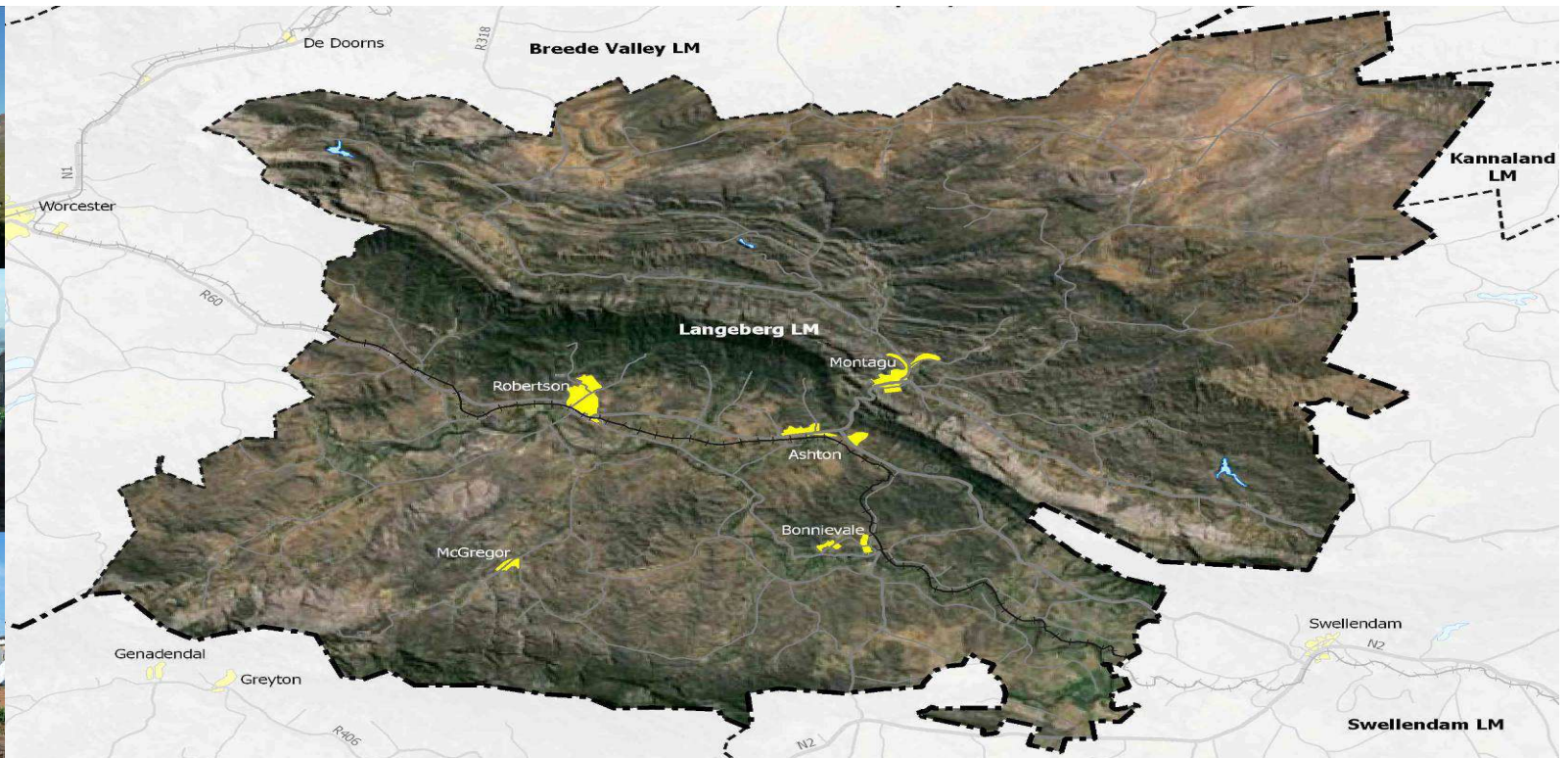


LANGEBERG MUNICIPALITY



HUMAN SETTLEMENT PLAN



2014 - 2018

LANGEBERG MUNICIPALITY

HUMAN SETTLEMENT PLAN

prepared for



and



DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Private Bag X9086 Cape Town 8000
Tel: 021 483 5561

LANGEBERG MUNICIPALITY

52 Church Street
Robertson 6705
Tel: 023 626 8200

prepared in association by



2014 - 2018

TABLE OF CONTENTS

1.	INTRODUCTION	2.3.6	How will Langeberg Municipality deal with these Informal Settlements?
1.1	Background	2.4	IDP Services Delivery and Infrastructure Projects
1.1.1	Human Settlement Workshop	2.4.1	Civil and Electrical Engineering Service's Needs: Line Departments
1.1.2	Purpose of the Langeberg Human Settlement Plan	2.4.2	Civil and Electrical Engineering Services: IDP
1.2	Roles and Responsibilities	2.5	SWOT Analysis
1.2.1	Roles and Responsibilities of Local Government	2.5.1	Internal Capacity
1.3	Overview of Langeberg Municipality		
2.	ANALYSIS PHASE	3.	STRATEGY DEVELOPMENT PHASE
2.1	Housing Legislative Environment	3.1	Funding Options and Delivery Mechanisms
2.2	Other National Legislation	3.2	Housing Delivery and Implementation Strategy
2.2.1	National Environmental Management Act	3.2.1	<i>General Features</i>
2.2.2	Housing Act 107 Of 1997	3.2.2	<i>Area Specific Strategy</i>
2.3	Basic Facts and Figures	3.2.3	<i>Possible Housing Instruments</i>
2.3.1	Overview	3.3	Housing Integration and Settlements
2.3.2	Socio Economic Survey	3.3.1	<i>Robertson</i>
2.3.2.1	Overall Population	3.3.2	<i>Ashton</i>
2.3.2.2	Population Distribution	3.3.3	<i>Bonnievale</i>
2.3.2.3	Growth Rate	3.3.4	<i>Montagu</i>
2.3.2.4	Age Structure	3.3.5	<i>McGregor</i>
2.3.2.5	Gender		
2.3.2.6	Ethnic Groupings	4.	PROGRAM DEVELOPMENT, INTEGRATION AND IMPLEMENTATION PHASE
2.3.2.7	Migration	4.1	Strategies, Projects and Implementation
2.3.2.8	Individual and Household Income	4.2	Available Land Parcels
2.3.2.9	Social Grants	4.3	Criteria for Assessing Housing Projects
2.3.2.10	Existing Waiting List	4.3.1	<i>Sustainability Criteria</i>
2.3.2.11	Age, Income Level and Informal Structure Profiles	4.4	Assessment of Current and Planned Projects
	Informal Settlement Profiles	4.5	Multi Year Human Settlement Planning and Financials
2.3.3	Informal Settlement Profiles		
2.3.4	Comparison of Available Information		
2.3.5	Housing Need		

- 4.7 Monitoring, Evaluation and annual Review
 4.8 Conclusion and the way forward

REFERENCES

LIST OF TABLES:

Table 2.1	Summary of population data 2001 - 2011
Table 2.2	Population per main stream settlement
Table 2.3	Age Structure (2011)
Table 2.4	Population
Table 2.5a	Waiting List 2012 Per Area
Table 2.5b	Waiting List – 2012 – Split between Ashton/Zolani and Nkqubela and Robertson
Table 2.6	Age Profiles per Area
Table 2.7	Housing Requirements – Ashton
Table 2.8	Housing Requirements - Bonnievale
Table 2.9	Housing Requirements – McGregor
Table 2.10	Housing Requirements – Montagu
Table 2.11	Housing Requirements – Robertson
Table 2.12	Various Infrastructure Requirements
Table 2.13	IDP Status and Infrastructure Projects
Table 3.1	Possible Housing Instruments
Table 3.2	Priority Housing Sites
Table 3.3	Priority Gap Housing Sites
Table 4.1	Strategies, Projects and Implementation
Table 4.2	Development of Land Parcels – Project Details
Table 4.3	Assessment of current and planned municipal projects – Langebaan
Table 4.4	Langeberg Multi-year budget
Table 4.5	Current and Planned Municipal Projects : 5 Yrs

LIST OF FIGURES

Figure 1.1	Langeberg Municipality in the Cape Winelands District Municipality
Figure 1.2	Cape Winelands District Municipality SDF and Town Hierarchy
Figure 2.1	The study area of the HSP
Figure 2.2	Shack Count – Informal Areas
Figure 2.3	Fig 2.3 Langeberg Engineering Services Department Organisational Structure
Figure 2.4	Langeberg Housing Department Organisational Structure
Figure 2.5	IDP Budget 2012 – 2017
Figure 3.1	Robertson SDF
Figure 3.2	Ashton SDF
Figure 3.3	Bonnievale SDF
Figure 3.4	Montagu SDF
Figure 3.5	Robertson SDF

LIST OF GRAPHS

Graph 2.1	Langeberg Gender Split
Graph 2.2	Projected net immigration
Graph 2.3	Income distribution by individuals
Graph 2.4	Social Grants in Langeberg Municipality, April 2012
Graph 2.5	Langeberg Age Profiles
Graph 2.6	Age Profiles per Area
Graph 2.7	Langeberg Area Income Profiles

LIST OF ANNEXURES

Annexure A	Legislative Framework and Housing Legislative
Annexure B	General principles for establishing integrated human settlements

1. INTRODUCTION

Access to affordable housing is identified as one of the key priorities in the Integrated Development Plan (IDP) of the Langeberg Municipality (LM). Shelter is a basic need. Housing must provide shelter, but this alone is not enough. It is a key element in structuring the urban environment. Housing affects the form and performance of settlements across scales. Settlements should function as one whole workable system of integrated networks and hierarchical systems of interconnecting nodes.

The City Council of the Langeberg Municipality focuses on this sentiment to ensure that liveable habitats are created to contribute to the improvement of the living conditions of the poor.

1.1 BACKGROUND

1.1.1 Human Settlement Plan

The development of an Integrated Human Settlement Plan underlines the Council's strategy to ensure that human settlements are integrated and sustainable, that housing backlogs are eliminated and that housing provision focuses on all income groups.

The previous HSP done by MCA Urban and Environmental Planners in May 2010 was utilized as background in the preparation of this document. Housing sites as identified in the Phase 3: Business Plan report was incorporated and addressed in the latest SDF for Langeberg done by CNdV africa, aligned with the existing approved housing pipeline and updated in this report.

The following documents of the Cape Winelands District Municipality (CWDm), namely the Situational Analysis 2009 and the Policies and Strategies April 2010 was also utilized when preparing this document.

1.1.2 Purpose of the Langeberg Human Settlement Plan

The Langeberg Human Settlement Plan will be utilised to:

- Respond to the specific housing development challenges of the Langeberg Municipal area;
- Comply with the development framework of the IDP and the development principles of the SDF;
- Retain alignment with the Western Cape Sustainable Human Settlement Strategy and national legislation and policy frameworks pertaining to housing in the RSA;
- Identify strategic housing priorities within the LM area;
- Co-ordinate and facilitate the alignment between district and provincial housing strategies, policies, delivery systems and other related initiatives;
- Identify both the overall quantity and quality of housing to be delivered and to identify areas of strategic priority;
- Assist with the preparation of annual housing budgets and related expenditure;
- Guide the identification, prioritisation and implementation of housing, land for housing and related projects, i.e. provide a housing pipeline;
- Serve as a planning and measuring instrument for housing delivery;
- Serve as a municipal sector plan, similar to other sector plans, e.g. water services, disaster management etc.;
- Establish a medium to long term (20 Year) strategy;
- Match demand with supply;
- Contribute to a district wide HSP for the Cape Winelands District Municipal area;
- Serve as an implementation strategy for strategic plans and implementation programmes;
- Link spatial and transportation planning;

- Manage all sectors – not only formal and informal, but also living spaces and the environments within which they are situated; and,
- Implement Strategic Objective 6 and National Outcome 8, as outlined by the Department of Human Settlement (DoHS).

1.2 Roles and Responsibilities

National Government must establish and facilitate a sustainable national housing development process and determine national housing policy.

Provincial Government must create an enabling environment by promoting and facilitating the provision of adequate housing within the framework of national housing policy.

Municipalities must pursue the delivery of housing, within the framework of national and provincial policy, by addressing issues of land, services and infrastructure, and creating an enabling environment for housing development.

1.2.1 Roles and Responsibilities of Local Government:

The Housing Act sets out the roles and responsibilities for local government, but does not differentiate between B-Municipalities and C-Municipalities. It is therefore the responsibility of B and C municipalities to address issues regarding land, services and infrastructure provision when pursuing housing delivery. Municipalities are responsible for housing delivery within their area of jurisdiction.

It is the municipalities' **responsibility** to:

- Initiate, plan, co-ordinate, facilitate, promote and enable appropriate housing development;
- Provide a Healthy and Safe environment;
- Provide economically efficient Services;
- Set Housing Delivery Goals;

- Identify and designate land for Housing;
- Create and maintain a financially and socially viable public environment;
- Promote the resolution of conflicts arising in the housing development process;
- Provide bulk and Revenue Generating Services; and
- Plan land use.

In the national housing programme, Municipalities may play the **role** of one of:

1. Promoter of a housing development project by a developer.
2. Developer in respect of the planning and execution of a housing development project.
3. Administrator of any national housing program.
4. Facilitator and supporter of the participation of other role players in the housing development process.
5. Joint venture contractor with a developer in respect of a housing development project.
6. A separate business entity established to execute a housing development project.

1.3 Overview of Langeberg Municipality

The Langeberg Local Municipality is a category-B municipality, comprising the settlements of Bonnievale, Ashton, Robertson, McGregor and Montagu and is located in the Cape Winelands District Municipality;

The Langeberg Municipality is located in the eastern region of the Western Cape Province;

Figure 1.1 and 1.2 (CWDM SDF 2009/2010) show the Langeberg Municipality in the bigger Winelands District Municipality and the different settlements in the Langeberg and Cape Winelands District Municipality.

There are two distinct types of settlement:

- First Order: Robertson and Montagu
- Second Order: McGregor, Ashton and Bonnievale

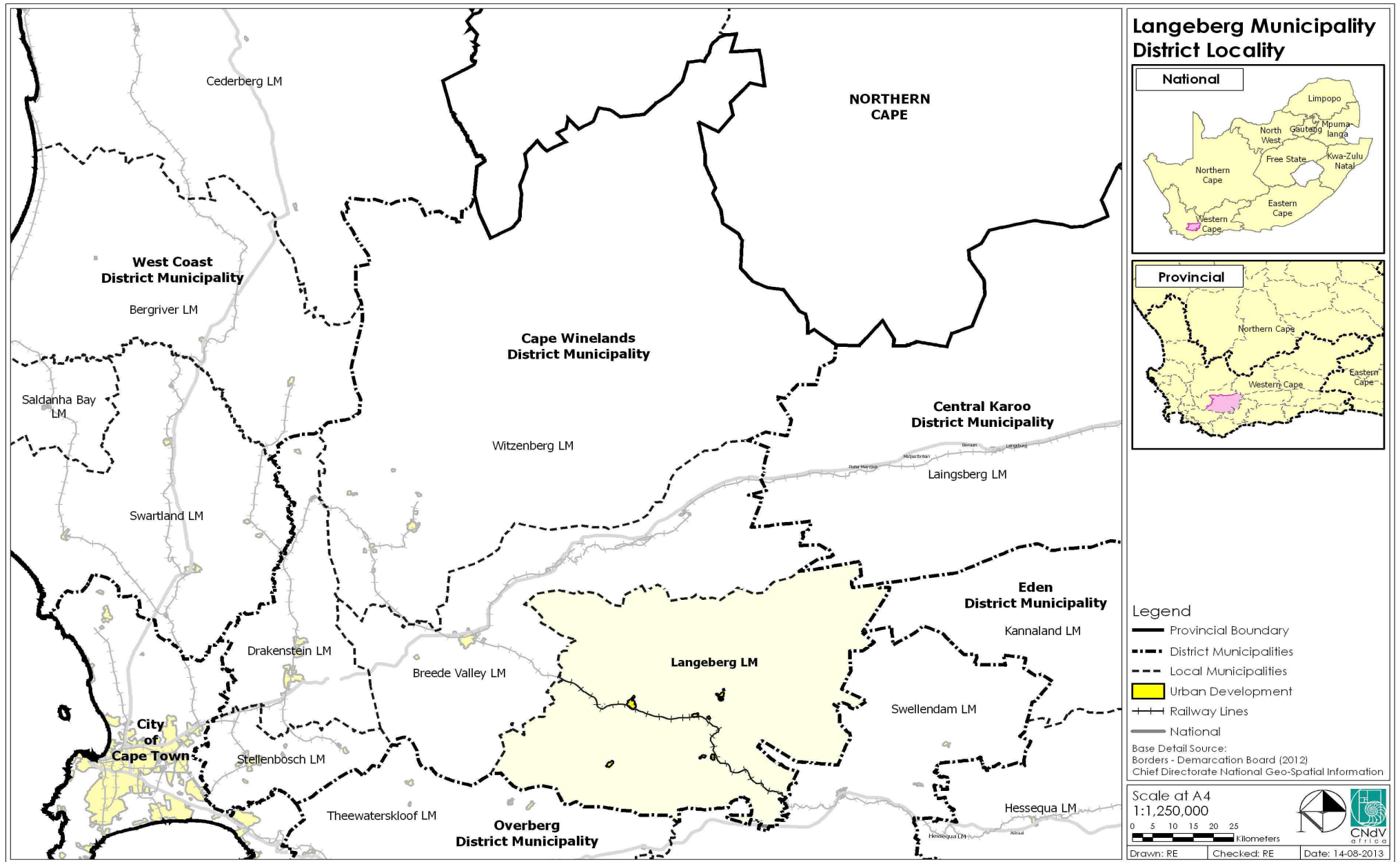


Figure 1.1 Langeberg Municipality in the Cape Winelands District Municipality

Bonnievale is identified as a town with medium development potential with a medium social need. (CSIR, 2010)

Ashton and Robertson are identified as towns with a medium development potential with a high social need. (CSIR, 2010)

McGregor is identified as a town with a low development potential and high social need. (CSIR, 2010)

Montagu is identified as a town with a low development potential and a medium social need. (CSIR, 2010)

Robertson and Ashton are suitable for further economic and social investment including housing. Further growth of Montagu, Bonnievale and McGregor should however be limited and investment should focus on upgrading of current social infrastructure and maintenance of economic infrastructure. Care must be taken to ensure that low income housing in McGregor is sensitively designed.

Robertson should be promoted as the main driver of the Langeberg municipal economy, it is the main business and administrative hub of the Municipality.

The largest sectors of the Langeberg economy were Manufacturing, followed by Agriculture, Hunting, Forestry and Fishing, and Wholesale and Retail. Forward and backward linkages need to be developed to support economic activities.

The order of development priority for Langeberg Municipality is as follows:

1. Robertson
2. Ashton
3. Montagu
4. Bonnievale
5. McGregor

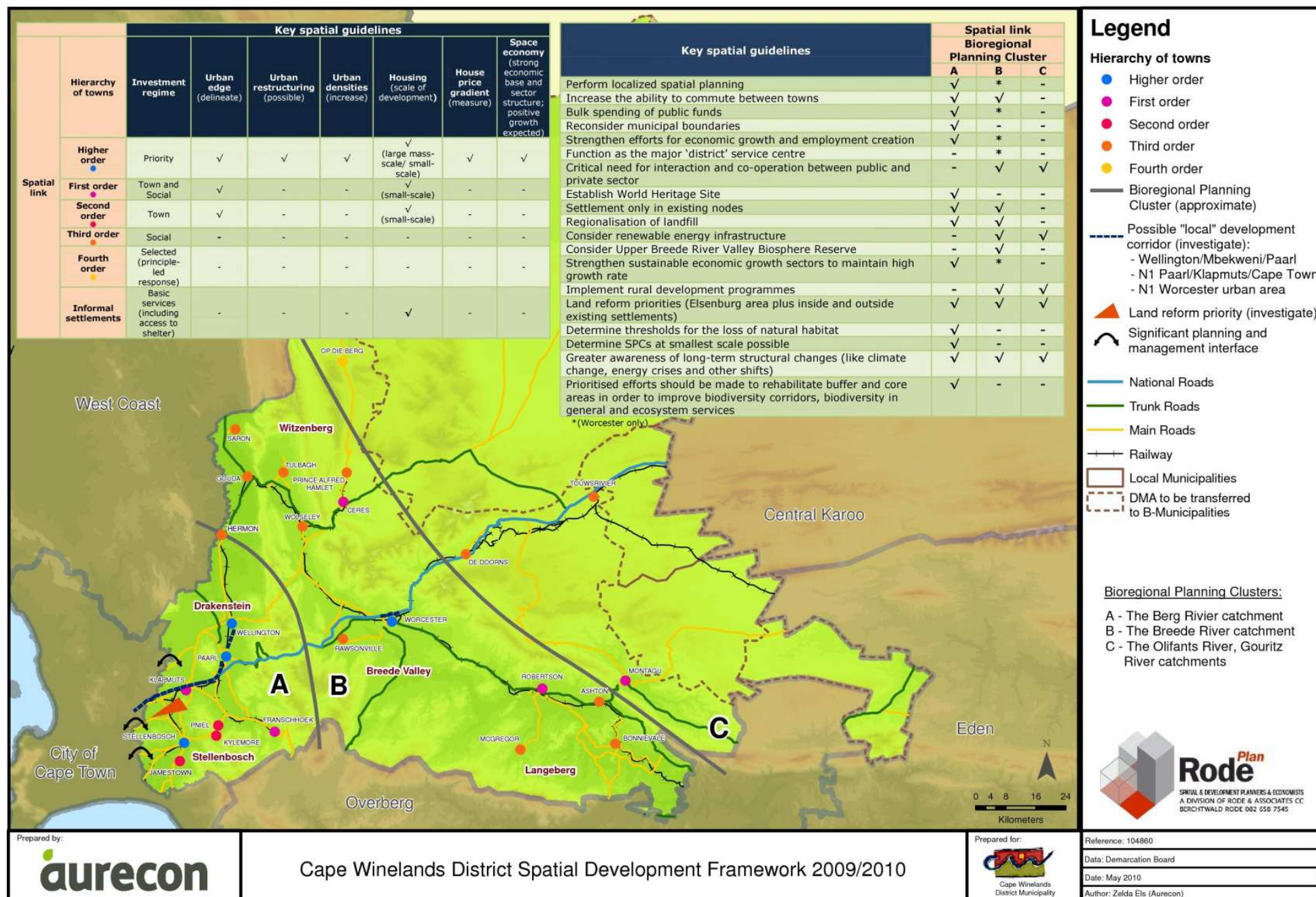


Fig 1.2 CAPE WINELANDS DISTRICT MUNICIPALITY SDF AND TOWN HIERARCHY (source: Rode, 2010)

2. ANALYSIS PHASE

The “Breaking New Ground” policy (August 2004) from National Government encapsulates the essence of creating **sustainable human settlements**. After the 1994 elections government committed itself to developing more liveable, equitable and sustainable cities / towns. This means that government want to create liveable settlements that are:

- Mixed land use development;
- Of an compact urban form;
- Higher in density; and
- Integrated land use planning and public transport.

Despite this vision, many cities and towns in South Africa still reflects the inequalities and inefficiencies of the apartheid spatial development planning. This planning is also very much evident in the Langeberg Municipal area.

The term “**Sustainable Human Settlements**” (*Breaking New Ground Policy (Aug 2004) and the Western Cape Sustainable Human Settlement Strategy*) refer to:

“well-managed entities in which economic growth and social development are in balance with the carrying capacity of the natural system on which they depend for their existence and result in sustainable development, wealth creation, poverty alleviation and equity”

Therefore in line with the National Spatial Development Framework, the Breaking New Ground policy, the Langeberg Spatial Development Framework, human settlements in the municipal area will be planned and developed in such a manner that it will contribute to these planning

initiatives to ensure that communities are socially and spatially inclusive and develop in an environmentally efficient way.

2.1 Housing Legislative Environment

To frame the Langeberg Human Settlement Plan, it is necessary to review the implications of the legislative context for the development of our Human Settlement Plan.

The key pieces of legislation that provides guidance to housing development in South Africa are:

- **The Constitution, 108 of 1996**
- **National Housing Act, 107 of 1997**

These pieces of legislation set up a number of principles that must be achieved by human settlement development. The acts have a number of principles in common. The table in **Annexure A** summarises the principles from each act and draws out the common principles that provide an overarching guided for housing development.

2.2 Other National Legislation

2.2.1 National Environmental Management Act

The **National Environmental Management Act** (NEMA) provides the guiding framework for all environmental legislation in South Africa. All land and housing developments must adhere to this legislation.

NEMA requires the consideration of **economic, social and environmental** factors in assessing land development activities.

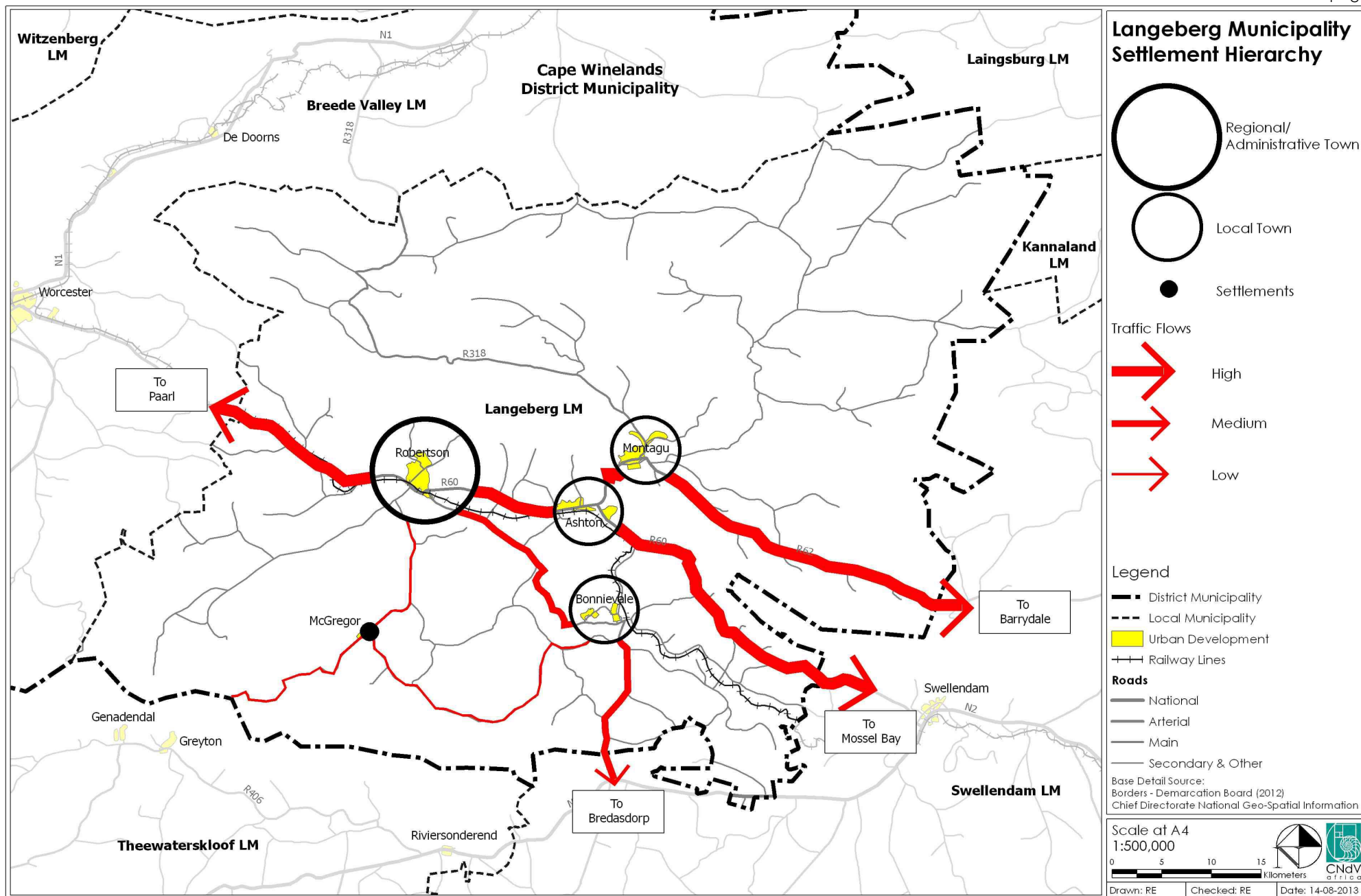


Figure 2.1 The study area of the HSP

2.2.2 Housing Act 107 Of 1997

The **Housing Act 107 of 1997** provides the guiding framework for housing development. The **Housing Act** establishes principles; defines the housing-related functions of each sphere of government; provides for the establishment of a National and Provincial Housing Development Board and financing of national housing programmes. The Housing Act makes provisions for *Norms and Standards* to govern service provision and the construction of government subsidised homes and the *National Housing Code* as an official basis for the publication of national housing policy and frameworks.

See attached in Annexure A details on the above topics.

2.3 Basic Facts and Figures

2.3.1 Overview

The Langeberg Local Municipality is situated within the Cape Winelands District Municipality. The main urban areas within the Langeberg Municipality are:

Robertson is the main urban centre of the municipality situated north of the R60 tourist route. Robertson falls within one of the largest wine producing regions in South Africa and serves as an agricultural service centre for the surrounding agricultural areas.

Montagu is known as the main centre for wine and fruit production and is well known for its dried fruit production, muskadel and hot springs. Montagu is located in the central part of the municipality and is a tourist-destination.

Ashton is located 18km to the east of Robertson. Ashton is known for its canning-factories, which form the major focus of development.

Bonnievale is located 30km south-east of Robertson along the Breede River. The town is a major tourist attraction in terms of its agricultural activities, especially the production of wines,

manufacturing of peaches and apricots and the production of cheese.

McGregor is located south of Robertson. The town is a well-known tourist attraction as a result of its unique rural character. McGregor has over 60 historical homesteads some of which have been declared national monuments.

2.3.2 Socio Economic Survey

No socio economic survey was done in the last 5 years, below find population figures (Census 2011) and waiting list information captured from the Provincial Database (2013).

2.3.2.1 Overall Population

Table 2.1 indicates the total population for the Langeberg Municipality in 2001 and 2011 (Census 2001, 2011). In 2001 the population was 81274 and increased to 97724 individuals in 2011. This indicates an increase of 16450 individuals over this period.

	Census 2001	Census 2011
Population	81 274*	97 724

* New municipal boundaries

Table 2.1 Summary of population data 2001 – 2011 (source: Census 2001, 2011)

2.3.2.2 Population Distribution

Table 2.2 shows the distribution of the population, based on 2011 Census data. From this figure it is evident that the majority of the population is located in the main urban settlements.

No	Settlement	Population	% of Population
1	Robertson	27716	28.36%
2	Montagu	15170	15.52%
3	Bonnievale	9093	9.30%
4	McGregor	3121	3.19%
5	Ashton	13325	13.64%
	TOTAL URBAN	68425	70.02%
	TOTAL RURAL	29299	29.98%
	OVERALL TOTAL	97724	100.00%

Table 2.2 Population per main settlement (source: Census 2001)

Robertson has the largest population (28.36%) of all the settlements in the municipality. Approximately 29.98% (29299) people live in rural areas, while the remaining 70% live in urban areas.

2.3.2.3 Growth Rate

The annual growth rate of the population between 2001 and 2011 was 2.02% per year. This positive growth rate indicates that more people are settling in the municipality, at a relatively high rate. Careful planning and budgeting has to be done to ensure sustainable urban settlements within the municipality to accommodate this growing population.

2.3.2.4 Age Structure

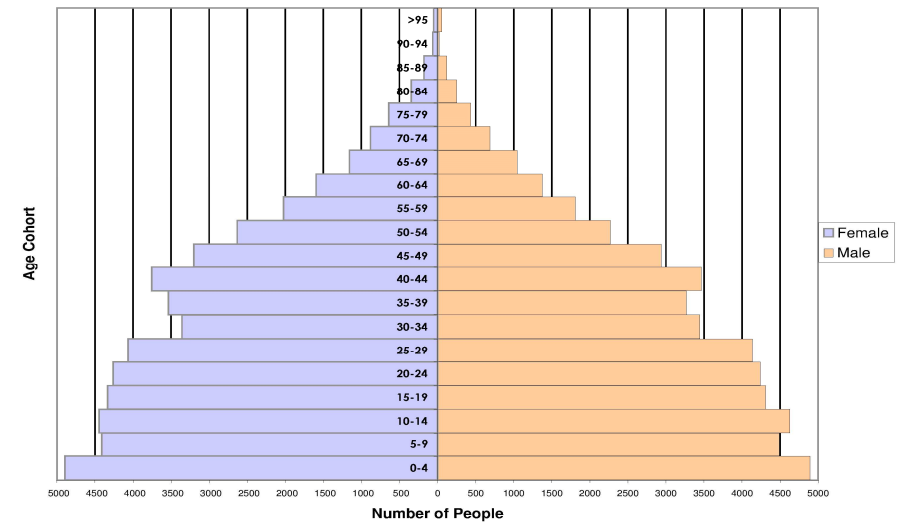
Table 2.3 indicates the age structure of the population within the Langeberg Municipality. A large majority of the population (65.52%) is between the ages of 15 and 65. This percentage represents 64 028 people and is the economically active population.

Langeberg Municipality	AGE					Total
	0-4	5-14	15-34	35-65	>65	
2011	9788	17972	32155	31873	5936	97724
% of Total	10.02%	18.39%	32.90%	32.62%	6.07%	100%

Table 2.3 Age Structure (2011) (source: Census, 2011)

2.3.2.5 Gender

Graph 2.1 indicates the gender and age of the population of the Municipality. The graph shows that the largest age group for both males and females is between 20-29 years of age. This would indicate a young population group who can potentially contribute to the labour force. Both genders are largely equal per age cohort.



Graph 2.1 Langeberg Gender Split (source: Census, 2011)

2.3.2.6 Ethnic Groupings

Table 2.4 indicates the ethnic make up of the population. The Coloured, White and Black African communities make up approximately 70%, 12% and 16% of the population of the Municipality, respectively. Only a small number of Asian and Indian people (0.32%) reside in the Municipality.

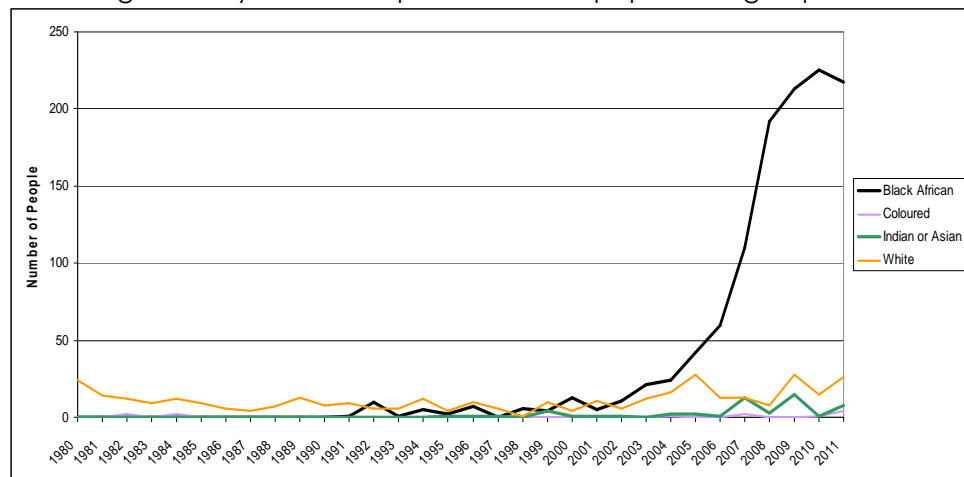
Langeberg Municipality	RACE (source: Census 2011)				Total
	Black	Coloured	Indian/Asian	White	
2011	15882	68708	312	11983	97724
% of Total	16.25%	70.31%	0.32%	12.26%	100%

Table 2.4 Population (sources: Census 2011)

2.3.2.7 Migration

Graph 2.2 indicates migration into the Municipality between 1980 and 2011 (Census, 2011). From this graph it is clear that the largest population group migrating into the Langeberg Municipality is Black Africans.

This number of Black African migrants is expected to increase significantly when compared to other population groups.



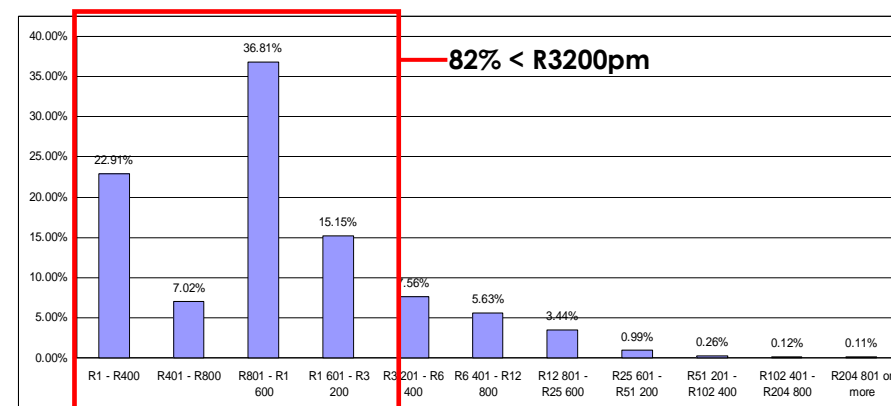
Graph 2.2 Projected net migration, 2001 – 2025 (source: Socio-Economic Profile: Central Karoo District, 2006)

Informal settlements in the various towns and areas should be monitored by the Municipality to manage migration in the bigger Langeberg Municipality.

2.3.2.8 Individual and Household Income

Graph 2.3 shows the household income per different income category. This indicates that approximately 82% of households earned less than R3200 per month in 2011.

In general, the income levels of households are in the lower income categories. The majority, 37%, of households earned between R801 and R1600 per month in 2011.



Graph 2.3 Income distribution by individual, 2011 (source: Census, 2011)

Households in central Robertson, McGregor and southern Montagu earn in excess of R200 000 per year.

Other important statistics:

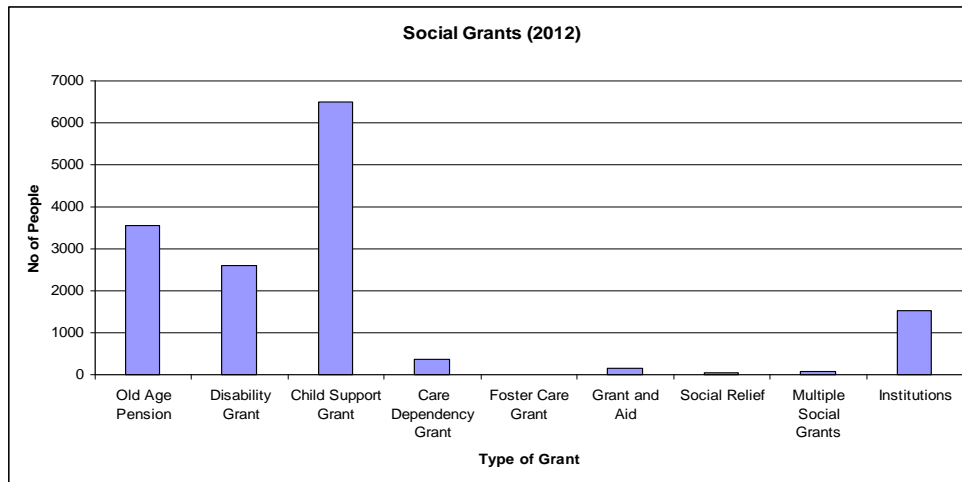
- About 82% of individuals earned below R3200/month
- About 13.19% of individuals earned between R3201 and R12800/month; and
- About 4.92% earned more than R12801.

Graph 2.4 indicates the income per month of the different population groups in 2011. The graph indicates that the Coloured population groups make up the largest percentage of the population and they earn between R9601 to R153800.

The African population earns less, around R9601 to 76400 and the Whites earn the most, between R38201 and R614400.

2.3.2.9 Social Grants

Graph 2.4 illustrates the distribution of social grants by category in the Langeberg Municipality. The largest number of people (approximately 5000 people) received child support grants in 2011.



Graph 2.4 Social Grants in Langeberg Municipality, April 2012 (Gaffney's Local Government in South Africa, Official Yearbook, 2011-2013)

2.3.2.10 Existing Waiting List

The housing backlog information was withdrawn from the Provincial database, with the following preliminary figures, tables and sections created. The existing waiting list indicates the following housing need in the bigger Langeberg Municipality, and as follows:

Area	Total	Assisted By WC Housing	Duplicates	Remainder
ASHTON	2599	76	113	2416
BONNIEVALE	2432	101	287	2053
MCGREGOR	582	5	13	564
MONTAGU	1168	76	18	1076
ROBERTSON	3717	154	358	3231
	10498	412	789	9340

Table 2.5 a Waiting List - 2012 - Per Area

Internal Town Split:

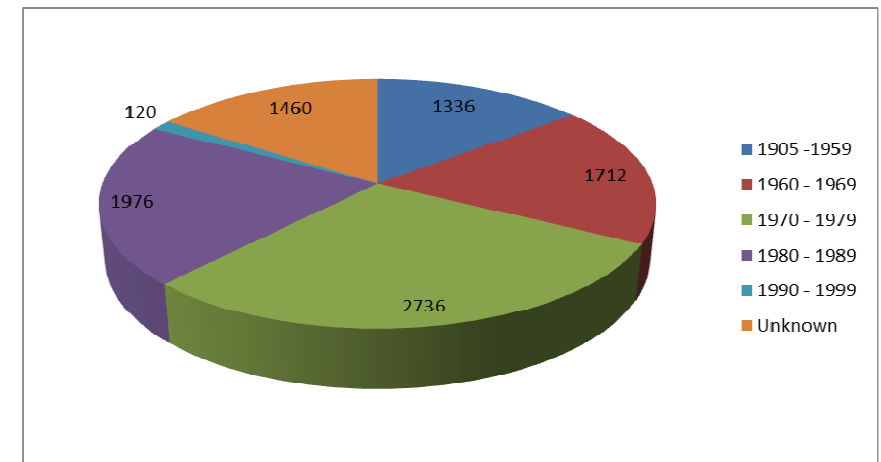
Town of Ashton:				
ASHTON	1297	53	60	1190
ZOLANI	1302	23	53	1226
Town of Robertson:				
NKQUBELA	1078	36	70	974
ROBERTSON	2639	118	288	2257
				5647

Table 2.5b Waiting List - 2012 - Split between Ashton/Zolani and Nkqubela and Robertson

The total housing need in Langeberg is 9 340 units.

2.3.2.11 Age, Income and Informal Structure Profiles

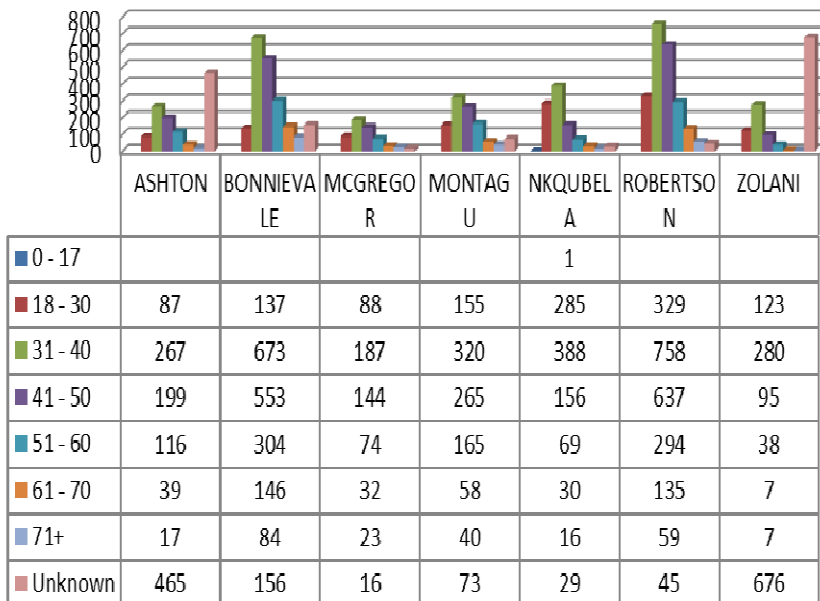
Various graphics will be provided in the next few pages to give a better understanding of the housing need, age profiles, income levels, informal structures, etc. These will be based on the waiting list.



Graph 2.5 Langeberg Age Profiles

Category	Percentage	Total
0 - 17	0%	1
18 - 30	13%	1204
31 - 40	31%	2873
41 - 50	22%	2049
51 - 60	11%	1060
61 - 70	5%	447
71+	3%	246
Unknown	15%	1460
		9340

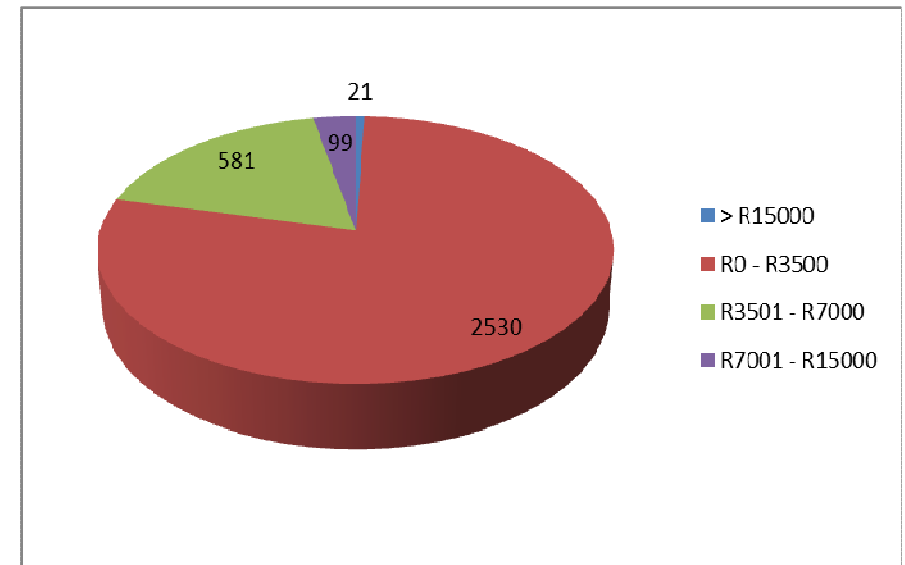
Table 2.6 Age Profiles per Area



Graph 2.6 Age Profiles per Area

Note: Age was calculated from Identity Numbers. Some Identity Numbers were incorrect because no cross-checking exist in Excel to verify its correctness.

A breakdown of the housing need with reference to the following is not available at this stage, backyarders, overcrowding, farmworkers and informal dwellers. An additional investigation needs to be done in this regard.



Graph 2.7 LangebergArea Income Profile

From Graph 2.7 above, the total Gap housing need is 799 units with the majority 85% in Robertson. The Gap housing need is as follows in the various towns:

- Ashton 93 Units
- Bonnievale 5 Units
- McGregor 3 Units
- Montagu 18 Units
- Robertson 680 Units
- **Total for GAP 799 Units**

The balance of the units will be BNG housing.

2.3.3 Informal Settlement Profiles

The Department of Human Settlement (DoHS) produces a report, MUNICIPAL INFORMAL SETTLEMENT PROFILE, 2010 REPORT to complement the existing municipal informal settlement information and serve as a work in progress that seeks to summarize information on provincial as well as municipal level.

The report's main purpose was to establish baseline information per informal settlement (as collected in 2010), especially with regards to geographical location and spatial extent of these informal settlements, through the use of maps and electronic GIS shape files.

There are 4 informal settlements in the bigger Langeberg Municipality, with approximately 773 shacks. It is of a low priority ranking in relation to the rest of the Province and in-situ upgrade is recommended in all areas. See Figure 2.2

Town	Settlement	Shack Count	Size (Ha)	Density	Priority Rating	Comments
Robertson	Lawaaikamp	439	19.54	22	Low	In-situ Upgrade
Bonnievale	Plakkerskamp	163	5.2	29	Low	In-situ Upgrade
McGregor	McGregor	115	1.6	73	Low	In-situ Upgrade
Montagu	Mandela Square	56	1.9	39	Low	In-situ Upgrade

Table 2.7 Shack Count – Informal Areas in Langeberg Municipality
(DoHS Report 2010)

Since 2010 the Lawaaikamp area was partially developed and houses built. However the latest are as follows. There are now 5 informal settlements in the bigger Langeberg Municipality with approximately 924 shacks. This means that there was increase of approximately 151 shacks as well as a new informal area in Ashton.

Town	Settlement	Shack Count	Comments
Robertson	Enkanini/Lawaaikamp	455	In-situ Upgrade
Bonnievale	Plakkerskamp	221	In-situ Upgrade
McGregor	McGregor	115	In-situ Upgrade
Montagu	Mandela Square	90	In-situ Upgrade
Ashton	Cogmanskloof	43	In-situ Upgrade
Total Shacks		924	

Table 2.8 Latest 2014 Shack Count – Informal Areas in Langeberg Municipality

2.3.4 Comparison of Available Information

The majority of the beneficiaries on the waiting list are in Robertson with 35%, Ashton with 26% and Bonnievale with 22%. The balance is divided between Montagu with 12% and the lowest McGregor with 6%.

Based on the hierarchical role and function of the various towns, Robertson and Ashton were identified as settlements for further growth in terms of housing, social and economic investment. As for the remaining settlements, growth should be limited. The focus for housing development should be on Robertson and Ashton.

The income profile shows that most of the applicants on the waiting list will qualify for a BNG Unit (86%). The highest need for housing is in the age groups 31 – 50 (53%) years of age.

About 14% of applicants on waiting list will require alternative housing arrangements eg. GAP and/or Rental Housing. This information need to be updated with a door to door socio economic survey.

The latest need in Langeberg for beneficiaries in informal settlements is 924 units and needs to be catered for in future housing projects.

Based on the hierarchical role and function of the various towns, housing development in Bonnievale, Montagu and McGregor should be minimized in the long term.

2.3.5 Housing Need

From the above figures, tables and graphs it is clear that the estimated low cost housing backlog therefore is: **9 340**

2.3.6 How Will Langeberg Municipality Deal With These Informal Settlements?

The following criteria will be followed during the allocation of housing processes and all guidelines related to it.

Quota for farm residents including farm workers

A quota of 5% of opportunities in the project component will be set aside for farm workers and farm residents who are ordinarily resident in the municipal area in all projects, provided that:

- They have in the past or they continue to reside on farms outside of the towns in the municipality for a continuous period of 10 years or more (adjusted in line, more or less, the earliest registration dates in the municipality);
- they are 55 years or older;
- they have been up until recently not been registered on the database and; and
- they have been (or are being) systematically excluded from housing opportunities, despite the use of registration data measures listed.

Quota for households containing adults of 60 years and more in the core

A quota of 15% of opportunities set aside to prioritise households containing at least 1 adult of 60 years or older in the core of the household.

Quota for households in desperate need

A quota of 5% of the opportunities in the project component set aside to prioritise “households in desperate need”. Households which have a severe need for municipal service that endures, as opposed to need arising from an acute episode of desperation and hardship, should be prioritised. Households in desperate need experience a more intensely desperate situation arising from their lack of adequate services and shelter than other households in the eligible population because of characteristics (often physical) of an individual person in the household or of the household collectively that endure over time.

The municipality will classify the following characteristics as being “households in desperate need”:

- a) A household with at least one adult member in the core household or a financial dependent with a permanent disability such that he/she receives a permanent disability grant or would receive a permanent disability if their income fell within the income threshold for the permanent disability grant. If the adult member is older than the threshold age for the Older Person's Grant and did receive a permanent disability grant before reaching the threshold age for the Older Person's Grant, the household will also fall into category a.
- b) A household with an adult caregiver of a permanent disabled minor who is in the core of the household or financially dependent on the core and who receives a Care Dependency Grant.

In regional towns, 60% of the quotas listed above are for the households/individuals who are both resident in the catchment area for the town in project is located and indicate location preference for the project's catchment area.

- *In cases where a tenant/s dies and there are no dependents the house automatically reverts back to the municipality for re-allocation.*

- *Allocation will only be for those individuals who are resident in the Langeberg municipal area and whose names appear on the housing data base.*
- *Owners of property do not qualify for allocation of state financed houses even if they are related to the deceased.*
- *Aged and disabled people must be prioritized for housing allocation, provided they are on the data base and Council must take a decision as far as HIV/AIDS victims are concerned. The Human Settlements Department has a draft selection policy which will force municipalities to assist the above mentioned persons and if they do not, no grant will be provided for new projects.*
- *In cases where one of the tenants dies, the house will be allocated to his/her long term living partner and if a deed of sale has been signed and the property registered in their name this will be a private matter.*
- *Allocation will be made to the living dependent should both tenants pass away in a rental house and if a deed of sale has been signed and no registration has taken place, the registering attorney shall continue with the registration and transfer the property against the deceased's names.*

Robertson, Ashton and Bonnievale are the first priority towns, with the greatest housing need, the balance should be addressed in parallel to these two towns.

Beneficiaries in the informal settlements will be handled as per the above allocation criteria. ABS development proposals should be investigated for the Robertson Nkqubela area.

2.4 IDP SERVICE DELIVERY AND INFRASTRUCTURE PROJECTS

2.4.1 Civil and Electrical Engineering Service's Needs: Line Departments

The following indicates the needs as identified by the officials and councillors:

- Implement a multi-pronged water management strategy:
 - Rainwater harvesting;
 - Grey water recycling;
 - Reducing unaccounted for water;
 - Extension of regional water service delivery; and,
 - Water demand management for large users.
- Promote domestic and large wind and solar energy projects subject to appropriate guidelines and siting principles.

Figure 2.3 shows the infrastructure projects per town as listed in the IDP. Table 2.7 below sets out the various IDP Infrastructure Projects.

No.	Description	Location	2013/2014 Rm	2014/2015 Rm	2015/2016 Rm	Total
Infrastructure: Water						
1	Upgrade of network (Siphor – Phase 2)	Robertson	-	-	2.0	
2	Upgrade of Water Works	Montagu	-	-	1.3	
3	Upgrading of flow meter	Robertson	0.25	-	-	
4	Upgrading of flow meter and dozing system	Bonnievale	0.25	-	-	
5	Replacement of electrical sg	Bonnievale	0.12	-	-	
6	Upgrade of bulk water line	Montagu	-	0.35	-	
	Sub-Total		0.62	0.35	3.3	4.27
Infrastructure: Sewerage						
7	Upgrading of WWTW	Municipal wide.	-	0.56	-	
8	Upgrading of WWTW Phase3	Municipal wide.	0.35	-	-	
9	Construction of sewer line	Montagu/Barlinka	0.35	-	-	
10	Upgrade of WWTW	Ashton	0.7	0.56	-	
11	Replace clarifiers	Ashton	0.12	-	-	

No.	Description	Location	2013/2014 Rm	2014/2015 Rm	2015/2016 Rm	Total
	scraper					
12	Replace sludge return pumps	Ashton	0.11	-	-	
	Sub-Total		1.63	1.12	-	2.75
Infrastructure: Roads and Stormwater						
13	Upgrading of Stormwater	Robertson	-	0.72	-	
	Sub-Total		-	0.72	-	0.72
Infrastructure: Electricity						
14	Street Lighting	Robertson	0.1	-	-	
15	Upgrade of cable feeder between substations	Robertson	0.3	-	-	
16	Upgrade of PV Lines	Robertson	0.09	-	-	
17	Installation of substation and feeder	Robertson	-	-	2.4	
18	Installation of high mast lighting	Robertson	-	0.3	-	
19	Upgrade of 11kV Line	Ashton	0.26	0.25	-	
20	Upgrade of Klaasvoogds 11kV Line	Ashton	0.21	0.25	-	
21	Upgrade of substation (PEP)	Robertson	-	0.53	-	
22	Installation of high mast lighting (Ekuthumleni & Emlanjeni)		-	-	0.2	
23	Installation of high-mast lights	Bonnievale	0.2	-	-	
24	Upgrade Boesmansrivier 11kV line	McGregor	0.15	-	-	
25	Install 11kV line and switchgear to Eilandia	McGregor	1.0	0.8	-	
26	Upgrade Eilandia 11kV line	McGregor	-	0.26	-	
27	Upgrade 11kV line to Uitvlugt	McGregor	-	0.2	-	
28	Upgrade 11kV line	McGregor	0.06	-	-	
29	Upgrade of 11kV Line	McGregor	-	0.4	-	
30	Reroute 11kV line at sportsfields	McGregor	-	0.3	-	
31	Upgrade Koelkamer substation	Municipal-wide	0.26	0.21	-	
32	Installation of new street lights	Robertson	0.07	-	-	

33	Upgrade Angora 11kV line	Municipal-wide	0.13	-	-	
34	Upgrade 11kV Line (Wakkerstroom)	Robertson	-	0.2	-	
35	Upgrade streetlights	Ashton	-	0.1	-	
36	Upgrade 11kV Line (Goree)	Municipal-wide	0.15	-	-	
37	Installation of high mast lighting	Zolani, Ashton	-	0.5	-	
38	Install new street lights	Montagu	-	0.1	-	
39	Upgrade 11kV line	Montagu	-	0.3	-	
40	Install Switchgear in substation	Montagu	0.28	-	-	
41	Upgrade 11kV feeder lines	Montagu	-	0.32	0.32	
42	Install electrical services for plots	Robertson	-	1.1	-	
43	Replace 11kV Oil Insulated switch gear	Municipal-wide	0.18	-	-	
44	Upgrade Eskom supplies	All towns	-	-	1.5	
45	Install 11kV primary feeder	Robertson	1.0	2.5	-	
46	Install Telemetry System for Electrical Services	Municipal-wide	0.38	-	-	
47	Replace 11kV Oil Switch gear	Municipal-wide	0.13	-	-	
48	Replace 66kV Switchgear	Municipal-wide	0.23	0.3	-	
49	Install new connections	Municipal-wide	0.65	0.65	0.7	
No.	Description	Location	2013/2014 Rm	2014/2015 Rm	2015/2016 Rm	Total
50	Replacement of Prepaid and Bulk Supply Meters	Municipal-wide	0.33	-	-	
51	Replacement and Repairs to network	Municipal-wide	1.0	1.3	1.5	
52	Install streetlights for housing projects	Municipal-wide	0.08	-	-	
53	Replacement and Repairs to streetlights	Municipal-wide	0.1	0.16	0.2	
54	Replace Mobile Compressor	Municipal-wide	-	0.25	-	
55	Install 11kV Capacitors	Municipal-wide	-	-	0.1	
	Sub-Total		7.34	11.28	6.92	25.54
Infrastructure: Landfill						
56	Landfill Site	Municipal-wide	1.9	2.7	-	
57	Development of New	Municipal-wide	1.0	-	-	

	Landfill site (Stockwell)					
	Sub-Total		2.9	2.7	-	5.6
Community Facilities						
58	Construction of Fire facility	Robertson	-	-	0.9	
	Sub-Total		-	-	0.9	0.9
Housing						
59	Installation of services	Municipal-wide	2.0	4.0	4.0	
	Sub-Total		2.0	4.0	4.0	10.2
	TOTAL		14.49	20.17	15.12.	49.78

Table 2.7 IDP Budget 2012-2017 (source: IDP 2012-2017)

The bulk services needs were identified in parallel with the overall housing need, housing pipeline, IDP, SDF, and will be address within the next five year budget allocation of the municipality. See subsections 3.3.1 to 3.3.6 for specific requirements linked to the project pipeline. This will also be addressed in the sustainability analysis.

The housing pipeline will be directly linked to the above to clearly indicate which projects require intervention. This will also be addressed in the sustainability analysis. See Figure 2.3 an overall picture of the various projects identified as per the IDP budget, 2012 to 2017.

2.5 SWOT ANALYSIS

A SWOT analysis identifies and summaries the internal strengths and weakness and the external threats and opportunities with regard to Housing development in the Langeberg municipal area.

A SWOT analysis identifies and summaries the internal strengths and weakness and the external threats and opportunities with regard to Housing development in the Langeberg municipal area.

Internal strong points

- Housing policy in place
- Expertise exist for housing development
- Good networking and cooperation with Provincial department
- Housing service provider – contracted and expertise
- Very low rate of evictions taking place in area

Internal weaknesses

- Database for waiting list update fully not secure
- Manpower / capacity shortage in housing department

Opportunities

- MIG & RBIG to unlock housing projects
- Maximising LED opportunities with housing development
- Housing mix provision
- SDF update
- Sourcing extra funding

Table 2.8 SWOT Analysis

These issues identified during the SWOT process will be addressed during the strategy phase for implementation and or elimination to minimize its impact on housing development.

2.5.1 Internal Capacity and Structures

The Langeberg Human Settlement section is rooted in the Engineering Services Department. The function is centred on housing administration. The housing division as per figure 2.3 consist of the following resources, see organisational structure. Communication lines between the housing division and town planning division should be addressed and streamlined.

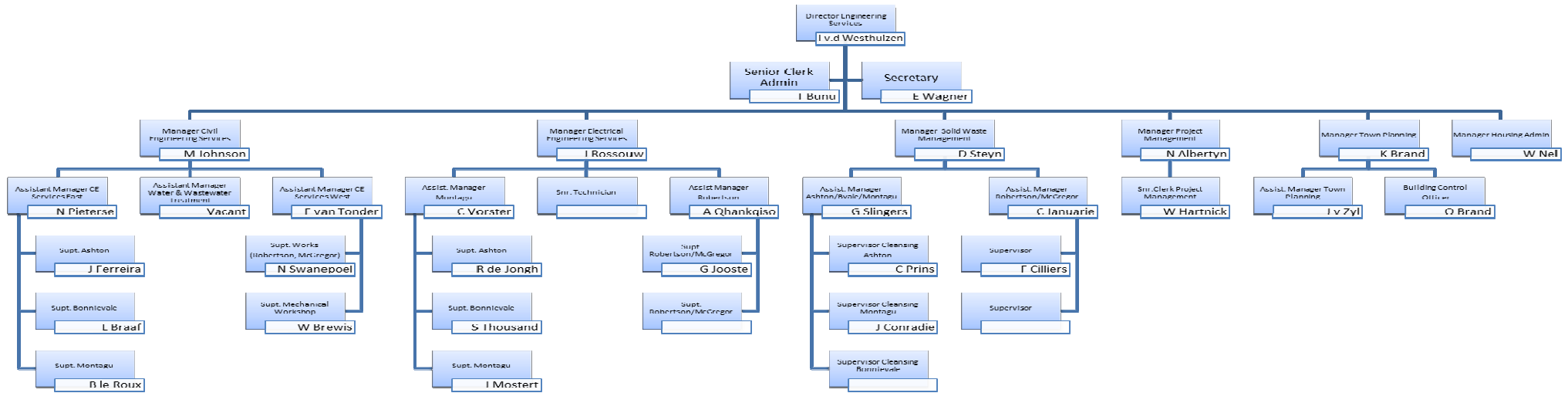


Fig 2.3 Langeberg Engineering Services Department Organisational Structure

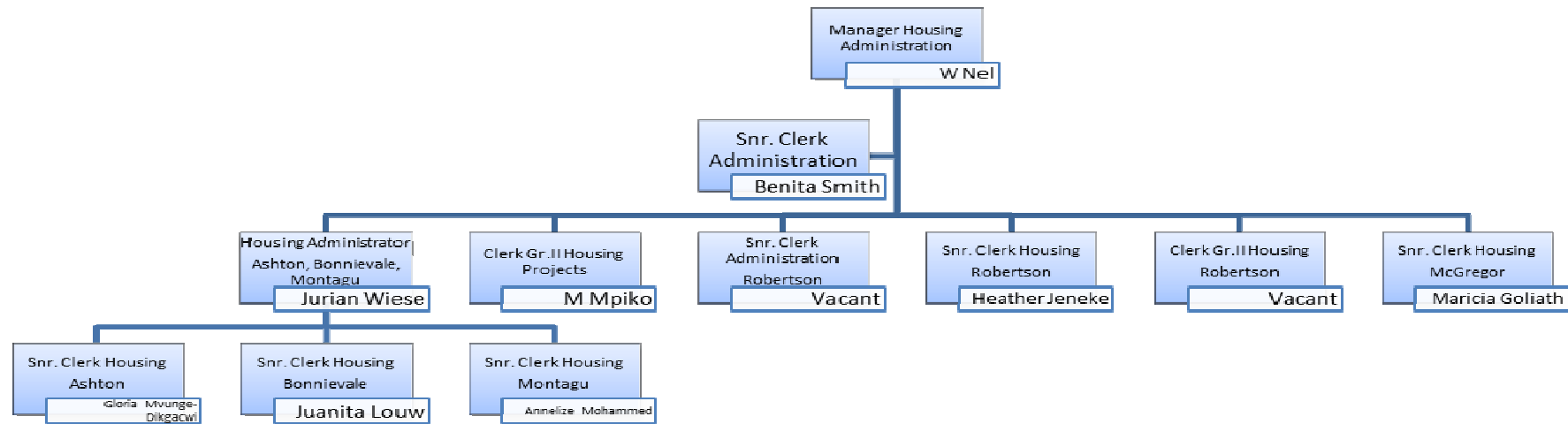


Fig 2.4 Langeberg Housing Department Organisational Structure

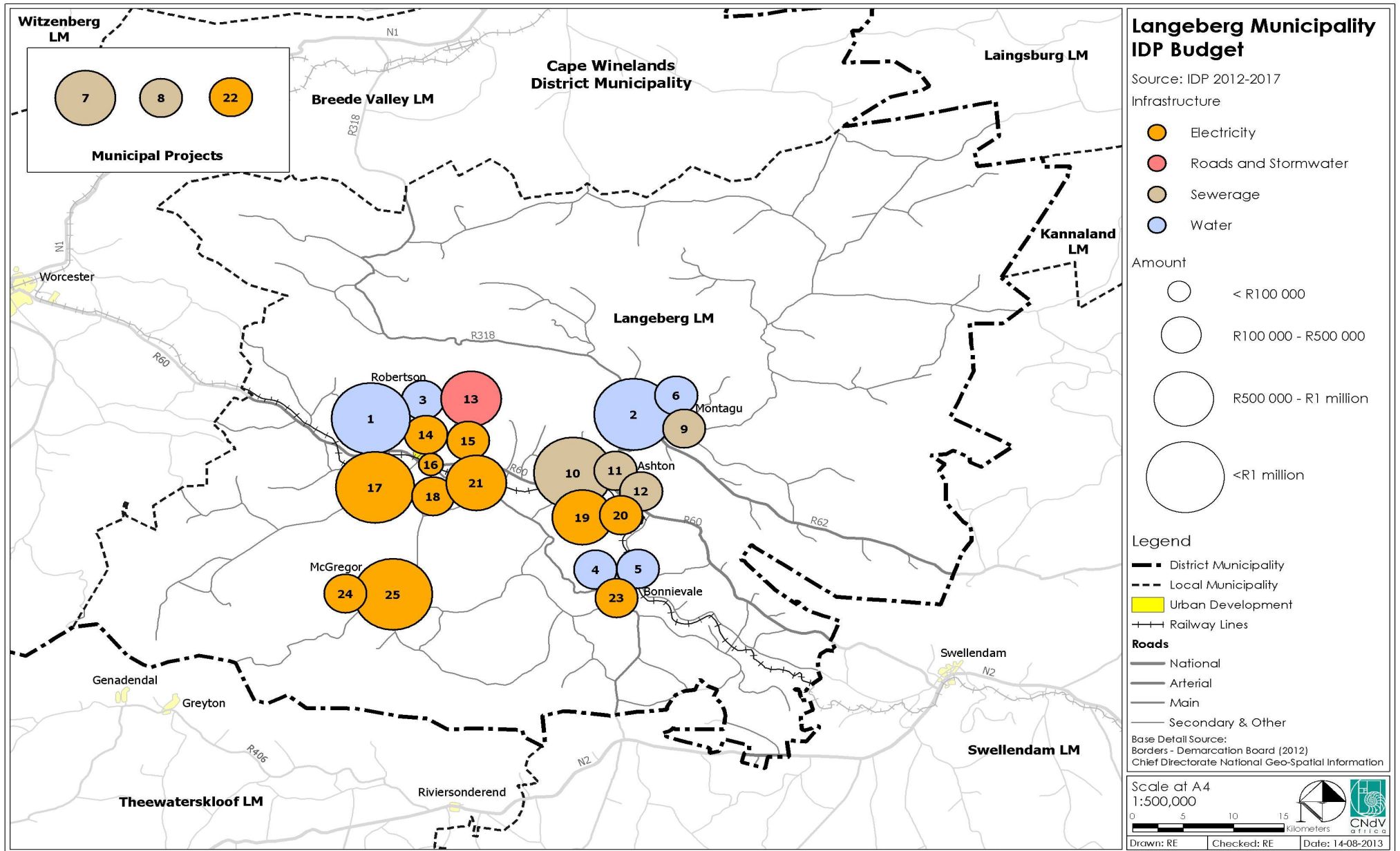


Fig 2.5 IDP Budget 2012 - 2017

3. STRATEGY DEVELOPMENT PHASE

The information obtained and analysed in sections 2 of this document serve as the basis for the proposed Housing Delivery and Strategy below. The proposed strategy responds to the demand as identified in the respective areas, and indicates whether sufficient land is available and what range and number of community facilities will be required in order to enhance the viability of these areas.

The general principles for establishing integrated human settlements are included as Annexure B.

3.1 FUNDING OPTIONS AND DELIVERY MECHANISMS

A range of programmes associated funding mechanisms for settlement development is on offer to the Langeberg Municipality from Government. 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. The key programmes and funding mechanisms with the waiting list and informal settlement information as basis, see **Annexure B**. The onus rest on the municipality to identify and approach the various institutions for human development related funding.

3.2 HOUSING DELIVERY AND IMPLEMENTATION STRATEGY

3.2.1 General Features

Table 3 in Section 2 summarizes the existing formal and informal housing structures as well as the estimated housing demand in the Langeberg municipal area. Table 4 depicts the existing informal

structures as determined in The Department of Human Settlements (DoHS) report, MUNICIPAL INFORMAL SETTLEMENT PROFILE, 2010 REPORT . The number of informal units determined from this exercise which totals 773 informal units. These figures need to be updated on a yearly basis. The latest figures are approximately 924 received from Municipal sources.

3.2.2 Area Specific Strategy

The detailed strategies for each one of the different functional areas within the Langeberg Municipality are highlighted in greater detail in the sections below from 3.3.1 to 3.3.6. Table 10 in chapter 2 shows the housing demand by housing typology per each of the functional areas, while Table 13 compares the development potential of land identified, to the housing demand in each area in order to determine whether there is sufficient land available to deal with the demand locally. The strategies were aligned to the Provincial Governmental Strategic Objectives, SO6 and are included in the subsections below. This includes the following:

- Prioritising secure access to basic services;
- Acquiring well-located land for well-planned Integrated Human Settlements
- Increasing densities of new housing developments
- Closing the Gap in the Property Market
- Inculcating a sense of ownership
- Improving Property Management
- A fairer allocation of housing opportunities
- Reducing our carbon footprint
- A coordinated and integrated approach

3.2.3 Possible Housing Instruments

The key programmes and funding mechanisms with the waiting list and informal settlement information as basis are as follows:

Type of Housing Instrument	Ashton	Bonnievale	McGregor	Montagu	Robertson
Incremental/Formal Housing					
• NUSP					
• USDG	X	X	X	X	X
• SERVED SITES	X	X	X	X	X
Peoples Housing Process(PHEP)					
Hostels Redevelopment (CRU)					X
Social Housing	X	X	X	X	X
Emergency Housing Program (EHP)					
Special Need Projects					
Upgrading of Informal settlements(UISP)				X	
Rectification of Houses 15/3/94 to 31/3/02					
Rectification of Houses after 31/3/02					

Table 3.1 Possible Housing Instruments

3.3 HOUSING INTEGRATION AND SETTLEMENTS

Minimum plot sizes of 120 m² (at 40 units per ha) for BNG units, 120 to 195m² for GAP units and 500m² for high income is proposed.

3.3.1 Robertson

The backlog in Robertson is approximately 3 231 units. This represents approximately 80.8 ha (at 40u/ha). The following projects forms part of the housing pipeline for Robertson and are in various stages of being implemented and as follows:

Project Description	Earliest Implementation	Number of Units
3151: C1 Robertson Nkqubela Erf 136 IRDP/FLISP	Current	128 Erven
3153: C2 Robertson Muiskraalkop Erf RE/2 IRDP	Current	123 Erven 123 Top Structures
3152: C3 Robertson Erf 4024 IRDP	Current	53 Erven 52 Top Structures
3198: C4 Robertson Heights Erf 2981 IRDP	2014/15	106 Erven 106 Top Structures

Table 3.2 Robertson Project Pipeline Projects (See Fig3.1 for above sites)

Various sites being identified as per Figure 3.1, Site Development Framework Plan (SDF) for BNG - and GAP housing. See Tables 4.4 some of the land parcels identified for possible future development.

Other general information is as follows:

Town Hierarchy /Housing Pipeline / SO6 and Informal Areas	
First Hierarchy Town	Largest town
BNG Units Planned in HSP as per Project Pipeline	282 Units
GAP/CRU Units Planned in HSP as per Project Pipeline (Need of 680 units – 30-35 u/ha)	128 Units
Bulk Services	To be addressed where applicable
Informal Areas	Municipality cleared 2010 informal area / Balance to be planned as a new transfer camp
Available Land / CNdV 2013 SDF BNG, Mixed Use and GAP (Depending on actual demand)	86.35 ha 3 454 Units 217 Units Surplus

Table 3.3 Robertson General Information

See the various sites being identified in the SDF **Figure 3.1**. All these sites will be subject to the final/ detailed Site Development Plan (SDP).

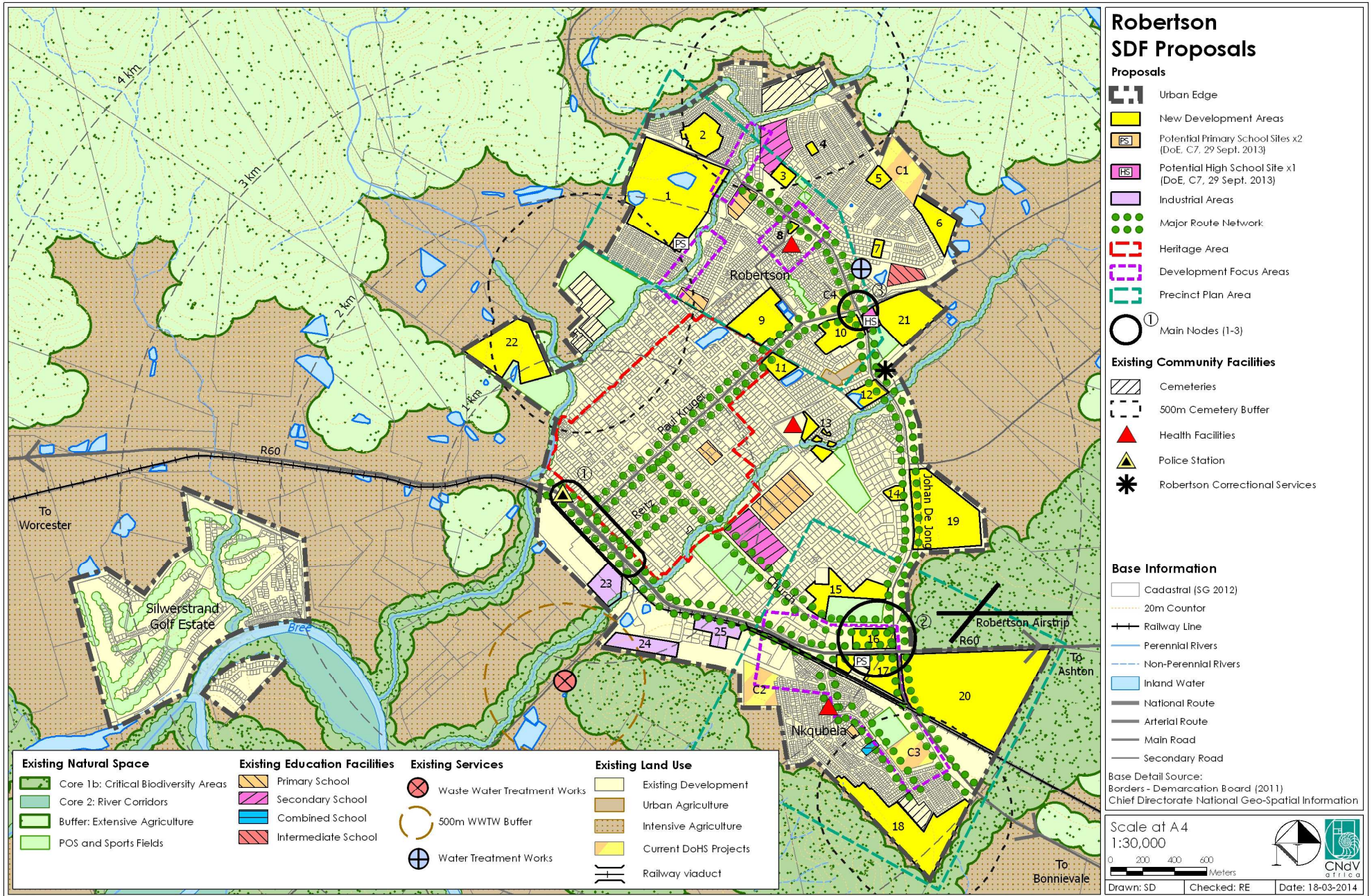


Figure 3.1 Robertson SDF (CNDV 2014)

3.3.2 Ashton

The backlog in Ashton is approximately 2 416 units. This represents approximately 60.4 ha (at 40u/ha). The following projects forms part of the housing pipeline for Ashton and are in various stages of being implemented and as follows:

Project Description	Earliest Implementation	Number of Units
2003(21): C1 Ashton Infill IRDP (Site C1 on Figure 3.2)	2016/17	73 Erven 73 Top Structures
3204: C2 Ashton 313/314 IRDP/FLISP (Site C2 on Figure 3.2)	2015/16	53 Erven 53 Top Structures
3205: C3 Ashton Uitspan IRDP/ FLISP (Site C3 on Figure 3.3)	2014/15	22 Erven 22 Top Structures
3239: C4 Ashton Various IRDP (Site C4 on Figure 3.4)	2016/17	100 Erven 100 Top Structures
3201: Ashton Rem Farm 158/71 IRDP (Project await PPC go-ahead) (Site 4 on Figure 3.4)	2015/16	161 Erven 161 Top structure

Table 3.4 Ashton Project Pipeline Projects

Various sites being identified as per Figure 3.2, Site Development Framework Plan (SDF) for BNG housing and GAP housing. See Tables 4.4 some of the land parcels identified for possible development.

Other general information is as follows:

Town Hierarchy /Housing Pipeline / SO6 and Informal Areas	
Second Hierarchy Town	Larger town
BNG Units Planned in HSP as per Project Pipeline	173 Units
GAP Units Planned in HSP as per Project Pipeline (Need of 93 units – 30-35 u/ha)	75 Units
Bulk Services	To be address where applicable
Available Land / CNdV 2013 SDF BNG, Mixed Use and GAP (Depending on actual demand)	48 ha 1925 Units (BNG,GAP,MIXED) 491 Units Shortfall

Table 3.5 Ashton General Information

See the various sites being identified in the SDF **Figure 3.2**. All these sites will be subject to the final/ detailed Site Development Plan (SDP)

The Ashton Farm 158/71 project was not supported by the DoHS Project Committee (PPC). The committee provided the following statement: "Project not supported in its current location, municipality to investigate site adjacent to Ashton or Zolani". It was agreed at a meeting (06 January 2014) held with officials from the Municipality, officials of both DEADP and DoHS as well as consultants from CNdV Africa that this section will include a detailed discussion and spatial argument in support of the Ashton Farm 158/71 project in order to allow a resubmission to the PPC during the 2014/15 financial year.

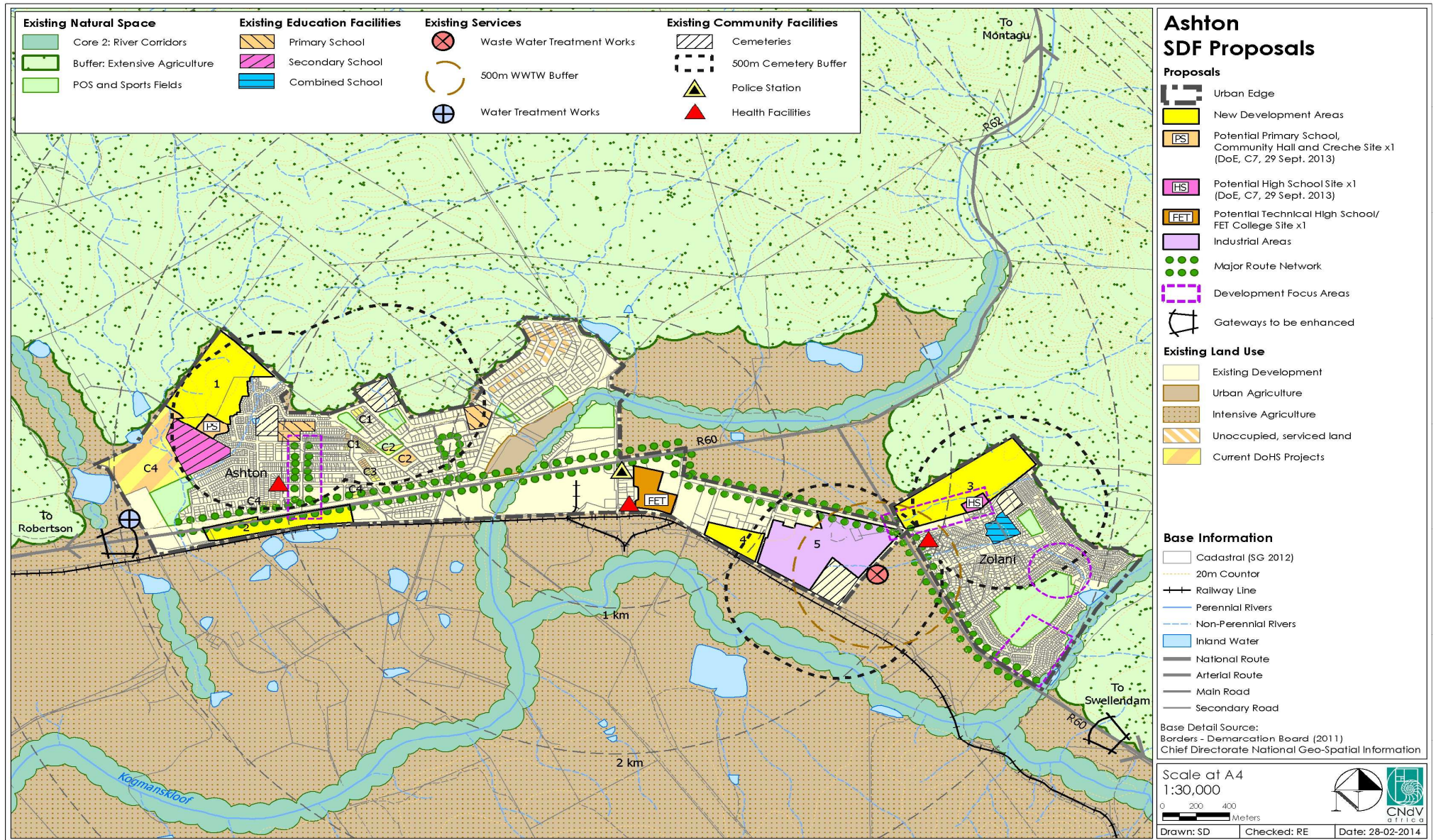


Figure 3.2 Ashton: Spatial Development Framework Plan CNdV 2014

3.3.3 Bonnievale

The backlog in Bonnievale is approximately 2 053 units. This represents approximately 51.3 ha (at 40u/ha). The following projects forms part of the housing pipeline for Bonnievale and are in various stages of being implemented and as follows:

Project Description	Earliest Implementation	Number of Units
3071: Rectification project inclusive of Montagu/Ashton	Current	62 Units
Xxxx: Bonnievale North Squatter area – Boekenhouts –kloof. UISP/IRDP (Site 10 on Figure 3.3) (Project await PPC go-ahead)	2015/16/17	563 Erven 563 Top Structure

Table 3.6 Bonnievale Project Pipeline Projects

Various sites being identified as per Figure 3.3, Site Development Framework Plan (SDF) for BNG housing and GAP housing. See Tables 4.4 some of the land parcels identified for possible development. Other general information is as follows:

Town Hierarchy /Housing Pipeline / SO6 and Informal Areas	
Second Hierarchy Town	Larger town
BNG Units Planned in HSP as per Project Pipeline	0 Units
GAP Units Planned in HSP as per Project Pipeline (Need of 5 units – 30-35 u/ha)	0 Units
Bulk Services	To be address where applicable
Available Land / CNdV 2013 SDF BNG, Mixed Use and GAP (Depending on actual demand)	53.8 ha 2 153 Units (BNG, GAP, MIXED) 100 Units Shortfall

Table 3.7 Bonnievale General Information

See the various sites being identified in the SDF **Figure 3.3**. All these sites will be subject to the final/ detailed Site Development Plan (SDP).

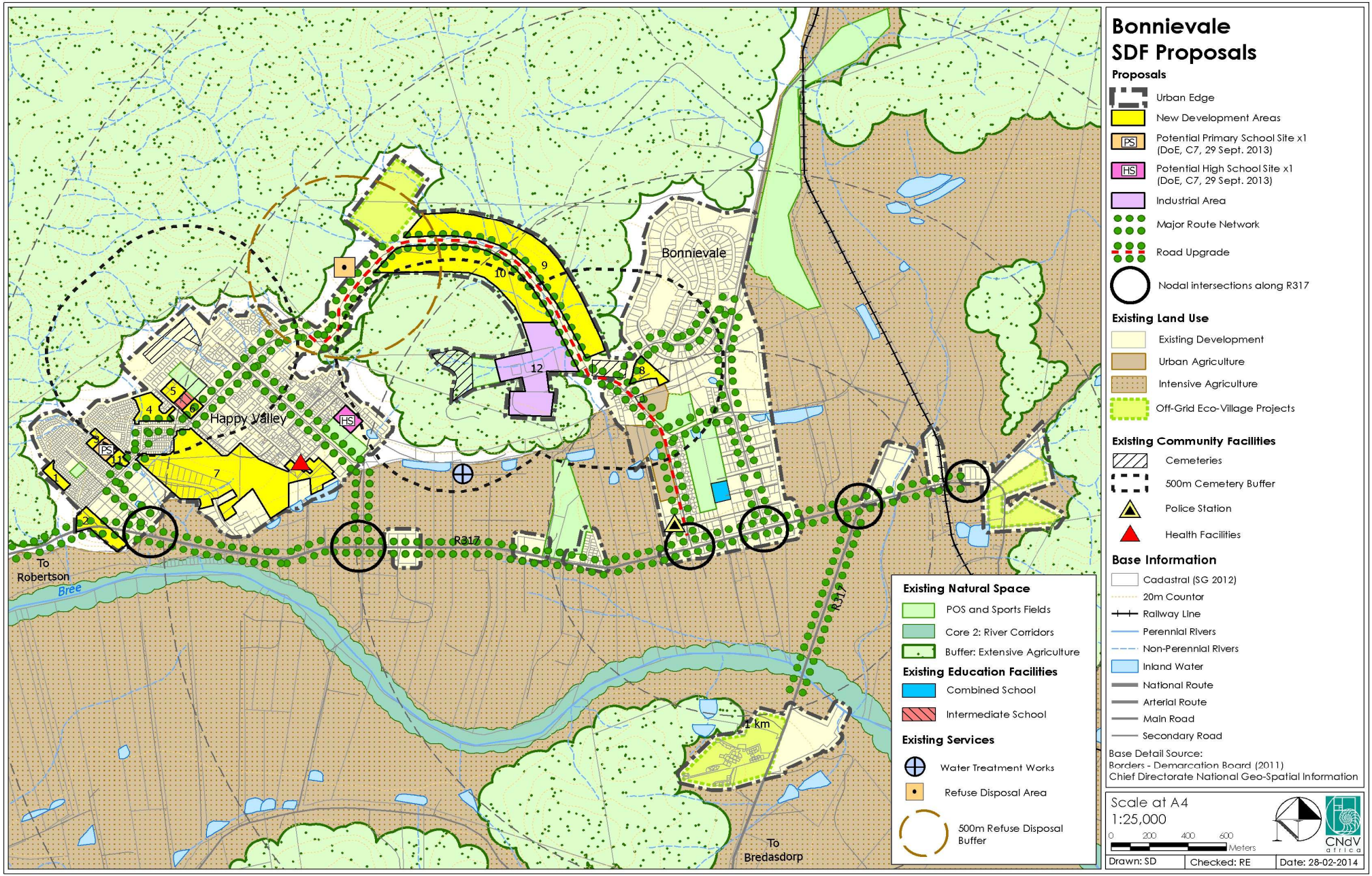


Figure 3.3 Bonnievale: Spatial Development Framework Plan (CNdV 2014)

3.3.4 Montagu

The backlog in Montagu is approximately 1 076 units. This represents approximately 27 ha (at 40u/ha). The following projects forms part of the housing pipeline for Robertson and are in various stages of being implemented and as follows:

Project Description	Earliest Implementation	Number of Units
3240: C1 Montagu Krieketveld IRDP (Site C1 on Figure 3.4)	Current	65 Erven 65 Top Structures
3241: Montagu Mandela Park IRDP/ UISP (Sites C2 and C3 on figure 3.4)	Current	500 Erven 500 Top Structures

Table 3.8 Montagu Project Pipeline Projects

Various sites being identified as per Figure 3.4, Site Development Framework Plan (SDF) for BNG housing and GAP housing. See Tables 4.4 some of the land parcels identified for possible development. Other general information is as follows:

Town Hierarchy /Housing Pipeline / SO6 and Informal Areas	
First Hierarchy Town	Larger town
BNG Units Planned in HSP as per Project Pipeline	565 Units
GAP Units Planned in HSP as per Project Pipeline (Need of 18 units – 30-35 u/ha)	0 Units
Bulk Services	To be address where applicable
Available Land / CNdV 2013 SDF BNG, Mixed Use and GAP (Depending on actual demand)	17.8 ha 713 BNG/GAP Units 363 Shortfall Anther 20.42ha available for mixed housing opportunities/ or 405 units at 20 units /ha

Table 3.9 Montagu General Information

See the various sites being identified in the SDF **Figure 3.4**. All these sites will be subject to the final/ detailed Site Development Plan (SDP).

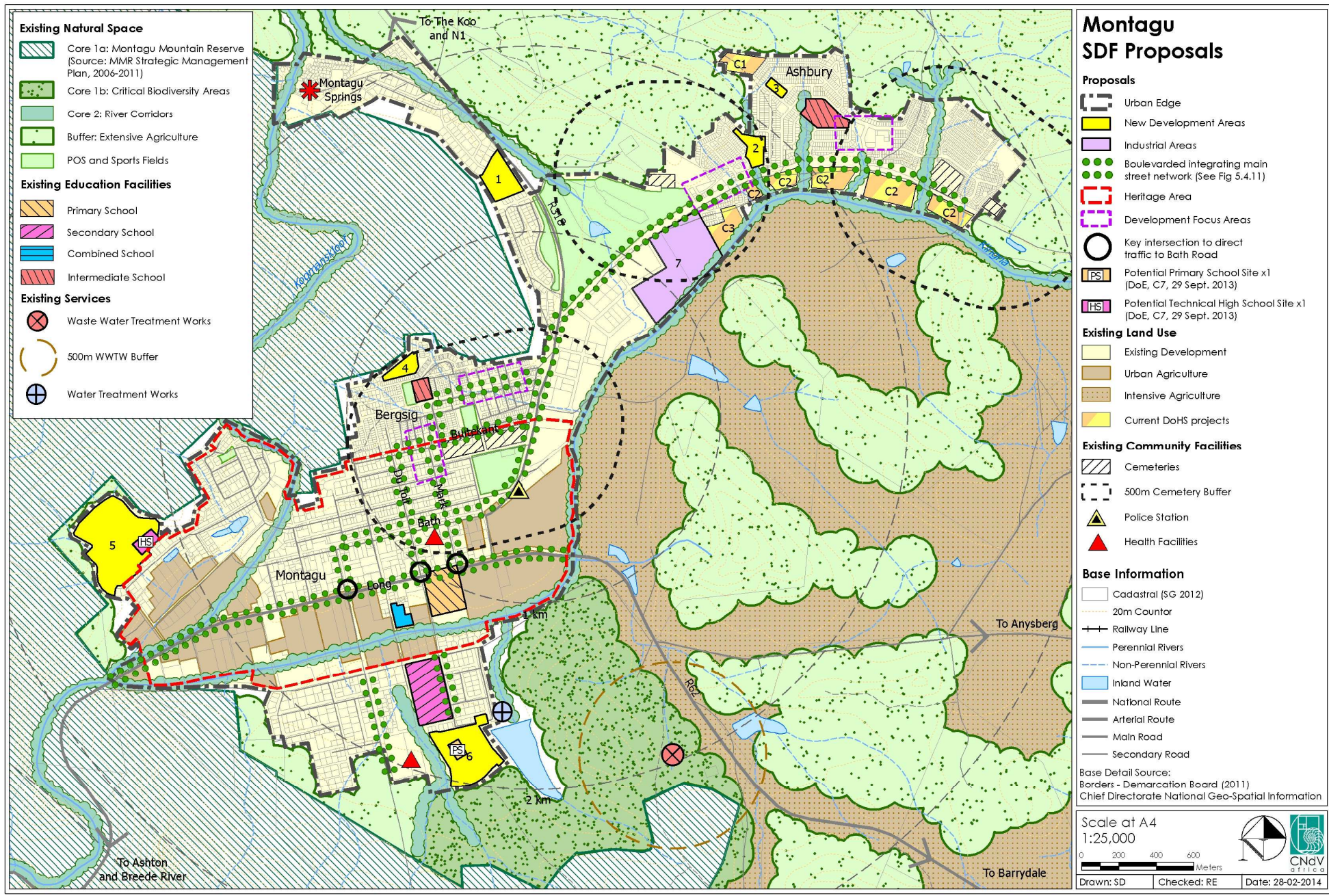


Figure 3.4 Montagu: Spatial development Framework Plan (CNdV 2014)

3.3.5 McGregor

The backlog in McGregor is approximately 564 units. This represents approximately 15 ha (at 30u/ha). The following projects forms part of the housing pipeline for Robertson and are in various stages of being implemented and as follows:

Project Description	Earliest Implementation	Number of Units
3041: McGregor Erf 360 IRDP (Site 9 on Figure 3.5)	Current	450 Erven 450 Top Structures

Table 3.10 McGregor Project Pipeline Projects

Various sites being identified as per Figure 3.5 Site Development Framework Plan (SDF) for BNG housing and GAP housing. See Tables 4.4 some of the land parcels identified for possible development. Other general information is as follows:

Town Hierarchy /Housing Pipeline / SO6 and Informal Areas	
Second Hierarchy Town	Smallest town
BNG Units Planned in HSP as per Project Pipeline	450 Units
GAP Units Planned in HSP as per Project Pipeline (Need of 3 units – 30-35 u/ha)	0 Units
Bulk Services	To be address where applicable
Available Land / CNdV 2013 SDF BNG, Mixed Use and GAP (Depending on actual demand)	19.2 ha 576 BNG/GAP Units 8 Surplus Another 6.54 ha available for market related housing opportunities/ most serviced single residential erven

Table 3.11 McGregor General Information

See the various sites being identified in the SDF **Figure 3.5**. All these sites will be subject to the final/ detailed Site Development Plan (SDP)

The following site as identified by the Municipality was not supported by the PPC, and as follows:

3201: Ashton Rem Farm 158/71

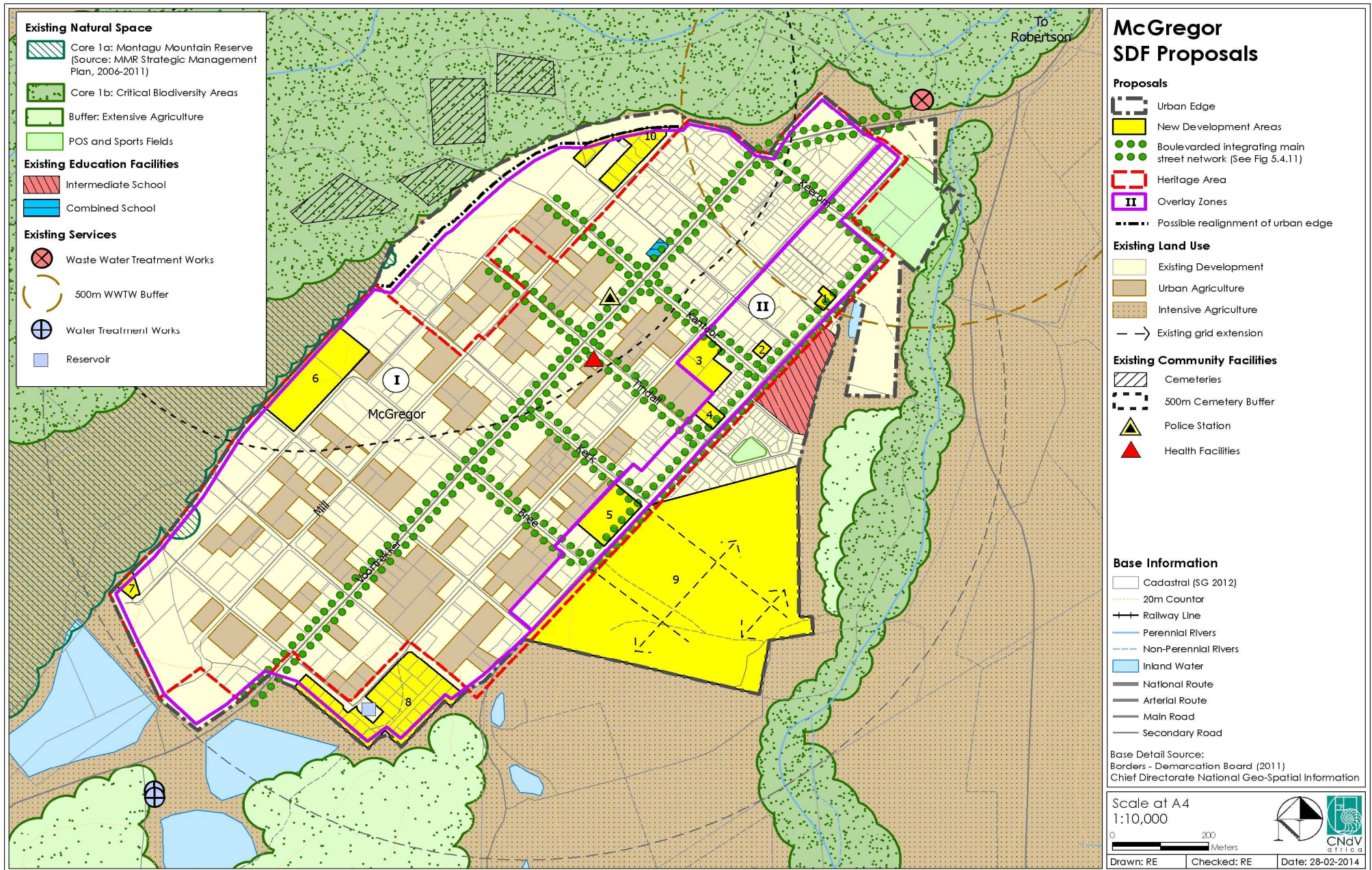
Project not supported, beneficiaries should be accommodated on Erf 360.

Critical Spatial Development Framework Issues for McGregor

Historically, low income housing was well integrated into the overall settlement as it occupied and continues to do so the north eastern blocks on the same grid shared by the rest of the settlement. It is important that all new IRDP developments incorporate the Cape Winelands District Municipality's Settlement Design Guidelines (2010) as well as the following key planning aspects as addressed in the latest SDF (CNdV Africa 2014):

Core landscape areas

- Boulevard network of mains streets that help to integrate the various components of the village. The network should be extended into the future township extensions so that they are part of a single integrated network;
- Public open space in the form of recreational kick-about should be incorporated into the new layouts as there is very little public open space other than the sportsfields in the north east corner;
- To protect this resource two minimum subdivision overlay zones are proposed:
 - Overlay Zone I: Most of the village west of a line along Long street from the entrance to the town cutting back midblock between Kantoor and Tindall streets through to Church street is not permitted to subdivide less than 500m² with not more than 50% hardened surfaces; and,
 - Overlay Zone II: East of this line a minimum subdivision of 200m² (gross 30 du/ha) should be permitted with 50% minimum hard surfacing so that gardening is still encouraged on these smaller plots. There should be 2 storey height restrictions on all properties.
- Retaining the urban agriculture usage should be incentivized using rates rebates or other measures.



Urban Development

- Overlay Zone II is intended to cater for the affordable and GAP (FLISP) housing market and possibly also IRDP housing. It is important that these units also generally follow the heritage guidelines, including layouts whose design is based on extensions of the existing grid and not a totally separate curvilinear “Blue Book” planning layout.

Heritage Areas

- All new buildings and renovations must be guided by the heritage guidelines.

Urban Restructuring

- McGregor, due to its small size and development history, has remained fairly integrated with its residents all mainly living on the same settlement grid without the buffer areas seen separating communities in many other settlements. Care must be taken with the proposed new low income housing developments that these qualities are not lost.

4. PROGRAM DEVELOPMENT, INTEGRATION & IMPLEMENTATION PHASE

4.1 STRATEGIES, PROJECTS AND IMPLEMENTATION

Based on the analysis of the information contained in this document as well as direction given by Council, the following strategies for implementation were identified:

Issue	Objectives	Strategies	Projects	Cost	Timeframe
Spatial Development Framework	To update and review the SDF to ensure that integrated human settlements are given priority, that Special Development Areas are indicated and that land uses are defined	<ul style="list-style-type: none"> Ensuring public participation with the review of the SDF Ensuring that a workshop is held to communicate the SDF to Council Increased erf sizes for McGregor – due to its unique sensitivity in terms of heritage and build character 	<ul style="list-style-type: none"> Built Environment Support Programme to review SDF SDF planning to provide for housing mix 	N/A	
Infrastructure for Housing	To ensure that all land identified for housing purposes have access to basic services	<ul style="list-style-type: none"> Development of services master plans to give effect to housing development and planning MIG / RBIG funding submissions 	<ul style="list-style-type: none"> Budget funds for bulk services Submit bulk services funding submission to MIG / RBIG 	To be finalized	5 year budget cycle
Informal settlement management	To eradicate illegal squatting and to ensure that squatting is structured in an orderly fashion	<ul style="list-style-type: none"> Keep informal settlement areas data up to date Improvement of monitoring 	<ul style="list-style-type: none"> Develop data base of informal areas Appointment of informal settlement monitors 		2014/15
Funding for housing development	To ensure adequate funding is available to eradicate the housing backlog and basic services	<ul style="list-style-type: none"> Make maximum use of all available government subsidies Budgeting from own funds for housing services Making strategic land available for developers and using the income for services 	<ul style="list-style-type: none"> Investigating all programmes for implementation Identified land put out on tender for development 	Nil	ongoing
Housing department capacity	To ensure that adequate skilled personnel is available to execute Council's housing initiatives and programmes	<ul style="list-style-type: none"> Ensure that housing personnel attend training initiatives to gain the necessary expertise to execute Council's Human Settlement Plan Improve housing waiting list database 	<ul style="list-style-type: none"> Access training from Province 		Ongoing
Legal and legislative processes	To ensure that legislative processes is adhere to and that these processes do not hamper housing service delivery	<ul style="list-style-type: none"> Comply with all Environmental legislation (EIA) Proactively dealing with the NIMBY effect and objection to housing development Utilizing the IGR processes to engage with Provincial Government regarding fast tracking of projects where bottlenecks exists 	<ul style="list-style-type: none"> Approach DEA & P for assistance if required 	Nil	Ongoing
Housing consumer education	To ensure that beneficiaries of low cost house are informed about house ownership, maintenance and act responsible as home owner	<ul style="list-style-type: none"> Training of home owners to foster home ownership 	<ul style="list-style-type: none"> Access funding for HCE training from Province 	R80 000.00	2014/15 and ongoing

Table 4.1 Strategies, Projects and Implementation

4.2 AVAILABLE LAND PARCELS

The following land parcels are available. Rough yield estimates working on 40 units/ha; 120 m² for a state subsidy plot, 120 to 195m² for GAP housing and 500m² for high income housing be provided.

Project	Housing Need BNG/GAP	Role of Site	Proposed Land Use Budget	Number of units	Infrastructure requirements	Comment
Robertson	2 551/680					
	3 231					
C1 (3151)		BNG/GAP	6ha	128	Bulk Services in order	Erf 136
C2 (3153)		BNG	5.16ha	123	Bulk Services in order	Erf RE/2
C3 (3152)		BNG	1.3ha	53	Bulk Services in order	Erf4024
C4 (3198)		BNG	2.6ha	106	Bulk Services in order	Erf2981
Sub Total				410		
Site 1		BNG/ GAP	26.35 ha	1119	Upgrading of Bulk Services	Erf 1206
Site 2		BNG/ GAP	4.5 ha	190	Upgrading of Bulk Services	Erf 1247
Site 3		BNG/ GAP	1.3 ha	54	Upgrading of Bulk Services	Erf 1791
Site 5		BNG/ GAP	1.26 ha	53	Upgrading of Bulk Services	Erf 2445
Site 6		BNG/ GAP	4.33 ha	183	Upgrading of Bulk Services	Erf1239,2585
Site 9		BNG/ GAP	7.59 ha	321	Upgrading of Bulk Services	Erf 1210,1107,1106, 1099, 1105,RE/2251
Site 10		BNG/ GAP	4.76 ha	181	Upgrading of Bulk Services	Erf 1215,1238,4437,1083
Site 15		BNG/ GAP	5.97 ha	238	Upgrading of Bulk Services	Erf RE/2
Site 18		BNG/ GAP	16.46 ha	699	Upgrading of Bulk Services	Erf RE/136
Sub Total				3 038		
Totals				3 448		
			Shortfall/ Surplus	+ 217		

Table 4.2 Development of Land Parcels – Project Details

Project	Housing Need BNG/GAP	Role of Site	Proposed Land Use Budget	Number of units	Infrastructure requirements	Comment
Ashton	2 323/93					
	2 416					
C1 (2003 (21))		BNG	14.9ha	73	Bulk Services in order	Erf RE/607
C2 (3204)		BNG/GAP	1.49ha	53	Bulk Services in order	Erf 313&314
C3 (3205)		BNG/GAP	0.8ha	22	Bulk Services in order	Erf1869-1878
C4 (3239)		BNG	2.49ha	100	Bulk Services in order	Erf 317-319,2155-2160,2161-2166,2093-2119,2121-2123,2136-2144,2152-2153,2075-2089
4 (3201)		BNG	4.97	199	Upgrading of Bulk Services	Rem Farm 158/71
Sub Total				447		
Site 1		BNG/GAP/Market	20.7 ha	828	Upgrading of Bulk Services	Erf 591, 1096,
Site 3		BNG/GAP	17.02 ha	650	Upgrading of Bulk Services	Erf 197
Sub Total				1 478		
Totals				1 925		
			Short Fall/ Surplus	-491		

Table 4.2 Development of Land Parcels – Project Details

Project	Housing Need BNG/GAP	Role of Site	Proposed Land Use Budget	Number of units	Infrastructure requirements	Comment
Bonnievale	2 048/5					
	2 053					
Site 10 (No no.)		BNGGAP	13.45	563	Bulk Services to be upgraded in parallel with IRDP project	Unknown/ Boekenhoutskloof
Sub Total				563		
Site 2		BNG/GAP	2.41 ha	102	Upgrading of Bulk Services	Erf RE/174
Site 3		BNG/GAP	2.1 ha	88	Upgrading of Bulk Services	Erf 1961
Site 6		BNG/GAP/Market	17.5 ha	588	Upgrading of Bulk Services	Erf 2242,74-85, 87,88,988,754
Site 7		BNG/GAP	2.22 ha	93	Upgrading of Bulk Services	Erf 758, 755, 1485,759
Site 8		GAP/Market	1.51 ha	38	Upgrading of Bulk Services	Erf 1633,RE/462
Site 9		BNG/GAP	17.03 ha	681		
Sub Total				1 590		
Totals				2 153		
			Short Fall/ Surplus	100+		
Totals						

Table 4.2 Development of Land Parcels – Project Details

Project	Housing Need BNG/GAP	Role of Site	Proposed Land Use Budget	Number of units	Infrastructure requirements	Comment
Montagu	1073/3					
	1076					
C1 (3240)		BNG	1.83ha	65	Bulk Services in order	Erf728
C2 (3241)		BNG	9.93ha	385	Bulk Services in order	Erf RE/937
C3 (3241)		BNG	2.88ha	115	Bulk Services in order	Erf RE/1
Sub Total				565		
Site 2		BNG/GAP	1.73 ha	69	Upgrading of Bulk Services	Erf 3969
Site 3		BNG/GAP	0.56 ha	22	Upgrading of Bulk Services	Erf 1528,1529
Site 4		BNG/GAP	1.43 ha	57	Upgrading of Bulk Services	No Description
Site 5		Market Related	12.26ha		Upgrading of Bulk Services	Erf 1292-1344,1359-1368 No allowance for BNG/GAP
Site 6		Market Related	8.16 ha		Upgrading of Bulk Services	Erf1657-1672,1677-1690,1695-1720 No allowance for BNG/GAP
Sub Total				148		
Totals				713		
			Short Fall/ Surplus	363-		

Table 4.2 Development of Land Parcels – Project Details

Project	Housing Need BNG/GAP	Role of Site	Proposed Land Use Budget	Number of units	Infrastructure requirements	Comment
McGregor	561/3					
	564					
Site 9 (3041)		BNG/GAP	17.57ha	527	Bulk Services to be upgraded in parallel with IRDP project	Erf 360 / Project planned for approximately 450 units, surplus of 77 erven at 30 units per ha
Sub Total				527		
Site 3		BNG/GAP	0.72 ha	28	Upgrading of Bulk Services	Erf 120,394,117
Site 5		BNG/GAP	0.9 ha	37	Upgrading of Bulk Services	Erf 44
Sites 1,2,4,6,7,8 and 10		Market Related	6.54ha			Various see Fig 3.5 Not included as available for GAP/BNG
Sub Totals				65		
Totals				592		
			Shortfall/ Surplus	28+		

Table 4.2 Development of Land Parcels – Project Details

4.3 CRITERIA FOR ASSESSING HOUSING PROJECTS

The Western Cape Sustainable Human Settlements Strategy, Isidima, sets out the shift of focus from housing supply only to the incorporation of all other aspects that impact on settlement performance as a whole.

The criteria present 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, social and ecological sustainability underpin the criteria.

All housing projects will in future be assessed on the contribution of such projects to creating integrated sustainable human settlements. It is important to note 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 act as a funnel and step 2 entails the project benefits criteria which aims to evaluate to what degree the project makes an impact on the economic, social and environmental fronts.

4.3.1 Sustainability Criteria

In Step 1 (see table 4.5.1 below), the prequalification criteria are applied and attempts to filter projects at the outset to ensure projects contribute to settlement sustainability, these criteria are based on:

- 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**

Once the projects have demonstrated some basic adherence and contribution to improved sustainability, projects should display economic, social and environmental robustness as far as sustainability are concerned. In step 2, the criteria deal with whether the project addresses, inter alia, the following:

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 detailed criteria, objectives and indicators are set out in **Annexure B** and will be used as the basis for the following assessment of current and proposed projects.

4.4 ASSESSMENT OF CURRENT AND PLANNED PROJECTS

The table below provides an overview of the assessment of the municipality's current and planned projects in terms of the sustainability criteria.

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
ROBERTSON						
Site C1 (3151) Erf: 2981 Area: 6 ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 2-3km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	
Site C2 (3153) Erf: RE/2 Area: 5.16ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 1-2m from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	

Table 4.3 Assessment of current and planned projects : Langeberg

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
ROBERTSON						
Site C3 (3152) Erf: 4024 Area:1.3ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 2km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	
Site C4 (3198) Erf: 2981 Area: 2.6ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact on main road and node to be considered - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 2km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	

Table 4.3 Assessment of current and planned projects : Langeberg

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
ROBERTSON						
Site 1 Erf: 1206 Area: 26.35ha	<p>Need: Obtained from Municipal Waiting list</p> <p>Availability / Ownership of land: To be confirmed</p> <p>Bulk funding: To be determined</p> <p>Bulk capacity: Close to existing</p> <p>Environmental Risks:</p> <ul style="list-style-type: none"> - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrain, flat slope. <p>Proximity to economic opportunities: 2-3km from centre of town and 1-2km from socio-economic facilities.</p>	<p>Economic efficiency:</p> <p>Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure</p> <p>Social justice:</p> <p>Improves quality of life and access to resources – within walking distance of amenities.</p> <p>Promotes integration and building of communities</p> <p>Ecological integrity: To be discussed at project level</p>	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	
Site 2 Erf: 1247 Area: 4.596ha	<p>Need: Obtained from Municipal Waiting list</p> <p>Availability / Ownership of land: To be confirmed</p> <p>Bulk funding: To be determined</p> <p>Bulk capacity: Close to existing</p> <p>Environmental Risks:</p> <ul style="list-style-type: none"> - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrain, flat slope. <p>Proximity to economic opportunities: 2-3km from centre of town and 1-2km from socio-economic facilities.</p>	<p>Economic efficiency:</p> <p>Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure</p> <p>Social justice:</p> <p>Improves quality of life and access to resources – within walking distance of amenities.</p> <p>Promotes integration and building of communities</p> <p>Ecological integrity: To be discussed at project level</p>	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	

Table 4.3 Assessment of current and planned projects : Langeberg

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
ROBERTSON						
Site 3 Erf: 1791 Area: 1.30ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 2km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	
Site 5 Erf: 2445 Area: 1.26ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 3km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	
Site 6 Erf: 1239, 2565 Area: 4.33ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 3km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	

Table 4.3 Assessment of current and planned projects : Langeberg

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
ROBERTSON						
Site 9 Erf: 1210, 1107, 1106, 1099, 1105, RE/2251 Area: 7.59 ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 1-2km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	
Site 10 Erf: 1215, 1238, 4437, 1083 Area: 4.76 ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 1-2km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	
Site 15 Erf: RE/2 Area: 7.64 ha (BNG on lower levels)	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 2km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	

Table 4.3 Assessment of current and planned projects : Langeberg

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
ROBERTSON						
Site 18 Erf: RE/136 Area: 16.46ha (BNG on lower levels)	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 2km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	

Table 4.3 **Assessment of current and planned municipal projects: Langeberg**

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
MONTAGU						
Site C1 (3240) Erf: RE/728 Area: 1.83 ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: <ul style="list-style-type: none"> - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 2km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	
Site C2 (3241) Erf: RE/937 Area: 9.93 ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: <ul style="list-style-type: none"> - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 2km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	
Site C3 (3241) Erf: RE/1 Area: 2.88 ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: <ul style="list-style-type: none"> - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 2km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	

Table 4.3 Assessment of current and planned municipal projects: Langeberg

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
MONTAGU						
Site 2 Erf: 3969 Area: 1.73ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: <ul style="list-style-type: none"> - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 2km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	
Site 3 Erf: 1528, 1529 Area: 0.56ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: <ul style="list-style-type: none"> - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 2km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	
Site 4 Erf: Unknown Area: 1.43ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: <ul style="list-style-type: none"> - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 2km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	

Table 4.3 Assessment of current and planned municipal projects: Langeberg

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
MONTAGU						
Site 5 Erf: 1292- 1344,1359- 1368 Area: 12.26ha	Need: Obtained from Market / Developer Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 3km from centre of town and 2–3 km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	
Site 6 Erf: 1657- 1672, 1677- 1690,1695- 1720 Area: 8.16ha	Need: Obtained from Market/ Developer Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 2km from centre of town and 2–3 km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	

Table 4.3 Assessment of current and planned municipal projects: Langeberg

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
ASHTON						
Site C1 (2003(21)) Erf: RE/607 Area: 14.94ha	<p>Need: Obtained from Municipal Waiting list</p> <p>Availability / Ownership of land: To be confirmed</p> <p>Bulk funding: To be determined</p> <p>Bulk capacity: Close to existing</p> <p>Environmental Risks:</p> <ul style="list-style-type: none"> - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrain, flat slope, floodplains to be determined. <p>Proximity to economic opportunities: 1-2km from centre of town and 1km from socio-economic facilities.</p>	<p>Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure</p> <p>Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities</p> <p>Ecological integrity: To be discussed at project level</p>	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	
Site C2 (3294) Erf: 313, 314 Area: 1.49ha	<p>Need: Obtained from Municipal Waiting list</p> <p>Availability / Ownership of land: To be confirmed</p> <p>Bulk funding: To be determined</p> <p>Bulk capacity: Close to existing</p> <p>Environmental Risks:</p> <ul style="list-style-type: none"> - Geotechnical conditions: To be determined - Reporting on risks: No restrictions - Slope, biodiversity, floodplains: Flat slope. <p>Proximity to economic opportunities: 1km from centre of town and 1km from socio-economic facilities.</p>	<p>Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure</p> <p>Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities</p> <p>Ecological integrity: To be discussed at project level</p>	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	
Site C3 (3205) Erf: 2168- 2189, 1875 Area: 0.8 ha	<p>Need: Obtained from Municipal Waiting list</p> <p>Availability / Ownership of land: To be confirmed</p> <p>Bulk funding: To be determined</p> <p>Bulk capacity: Close to existing</p> <p>Environmental Risks:</p> <ul style="list-style-type: none"> - Geotechnical conditions: To be determined - Reporting on risks: No restrictions - Slope, biodiversity, floodplains: Flat slope. <p>Proximity to economic opportunities: 1km from centre of town and 1km from socio-economic facilities.</p>	<p>Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure</p> <p>Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities</p> <p>Ecological integrity: To be discussed at project level</p>	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	

Table 4.3 Assessment of current and planned municipal projects: Langeberg

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
ASHTON						
Site C4 (3239) Erf: 317-319, 2155-2160, 2161-2166, 2093-2119, 2121-2123, 2136-2144, 2152-2153, 2075-2089 Area: 2.49ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered along main road - Slope, biodiversity, floodplains: Flat slope. Proximity to economic opportunities: 1km from centre of town and 1 km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	
Site 4 (3201) Rem Farm 158/71 Area: 4.97 ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered along main road - Slope, biodiversity, floodplains: Flat slope. Proximity to economic opportunities: 1km from centre of town and 1 km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	

Table 4.3 Assessment of current and planned municipal projects: Langeberg

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
ASHTON						
Site 1 Erf: 591, 1096 Area: 20.7 ha (BNG on lower levels)	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered - Slope, biodiversity, floodplains: Rocky terrain. Proximity to economic opportunities: 2km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	
Site 3 Erf: 197 Area: 20.7ha (portion for BNG)	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrain. Proximity to economic opportunities: 4km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	

Table 4.3 **Assessment of current and planned municipal projects: Langeberg**

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
BONNIEVALE						
Site 10 Unknown/ Boekenhoutskloof Area: 13.45ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing/ new link roads and bulk connector services Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered along main road - Slope, biodiversity, floodplains: Steeper area. Proximity to economic opportunities: 1km from centre of town and 1 km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	

Table 4.3 **Assessment of current and planned municipal projects: Langeberg**

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
BONNIEVALE						
Site 2 Erf: RE/174 Area: 2.41ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: <ul style="list-style-type: none"> - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered, impact on agricultural land - Slope, biodiversity, floodplains: Rocky terrai. Proximity to economic opportunities: 3km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	
Site 3 Erf: 1961 Area: 2.1ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: <ul style="list-style-type: none"> - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered - Slope, biodiversity, floodplains: Rocky terrain. Proximity to economic opportunities: 3km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	
Site 6 Erf: 2242, 74-85, 87, 88, 988, 754 Area: 17.5 ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: <ul style="list-style-type: none"> - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered - Slope, biodiversity, floodplains: Rocky terrain. Proximity to economic opportunities: 3-4km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	

Table 4.3 Assessment of current and planned municipal projects: Langeberg

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
BONNIEVALE						
Site 7 Erf: 758, 755, 1485, 759 Area: 2.22ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered - Slope, biodiversity, floodplains: Rocky terrain. Proximity to economic opportunities: 4km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	
Site 8 Erf: 1633, RE/462 Area: 1.51 ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions - Slope, biodiversity, floodplains: Rocky terrain. Proximity to economic opportunities: 1km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	

Table 4.3 **Assessment of current and planned municipal projects: Langeberg**

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
BONNIEVALE						
Site 9 Erf: RE/462,475,90 7 Area: 17.03ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered - Slope, biodiversity, floodplains: Rocky terrain. Proximity to economic opportunities: 4km from centre of town and 1-2km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	

Table 4.3 **Assessment of current and planned municipal projects: Langeberg**

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
McGregor						
Site 9 (3041) Erf: 360 Area: 17.57ha	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered - Slope, biodiversity, floodplains: Rocky terrain. Proximity to economic opportunities: 1km from centre of town and 1 km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	

Table 4.3 **Assessment of current and planned municipal projects: Langeberg**

Project	Assessment in Terms of Sustainability Criteria Step 1 (pre-qualification)	Assessment in Terms of Sustainability Criteria Step 2	Required procedures	Skills and resources required	Prioritisation: Sustainability	Comments
McGregor						
Site 3 Erf: 120, 394, 117 Area: 0.73ha (to comply with minimum subdivision sizes as per SDF)	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 1km from centre of town and 1 km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	
Site 5 Erf: 44 Area: 0.9ha (to comply with minimum subdivision sizes as per SDF)	Need: Obtained from Municipal Waiting list Availability / Ownership of land: To be confirmed Bulk funding: To be determined Bulk capacity: Close to existing Environmental Risks: - Geotechnical conditions: To be determined - Reporting on risks: No restrictions, visual impact to be considered - Slope, biodiversity, floodplains: Rocky terrain, flat slope. Proximity to economic opportunities: 1km from centre of town and 1 km from socio-economic facilities.	Economic efficiency: Promotes: economic security (providing property and jobs); choices; optimal use of vacant land and available infrastructure Social justice: Improves quality of life and access to resources – within walking distance of amenities. Promotes integration and building of communities Ecological integrity: To be discussed at project level	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	

Table 4.3 Assessment of current and planned municipal projects: Langeberg

4.5 MULTI YEAR HUMAN SETTLEMENT PLANNING AND FINANCIALS

The scheduling of the housing units to be built over a period of time is as follows based on priorities identified with cost estimates based on the current housing subsidy of R150 000:

Project	Instrument	Units Erven	Units T-Structures	Amount	April - March		April - March		April - March		April - March		April - March		April - March		Totals	
					2013/14		2014/15		2015/16		2016/17		2017/18		Onwards		Erven	T-Structures
CURRENT PROJECTS					Erven	T-Structures	Erven	T-Structures	Erven	T-Structures	Erven	T-Structures	Erven	T-Structures	Erven	T-Structures	Erven	T-Structures
3151: Robertson Nkqubela Erf 136	IRDP/FLISP	125		R 6 250 000	128												128	0
3153: Robertson Muiskraalkop Erf 2	IRDP	123	123	R 18 450 000	123			123									123	123
Xxxx: Robertson CRU's	CRU	0	9	R 900 000		9											0	9
3152: Robertson Erf 4024	IRDP	53	52	R 7 850 000	53			52									53	52
2003(21): Ashton Infill	IRDP	73	73	R 10 950 000	73	73											73	73
3071: Bonnievale, Montagu & Ashton	Rectification	0	62	R 6 200 000		62											0	62
Sub - Total				R 50 600 000	377	144	0	175	0	0	0	0	0	0	0	0		
Future 2014/15 Projects					R 18 850 000	R 14 400 000	R 0	R 17 500 000	R 0	R 0	R 0	R 0	R 0	R 0	R 0	R 0		
3198: Robertson Heights	IRDP	106	106	R 15 900 000							106			106			106	106
3205: Ashton Uitspan	IRDP/FLISP	22		R 3 300 000			22										22	0
Sub - Total				R 19 200 000	0	0	22	0	0	0	106	0	0	106	0	0		
Future Projects					R 0	R 0	R 1 100 000	R 0	R 0	R 0	R 5 300 000	R 0	R 0	R 10 600 000	R 0	R 0		
3240: Montagu Krieketveld	IRDP	65	65	R 9 750 000					65			65					65	65
3041: McGregor Erf 360	IRDP	450	450	R 67 500 000					450			450					450	450
3241: Montagu Mandela Square	IRDP/UISP	500	500	R 75 000 000							500			500			500	500
3204: Ashton 313/314	IRDP/FLISP	53		R 7 950 000					53								53	0
3239: Ashton Various	IRDP	100	100	R 15 000 000											100	100	100	100
3201: Ashton Rem Farm 158/71	IRDP	161	161	R 24 150 000											161	161	161	161
xxxx: Bonnievale	UISP/IRDP	563	563	R 84 450 000											563	563	563	563
Sub - Total				R 283 800 000	0	0	0	0	568	0	500	515	0	500	824	824		
					R 0	R 0	R 0	R 0	R 28 400 000	R 0	R 25 000 000	R 51 500 000	R 0	R 50 000 000	R 41 200 000	R 82 400 000		
TOTAL UNITS		2394	2264		377	144	22	175	568	0	606	515	0	606	824	824	2397	2264
TOTAL CASHFLOW				R 353 600 000	R 18 850 000	R 14 400 000	R 1100 000	R 17 500 000	R 28 400 000	R 0	R 30 300 000	R 51 500 000	R 0	R 60 600 000	R 41 200 000	R 82 400 000		
TOTAL CASHFLOW						R 33 250 000		R 18 600 000		R 28 400 000		R 81 800 000		R 60 600 000		R 123 600 000		

Table 4.4 Langeberg Multi-year Budget

4.6 PROVINCIAL PROJECT ASSESSMENT: PROJECTS SUPPORTED AND NOT SUPPORTED

The Table below provides a list of projects as per the standard Provincial Housing Pipeline template, and as follows:


																													
Project Name	Housing Programme	Town / Suburb	Erf Number	GPS Centre Point (decimal degrees)	Ward	Parent or Child project	Municipal Priority	Proposed Construction Year	Estimated cost of project	Duration of Project	Housing Opportunities					Project Readiness							Project Suitability						
											Hectares	Sites	Enhanced Sites	Units	Other	Land Obtained	EIA ROD	LUPO Approval	Bulk Capacity	DHS Approval	Council Approval	Risks / Issues	Readiness	Geotechnical Conditions	Sustainability Criteria	Socio Economic Facilities	Strategic Alignment	Planning Recommendation	
CAPE WINELANDS																													
Langeberg Municipality																													
CURRENT PROJECTS																													
3151 : Robertson Nqubela Erf 136 (128 services & 123 units) IRDP (Ref 3151.01 and .02)	IRDP/FLUP	Nqubela	Erf 136				1	2013/14 Current + 1 year	R 18 550 000	24 Months	6 Ha	128	0	0	0	Y	N/A	Y	Y (Electrification to be confirmed)	Y (N4 & N6)	Y	None	100%	Suitable (Subject to investigation by specialist)	Y (Within walking distance of socio-economic facilities and job opportunities, except health care facilities to be accessed through public transport)	Y (Project form natural extension of existing urban area growing Nqubela towards Robertson, also aligned with providing a range of housing typologies for the whole housing market. Not aligned with SO6 prioritization of Enhanced Service Sites)	Project supported, but not aligned with SO6 (prioritization of sites and services)		
3153 : Robertson Muiskraalkop Erf 2 (132 services & 129 units) IRDP (Ref 3153.01&.02)	IRDP	Nqubela	Erf/RE 2				1	2013/14 Current + 1 year	R 19 400 000	24 Months	5.16 Ha	123	0	123	0	Y	N/A (No listed activity)	Y	Y (Electrification to be confirmed)	Y (N4 & N6)	Y	None	100%	Suitable (Possible steep slopes, to be investigated further)	Y (Within walking distance of socio-economic facilities and job opportunities)	Y (Project form natural extension of existing urban area growing Nqubela towards Robertson, but not aligned with SO6 prioritization of Enhanced Service Sites)	Project supported, but not aligned with SO6 (prioritization of sites and services)		
3363.xx : Robertson Nqubela (9 units) CRU	CRU	Nqubela	Various				-	2013/24 Current	R 900 000	12 months	1.3 Ha	0	0	9	0	Y	N (Amendment to LUPO required)	N (EIA outstanding)	Y	N	Y	No Lupo or EIA	Current	Suitable	Y (Within walking distance of socio-economic facilities and job opportunities)	Y (Project)	Project supported, but not aligned with SO6 (prioritization of sites and services)		
3152 : Robertson Erf 4024 (53 services & 52 units) IRDP (3152.01 &.02)	IRDP/FLUP	Robertson North	Erf 4024				1	2013/14 Current + 1 year	R 7 850 000	24 Months	1.3 ha	53	0	52	0	Y	N/A	Y	Y (Electrification to be confirmed)	N4 Approved N6 submitted 14 May 2014	Y	N6 Outstanding	90%	Suitable (Subject to investigation by specialist)	Y (Socio-economic facilities within walking distance, CBD must be accessed via public transport)	Y (Urban infill is aligned with SO6 goals of integration and densification as well as providing a range of housing typologies)	Project supported, but not aligned with SO6 (prioritization of sites and services)		
2003(21): Ashton Infill (73 services & 73 units) IRDP	IRDP	Ashton	Various				-	2013/24 Current	R 10 950 000	12 months	14.9 ha	73	0	73	0	Y	N/A	N/A	Y	Y	Y	None	Current	Suitable	Y (Within walking distance of socio-economic facilities and job opportunities)	Y (Infill development is consistent with DHS strategic objectives, but the construction of top structures is not aligned with SO6, prioritization of serviced sites)	Project supported, but not aligned with SO6 (prioritization of sites and services)		
3071 : Bonnievale, Montagu and Ashton Rectification (62 units)	RECTIFICATION	Various Towns	Various				1	2013/24 Current	R 6 200 000	13 months		0	0	0	69	N/A	N/A	N/A	Y	N/A	Y	None	Current	Suitable	Y (Within walking distance of socio-economic facilities and job opportunities)	Y	Project supported and should proceed as planned.		
FUTURE 2014/2015 PROJECTS																													
3198 : Robertson Heights (106 services & 106 units) IRDP	IRDP	Robertson	Erf 2981				1	2014/15 (Current; Current + 1 year; Current + 2 years)	R 15 900 000		2.6 Ha	106	0	106	0	Y	N (EIA Outstanding)	N (In progress)	Y	N (Planning Approval submitted 01 Jul 2013, Conditional Approval to be submitted)	Y (IDP)	EIA, Heritage & LUPO outstanding. Possible increase in project size dependant on the geo-tech conditions of the balance of the site.	70% (LUPO & DHS approvals outstanding)	Suitable (Possible steep slopes, to be investigated further. Close proximity to unofficial dumping site which could require rehabilitation)	Y (Socio-economic facilities within walking distance, CBD must be accessed via public transport)	N (Location on priphery of urban area not aligned with strategic objectives, construction of top structures not aligned with SO6 prioritization of Enhanced Sites and Services)	Project supported (Location on priphery not ideal but in the absence of better located alternatives project can be supported, construction of top structures not aligned with SO6).		
3205 : Ashton Uitspan (22 services & 22 units) IRDP	IRDP/FLUP	Ashton	Erf 1869 - 1878				1	2014/15 (Current; Current + 1 year; Current + 3 years)	R 3 300 000		0.8 Ha	22	0	22	0	Y	Y	N/A	Y	N (Planning Approval submitted on 19 July 2013, Conditional Approval to be submitted)	Y (IDP)	Conditional Approval outstanding	90% (Conditional Approval to be submitted)	Suitable (Subject to investigation by specialist)	Y (Within walking distance of socio-economic facilities and job opportunities)	Y (Urban infill is aligned with SO6 goals of integration and densification as well as providing a range of housing typologies)	Project supported, but not aligned with SO6 (prioritization of sites and services).		
FUTURE PROJECTS																													
3240 : Montagu Krieketveld (65 services & 65 units) IRDP	IRDP	Montagu	Erf 728				1	2015/16 (Current + 1 year & Current + 2 years)	R 9 750 000	36 Months	1.83 Ha	65	0	65	0	Y	N (Not yet begun)	N (Not yet begun)	N (Sewerage requires upgrading /W/C application for funding)	N (No DHS Approvals submitted as yet)	Y (IDP)	Basic assessment and heritage assessment required,Geo-tech investigation to be undertaken and bulks sewer to be upgraded.	5% (All planning processes outstanding)	Suitable (Possible steep slopes, to be investigated further)	N (Access to a school is within walking distance but other facilities can be accessed via public transport)	N (Location on priphery of urban area not aligned with strategic objectives, construction of top structures not aligned with SO6 prioritization of Enhanced Sites and Services)	Project supported (Location on priphery not ideal, construction of top structures not aligned with SO6).		
3041: McGregor Erf 360 (450 services & 450 units) IRDP	IRDP	McGregor	Erf 260				1	2015/16 (Current + 1 year & Current + 3 years)	R 67 500 000	48 Months	17.57 Ha	450	0	450	0	Y	N (In progress, DEADP awaiting final Basic Assessment Report)	N (Not yet begun)	Y (To be confirmed)	N (Planning Approval submitted 19 July 2013, Conditional Approval to be submitted)	Y (IDP)	Land purchase concluded, all planning processes outstanding.	15% (Land purchase to be concluded, currently busy with EIA)	Suitable (Subject to investigation by specialist)	Y (Within walking distance of socio-economic facilities and job opportunities)	N (McGregor is a small town with high social needs but low development potential. Although all economic, employment, medical, social and educational facilities are within walking distance, the town has very limited job opportunities and any development must be focused on addressing the high social need in the town. Housing investment must be focused on the current housing need and not create new housing opportunities. Due to historic architectural value of McGregor top structure design must adhere to strict design criteria that does not detract from the	Project supported and should proceed as planned.		
3241 : Montagu Mandela Square (500 services & 500 units) IRDP	IRDP/UISP	Montagu	Various				5	2016/2017 + 1 year	R 75 000 000	24 Months	12.81 Ha	500	0	500	0	Y	Not started	Not started	N (Services to be confirmed)	Not submitted	Y (IDP)	Full Process	0%	Suitable (Subject to investigation by specialist)	Y (Within walking distance of socio-economic facilities and job opportunities)				
3204 : Ashton 313/314 (53 services & 53 units) IRDP	IRDP / FLUP	Ashton	Erf 1313 & 314				4	2015/16 Current	R 7 950 000	24 Months	1.49 Ha	53	0	0	0	Y	Y	N (In progress)	N (Services to be confirmed)	N (Planning Approval submitted on 19 July 2013, Conditional Approval must still be submitted)	Y (IDP)	Geo-tech and services to be investigated, LUPO objections to be resolved.	70% (Geo-tech and services to be confirmed and LUPO objections to be dealt with)	Suitable (Subject to investigation by specialist)	Y (Within walking distance of socio-economic facilities and job opportunities)	Y (Project represent infill development, densifying the area and catering to a larger segment of the housing market, but not aligned with SO6 prioritization of Enhanced Sites and Services)	Project supported, but not aligned with SO6 (prioritization of sites and services).		
3239: Ashton Various (unknown services & units) IRDP	IRDP	Ashton	Erven 437, 439, 591, 607, 25, 117 & Farm 157/6				5	2016/17	R 15 000 000	12 Months	2.49 Ha	100	0	100	0	N (Only identified)	N (Full EIA and IWC RODs required)	N	Y (To be confirmed)	N (No DHS Approvals submitted as yet)	Y (IDP)	Geo-tech and services to be investigated.	1% (Land not yet obtained all planning process outstanding)	Suitable (Possible steep slopes, to be investigated further)	Y (Within walking distance of socio-economic facilities and job opportunities)	N (Location on priphery of urban area not aligned with strategic objectives, construction of top structures not aligned with SO6 prioritization of Enhanced Sites and Services)	Project supported.		
3201 : Ashton Rem Farm 158/71 (161 services & 161 units) IRDP	IRDP	Ashton Industrial	Rem Farm 158/71				5	2015/16 - Recommended implementation date 2016/17	R 24 150 000	24 Months	4.97 Ha	161	0	161	0	Y	N/A	Y (Older layout plan approved)	Y (Electrification to be confirmed)	N (Planning Approval submitted 12 July 2013, Conditional Approval must still be submitted)	Y (IDP)	EIA, Heritage, Geo-tech required. Objections from DEADP and public.	90% (Conditional Approval outstanding)	Suitable (Subject to investigation by specialist)	N (Socio-economic facilities and job opportunities within walking distance but will require the crossing of the R60)	(N/Y) Awaits final proposal and decision by PPC.	Resubmission as per latest discussions, see section 3.3.2 of the latest 2014 HSP. Awaits final PPC decision.		
xxxx : Bonnievale North Squatter Area Boekenhoutskloof (563 services & 563 units) IRDP	IRDP / UISP	Bonnievale North	Erven 475 & 907				3	2016/17 (Current)	R 84 450 000	36 Months	13.45 Ha	563	0	563	0	Y	N (In progress)	N (Not yet begun)	N (Bulk water supply needs to be upgraded)	N (No DHS Approvals submitted as yet)	Y (IDP)	EIA, Heritage, LUPO outstanding. Services (water) bulks to be upgraded. Possible conflict between IDP and new SDF	1% (All planning process outstanding, bulk infrastructure upgrades required for this project)	Suitable (Possible steep slopes, to be investigated further)	N (Socio-economic facilities and job opportunities are not within walking distance, although opportunities does exist in the surrounding agriculture industry and Bonnievale proper, but this will require public transport)	N (Location of project not 100% suitable, awaits re-submission by consultants.)	Project supported awaits final PPC go-ahead.		

Table 4.5: Current and Planned Municipal Projects : 5 Years

4.7 MONITORING, EVALUATION AND ANNUAL REVIEW

The Langeberg Municipality established a Housing Committee, with a Councillor of the Mayoral Committee being the chairperson and driving the housing development process.

The purpose of this Committee is to:

- Evaluation and monitoring of the progress made of the respective projects
- Providing inputs with regards to integrated human settlements
- Involved in the detailed project planning
- Managing of housing consultants
- Advising Council on housing related issues
- Identification of problem areas obstruction housing delivery and unblocking these issues
- Monitoring the implementation of the Human Settlement Plans
- Ensuring the alignment of the Human Settlement Plan with the IDP, SDF and all housing policies and legislation
- Providing and setting performance targets for housing delivery

This Human Settlement Plan is a dynamic document, and needs to be reviewed and updated every five years with the housing project pipeline to be reviewed and updated on an annual base.

4.8 CONCLUSION AND THE WAY FORWARD

In conclusion it is evident that there is great potential for human settlements in the Langeberg Municipality of become more integrated and sustainable, and thus improving access to opportunities and the quality of lives of its residents in the medium term. Key issues to be addressed by the municipality in order to achieve integrated sustainable human settlements are:

- Political will to release land for projects that could contribute to the creation of integrated sustainable human settlements, and to introduce new housing models

- Shortage of land - Identification of private land for the provision of mixed zone developments.
- Ensuring that bulk services capacity is in place to support appropriate development.
- Capacity and skills within the municipality to facilitate and drive the implementation of these projects (including finding other sources of finance) and greater co-operation within the municipality between departments to pursue common goals.
- Implementation of Objective 6 guidelines.
- The HSP should be reviewed on an annual and five year basis.
- Door to door socio economic survey to be done to update the waiting list. This should include informal areas as well as people earning less than R 15 000-00 and who will qualify for the housing subsidy/help under the FLISP program.

REFERENCES

Behrens, R & V Watson (1996) ***Making Urban Places, Principles and Guidelines for Layout Planning***. Urban Problems Research Unit, University of Cape Town.

CSIR (2007) ***Schedule of Standards and Guidelines for the Spatial Provision and Development of Social Facilities, Public Institutions and Public Open Space in Cape Town***.

Isandla Institute (2007), ***HIV/AIDS and Sustainable Human Settlements Development in South Africa***. An Introductory Guide for Municipal Practitioners.

Isandla Institute (2007), ***Building “Positive Spaces”***. Sustainable Human Settlements Development in the Context of HIV/AIDS.

Social Housing Foundation (2009) website: www.shf.org.za

Spatial Development Framework Plan (2014), CNdV africa.

Census 2011 documentation.

DoHS (2010) ***Municipal Informal Settlement Profile, 2010 Report***.

DoHS (2013) ***Municipal Guideline for responding to farm residents housing needs in the Western Cape***

DoHS (2010) ***Guidelines for the preparation of credible human settlement plans***

ANNEXURE A

Legislative Framework and Housing Legislative

LEGISLATIVE FRAMEWORK

Key Principle	Constitution	Housing Act
Security and choice of Tenure	Legal security of tenure	Choice of housing and tenure options
Integration		Economic, fiscal, social and financial sustainability. Integrated development planning Racial, social, economic and physical integration in urban and rural areas.
Accessibility	Location & Accessibility	
Local Resource use	Availability of services, materials, facilities and infrastructure	Economical utilisation of land and services.
Compact & mixed use settlements	Accessibility	Higher densities Community and recreational facilities in residential areas.
Environmental Sustainability		Environmental sustainability Safe and healthy living conditions.
Cultural Adequacy	Cultural Adequacy	Expression of cultural identity and diversity in housing development
Equality		Equality in respect of gender, race, creed, class, etc.
Empowerment		Empowerment through building capacity Consumer education and protection. Participation
Viable communities		Socially and economically viable communities.
Affordable basic needs	Affordability	The housing needs of the poor. Economic, fiscal, social and financial affordability
Habitability	Habitability	Special needs, including those of the disabled and the housing needs of the marginalised, including women and other disadvantaged groups
Good governance		Principles of good governance: transparency, accountability and equitability

Source: Constitution and Housing Act

The **Constitution** provides the overarching legal framework for all legislation in South Africa. The **Housing Act** and the **Constitution** of South Africa provide the bedrock legislation for all Human Settlement Plans and policy. All plans and policy must at least operate within the guiding framework established by these two pieces of legislation. However, housing is not limited to providing houses, but forms part of wider development considerations.

CONSTITUTION 108 OF 1996

Fundamental Rights: The following are of importance for housing:

Section 24: The Environmental Right

Section 24

"Everyone has the right-

- (a) To an environment that is not harmful to their health or well-being; and
- (b) To have the environment protected for the benefit of present and future generations, through reasonable legislative and other measures that-
 - Prevent pollution and ecological degradation
 - Promote conservation; and
 - Secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development."

Source: Constitution Act 108 of 1996

Section 25: The Property Right

The Property Right

- 4 "No one may be deprived of property except in terms of a law of general application and no law may permit arbitrary deprivation of property
- 5 Property may be expropriated only in terms of a law of general application

- i. For a public purpose or in the public interest; and
 - ii. Subject to compensation, the amount of which and the time and manner of payment has either been agreed to or approved by a court
 - 6 The amount of compensation and the time and manner of payment must be just and equitable, reflecting an equitable balance between the public interest and the interest of those affected, having regard to all relevant circumstances, including-
 - (a) Current use of the property
 - (b) History of acquisition and use of the property
 - (c) Market value of the property
 - (d) Extent of direct State investment and subsidy in the acquisition and improvement of the property; and
 - (e) The purpose of the expropriation
 - 7 For the purpose of this section-
 - i. the public interest includes the nation's commitment to land reform, and to bring about equitable access to all South Africa's resources; and
 - ii. property is not limited to land
 - 9. The state must take all reasonable legislative and other measures, within its available resources, to foster conditions which enable citizens to gain access to land on an equitable basis.
- 6, 7, 8, and 9 deal with redressing past imbalances created by past racially discriminatory laws.

Source: Constitution Act 108 of 1996

Section 26: The Housing Right

Section 26 of the Constitution states that:

- 1. Everyone has the right to have **access to adequate housing**.
- 2. The state must take reasonable legislative and other measures, within its available resources, to achieve the **progressive realisation of this right**.

- 3. No one may be evicted from their home, or have their home demolished, without an order of court made after considering all the relevant circumstances. No legislation may permit arbitrary evictions.

OTHER NATIONAL LEGISLATION

National Environmental Management Act

The **National Environmental Management Act** (NEMA) provides the guiding framework for all environmental legislation in South Africa. All land and housing developments must adhere to this legislation.

NEMA requires the consideration of **economic, social and environmental** factors in assessing land development activities.

Housing Act 107 of 1997

The **Housing Act 107 of 1997** provides the guiding framework for housing development. The **Housing Act** establishes principles; defines the housing-related functions of each sphere of government; provides for the establishment of a National and Provincial Housing Development Board and financing of national housing programmes. The Housing Act makes provisions for *Norms and Standards* to govern service provision and the construction of government subsidised homes and the *National Housing Code* as an official basis for the publication of national housing policy and frameworks.

HOUSING AND HOUSING DEVELOPMENT

Definition of Housing:

Housing is recognised as:

- Adequate shelter;
- A product and a process;

- A product of human endeavour and enterprise;
- Forming a vital part of integrated developmental planning;
- A key sector of the national economy
- And finally as vital to the socio-economic well-being of the nation

Definition of Housing Development:

"Housing development" is defined by the Housing Act as:

1(vi) "... the establishment and maintenance of habitable, stable and sustainable public and private residential environments to ensure viable households and communities in areas allowing convenient access to economic opportunities, and to health, educational and social amenities in which all citizens and permanent residents of the Republic will, on a progressive basis, have access to: permanent residential structures with secure tenure, ensuring internal and external privacy and providing adequate protection against the elements; and potable water, adequate sanitary facilities and domestic energy supply."

Source: Housing Act 107 of 1997

The principles established by the **Housing Act** reinforce the housing right (section 26 of the constitution). These principles must be encouraged and adhered to during the housing development process.

HOUSING PRINCIPLES

Housing development must promote

- The housing needs of the poor.
- Choice of housing and tenure options
- Economic, fiscal, social and financial affordability and sustainability.
- Integrated development planning.
- Environmental sustainability
- Principles of good governance: transparency, accountability and equitability
- Empowerment through building capacity
- Consumer education and protection.

- Socially and economically viable communities.
- Safe and healthy living conditions.
- Racial, social, economic and physical integration in urban and rural areas.
- The effective functioning of the housing market and level playing fields.
- Equality in respect of gender, race, creed, class, etc.
- Higher densities and the economical utilisation of land and services.
- Special needs, including those of the disabled and the housing needs of the marginalised, including women and other disadvantaged groups
- Community and recreational facilities in residential areas.
- Expression of cultural identity and diversity in housing development.
- Participation
- Gearing for additional finance and investments from non-government sources

The National Housing Code

The **National Housing Act (Section 4)** requires that a **National Housing Code** be established. The **National Housing Code** sets out the national vision and goal and is the official basis for the publication of national housing policy and frameworks.

There are 8 fundamental principles that govern the **National Housing Policy**:

- Partnerships and people centred
- Skills transfer and economic empowerment
- Fairness and equity
- Choice
- Quality and affordability
- Innovation
- Transparency, accountability and monitoring
- Sustainability and fiscal affordability

National Norms and Standards

The **Housing Act** makes provision for norms and standards to be established under the **National Housing Code**: March 2000: Part 2: Chapter 3: Annexure A. The norms and standards apply to permanent residential structures. They are not mandatory with respect to housing development in terms of the Rural Housing Subsidy and in situ upgrading where township establishment does not happen in regards to Upgrade of Informal Settlement Programme.

Norms and standards aim to ensure that the housing product is of most favourable size and quality, and address issues to ensure sustainable and economically efficient engineering services. The norms and standards define the municipal services to be subsidised by the housing subsidy, defining the minimum level of services and impose a maximum cost, and the minimum size (30 m²) of the top structure. In the event of abnormal development costs arising out of land or geophysical conditions, a variation (of up to 15%) of the subsidy can be made, or if more money is needed to overcome the cost, a reduction in the amount available for and the size of the top structure will be reduced.

Municipal services:	MINIMUM LEVEL OF SERVICES
Land acquisition and township establishment	
Water	Single standpipe per erf
Sanitation	VIP per erf
Roads	Access to erf with graded road
Stormwater	Lined open channels
Street – lighting	High - mast security lighting

ANNEXURE B

General principles for establishing integrated human settlements.

PRINCIPLES FOR THE ESTABLISHMENT OF INTEGRATED HUMAN SETTLEMENTS

The following principles are proposed to guide the SDF proposals for the Municipality as a whole and the settlements within.

3.1 BIOREGIONAL PLANNING

Bioregional planning has gained increasing importance in recent years as a methodology for simply and effectively addressing the issue of land use management in regional planning. Four main land use management zones or areas can be identified, see Figure 3.1.1.

3.1.1 Core Areas

These are based on the principle that there are important areas of biodiversity and ecosystems services functioning that should be disturbed as little as possible, for example:

- Mountain and river catchment areas;
- Wetlands;
- Sensitive coastlines; and,
- Important or rare areas of biodiversity.

In some instances it may be appropriate to identify ecological corridors which help to link and ensure the viability of separated areas of important biodiversity.

Core 1 are existing areas of high conservation importance, terrestrial (land), aquatic (rivers, wetlands and estuaries) and marine (beach or rocky headlands) resources of high conservation importance (highly irreplaceable) that must be protected from change or restored to their former level of biodiversity functioning. These areas include:

- Proclaimed national parks and provincial nature reserves that may be added to from time to time, for instance, to complete the network of biodiversity corridors;
- Designated mountain catchment areas and forestry reserves (containing indigenous forest); and,
- Critically Endangered remnants of areas of biodiversity wherever they may occur.

Core 2 areas are which may not yet exhibit high levels of biodiversity but shall be protected and restored so that this status can be achieved. These areas include river corridors and ecological corridors):

- Ecological Corridors link the Core 1 to create a continuous network that will permit animal and bird movement, seed transport and recreational and environmental educational opportunities such as hiking trails and bird watching. They differ from Core 1 areas in that they contain land that may be currently designated Buffer 1 and Buffer 2, Intensive Agriculture or Urban Development but which should be converted over time to Core Area. Urban Development and Intensive and Extensive Agriculture should be discouraged within these corridors even where these rights already exist using an offset mechanism;
- River Corridors include the main stems of all rivers and their tributaries which are protected by a minimum 30 metre buffer from urban development, and intensive (ploughing) and extensive (grazing) agriculture. River Corridors differ from Core 1 areas in that they currently contain land that may be designated Buffer 1 and Buffer 2, Intensive Agriculture or Urban Development but which should be converted over time to Core Area. Urban Development and Intensive Agriculture should be discouraged within these even corridors where such rights already exist using an offset mechanism.

3.1.2 Buffer Areas

Around these core areas are buffer areas of less ecological importance where extensive agriculture and other primary activities such as mining may be carried out according to sustainable principles. There are two types of buffers:

- **Buffer 1** areas contain endangered areas of biodiversity in which land may be converted to other uses if satisfactory offsets are provided;
- **Buffer 2** areas contain vulnerable and least threatened areas of biodiversity and no offsets are necessary in these areas.

All land not suitable for Intensive Agriculture outside Urban Edges shall be designated for Buffer Areas 1 and 2.

3.1.3 Intensive Agricultural Areas

Due to the important role that intensive agriculture plays in ensuring food security, providing low skilled employment and its scarcity in SA, which is an arid country, this activity is identified as a separate bio-regional planning zone.

3.1.4 Urban Development Areas

Outside of these areas are locations suitable for urban development where a high degree of land transformation can occur but taking care to ensure that the pre-conditions for effective settlement development are met.

The bioregional planning zones provide a high level land use guideline that can successfully be used to inform regional and urban development patterns.

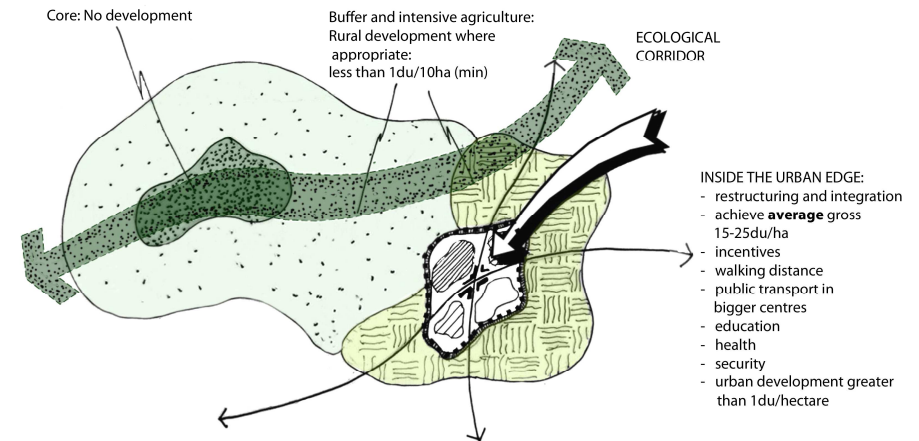


Figure 3.1.1 Bioregional Planning Zones

3.2 WALKING DISTANCE AS THE PRIMARY MEASURE OF ACCESS

A major component of spatial planning is understanding the relationships between different activities in terms of proximity, access, and time. The extent to which these relationships are near or far is a major determinant on the efficiency, equity and general quality of life in urban settlements and rural areas. To date, there has been relatively little attention paid to the importance of space in this manner with the result that the current pattern of urban and rural space is generally grossly inefficient. In particular, access tends to be measured in terms of travelling times by private motor vehicles. If activities are considered close to each other it is usually because they are 5 minutes or 10 minutes drive. At 60km per hour 5 or 10 minutes travelling time translates into distances of between 5 and 10 kilometres. This is grossly discriminating and inefficient for commuters in general and the urban poor in particular who do not have access to private vehicle motor vehicles, may be unable to afford public transport, (in many instances public transport is simply

not available), or have to walk extremely long distances to fulfil their daily needs.

Therefore, it is proposed that the primary measure of access is always appropriate walking distance.

Although walking distance speeds vary depending on the age, levels of health and the amount of parcels that may be being carried international and local studies have shown that a 20 minute walk is about the maximum that people can travel conveniently before there is a need for motorised, public or private transport.

An average walking distance of 20 minutes is approximately 1000m or 1km, see Figure 3.2.1 and Figure 3.2.2.

So, for the purposes of this SDF access, i.e. whether activities are acceptably near or far from one another, will be measured in terms of convenient walking distance.

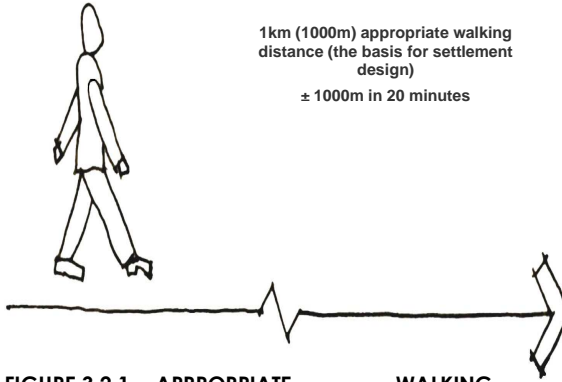


FIGURE 3.2.1 **APPROPRIATE** **WALKING**
DISTANCE

3.3 INTEGRATION OF URBAN ACTIVITIES

If walking distance is taken as the primary measure for access and convenience it can be seen that it will have a major transformational and restructuring impact on urban settlements particularly if the following principle is also fulfilled.

At least 50% of those activities found within an urban area should be within walking distance of where people live, see Figure 3.3.1.

At present distances are often large, particularly for people living in marginalised areas and public transport generally only serves residential place to employment trips and not all the other activities in which communities engage.

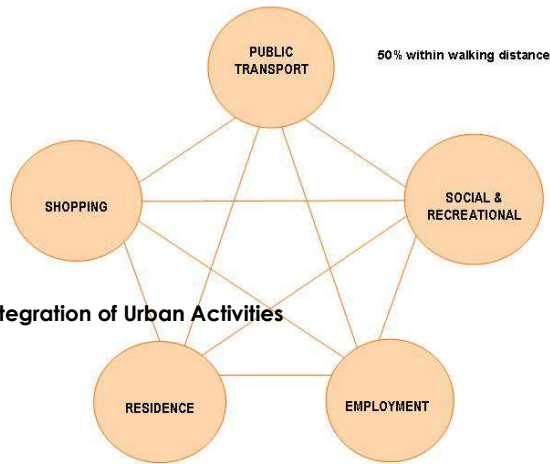


Figure 3.3.1 Integration of Urban Activities

3.4 SOCIO-ECONOMIC INTEGRATION

The complete socio-economic cross-section of a community should be sensitively located within easy access, i.e. within a 1km radius from an urban centre or sub-centre. This does not necessarily always mean that the lowest income housing should be in the most visible locations but this should still be within easy walking distance of urban opportunities, see Figure 3.4.1. This pattern should be according to the principle of the socio-economic gradient, see box.

The principle of a Socio-Economic Gradient:

This principle acknowledges that people of different levels of income and social kinship ties can live far closer to one another than is the case in most urban settlements in South Africa. However, care should be taken to ensure that there are small differences rather than large jumps between different sectors of a community abutting one another, hence the concept of "gradient".

This is a considerable departure from the current layout of most settlements where the complete range of socio-economic groupings is only found over distances of between 5 to 10km and even further in some large towns and cities.

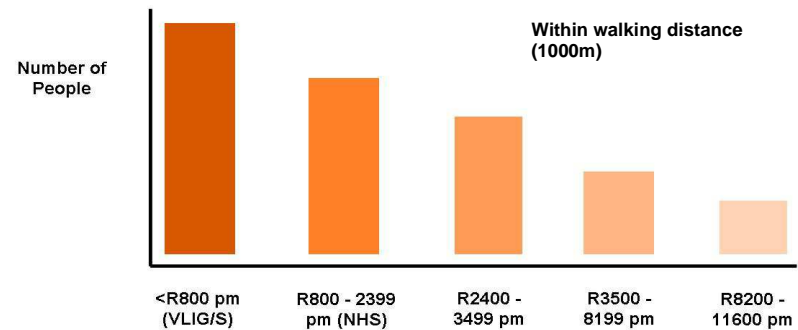


Figure 3.4.1 Socio-economic Integration

However, the process of socio-economic integration still needs to be informed by current realities facing South African socio-economic conditions. These include:

- the resistance that often manifests itself in form of objections, appeals and court action as a result of the NIMBY syndrome (**not in my backyard**), when it comes to integrating housing particularly when lower income or subsidy housing is proposed near middle income areas;
- the conservative nature of South African banks, particularly when it comes to property loan finance and the fact that bank valuers will downgrade property values if informal settlements or low income houses are near middle and high income urban development.

Therefore, there is a need to acknowledge a further principle in this regard. This principle recognises that communities with very large gaps in levels of living abutting one another can create considerable resistance and objections.

The principle of the Socio-economic Gradient recognises that where there is a relatively small difference in levels of living and property prices between different communities it is generally possible to achieve a high level of integration.

If this principle is applied sensitively, it is still possible to have a complete range of income groups living within a 1km radius of each other, see Figure 3.4.2.

If carefully done, this can result in high levels of urban efficiency and access particularly for the urban poor. For example, it could become possible for domestic workers and labourers to walk to their places of employment rather than having to take a number of long transport trips, often involving several changes in mode, in order to commute between work and home.

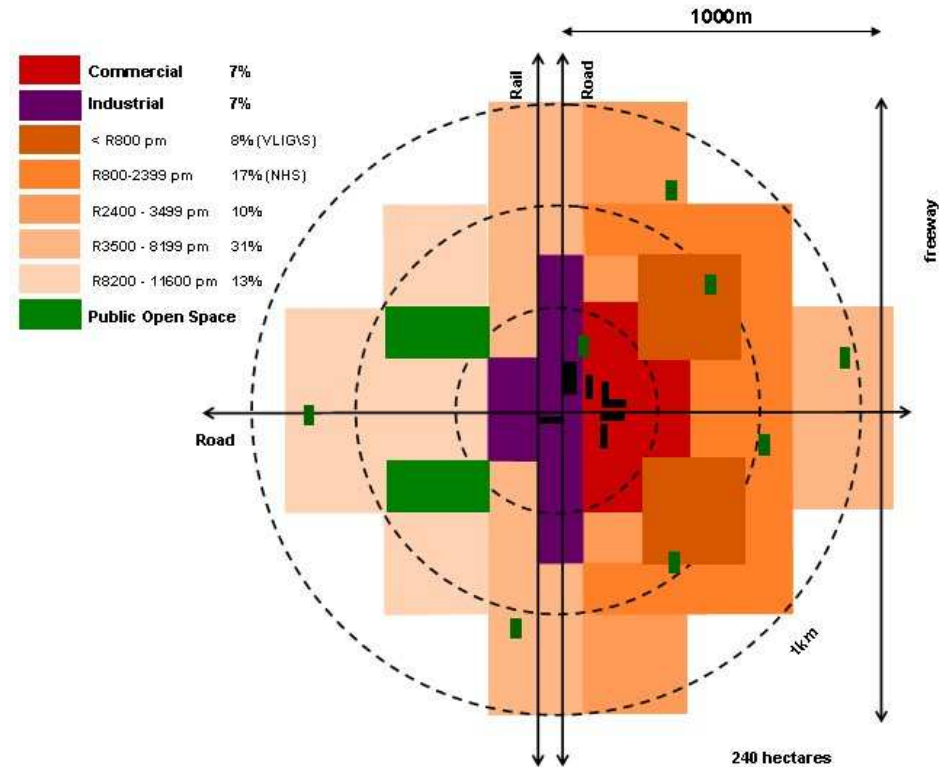


Figure 3.4.2 Model of Socio-economic Integration

Figure 3.4.3 shows the recent example of integration in the development of the Marconi Beam settlement. Here, a low income housing subsidy scheme is situated adjacent to a middle income housing scheme across the road from a high income housing area where luxury homes have magnificent views of the sea.

The low income and high income housing areas are approximately 700 metres apart. The major routes in the settlement are lined with

private sector driven commercial development and about a thriving industrial area.

This project is approximately 10 years old and there is no sign that the property values of the various urban development components have been negatively affected by the nearby location of the low and middle income housing.



FIGURE 3.4.3 MARCONI BEAM, MILNERTON, CAPE TOWN

3.5 DENSIFICATION AND THE URBAN EDGE

Achieving a settlement pattern that is largely based on walking distance and socio-economic and functional integration requires, in most cases, a fundamental adjustment to the land use patterns within urban settlements. This is because, compounded by the separated land use pattern, the population density of most settlements is too low for viable thresholds to provide sufficient support for public transport services, small businesses and community facilities, and the creation of an urban “vibe” that make settlements attractive, convenient and pleasant places to live in.

Therefore, there is a need for mechanisms to address these challenges.

3.5.1 Densification Plan

There are two main aspects to this challenge. The first is to promote densification whereby, according to a well thought out plan that takes into account environmental factors such as biodiversity and the water quality and quantity of river systems, public open space requirements and areas for economic activity, the densities of a settlement are increased.

In most South African settlements urban densities need to double.

Although the key relationship is population density, from an urban management point of view, densification is most easily managed through measuring dwelling units. There is a close relationship between population density and dwelling unit density, the number of dwelling units per hectare.

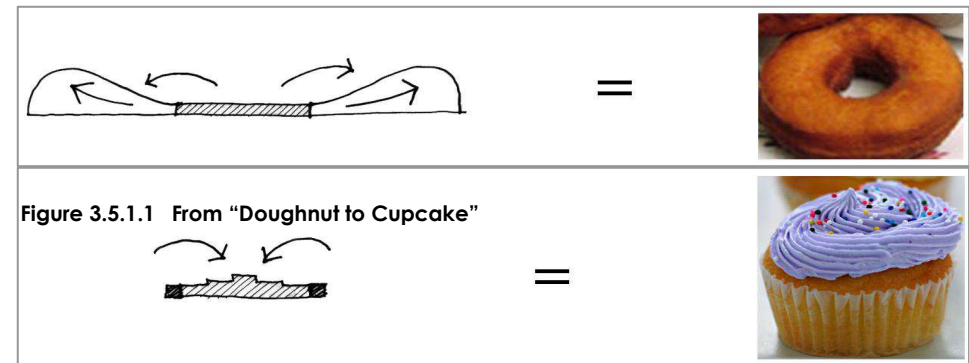
3.5.2 The Urban Edge

An important device to assist with the integration of an urban settlement's land use pattern and to increase its densities is the Urban Edge. An Urban Edge can assist to encourage inward growth of a settlement in order to achieve sustainable internal densities. An Urban Edge also plays an important role in protecting important agricultural, scenic, and biodiversity land resources in its immediate hinterland.

Traditionally Urban Edges in South African SDF's have tended to be located where the current low density urban growth trends can

continue unchecked for another 10 to 20 years. This has led to numerous examples of urban sprawl with the associated urban management problems of increasingly far flung areas that are difficult and expensive to service as well as loss of important agricultural, scenic and land for biodiversity.

This pattern can be likened to a "doughnut" whereby there is an increasing move of low income, middle income and high income housing as well as industrial and office estates and regional shopping centres to the periphery of settlements; see Figure 3.5.1.1. The antidote to this process is the "cupcake", whereby the outward growth of an urban settlement is constrained while urban restructuring and densification occurs within its interior.



However, it is important that densification does not occur willy-nilly but supports an overall plan and restructuring concept for the settlement.

3.6 PATTERN OF DENSIFICATION

Research around the world has found that the minimum gross density at which urban settlements begin to achieve acceptable levels of performance, i.e. convenient public transport services, viable business thresholds, strong support of public facilities and supportive social environments occurs at an average of 25du/ha.

The word "average" must be stressed because it could well be that there are appropriately low densities on the urban periphery,

forming an interface on the urban fringe, and much higher densities in the highly accessible cores of the settlement, see Figure 3.6.1.1.

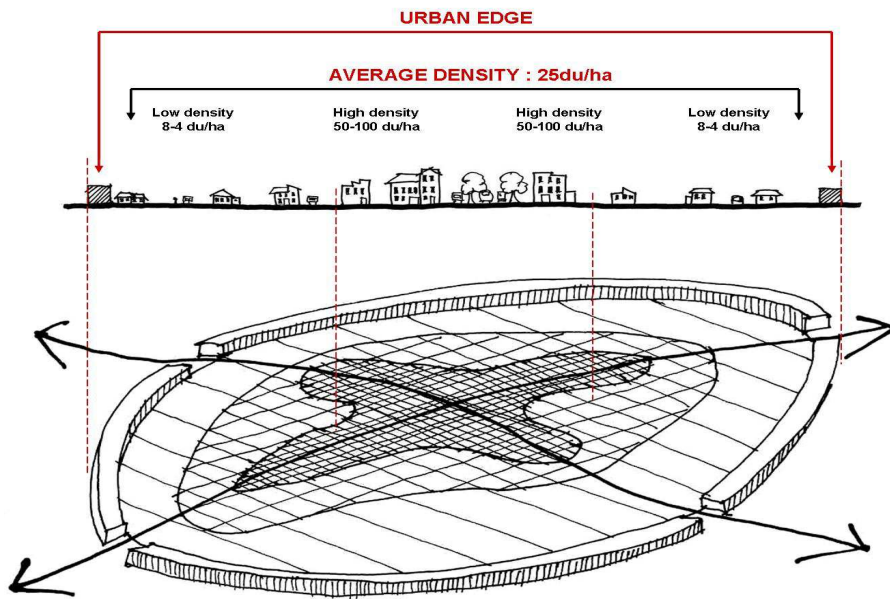


Figure 3.6.1.1 Establishing an Urban Edge

The implications of this pattern can be understood when it is realised that low income housing layouts currently being developed at about 50-60du/ha gross, should be located in the inner, more accessible parts of settlements instead of on the urban fringe which is where they are generally being located at present.

3.7 THE INTERFACE

3.7.1 Langebaan RDP Housing Scheme

Figure 3.7.1.1 shows how a sensitively designed low income housing scheme in Langebaan is located in the centre of the town

immediately abutting a high income golf estate, currently under construction.



Figure 3.7.1.1 Langebaan RDP Housing Scheme

3.7.2 Pelican Park Housing Project

The residential areas comprise a number of superblocks that will perform as distinct neighbourhoods within their own right, thereby helping to create the sense of a smaller and more intimate community often missing in large mass housing schemes, particularly if they have significant BNG components.

The block edges are important as they define the larger movement and circulation pattern of the project, frame public spaces such as the landscaped kick-about axes and the squares. They also help to make the scheme easy to read indicating which areas are largely private for residential family life and where the more public and intense activities, community facilities, public transport access, shops and markets are to be found.

This clarifies the logic of the locations of the scheme's various housing markets and the interface boundaries and corridors between them. Thus:

- Market related housing is found on the highest value parts of the site facing;
- Single storey, single dwelling GAP housing forms the interface zones between the existing suburbs;

- Two types of GAP housing: either double storey, single, semi-detached and row freehold, or three storey sectional title line the main access corridors;
- BNG housing; single dwelling or semi-detached housing, either one or two stories, depending whether it is located along main routes and faces onto public open space areas (double storey) or is located elsewhere (single storey) in the middle of the site, conveniently located near the main shopping and community amenities but away from the interfaces with the existing suburbs;
- Mixed use housing, which has the potential to accommodate small scale business depending on market take-up and is designed in a double storey GAP configuration, occupies the strategic strip of land along the service road.

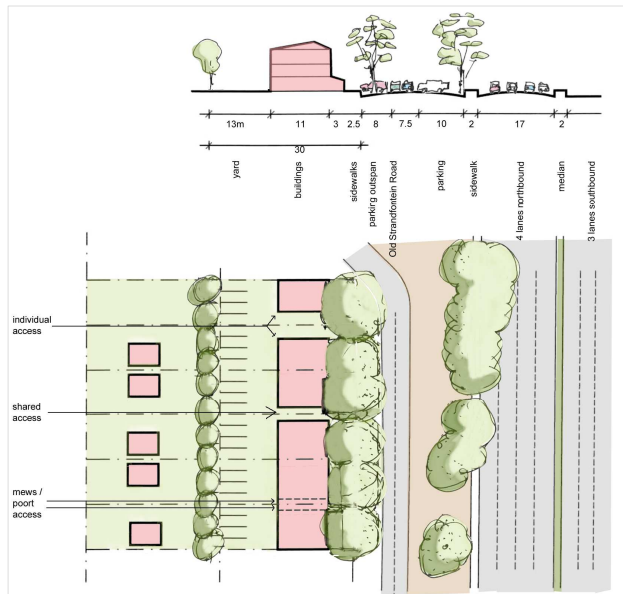


Figure 3.7.2.1 Pelican Park Plan and Section



Figure 3.7.2.2 Pelican Park Street View



Figure 3.7.2.3 Pelican Park Section of Site Development Plan and 3D Perspective

3.7.3 Imizamo Yethu Housing Project

Figure 3.7.3.1 shows the interface plots proposed for Imizamo Yethu which consisted of:

- 7.5m x 20m deep plots containing parking bays configured for either social or lower middle income housing;
- 10m rear building line to be enforced to conserve existing trees or can be replanted with new appropriate trees;



3.8 DISCOURAGE PAVILLION STYLE SINGLE DWELLINGS

This implies that the following must be encouraged in areas targeted for densification:

- a wider socio-economic range among residents. This will normally imply finding opportunities for social/middle income housing;
- employment, shopping and recreational activities at least 50% are accessible to residents on foot;
- a range of high quality and functional open spaces that accommodate passive recreation, kick-about and play parks, ornamental and indigenous gardens, tree planting including woodlots and fruit trees and horticulture (food gardens); and,
- urban development whose height, massing, scale and appearance should generally be in keeping with the sense of place of the area.

To accommodate an increase in unit numbers it will be necessary that new housing is built in a minimum of a semi-detached double storey configuration, see Figure 3.8.1. In other instances it will be necessary to build three to four storey apartment blocks.

Tenure in all of these configurations can be freehold sectional title or leasehold (rent). Although not common in South Africa it is possible to have three to four storey terrace housing with semi-basement garaging and a back garden on a freehold plot.

2-4 storey housing can also be combined with ground floor and retail if necessary.

It is essential that such housing is developed according to an overall urban design master plan that takes into account, among others, the following:

- reinforcing major activity routes with higher densities and heights;

- protecting the privacy and tranquility of lower density areas away from major routes;
- privacy and overlooking, especially between newer and older buildings;
- building front and side setbacks, stoeps and verandahs must also be carefully looked at. In most cases the single dwelling pavilion style “ziggurat” like setbacks that characterize most of the province's zoning schemes will be unsuitable. However, rather than attempting to revise the zoning scheme conditions which are entrenched as real rights a kit of standard departures that can provide the appropriate urban design quality should be developed.

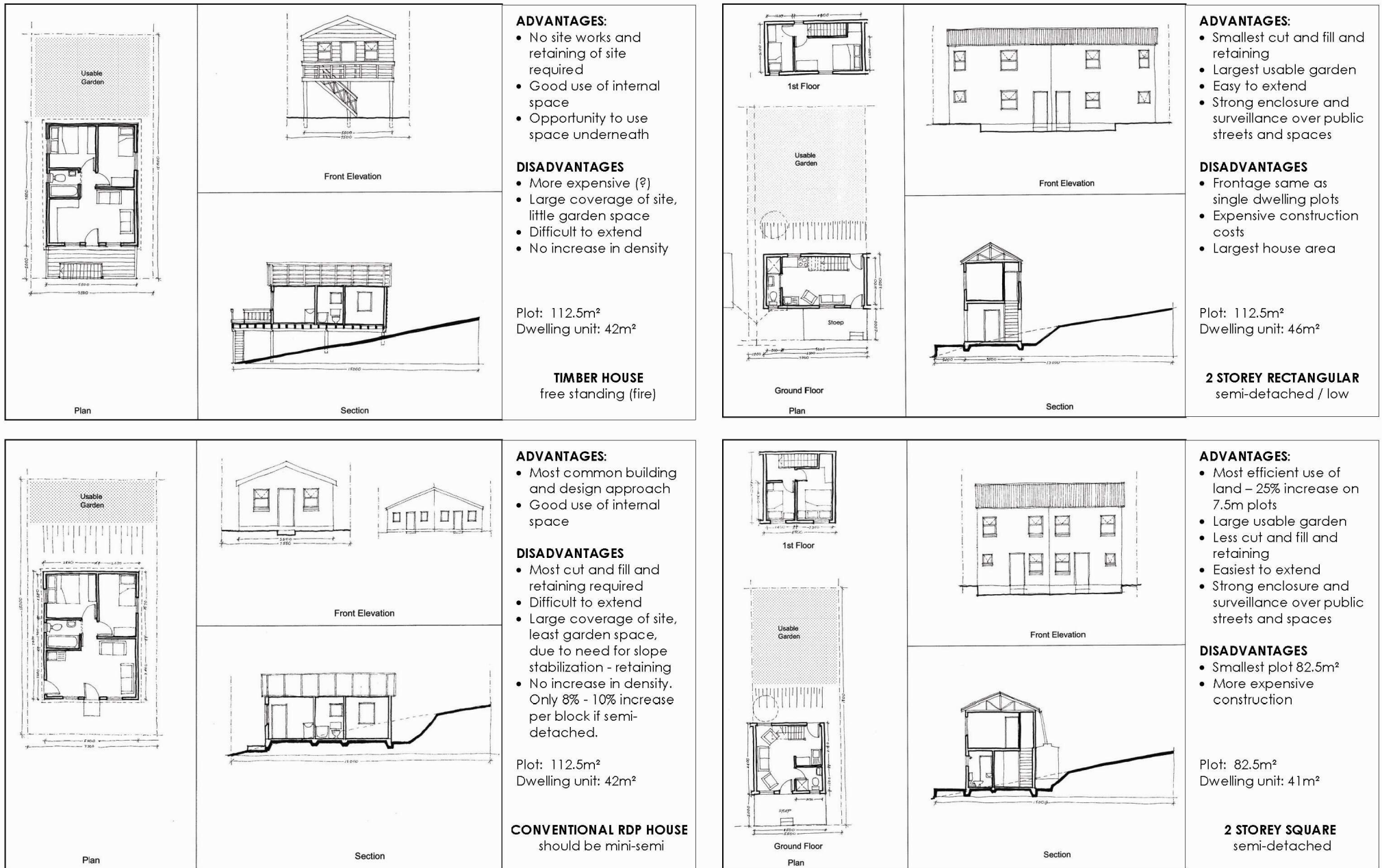


Figure 3.8.1 Examples of Single and Double Storey Housing : Single dwellings to be discouraged. Semi-detached row and apartment housing to be promoted in all sectors of the market.

3.9 A NEW APPROACH TO ARTERIAL ROAD CROSS-SECTIONS

Often, limited access arterial roads in South African cities and towns carry some of the highest volumes of private and public motor vehicle traffic but have the lowest densities or urban development alongside. This is partially due to road access management conditions that seek to minimize direct access onto mobility routes and encourage abutting buildings to turn their back on such roads.

This has the effect of visually sterilizing the road corridor as well as destroying the potential of passing traffic to support economic activity and, thereby, create jobs.

One method to both protect the limited access mobility function of such routes as well as permit development alongside is to split the cross-section of the road between access and mobility sections, see Figure 3.9.1. Such a cross-section can carry high levels of abutting urban development, ideally in a mixed-use configuration.

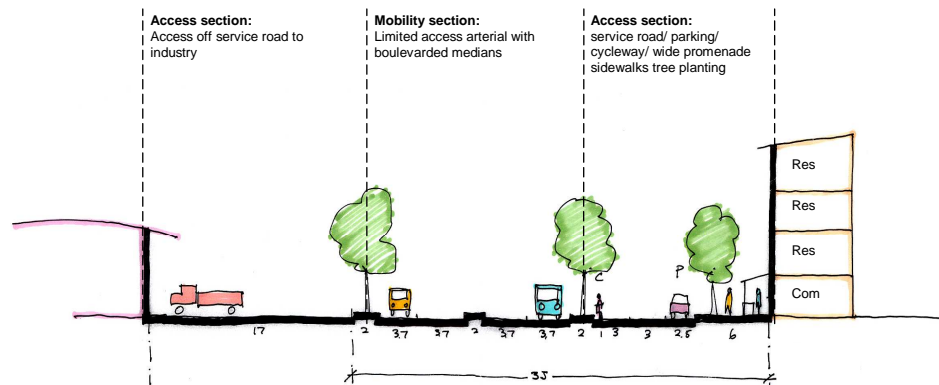


Figure 3.9.1 Mobility/access cross section

3.10 DENSIFY ALONG MAJOR ROUTES

The major routes in a settlement carry the largest amount of traffic, whether in private, public or non-motorised modes. Thus, their potential for maximizing urban opportunities is greater than minor roads. This implies that to maximize the economic advantages of these routes they should have as many people working and living alongside them as possible, see Figure 3.10.1. This also provides a pattern for predictability and consistency whereby even abutting major routes can be earmarked for densification whereas even within residential blocks can maintain their quiet, low density ambience. (Note: ideally this principle should **not** be applied along freeways or national routes as they are too dangerous, noisy and polluted.)

Figur

3.11 DENSIFY VACANT AND UNDER-UTILISED AREAS

Thus, land that is either vacant or has low density development not of heritage value provides good opportunities for densification for either public or private sector projects. Many poorly designed public open spaces fringed by the backyards of abutting houses and which are often unsafe as a result offer potential in this regard,



Figure 3.11.1 Densification of Vacant and Under-utilised Areas

3.12 AVOID “TOWN –CRAMMING”

It is important that densification happens according to an overall framework that seeks to optimize public transportation and access to business and community facilities and is not “willy-nilly” directed at any piece of open space wherever it may be located in an ad-hoc and opportunistic fashion, see Figure 3.12.1. This kind of approach is likely to have an unnecessarily negative impact on people’s perceptions of property values and create needless resistance to densification;

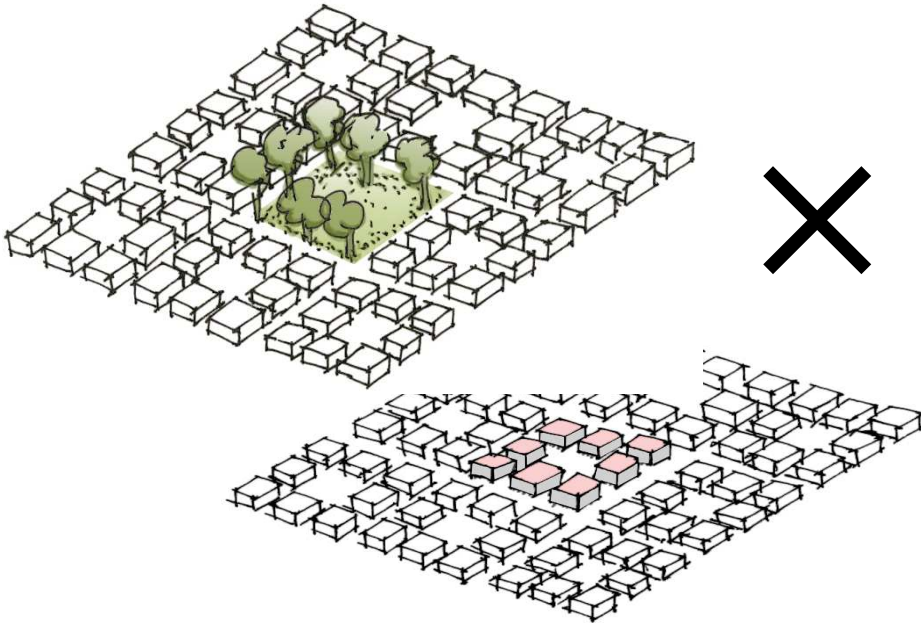


Figure 3.12.1 Avoid "Town-Cramming"

3.13 PRESERVE WELL-LOCATED OPEN SPACES

In fact, well located open spaces become more precious when there are more people in an area. In many instances, although it may be more complex, it may often be preferable to encourage the demolition and redevelopment of properties abutting the open space rather than developing the open space itself, see Figure 3.13.1.

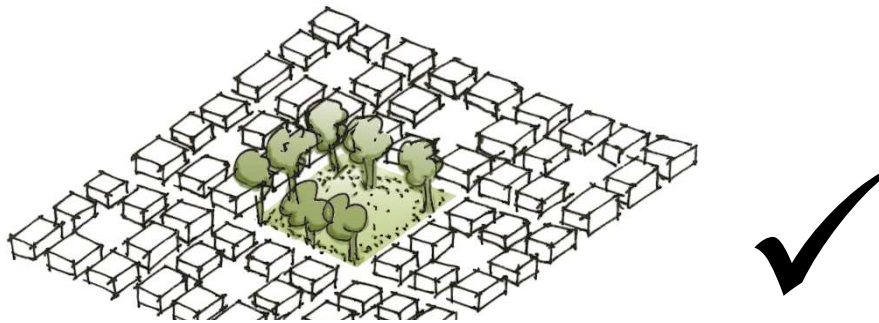
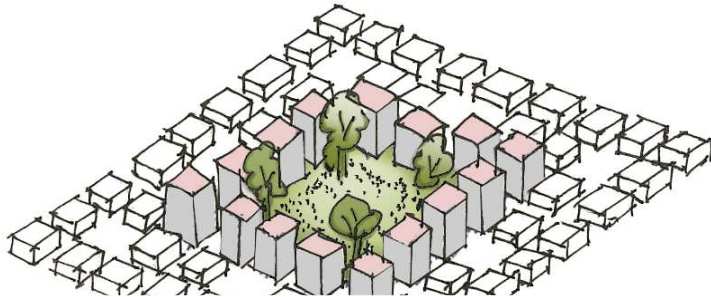


Figure 3.13.1 Preserve Well-located Open Spaces



3.14 SUSTAINABLE DEVELOPMENT

The overarching goal that should be informing SDFs, IDPs and State of the Environment Reports (SoERs) is sustainable development. The

most appropriate definition of sustainable definition remains that of the Brundtland Commission.

"Sustainable Development is the capacity to meet the needs of the present without compromising the ability of future generations to meet their own needs".

However, the term "Sustainable Development" is often used without there being any real understanding of the implications of this goal on current lifestyles, development processes, and how various spheres of government and the private sector conduct their business.

In Section 3.15 an "Ecological Socio-economic Relationship Framework" will be proposed in order to assist with how sustainable development can work in practice.

3.15 THE ECOLOGICAL SOCIO-ECONOMIC RELATIONSHIP FRAMEWORK

Various references have been made to the importance of environmental sustainability, see Section 3.14. This should be achieved at the same time as meeting a number of socio-economic demands and requirements as soon as possible.

Therefore, there is a need for some kind of a framework in which all of these competing requirements can be mediated. This has given rise to the Ecological Socio-economic Relationship Framework.

3.15.1 The Ecological Socio-economic Relationship Framework

This framework is based on the principle that the relationship between economic efficiency, social justice and human wellbeing, and ecological integrity is not one of equal and overlapping spheres where trade-offs in the one can be set off by enhancements in another. Rather, it recognises firstly, that economic efficiency is **wholly** dependent on the quality of human resources and their ability to deliver their productivity into an economic system; and,

Secondly, economic and social development cannot demand more from eco-system services than their capacity to deliver on a long term sustainable basis.

Because there is only one planet and it operates within a closed ecological cycle it is not possible to exceed the capacity of this system in the long term. Therefore, any over-demand in the short term will lead to long term negative consequences.

Figure 3.15.1 illustrates this relationship by depicting economic efficiency as a circle nesting **within** social justice and human capital which, in turn, both nest **within** the circle of ecological integrity. This

illustrates graphically the dependence of economic development and human reproduction on eco-system services.

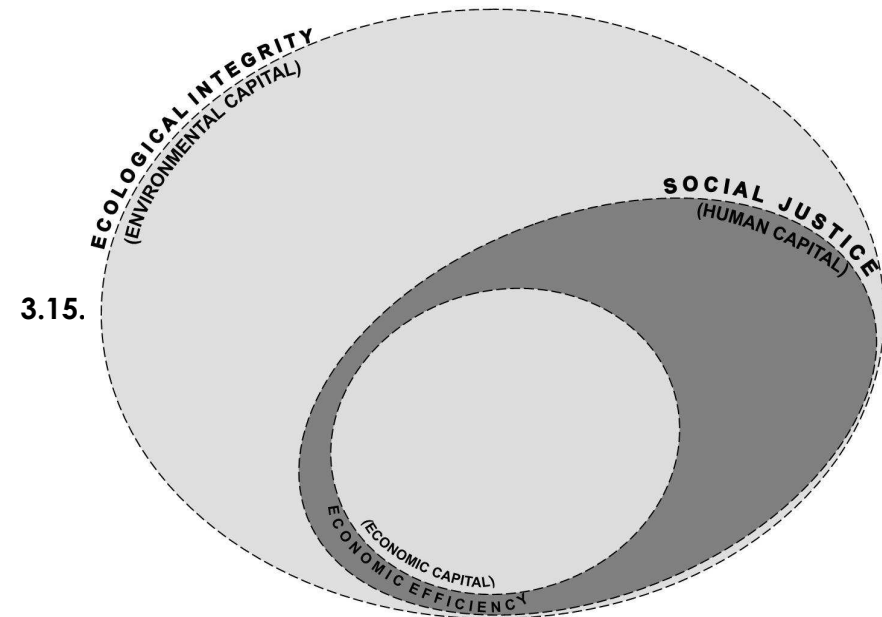


Figure 3.15.1 The Ecological Socio-economic Relationship

The mediating relationship between the three components of the Ecological Socio-economic Relationship Framework is found within the closed ecological cycle. The closed ecological cycle acknowledges that levels of production cannot exceed what is available in terms of human resources and what can be extracted from the natural environment. In turn, for the cycle to remain in balance, waste outputs from economic production and human reproduction processes cannot exceed the capacity of environmental sinks to absorb them, see Figure 3.15.2.

The interaction between the Ecological Socio-economic Relationship Framework and the Closed Ecological Cycle creates a framework on which the inputs and outputs of a number of economic activities and eco system services can be measured.

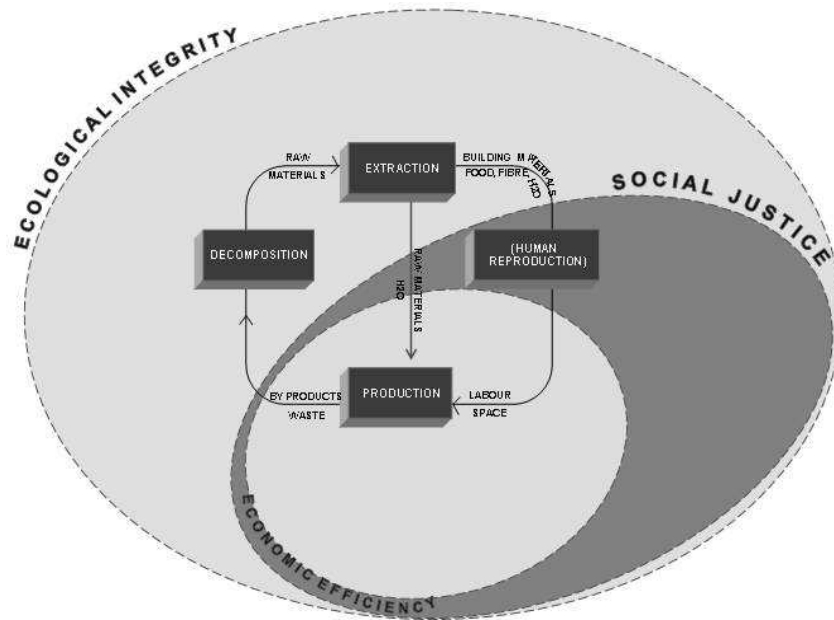


Figure 3.15.2 The Closed Ecological Cycle

3.15.3 Primary Extraction

Primary extractive economic activities such as mining, fishing, agriculture and forestry are directly dependent on the ability of land resources such as geology, soil, and biodiversity as well as water resources from rivers, groundwater and marine sources for their production. The extent and way in which these resources are extracted has a great bearing on their sustainability.

3.15.4 Human Reproduction

Similarly, the quality of human resource inputs into the system is dependent on a number of demographic indicators relating to education, health, housing, employment, entrepreneurial development, spiritual aspects such as the role of religion, and negative issues such as crime.

Aspects of these indicators, for example health are also dependent on the availability of primary extractive outputs such as water, food and fibre.

There are indicators available to measure all of these factors which can be used to measure the success, or not, of policies programs and projects aimed at improving the quality of human resources.

3.15.5 Urban Settlement Structure

An important aspect of the ability of human resources to participate effectively in the economy as well as interact socially and engage spiritually lies with the structure of urban settlements and the extent to which they are efficient and conveniently structured. Indicators relating to layout densities, the level of social and economic spatial integration, the coexistence of functions, the appearance of buildings and streets, urban environmental quality and the delivery of services help to measure the extent to which urban settlements are positive or negative contributors to the overall socio-economic system.

3.15.6 Secondary and Tertiary Economic Sectors

In terms of economic production the main sets of indicators are found in the tertiary and secondary economic sectors. There has been much work done by economists and financial analysts over the years in terms of measuring various aspects of the performance economics of economic sectors and companies, but this is seldom done within a holistic context. As a result economic GDP growth and productivity imperatives have tended to overshadow the need to ensure the ongoing ability of ecosystem services and human resources to effectively continue to contribute to the overall system.

3.15.7 Decomposition and Environmental Sinks

The final set of relationships in the ecological cycle relates to decomposition and focus on the performance of environmental sinks such as waste water treatment works, landfill sites, and the absorption of atmospheric and aquatic pollution. If environmental sinks are unable to cope with the loads deposited in them, this will lead to an increasing inability of the eco-system to continue to provide the services that are required in terms of the various extractive components.

There are a number of external drivers to the framework. They include, see Figure 3.15.3.

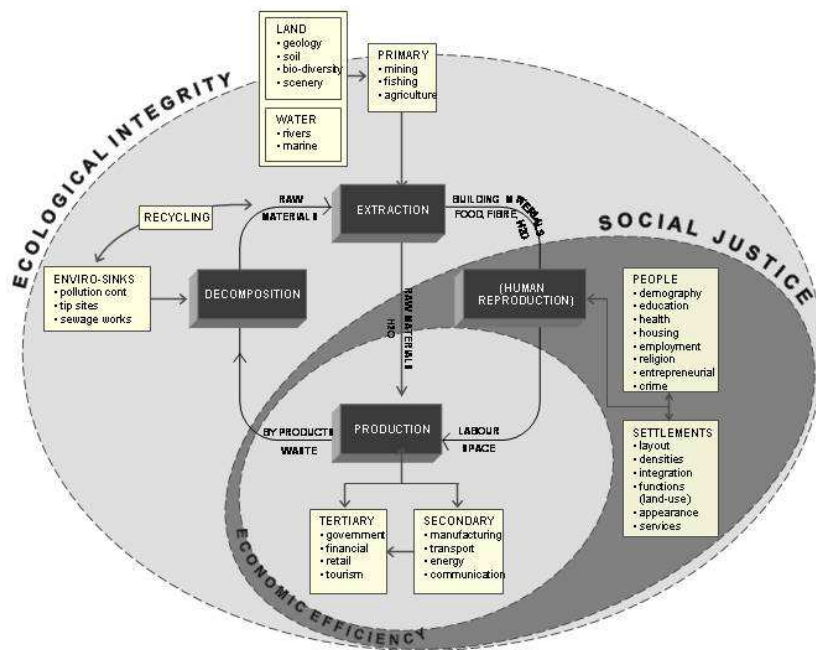


Figure 3.15.3 The Relationship with Key Performance Indicators

3.15.8 The Property Market

The dynamics of the property market in terms of tourism, residential, industrial, commercial, agricultural and rural property has an enormous bearing on the extent to which the system is able to keep in balance and redistributive policies to be implemented. The issue of land reform and spiralling land prices is an example of the impact of this driver. Understanding property market dynamics should play a major role in the compilation of spatial development frameworks.

3.15.9 Economic and Financial Returns

The second important external relationship driver relates to funding and the importance of the following returns:

- Wages (labour);
- Capital (interest);
- Rent (land and property);
- Profit (business enterprises); and,
- Tax (municipal-rates, provincial-tariffs, fees and levies, national-income, VAT, corporate, CGT, STC).

Funding is an important lubricator of the economic system in which South Africa operates. Access to funding plays a major role in decision making and the extent to which the triple bottom line relationship is able to keep in balance. A particularly obvious example of the impact of this driver is the perception of municipalities that in order to balance their budgets they need to increase their rates income and thereby encourage high income property development. However, there is little clarity as to whether the costs of such development, often hidden or not fully described are, in fact, covered by the additional rates income.

3.15.10 The First and Second Economy

The third external driver of the Triple Bottom Line Relationship relates to the relationship between the first and second economies and the extent to which all of the various activities are structured in such a way that lessens or deepens the barriers between the “haves” and the “have nots”. These barriers are beginning to create an economic underclass which is increasingly unable to participate in the mainstream economy. Most activities in the Relationship Framework can function in either more capital intense modes or more labour intense modes. It is critical that the implications of the choice of a particular mode of production are understood. There is a great danger of deepening the divide between the first and second economy and growing an underclass which could threaten the stability of the entire socio-economic system.

3.15.11 Governance and Legislation

The final set of relationships relates to governance and the efficiency with which it is able to take action, administer development control, and have the capacity to implement major projects, see Figure 3.15.4.

An important aspect of this capacity is the extent to which the administration of legal framework at national, provincial and local level is enabling or is becoming so unwieldy as to create blockages that destroy rather than create value and opportunity.

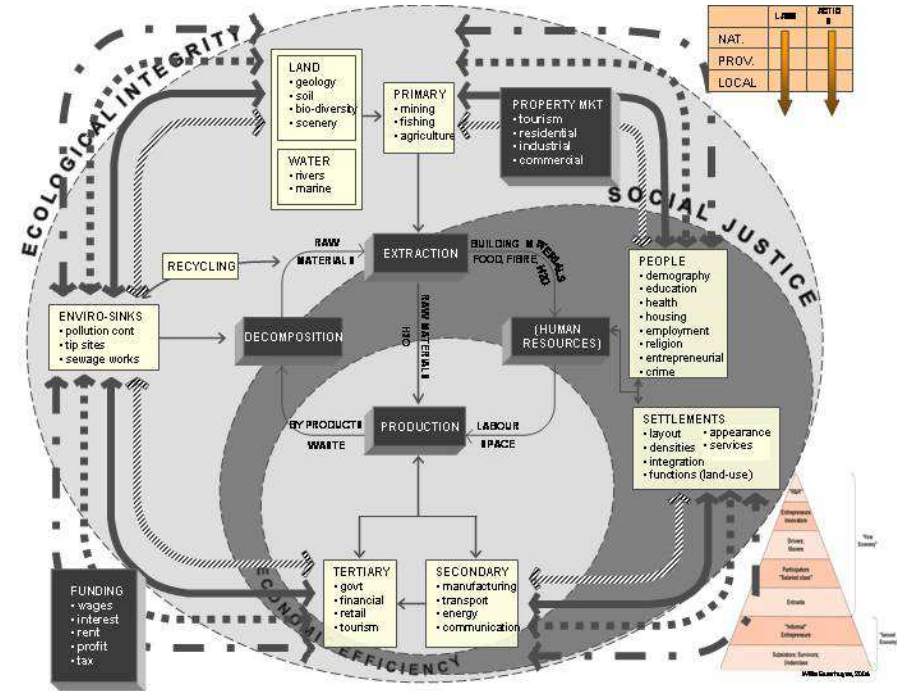


FIGURE 3.15.4 EXTERNAL DRIVERS

3.16 FOOD MILES

This is a relatively new sustainability concept that focuses on the issue of how much energy is required to put food on the table. Initially this work focused on the distances food was being transported but then also started to explore the energy embodied in the production of food from various sources and methods of production. Implications include:

- Reducing the distance between production and consumption.
- Promoting local economic development.
- Conservation of well located agricultural resources, land and water, becomes paramount.
- Clash with dynamics created by buying forces of major food chains, driving down prices for primary producer, long

distribution channels, need for long storage life, and conditions for small producers – versus Fairtrade – Marks & Spencers.

3.17 LOCAL ECONOMIC DEVELOPMENT

The Overberg District Municipality is facing net emigration from its towns as well as its rural areas.

The main reason for this would seem to be the increasing inability of the land and urban settlements to sustain reasonable livelihoods.

Rural-urban emigration is a worldwide phenomenon and is happening in all rapidly modernizing economies, particularly in India and China.

Migration theory has identified a number of push factors; declining rural resource base in the primary sectors, lack of education and health facilities, discrepancies between rural and urban incomes; and pull factors "the bright lights" (aspirations driven by consumer advertising), exposure to greater business markers and tertiary education facilities.

Todaro, the development economist, identified that it was possible to have significant urban migration in the face of high unemployment levels based on the expectations of finding an urban job rather than certainty that such a job was available. He noted that the higher the difference between rural and urban incomes the greater unemployment levels could be and people would still migrate to urban areas.

This migration forces raise questions about the appropriate nature of local economic development.

In South Africa a reversal of this trend has been noted where middle class, mainly white retirees move to rural towns pushed by the crime and grime of cities and the pull of quiet rural environment, relatively cheap housing, picturesque towns, good quality internet connections and a range of sporting facilities.

Three types of people who remain in rural areas can be identified:

1. Survivalists who don't have the skills or aspirations to move to towns;
2. Those who can find work to fulfil globalised aspirations locally, mainly public sector but also some tourism, farmers, miners and service sector entrepreneurs; and,
3. Retirees, generally living off pension or passive income transfers from elsewhere.

3.18 LINKING 1st AND 2nd ECONOMIES

Cape Agulhas is characterized by having many participants in the 2nd economy and few in the first. Part of the development challenge is to provide as many opportunities as possible for 2nd economy participants to link with the 1st, see Figure 3.18.1. Many of these links are regulatory, experiential or educational and beyond the scope of an SDF. However, a critical component of these opportunities is found in space.

This is most easily understood in terms of formal and informal retail space opportunities. Retail space opportunities form a hierarchy from regional shopping centres with anchor tenants paying low and line shops often extremely high rentals, through to neighbourhood centres, high street shops, markets, spaza, and street traders.

Informal traders, operating in the 2nd world economy are prohibited by high rentals, argued as excessive by even exclusive national retail chains such as Hilton Weiner and Aca Joe (Platinum Group) from trading in regional and neighbourhood shopping centres.

Municipal by-laws often also exclude them from high street shopping precincts or attempt to herd them into markets, often poorly located from a trading point of view.

Therefore, it is proposed that a hierarchy of trading opportunities is made available to informal traders and SMMES comprising the following:

- 20% of the space in regional and neighbourhood shopping centres including a market area – which may be linked to a public transport drop-off point and mall and sidewalk opportunities;
- Centrally located market, which may be linked to a public transport interchange, able to intercept significant pedestrian flows;
- Range of sidewalk, verge and median opportunities that cater for permanent traders e.g. fruit and vegetable, refreshments, newspapers and magazines and periodic, crafts, junk, second-hand, antiques, clothes;
- All of these opportunities should be properly managed and enforced with reasonable permit conditions enforced, and, depending on levels of security and facilities provided (toilets, paving, shade, services) rentals charged;
- Areas within CBD's should be set aside, and if necessary expropriated to provide SMMES access to the best located parts of CBD's for formal retailers, service providers and manufacturers.