style-type: none"> <li>• Private sector funded and delivered</li> <li>• FLISP</li> </ul>	<ul style="list-style-type: none"> <li>• Row housing</li> </ul>	<ul style="list-style-type: none"> <li>• 50du/ha</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• Paul Kruger street (4024)</li> <li>• 2.32ha</li> </ul>	<ul style="list-style-type: none"> <li>• Medium density residential</li> <li>• densification</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (78%)</li> </ul>	<ul style="list-style-type: none"> <li>• Gap</li> <li>• Rental</li> </ul>	<ul style="list-style-type: none"> <li>• Private sector funded and delivered/Flisp</li> </ul>	<ul style="list-style-type: none"> <li>• Semi detached duplex</li> </ul>	<ul style="list-style-type: none"> <li>• 50 du/ha</li> <li>• 90 units</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• Erf 1783</li> <li>• Erf Size TBD</li> </ul>	<ul style="list-style-type: none"> <li>• Medium density residential</li> <li>• Densification</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (100%)</li> </ul>	<ul style="list-style-type: none"> <li>• Subsidy housing</li> </ul>	<ul style="list-style-type: none"> <li>• IRDP</li> <li>• Bridge financing/other</li> </ul>	<ul style="list-style-type: none"> <li>• Row housing</li> </ul>	<ul style="list-style-type: none"> <li>• 50 du/ha</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• Erf 1790</li> <li>• Erf Size TBD</li> </ul>	<ul style="list-style-type: none"> <li>• Medium density residential</li> <li>• Densification</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (100%)</li> </ul>	<ul style="list-style-type: none"> <li>• Subsidy housing</li> </ul>	<ul style="list-style-type: none"> <li>• IRDP</li> <li>• Bridge financing/other</li> </ul>	<ul style="list-style-type: none"> <li>• Row housing</li> </ul>	<ul style="list-style-type: none"> <li>• 50 du/ha</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• Erf 1796</li> <li>• Erf Size TBD</li> </ul>	<ul style="list-style-type: none"> <li>• Medium density residential</li> <li>• Densification</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (100%)</li> </ul>	<ul style="list-style-type: none"> <li>• Subsidy housing</li> </ul>	<ul style="list-style-type: none"> <li>• IRDP</li> <li>• Bridge financing/other</li> </ul>	<ul style="list-style-type: none"> <li>• Row housing</li> </ul>	<ul style="list-style-type: none"> <li>• 50 du/ha</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>

<ul style="list-style-type: none"> <li>• Erf 2481/2482</li> <li>• Erf Size TBD</li> </ul>	<ul style="list-style-type: none"> <li>• Medium density residential</li> <li>• Densification</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (100%)</li> </ul>	<ul style="list-style-type: none"> <li>• Subsidy housing</li> </ul>	<ul style="list-style-type: none"> <li>• IRDP</li> <li>• Bridge financing/other</li> </ul>	<ul style="list-style-type: none"> <li>• Row housing</li> </ul>	<ul style="list-style-type: none"> <li>• 50 du/ha</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• Erf 2090/2695</li> <li>• Erf Size TBD</li> </ul>	<ul style="list-style-type: none"> <li>• Medium density residential</li> <li>• Densification</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (100%)</li> </ul>	<ul style="list-style-type: none"> <li>• Subsidy housing</li> </ul>	<ul style="list-style-type: none"> <li>• IRDP</li> <li>• Bridge financing/other</li> </ul>	<ul style="list-style-type: none"> <li>• Row housing</li> </ul>	<ul style="list-style-type: none"> <li>• 50 du/ha</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• Paul Kruger and Coetzee Str (2251, 1099,1106,1107)</li> <li>• 8.04ha</li> </ul>	<ul style="list-style-type: none"> <li>• Medium Density gap and entry level housing</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (77%)</li> </ul>	<ul style="list-style-type: none"> <li>• Gap/Rental (30%)</li> <li>• Entry level economic (70%)</li> </ul>	<ul style="list-style-type: none"> <li>• Private sector</li> </ul>	<ul style="list-style-type: none"> <li>• Semi detached simplex</li> </ul>	<ul style="list-style-type: none"> <li>• 50du/ha</li> <li>• 310 units</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• Roodehoogte</li> <li>• Adjacent airstrip</li> <li>• 109ha</li> </ul>	<ul style="list-style-type: none"> <li>• Medium density</li> <li>• Subsidy and gap housing</li> <li>• Contribute to extending the activity street and commercial hub around the circle</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (59.2%)</li> <li>• See land use budget for the remainder</li> </ul>	<ul style="list-style-type: none"> <li>• Subsidy (70%)</li> <li>• Gap (30%)</li> </ul>	<ul style="list-style-type: none"> <li>• IRDP</li> <li>• Private sector</li> <li>• End user finance</li> <li>• Bridge financing</li> </ul>	<ul style="list-style-type: none"> <li>• Semi detached simplex/Duplex Row housing</li> </ul>	<ul style="list-style-type: none"> <li>• 50du/ha</li> <li>• 3226 units</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• Portion 171/158</li> <li>• Erf Size TBD</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed land use</li> <li>• Densification</li> <li>• Integration</li> <li>• Residential</li> <li>• agricultural</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (61%)</li> <li>• See land use table annex</li> </ul>	<ul style="list-style-type: none"> <li>• Subsidy</li> <li>• Gap Housing</li> <li>• Rental stock</li> </ul>	<ul style="list-style-type: none"> <li>• IRDP</li> <li>• FLISP</li> <li>• CRU</li> <li>• Social housing</li> <li>• Employers</li> </ul>	<ul style="list-style-type: none"> <li>• Row housing</li> <li>• Semi-detached simplex/duplex</li> </ul>	<ul style="list-style-type: none"> <li>• 50 du/ha</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• Portion 54/158</li> <li>• 7.15ha</li> </ul>	<ul style="list-style-type: none"> <li>• Densification</li> <li>• Infill</li> <li>• Tenure diversity</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• 73%</li> </ul>	<ul style="list-style-type: none"> <li>• Rental</li> <li>• Entry Level Economic</li> </ul>	<ul style="list-style-type: none"> <li>• Private sector funded and delivered</li> <li>• Social Housing</li> </ul>	<ul style="list-style-type: none"> <li>• Semi detached simplex</li> <li>• Semi detached duplex</li> </ul>	<ul style="list-style-type: none"> <li>• 50 du/ha</li> <li>• 277 units</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• Erf 599</li> <li>• 8.45ha</li> </ul>	<ul style="list-style-type: none"> <li>• Densification</li> <li>• Gateway to Ashton</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (68%)</li> </ul>	<ul style="list-style-type: none"> <li>• Gap/rental</li> <li>• Subsidy/IRDP</li> </ul>	<ul style="list-style-type: none"> <li>• Private sector funded and delivered</li> <li>• IRDP</li> </ul>	<ul style="list-style-type: none"> <li>• Semi detached simplex/duplex</li> <li>• Row housing</li> </ul>	<ul style="list-style-type: none"> <li>• 50 du/ha</li> <li>• 290 units</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>

<ul style="list-style-type: none"> <li>• <b>Fullard Str (313)</b></li> <li>• <b>Erf Size TBD</b></li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Integration</li> <li>• Densification</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (100%)</li> </ul>	<ul style="list-style-type: none"> <li>• Gap housing</li> </ul>	<ul style="list-style-type: none"> <li>• Private sector funded and delivered</li> <li>• FLISP</li> </ul>	<ul style="list-style-type: none"> <li>• Semi detached simplex</li> <li>• Row housing</li> </ul>	<ul style="list-style-type: none"> <li>• 50du/ha</li> <li>• 53 units</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Green str (314)</b></li> <li>• <b>1.05 ha</b></li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Infill</li> <li>• Densification</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (100%)</li> </ul>	<ul style="list-style-type: none"> <li>• Gap housing</li> </ul>	<ul style="list-style-type: none"> <li>• Private sector funded and delivered</li> <li>• FLISP</li> </ul>	<ul style="list-style-type: none"> <li>• Semi detached simplex</li> <li>• Row housing</li> </ul>	<ul style="list-style-type: none"> <li>• 50du/ha</li> <li>• 53 units</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Uitspan &amp; Voortrekker streets</b></li> <li>• <b>0.8ha</b></li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Integration</li> <li>• Densification</li> </ul>	<ul style="list-style-type: none"> <li>• Residential (100%)</li> </ul>	<ul style="list-style-type: none"> <li>• Gap housing</li> </ul>	<ul style="list-style-type: none"> <li>• Private sector funded and delivered</li> <li>• FLISP</li> </ul>	<ul style="list-style-type: none"> <li>• Row housing</li> </ul>	<ul style="list-style-type: none"> <li>• 50 du/ha</li> <li>• 40 units</li> </ul>	<ul style="list-style-type: none"> <li>• Bulk infrastructure needs to be determined</li> </ul>

## 7. Project Costing and Budget Scheduling

### 7.1 Project Costing

The tables below attempt to quantify the cost of settlement delivery and sequence the cost of funding the developments in a predictable manner.

The assumptions used to develop the costing framework (table 14) are based on the following:

- Number of units are based on a net density 50du/ha (considered a medium density standard attainable and applicable to the type of settlements in the LM)
- Subsidy House: R88000 (A grade services R35000 per stand)
- Gap Market House: R109800 (A grade services R35000 per stand)
- An additional 10% is added for professional services
- Where sites host both gap and subsidy a formula of 70% subsidy housing and 30% for gap housing was used.
- The costs of social and economic facilities were not costed and would require a separate exercise in order to do so dependent on the design requirements.
- The funding sources provided are a guide for sourcing the primary funds; various options are often applicable to the project depending on the final project specification (e.g. tenure and typology). The top up or bridging financing requires the work and initiative of the municipality to source alternative funding sources.

**Table 12 Indicative Project Costing**

Project Title	Settle-ment	No. of Units	Target Market	Housing Typologies	Project Value <sup>20</sup>	Top Structure Cost	A Grade Services Cost	Potential Funding Source
Callie De Wet	R	246	Gap/Middle Income	Semidetached simlex/duplex	R 39,182,880	R 27,010,800	R 8,610,000	Private/sector FLISP
Kaktus Tuin	R	33	Gap/Middle Income	Second floor units/mixed land use	R 5,256,240	R 3,623,400	R 1,155,000	Private/sector FLISP
Depot: Nqubela North	R	none	Commercial/light industrial tenants	Industrial Units	R 0			Social/Economic Facilities Fund (DPLGH)/ NDPG
August str	R	48	Subsidy Market	2/3storey walk ups	R 6,494,400	R 4,224,000	R 1,680,000	IRDP/Bridge Financing
Ngonyama str	R	18	Subsidy Market	Semi Detached Duplex	R 2,435,400	R 1,584,000	R 630,000	IRDP/Bridge Financing
Paddy str (3944)	R	48	Subsidy Market	Row Housing	R 6,494,400	R 4,224,000	R 1,680,000	IRDP/Bridge Financing
Paddy str (3942)	R	TBD	Subsidy Market	Semidetached simplex/duplex	TBD			IRDP/Bridge Financing
Paul Kruger str (4024)	R	90	Subsidy Market	Semidetached simplex /duplex	R 14,335,200	R 9,882,000	R 3,150,000	Private/sector FLISP
Erf 1783	R	TBD	Subsidy Market	Semidetached simplex /duplex	TBD			IRDP/Bridge Financing
Erf 1790	R	TBD	Subsidy Market	Semidetached simplex /duplex	TBD			IRDP/Bridge Financing
Erf 1791	R	TBD	Subsidy Market	Semidetached simplex /duplex	TBD			IRDP/Bridge Financing
Erf 1796	R	TBD	Subsidy Market	Semidetached simplex /duplex	TBD			IRDP/Bridge Financing
Erven 2481/2482	R	TBD	Subsidy Market	Semidetached simplex /duplex	TBD			IRDP/Bridge Financing
Erven 2090/2695	R	TBD	Subsidy Market	Semidetached simplex /duplex	TBD			IRDP/Bridge Financing
Paul Kruger & Coetzee Str (2251-1107)	R	310	Gap/Middle Income	Semi Detached Simplex	R 49,376,800	R 34,038,000	R 10,850,000	Private/sector FLISP
Roodehoogte	R	3226	Subsidy Market/Gap	Mixed Typologies: Semidetached simlex/duplex, Row Housing	R 436,477,800	R 283,888,000	R 112,910,000	IRDP/Bridge Financing
Portion 171/158	A	TBD	Subsidy/Gap Market	Mixed Typologies: Semidetached simlex/duplex, Row Housing	TBD			IRDP/FLISP/CRU/SOCIAL HOUSING
Portion 54/158	A	277	Gap Market	Semidetached simlex/duplex	R 20,701,318	R 9,124,380	R 9,695,000	CRU/Employer Bridge Financing
Erf 599 Gateway	A	290	Subsidy/Gap Market	Mixed Typologies: Semidetached simlex/duplex, Row Housing	R 30,055,391	R 17,173,083	R 10,150,000	IRDP/FLISP
Green Str (314)	A	53	Gap Market	Semi Detached Simplex	R 8,441,840	R 5,819,400	R 1,855,000	Private/sector FLISP

<sup>20</sup> Includes 10% for professional fees

<b>Fullard Str (313)</b>	A		Gap Market	Semidetached simlex/duplex	TBD			Private/sector FLISP
<b>Uitspan/Voortrekker str</b>	A	40	Gap Market	Row Housing	R 6,371,200	R 4,392,000	R 1,400,000	Private/sector FLISP
	<b>Total</b>				<b>R 907,191,013</b>	<b>R 591,794,103</b>	<b>R 232,925,000</b>	

## 7.2 Budget Schedule

The Budget Schedule table takes into account current projects (where data was available) and planned or pilot projects deemed to improve sustainability for the settlement as a whole. It must be borne in mind that not all the projects are recommended for development, however, the pilot sites and costing provides various scenarios for development. The municipality along with the communities would need to prioritise the most appropriate sites and typologies and tenure forms suited to the community.

The budget phasing assumptions are the following:

- Smaller projects (less than 500 units) are phased over 3 years
- Year 1: 20% of budget
- Year 2 and 3: 40% each of the total budget
- Larger projects (greater than 500 units or where high priority is not indicated-see 'project sustainability' table 12) are phased over 5 years at 20% per annum
- Caveats:
  - 1) The current Division of Revenue bill (PGWC) indicates an annual increase of  $\pm 20\%$  peaking at  $\pm R26\ 000\ 000$  in 2011/2012 which is far lower than the total figure in that year or any subsequent year.
  - 2) The costing for each project below is the total estimated cost for the project (top structure and bulk infrastructure, professional services, excluding land purchases) but includes gap or middle income housing and thus the total budgets do not reflect the demand on the state fiscus.

**Table 13 Project Budget Scheduling**

Project Title	Settle - ment	Unit s	Project Value	Year 4 09/10	Year 5 10/11	Year 6 11/12	Year 7 12/13	Year 8 13/14	Year 9 14/15	Year 10 15/16	Year 11 16/17	Year 12 17/18
<b>Current Projects</b>												
Ashton: Zolani	A	179	R 4,550,000									
Bonnievale: HV	B	66	R 3,600,000	R 5,640,000								
Bonnievale: B	B	701	R 29,775,000		R 8,676,000	R 19,824,000	R 22,800,000					
Robertson: Nqubela	R	444	R 20,460,000	R 11,200,000	R 8,000,000							
Montagu: Mandela Square	M	500	R 32,400,000	R 10,400,000	R 10,000,000							
McGregor 1	MG	300	R 5,775,000	R 6,768,000								
McGregor 2+3	MG	66+72	R 40,792,000	R 3,880,000	R 10,512,000	R 13,600,000	R 12,800,000					
<b>Planned Projects</b>												
Callie De Wet	R	246	R 39,182,880	R 7,836,576	R 15,673,152	R 15,673,152						
Kaktus Tuin	R	33	R 5,256,240		R 2,102,496	R 2,102,496	R 1,051,248					
Depot: Nqubela North	R	none	R 0									
Erf 136 August str	R	48	R 6,494,400		R 1,298,880	R 2,597,760	R 2,597,760					
Erf 136 Ngonyama str	R	18	R 2,435,400		R 487,080	R 974,160	R 974,160					
Paddy str (3944)	R	48	R 6,494,400		R 1,298,880	R 2,597,760	R 2,597,760					
Paddy str (3942)	R	TBD										
Paul Kruger str (4024)	R	90	R 14,335,200		R 2,867,040	R 5,734,080	R 5,734,080					

Project Title	Settle - ment	Unit s	Project Value	Year 4 09/10	Year 5 10/11	Year 6 11/12	Year 7 12/13	Year 8 13/14	Year 9 14/15	Year 10 15/16	Year 11 16/17	Year 12 17/18
Erf 1783	R	TBD										
Erf 1790	R	TBD										
Erf 1791	R	TBD										
Erf 1796	R	TBD										
Erf 2481/2482	R	TBD										
Erf 2090/2695	R	TBD										
Paul Kruger & Coetzee Str	R	310	R 49,376,800				R 9,875,360	R 19,750,720	R 19,750,720			
Roodehoogte	R	322 6	R 436,477,800					R 87,295,560	R 87,295,560	R 87,295,560	R 87,295,560	R 87,295,560
Portion 171/158	A	TBD										
Portion 54/158	A	277	R 20,701,318				R 4,140,264	R 8,280,527	R 8,280,527			
Erf 599 Gateway	A	290	R 30,055,391					R 6,011,078	R 6,011,078	R 6,011,078	R 6,011,078	R 6,011,078
Erf 314 Green Str	A	53	R 8,441,840		R 1,688,368	R 3,376,736	R 3,376,736					
Erf 313 Fullard Str	A	TBD										
Uitspan/Voortre kker str	A	40	R 6,371,200		R 1,274,240	R 2,548,480	R 2,548,480					
<b>Total</b>			<b>R 1,051,291,013</b>	<b>R 45,724,576</b>	<b>R 63,878,136</b>	<b>R 69,028,624</b>	<b>R 68,495,848</b>	<b>R 177,651,514</b>	<b>R 177,651,514</b>	<b>R 149,620,267</b>	<b>R 149,620,267</b>	<b>R 149,620,267</b>
<b>DORA Allocation<sup>21</sup></b>				<b>R 18,651,000</b>	<b>R 22,175,000</b>	<b>R 26,336,000</b>	<b>R 31,339,840</b>	<b>R 37,294,410</b>	<b>R 44,380,347</b>	<b>R 52,812,613</b>	<b>R 62,847,010</b>	<b>R 74,787,942</b>
<b>Variance</b>				<b>-R 27,073,576</b>	<b>-R 41,703,136</b>	<b>-R 42,692,624</b>	<b>-R 37,156,008</b>	<b>-R 140,357,105</b>	<b>-R 133,271,167</b>	<b>-R 96,807,654</b>	<b>-R 86,773,257</b>	<b>-R 74,832,325</b>

<sup>21</sup> DORA allocations in blue have not been tabled, these are projections calculated by the author based on a 19% annual increase.

## 8. Implementation and Integration

The earliest implementation issues have been raised in the 2007 LM IDP; these relate to 1) planning, 2) budget alignment, 3) size of the budget, 4) human resource capacity constraints, 5) land availability, 6) need for bulk infrastructure, and 7) interdepartmental alignment.

Further assessment and facts in this study have also revealed the following:

- Housing demand is in excess of 7500 units
- Housing supply has slowed in recent years, to approximately 100 units per annum, in the first decade of democracy supply reached  $\pm$  400 units per annum
- Current and planned projects for the next 3-5 years indicate an average supply of almost 500 units per annum
- Location: The housing opportunities were not generally located close to economic opportunities and the locations by and large did not facilitate integration
- Structural Integrity: The majority of top structures built were of poor quality; in the region of 5000 require structural repairs and are currently being repaired<sup>22</sup>
- Typology and Tenure: single free-hold tenure remains the only tenure available. In terms of typology, while varied, no vast improvements have been made to deal with the variety of needs.
- Implementation: issues relate to the tendering process, and project management capacity
- The funding gap from the division of revenue falls far short of meeting the demand

The district-wide workshop addressing cross cutting issues implementation issues highlighted the following (see table 32 in annex 3 for full minutes):

- Alternative mechanisms required to ensure greater co-ordination and interaction between provincial and local government departments
- Regular collaborative meetings to be held with municipalities, district and provincial departments to deal with Integrated Housing issues (see above)
- Problems of timing of EIA's with LUPO process were identified
- Housing typology education programme considered necessary as part of the delivery strategy.
- Possible consideration of a show/pilot village in the Cape Winelands – CWDM to investigate
- Municipalities need to make provisions for the gap market and create conditions for the private sector to implement
- There is a responsibility to cater for the gap market because of how the market contributes to the municipal revenue base and contributes to the community
- Private sector employers have shown willingness to assist in providing gap housing.
- Research on the demand and potential supply within the GAP housing market in the Cape Winelands as well as lower middle income market should be commissioned.

Moreover, in a parallel process the Western Cape Province: Built Environment Support Group has also raised key areas and recommendations for HSPs<sup>23</sup>

### HSP and SDF Guidelines

- SDF guideline to specify applicable principles and requirements for restructuring/sustainability objectives;
- Focus on “one housing market”
- Assessment of spatial and human settlement performance
- Consideration of rural issues and space economy in SDF and HSP's

---

<sup>22</sup> Discussion with LM Housing manager

<sup>23</sup> Contact Rika van Rensburg Provincial for further detail Dept Local Government and Housing: Directorate: Planning, Research & Policy Development

**Alignment of infrastructure and public facilities such as schools, with housing delivery.**

- Identify relevant stakeholders in stakeholder analysis and housing project development cycle/process map (role of planning forum)
- Housing and MIG funding streams to be brought together.

**Municipal Performance Agreements**

- Piloting an approach in BESP for “mandatory” multi-functional project teams to lead SDF and HSP (integration into performance agreements) development at municipal level
- Performance Contracts associated with different functional areas must recognize the significance of the HSP and SDF.

In sum it is evident from the above mentioned issues that coordination is important on many levels. At a municipal level, strategic integration is a primary pre-requisite, the Sustainable Human Settlement Plan needs to be informed by an SDF that explicitly deals with housing location. Moreover, the IDP process and document needs to take cognizance of the multiple resources it needs to coordinate in order to reach the strategic goals of the municipality, in this case, comprehensively planned and implemented sustainable human settlements.

## 9. Conclusion

The pilot projects have been costed to provide possible development scenarios. The implications of the development scenarios and projects impact not only on the Housing Department but include the Department of Social Development and Education for funding ECD centres in particular. The need for primary schools is also evident should any of the larger projects be adopted. By and large the largest need would be to develop 1) ECD centres and 2) functional open space, pocket parks and urban landscaping and greening initiatives in general.

The single greatest implication for the Municipality is the assessment of spare bulk capacity and subsequently the provision thereof considering the development sites adopted. Moreover, the LM's core administrative responsibility remains the capacity and skills to implement the volume of projects as well as the responsibility to source bridging financing or alternative finance sources to achieve densities and typologies that foster sustainability. Lastly, the political will to remove or scupper impediments to sourcing ideally suitable land is the LM's key political achievable which will render a long lasting positive legacy for the peoples that call the Breede River Winelands, *home*.

## 10. Annexure

### 10.1 Annex 1: Sustainability Criteria

**Table 14 Step 1 Pre-qualification Criteria**

Pre-Qualification Criteria	Key objectives	Instrument calibration and measurements
A clear indication of housing / human settlement upgrading <b>need</b> exists	To ensure adequate planning of housing demand and supply has taken place (i.e. ensure there is political support and that municipality has applied their mind to assessing need and costs)	Provision of a list of project / community beneficiaries Record of municipal Council decision <sup>24</sup> which supports implementation of project in principle <sup>25</sup> Housing plan contained in the IDP and SDF (or compliant with SDF principles)
Evidence that sufficient <b>funding</b> is provided for <b>bulk services</b>	To ensure that the project has been factored into the budget cycle of relevant spheres of government	Documentation showing budgetary commitment by relevant spheres to cover key project costs factors (planning, land, bulk services, top structure etc.)
Existence of sufficient <b>bulk infrastructure capacity</b> to accommodate demand from project, or approved plans in place to upgrade infrastructure	To avoid bottlenecks created by insufficient bulk infrastructure	Evidence of existing bulk infrastructure capacity adequate to accommodate forecast additional demand, or plans to upgrade infrastructure which have been approved by DEADP
Disaster management and avoidance of <b>critical environmental risks</b>	To ensure that adequate disaster management takes place and that environmental disasters and loss of life are avoided or minimised	Existence of geo-technical study – a standard requirement Environmental scoping report (not full-blown EIA) indicating no significant environmental risks – This only applies if legislation requires an EIA
Proximity to nearest centre of <b>economic opportunities</b>	Maximise local community job creation and small business opportunities resulting from project	Map submitted by municipality to show location of project is within X kms of <sup>26</sup> : PHC clinic Economic hub Primary school Compliance with Provincial Government EPWP guidelines

Source: Sustainability criteria for assessment of IRDP, PHP, and UISP Projects

**Table 15: Step 2 Criteria for evaluating housing project benefits**

Key objectives	Criteria (based upon provincial guidelines of PSDF, MEDS and integrated with settlement specific requirements)
<b>A: Economic efficiency (PROSPERITY)</b>	
Enhance economic security and/or promote employment (job creation)	Access to economic opportunities <ul style="list-style-type: none"> <li>▪ Proximity to relevant employment opportunities (e.g. low and medium skilled)</li> </ul>

<sup>24</sup> In case of CCT, decision of Housing Portfolio Committee.

<sup>25</sup> Where possible, also a decision to budget the necessary funds, and indication from the Council that the municipality has the capacity to maintain basic services following project implementation. Only a decision of support in principle is required.

<sup>26</sup> Perhaps travel time instead of distance?

Promote an “affordable” range of options (context of generally very poor customers)	<p>Ability to leverage additional resources</p> <ul style="list-style-type: none"> <li>▪ Ability to mobilise commercial housing finance</li> <li>▪ Cross subsidisation of housing by other developments</li> <li>▪ Mixed uses including commercial, business industry (hives)</li> <li>▪ Mixed income communities</li> </ul>
Promote optimal use of space and infrastructure	<p>Extent of bulk infrastructure (existing):</p> <ul style="list-style-type: none"> <li>▪ Bulk services e.g. water, sewerage, electricity and roads</li> <li>▪ Transport capacity, including public transport linkages</li> </ul> <p>Provision of higher density housing which supports efficiencies such as along major routes (e.g. public transport corridors/ routes/ interchanges), around open spaces, and underdeveloped sites with development potential</p>
Promoting economic activity and SMME’s	<p>Layout and/or design promoting and/or supporting economic activities e.g.</p> <ul style="list-style-type: none"> <li>▪ Support to small business sector development and building connections between the second and first economy</li> <li>▪ Extent to which make provision for commercial/SMME activities (e.g. innovative designs and layouts which provide commercially feasible formal and informal small business premises and trading areas)</li> </ul>
Fostering creativity	<p>Ability/measures to reduce risk and enhance access to commercial housing credit (redress red-lining)</p> <p>Application of alternative construction methods to promote cost efficiency and/or employment creation</p>
<b>B. Social justice (PEOPLE)</b>	
Quality of life and access to resources	<p>Improved access to social development resources- reliable basic services (education, recreational, cultural, health, welfare &amp; policing) <i>NB: This could be achieved though the quality of the design (for example: the strategic location of the project close to such amenities and/or through the provision for the amenities within the overall project development plans.)</i></p>
Promoting social & spatial integration	<p>Proximity and/or linkages with other income or social groups/communities (extent of integrated/mix communities and income groups (in close proximity)</p>
Building communities (including: upgrading of informal settlements)	<p>Involvement of communities at an early stage in planning process and establishment / implementation phases</p> <p><i>Note: Evidenced by: records of community consultation; provision of beneficiary lists; community management and ownership structures and plans (e.g. community forums, body corporate &amp; trusts)</i></p> <p>Provision of social facilities and amenities integrated within the project (new)</p>
<b>C: Ecological integrity (PLANET)</b>	
Attaining sustainability (e.g. Incorporating ecologically sensitive settlement design alternatives)	<p>Compatibility with existing cultural landscapes, artefacts and buildings</p> <p>Application of building materials to conserve costly resources (recycling, insulation, solar heating etc.)</p> <p>Demonstrate the minimisation of the consumption of scarce environmental resources: water and electricity</p> <p>Promote ecologically sensitive settlement design alternatives (e.g. water saving potential, waste disposal, power, appropriate orientation)</p> <p>Must have EIA (if relevant)</p>

Source: Sustainability criteria for assessment of IRDP, PHP, and UISP Projects