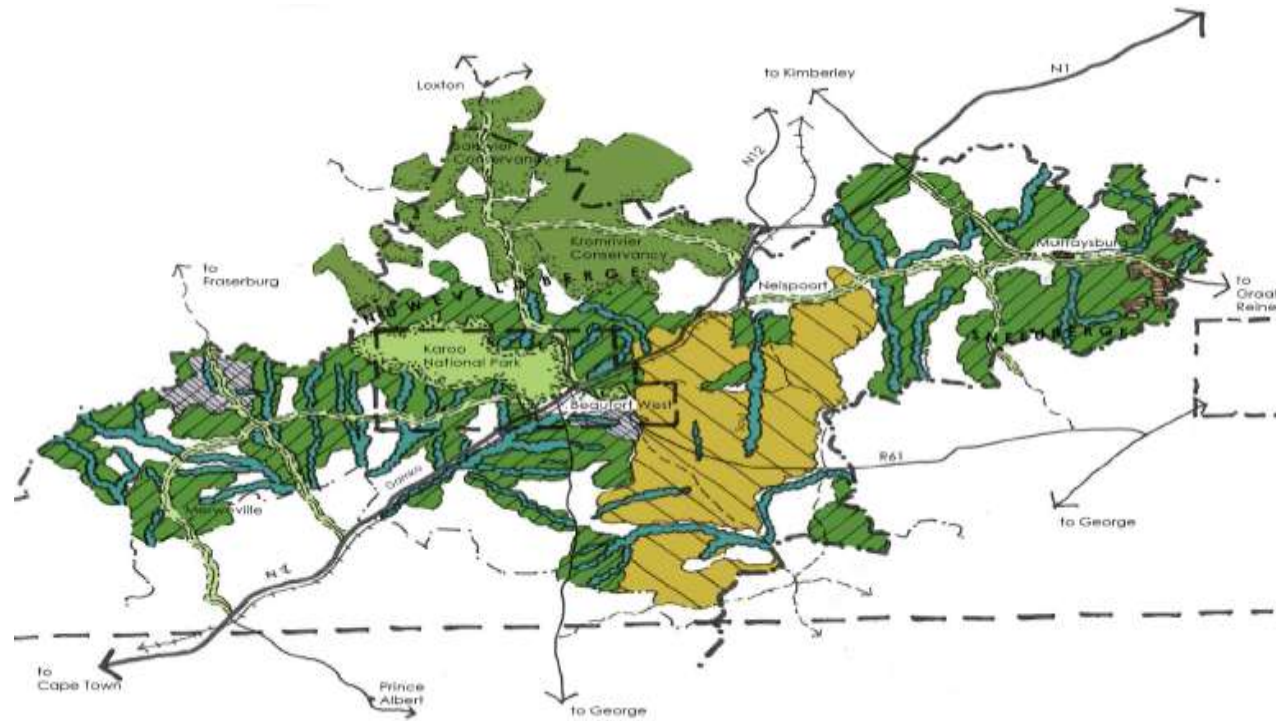


BEAUFORT WEST MUNICIPALITY



HUMAN SETTLEMENT PLAN



2013 - 2018

BEAUFORT WEST MUNICIPALITY

HUMAN SETTLEMENT PLAN

prepared for



prepared in association by



2013 - 2018

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1. INTRODUCTION

Access to affordable housing is identified as one of the key priorities in the Integrated Development Plan (IDP) of the Beaufort West Municipality (BWM). 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 Council of the Beaufort West 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.

1.1.2 PURPOSE OF THE BEAUFORT WEST HUMAN SETTLEMENT PLAN

The Beaufort West Human Settlement Plan will be utilised for the following purposes:

- Need orientated and respond to the specific housing development challenges of the Beaufort West Municipal area.
- Fully integrated and comply with the development framework of the IDP.
- Comply with the development principles of the SDF
- In line with the Western Cape Human Settlement Plan, policies as well as national legislation and policy frameworks pertaining to housing in the RSA.

- To identify the strategic housing priorities within the BWM area.
- To co-ordinate and facilitate alignment between district and provincial housing strategies, policies, delivery systems and other related initiatives.
- To identify both the overall quantity and quality of housing to be delivered and to identify areas of strategic priority.
- To assist with the preparation of its annual budgets for housing and related expenditures.
- To guide the identification, prioritisation and implementation of housing, land for housing and related projects. (provide a pipeline of projects).
- To serve as a planning and measuring instrument for housing delivery.
- Is part and parcel of the IDP of Council and all other relevant sectoral plans such as Water Services, Disaster Management, etc.
- To establish a medium to long term (20 Year) strategy.
- Perfect match between demand and supply – different state assisted housing typologies.
- The Local Municipalities HSP need to be integrated within the bigger District.
- Implementation of strategic plans and implementation programmes.
- Linking spatial planning and transportation segments.
- Dealing with all forums – not only formal and informal, but also living spaces environments within them are situated in.
- Implementation of Objective 6 Outcomes, 2010 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 BEAUFORT WEST MUNICIPALITY

The Beaufort West Local Municipality is a category-B municipality, comprising the settlements of Beaufort West, Merweville, Nelspoort and Murraysburg and is located in the Central Karoo District;

It is the largest municipality and also the administrative capital of the district and the economic hub of the region, strategically situated approximately 450 kilometers from Cape Town along the N1 route, which connects Cape Town, Bloemfontein and Johannesburg;

Figure 1.1 and 1.2 show the different settlements in the municipality and a socio economic and natural systems synthesis. There are two distinct types of settlements:

First: one large formal town, namely Beaufort West. This is identified as a relatively high priority investment in terms of the NSDP investment criteria.

Second: There are a number of smaller formally planned villages including Murraysburg, Merweville and Nelspoort.

Beaufort West is identified as a town with high development potential and a high social need. Merweville is identified as a town with low development and a very high social need. Murraysburg is identified as a town with very low development potential and a very high social need.

The areas of Murraysburg, Merweville and Nelspoort represent a challenge in terms of prioritising capital expenditure and these areas should be the focus of social development grants.

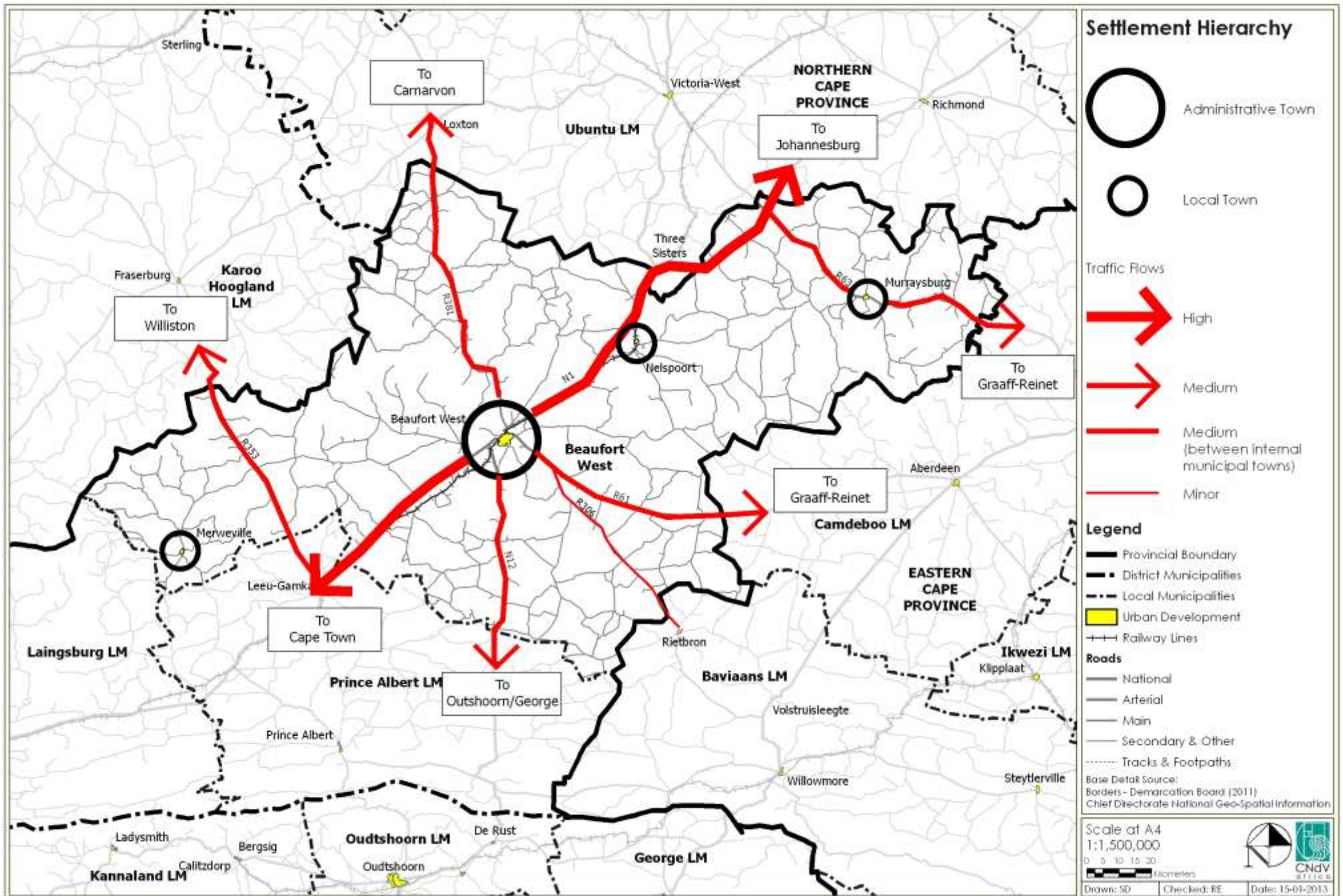


Figure 1.1 Beaufort West Municipality Settlement Hierarchy

A band across the north western and south eastern parts of the municipality is identified as the location of Integrated Sustainable Rural Development Programme (ISRDP) rural nodes.

A thin band traversing the municipality from west to east, located north of Beaufort West is identified as SANBI Escarpment.

The order of development priority for Beaufort West Municipality is as follows:

- Beaufort West;
- Merweville, Murraysburg and Nelspoort.

A combined road and rail transport corridor is indicated along the railway that passes through Beaufort Municipality and onwards to the Northern Cape. An area located north of Beaufort West is identified as a tourism development area. Ecological corridors are located along the southern and northern region of the municipality in an east-west direction.

The DMA (Murraysburg) area has subsequently been incorporated as part of the Beaufort Municipal region. Murraysburg now requires planning attention in the updated SDF.

Beaufort West is identified as the Local Principal Town and the administrative hub of the Central Karoo District. Beaufort West should be promoted as the main driver of the Beaufort West Municipal economy.

Merweville is identified as a rural settlement. Densification is to be encouraged. The outward expansion of the town is not promoted.

Nelspoort is identified as an institutional settlement. Densification and infill development is to be encouraged. The outward expansion of the town is not promoted

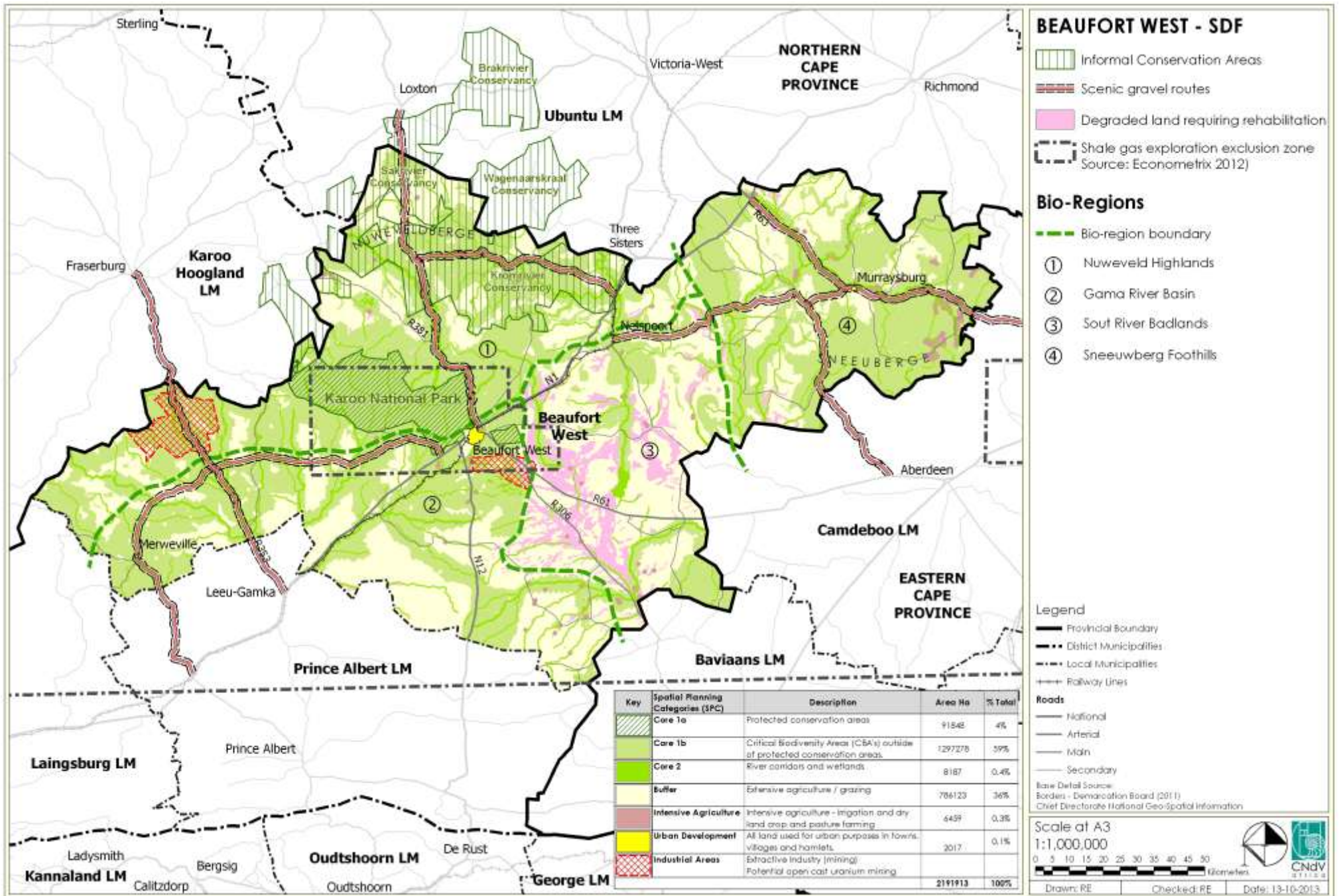


Figure 1.2 Beaufort West Municipality: Natural Systems Synthesis

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 Beaufort West municipal area.

The term “**Sustainable Human Settlements**” 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 Beaufort West 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 Beaufort West 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.

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 Beaufort West Local Municipality is a category-B municipality, comprising the settlements of Beaufort West, Merweville, Nelspoort and Murraysburg and is located in the Central Karoo District;

It is the largest municipality and also the administrative capital of the district;

It is the economic hub of the region, strategically situated approximately 450 kilometres from Cape Town along the N1 route, which connects Cape Town, Bloemfontein and Johannesburg;

The focus was to determine who is the customer/client to ensure that the correct housing instrument is used, and where these future beneficiaries will be located.

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 that in 2001 there was a total population of 43 291 and in 2011 there was a total population of 49 586 (Census 2011). This indicates an increase of 28.8% or 12 475 individuals.

	Census 2001	Census 2011
Population	43291*	49586

* 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 throughout the Beaufort West Municipality, based on 2001 Census data. From this figure it is evident that the majority of the population is located in the central region of the municipality in the main administrative centre, Beaufort-West. Higher concentrations of the population are also located in the settlements of Merweville, Nelspoort and Murraysburg.

Town	Population	% of Total
Beaufort West	31353	72.0
Murraysburg	4409	10.0
Nelspoort	1287	3.0
Merweville	1142	2.6
Rural	5100	12
Total	43291	100

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

2.3.2.3 Growth Rate

The annual growth rate of the population between 2001 and 2011 was 3.36%. This positive growth rate indicates that more people are settling in the municipality. Careful planning and budgeting would have to be done to ensure sustainable urban settlements within this growing municipality.

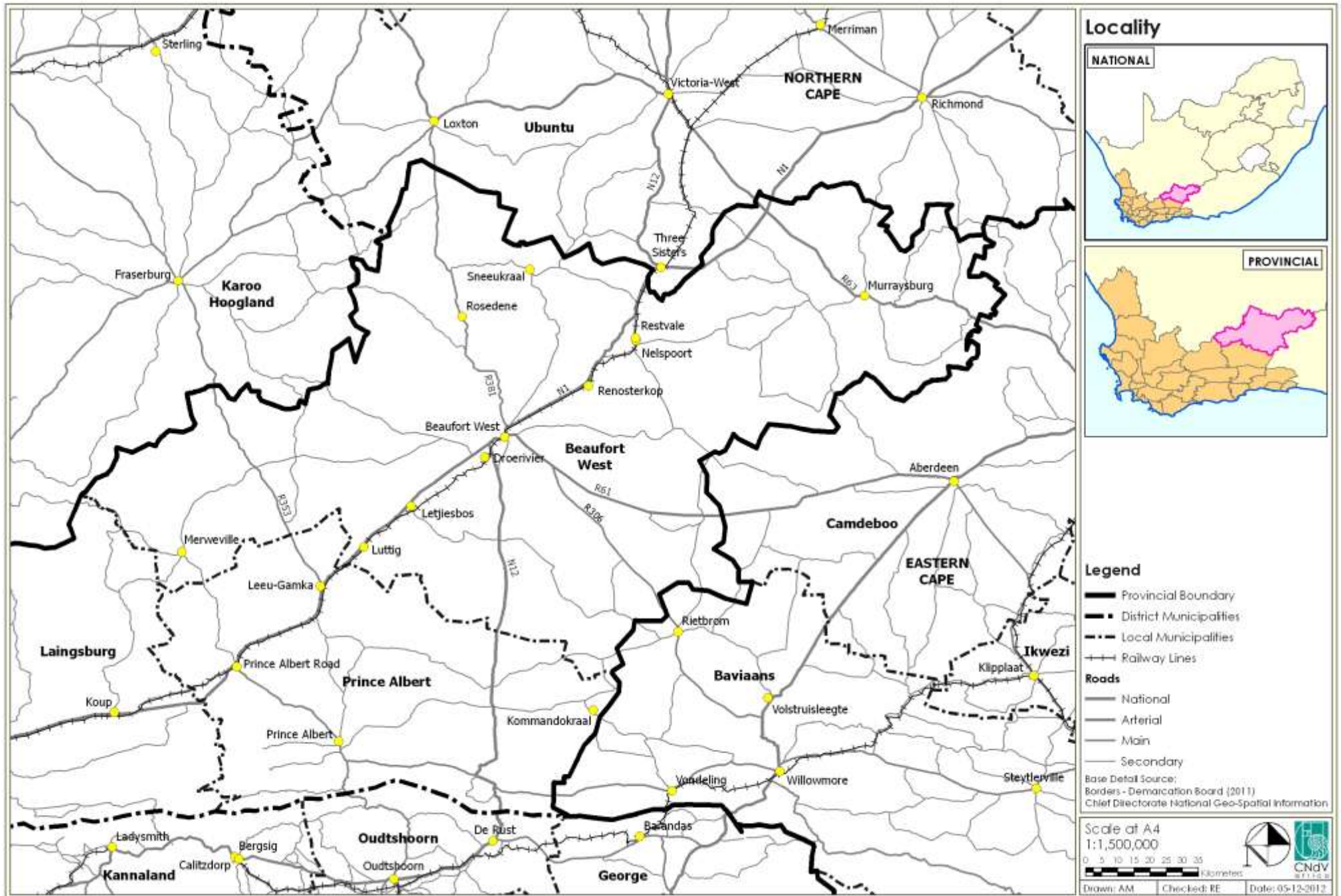


Figure 2.1 The study area of the HSP
Beaufort West Municipality Human Settlement Plan

2.3.2.4 Age Structure

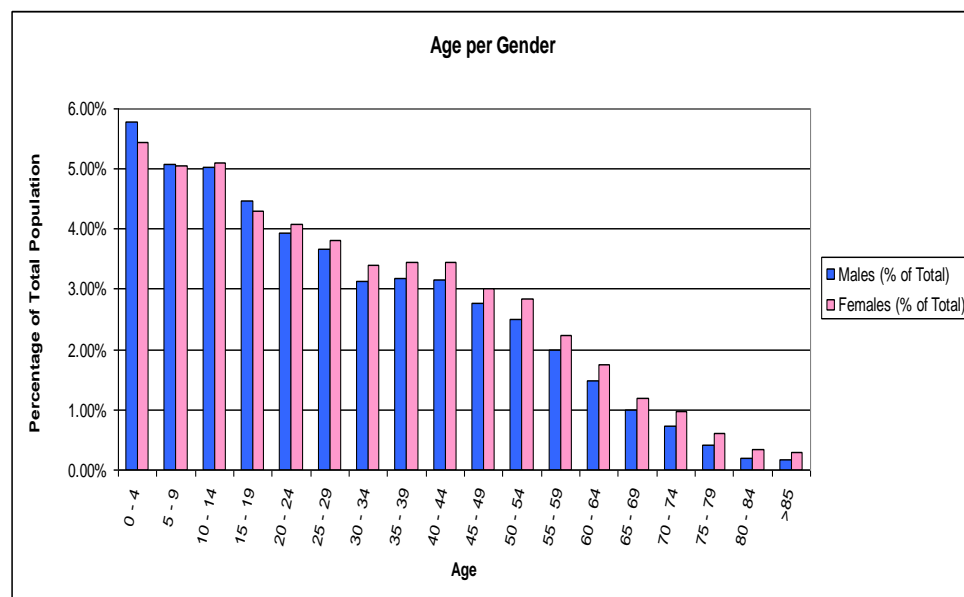
Table 2.3 indicates the age structure of the population within the municipality. The majority of the population (62.62%) is between the ages of 15 and 65, which is the economically active population.

Beaufort-West Municipality	AGE					Total
	0-4	5-14	15-34	35-64	>65	
2011	556 4	10 036	152 77	1577 6	2936	4958 9
% of Total	11.2 2%	20 .24%	30.8 1%	31.8 1%	5.92 %	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 (Census, 2011). The majority of the Beaufort West Municipality has a young population. Throughout most of the age categories there are more females than males.



Graph 2.1 Beaufort West Gender Split (source: Census, 2011)

2.3.2.6 Ethnic Groupings

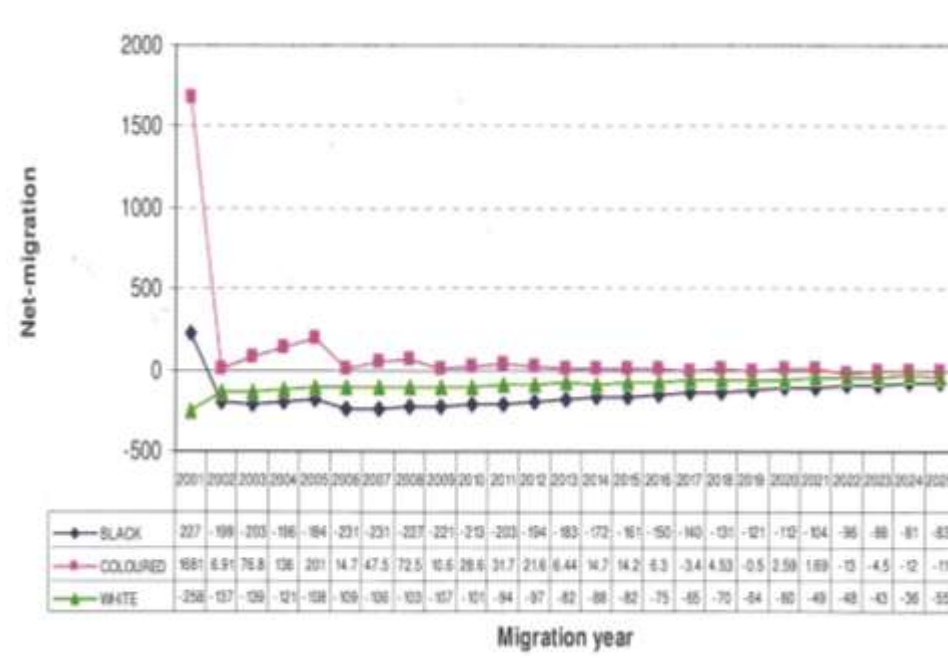
Table 2.4 indicates the ethnic make-up of the population. The coloured communities make up almost 75% of the population of the municipality. Only a small number of Asian and Indian people reside in the municipality.

Beaufort West Municipality	RACE (source: Census 2011)					Total
	Black	Coloured	Indian/Asian	White	Other	
2011	8104	36433	239	4540	273	49589
% of Total	16%	73%	1%	9%	1%	100%

Table 2.4 Population (sources: Census 2011)

2.3.2.7 Migration

Graph 2.2 indicates the projected migration for the municipality between 2001 and 2025.



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

In 2001 there was a significant amount of in-migration amongst Coloureds, see Graph 2.2. A drastic reduction in migration levels occurred in 2002 amongst Coloureds.

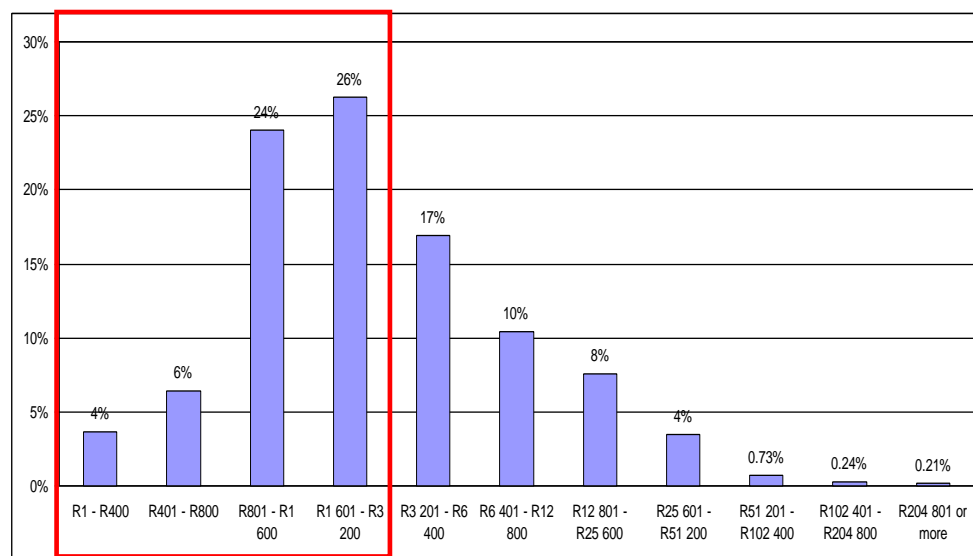
It was furthermore projected that Black and White individuals would be out-migrating from 2002 until 2025.

2.3.2.8 Individual and Household Income

Graph 2.3 below shows the household income per different income category. This graph shows that approximately 4% of households earned less than R4 800 per month in 2011.

Almost 67% of households in the municipality earned between R9 600 and R76 800 per annum in 2011. Approximately 10% of the households did not receive any form of income in 2011.

In general, the income levels of households are in the lower middle-income categories. The majority of households earn between R 801 and R12 800 per month.



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

The higher income areas are located north, south and east of Beaufort West (Census, 2001). The lowest income levels are found east of Nelspoort.

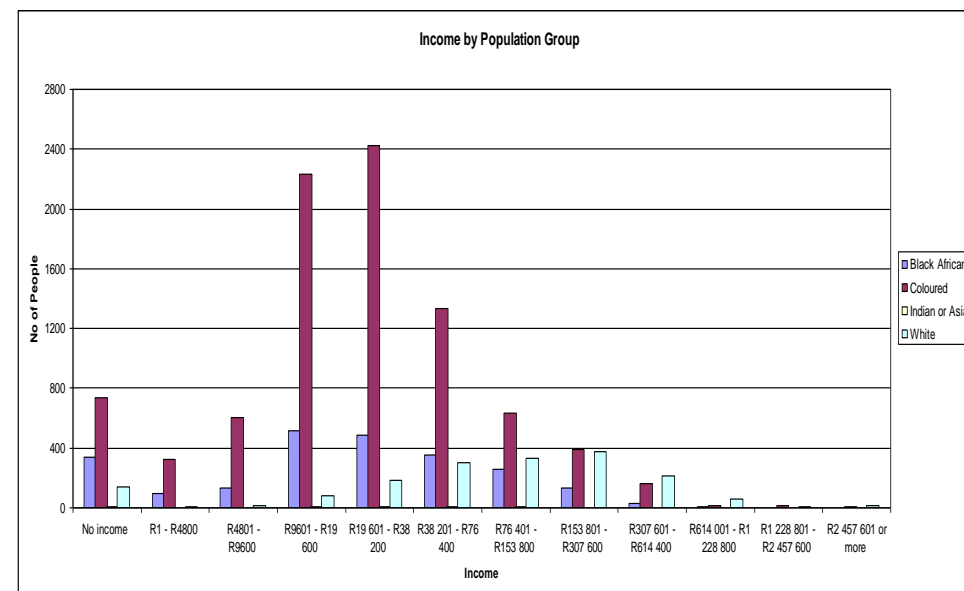
Graph 2.3 indicates that in 2011:

- About 60% of individuals earned below R3 200/month;
- About 17% of individuals earned between R3 201 and R6400/month;
- About 8% earned between R12 801 and R25 600/month; and

Approximately 20% of individuals earned between R 3 501 and R 15 000, the so-called Gap housing market. This will be handled in more detail in section 2.3.2.10 below.

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.



Graph 2.4 Income (per annum) distribution by population group (source: Census, 2011)

2.3.2.9 Existing Waiting List

The housing backlog information was derived 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 Beaufort West Municipality, and as follows:

Town	Total	Assisted By WC Housing	Duplicates		Housing Need
BEAUFORT WEST	5536	667	214	91%	4655
MERWEVILLE	69	7	0	1%	62
MURRAYSBURG	355	3	0	7%	352
NELSPOORT	112	40	0	1%	72
	6072	717	214	100%	5141

Table 2.5 Waiting List - 2012 – Per area

The total housing need is 5 141 units.

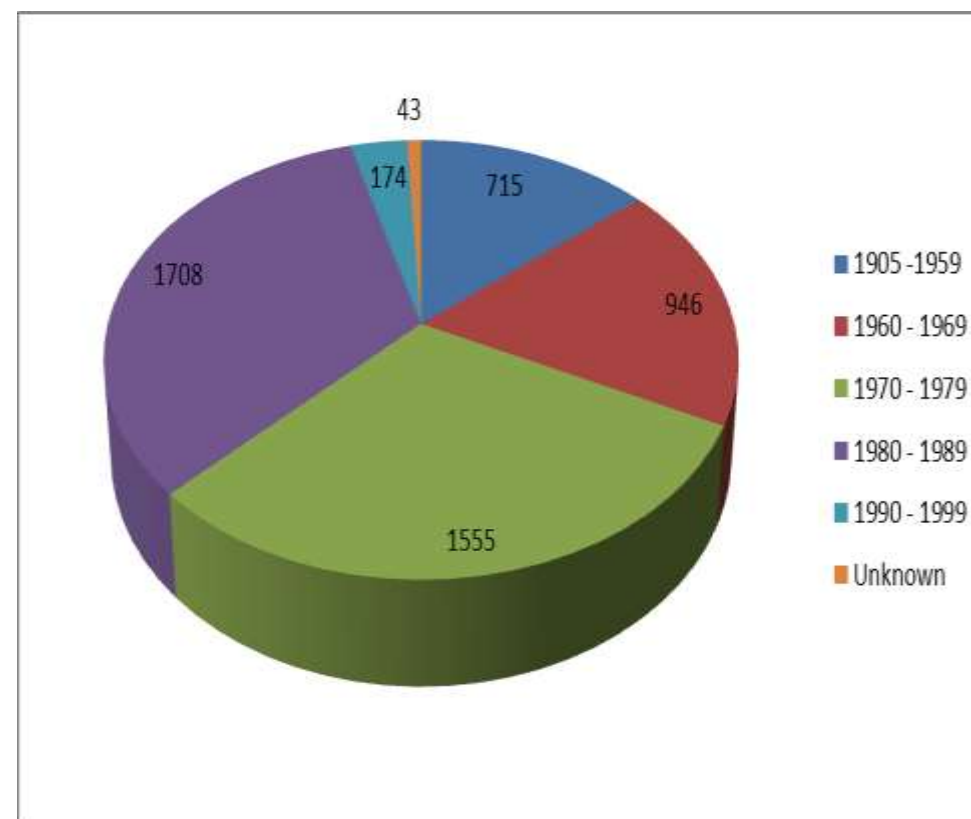
The settlement with the highest percentage of economically active population is Beaufort West. The above housing need could be broken down in the following approximate components:

- Back Yards 20%
- Overcrowding 60%
- Farm workers 15%
- Informal Dwellers 5%

See section 2.3.4 and 2.3.6 giving direction to beneficiary selection for new projects.

2.3.2.10 Age, Income Level and Informal Structure Profiles

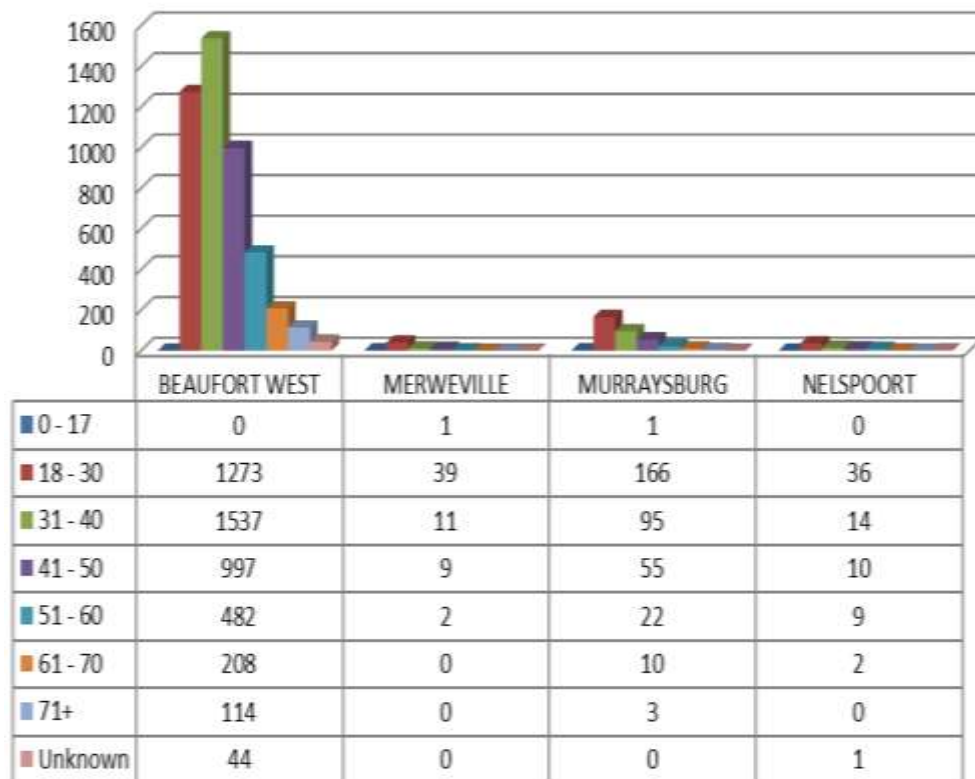
Various graphics will be provided in the next few pages to give a better understanding of the housing need, age profiles, income levels, informal structures, etc. These will be based on the waiting list.



Graph 2.5 Beaufort West Age Profiles

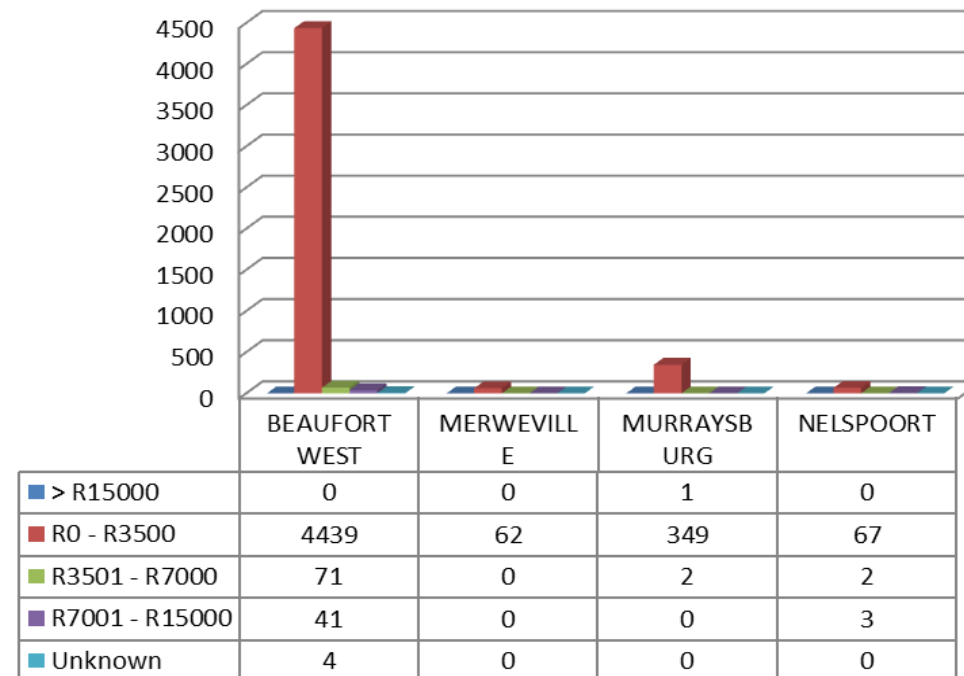
Category	Percentage	Total
0 - 17	0%	2
18 - 30	29%	1514
31 - 40	32%	1659
41 - 50	22%	1071
51 - 60	10%	515
61 - 70	4%	220
71+	2%	117
Unknown	1%	43
		5141

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.



Graph 2.7 Beaufort West Area Income Profile

From Figure 2.4 above, the Gap housing need are as follows:

- Beaufort West 116 Units
- Murrayburg 2 Units
- Nelspoort 5 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 attached maps and electronic GIS shape files.

There is 1 informal settlement in the bigger Central Karoo district, with 20 shacks (VIP's and taps) being found in the Beaufort Municipality. It is of a low priority ranking in relation to the rest of the Province and in-situ upgrade is recommended.

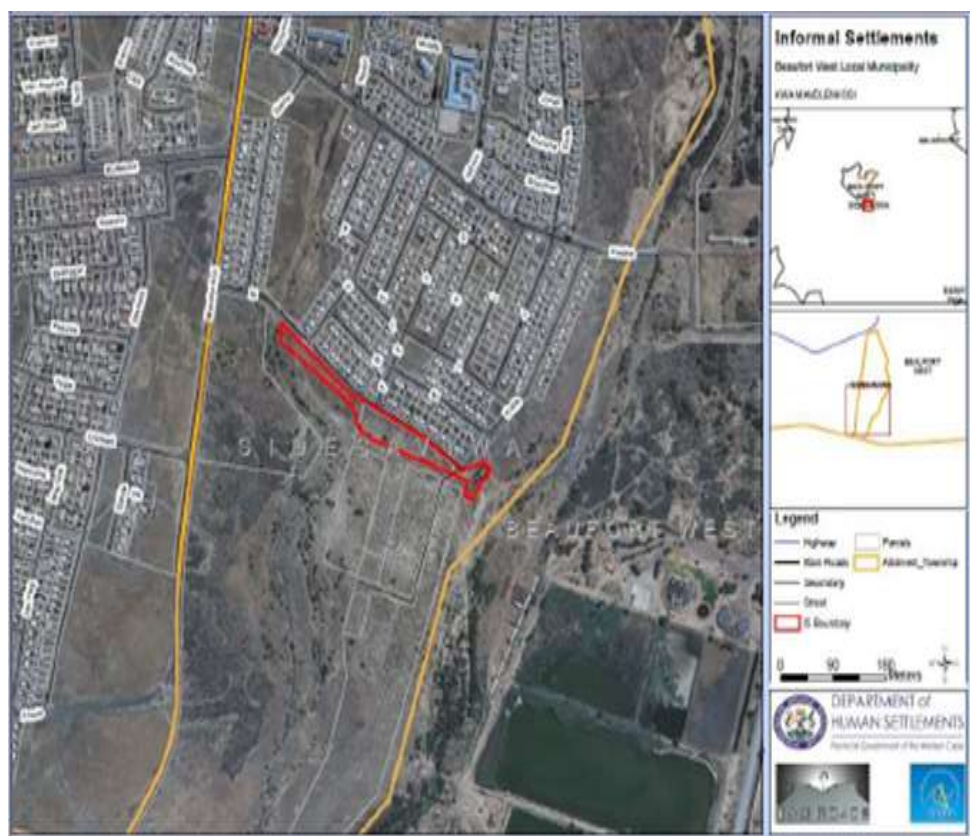


Figure 2.2 Shack Count – Informal Areas in BWM

2.3.4 COMPARISON OF AVAILABLE INFORMATION

The majority of the beneficiaries on the waiting list is in the Beaufort West area with approximately 91%. The focus of housing delivery should therefore be in the bigger Beaufort West area.

This again confirms the statement in section 1.3 and as follows:

- Beaufort West - high development potential;
- Merweville, Murryasburg and Nelspoort - low development potential; and
- Housing development in the smaller towns should be minimized in future.

The income profile shows that most of the applicants on the waiting list will qualify for a BNG Unit (95%). The highest need for housing is in the age groups 18 – 40 years of age.

Overcrowding (60%) and Back Yarders (20%) seems to be the biggest problem in the area with a relatively low informal component of 5%.

Less than 5% of applicants on waiting list will require alternative housing arrangements eg. GAP and/or Rental Housing. The need in Beaufort West is 116 units and needs to be catered for. When we compare this with the census 2011 information, see section 2.3.2.8, it is clear that the existing waiting list should be updated to include all areas and income groups between R 3 501 and R 15 000.

2.3.5 HOUSING NEED

From the above figures, tables and graphs it is clear that the estimated low cost housing backlog therefore is: **5 141**

2.4 HOW WILL BEAUFORT WEST MUNICIPALITY DEAL WITH INFORMAL SETTLEMENTS AND THE SELECTION OF BENEFICIARIES FOR NEW PROJECTS?

Housing development within BWM is viewed as an integrated approach, and especially the Council's housing allocation policy speaks of a first come first serve basis based on the date of application. A window is kept open in the form of quotas to accommodate households with particular characteristics, for example, the elderly, disability, etc.

Farm workers on the waiting list 55 years and older are immediately assisted if there is proof that they have been staying on the farm for a minimum of 10 years. This strategy corresponds well with the latest Farmworkers Housing Guidelines (Draft June 2013), and as follows:

- the a quota of 5% of opportunities in each IRDP project apply to farm residents who are 55 years of age or older;
- farm residents must have resided on farms for 10 years or more out of the last 13 years; and
- the quota is of a limited size, depending on the size of the housing project.

Beaufort West is the first priority town, with the greatest development potential, therefore the bulk of the housing units, BNG and GAP, be developed in and around Beaufort West.

Housing needs identified at SDF workshops during January 2013 are as follows:

Beaufort West – 4 655 Units Required

Housing	
1	Housing is located further and further away from town centre.
2	Hillside was poorly planned. People here are unemployed, there are no recreational facilities and no shopping opportunities
3	RDP Housing should be livable and a convenient size. The current

	houses are too small.
4	No room for expansion in existing new housing developments.
5	RDP houses are being rented out and beneficiaries live somewhere else.

Table 2.7 Housing Requirements – Beaufort West

The SDF addresses the location of housing development closer to the town centre.

Murraysburg – 352 Units Required

Housing	
1	No new houses have been built in Murraysburg since 1994.

Table 2.8 Housing requirements – Murraysburg

The non- development of housing in the area is addressed in the HSP pipeline section. Future development however needs to be minimized.

Merweville – 62 Units Required

Housing	
1	The town needs more housing to accommodate those residing in the squatter area. The latest housing was built in 2011. The squatters are building clay houses. Promises were made to supply housing in 2014.
2	Residents complain that the existing housing units are too small and provide no room for extensions.

Table 2.9 Housing Requirements - Merweville

Line Departments

Housing	
1	Housing needs to be addressed. Nelspoort residents want GAP housing for teachers.
2	The housing waiting list should indicate income levels of beneficiaries as an indication of types of housing required.
3	Houses are being transferred to beneficiaries but they don't have the financial ability to maintain the house. There is a need for consumer education, which is currently being done but without follow-up or incentives for people following this programme.
4	The Department of Human Settlements has an insurance programme where houses are repaired if damaged.

5	Rental options might be explored if individuals can't afford their units.
6	Housing for farm workers should be addressed.
7	Emergency housing cannot be done for one house. Houses are only built when a larger group requires housing. This leads to people having to wait for emergency housing for a long time.

Table 2.10 Line Department Requirements

Future housing development needs to be minimized in Merweville. The provision of erven for Gap housing needs to be investigated.

Nelspoort – 72 Units Required

Housing	
1	Farm workers are settling in the town and families are growing which leads to additional backyard structures.
2	Housing is required for approximately 100 middle income residents.
3	The upgrading / maintenance of houses was not well executed.
4	Subsidy housing suffers from poor craftsmanship (ASLA) – 2009.
5	Some people do not have ownership of state houses yet and need to make high additional payments.
6	A hail storm in December 2012 caused significant damage (roofs came off, windows broke, etc.). The municipality did nothing to assist those affected.
7	Animals roam freely throughout the town. This is problematic.

Table 2.11 Housing Requirements - Nelspoort

Future housing development needs to be minimized in Nelspoort. The provision of erven for Gap housing needs to be investigated.

2.5 IDP SERVICE DELIVERY AND INFRASTRUCTURE PROJECTS

2.5.1 CIVIL AND ELECTRICAL ENGINEERING SERVICE'S NEEDS: LINE DEPARTMENTS

The table below indicates the needs as identified by the officials and councillors:

Infrastructure - General	
1	The SDF should prevent hap-hazard development. Development should occur where infrastructure, facilities, etc are co-ordinated.
2	There is MIG funding provided for bulk services provision but this is not enough.
3	Municipality has cash flow problems to provide services/infrastructure.
4	Applications have been made for MIG funding for all small towns, but not Beaufort West.
5	Great emphasis needs to be put on sewerage and water shortages in the towns in the HSP and SDF.

Infrastructure – Sewer	
1	Beaufort West has about 30% capacity left at sewerage works. The internal infrastructure is not coping. R6mil is to be spent in new housing areas on infrastructure. If all the housing projects are to be implemented significant upgrading would be required with respect to sewerage.
2	Merweville's sewerage works has been upgraded. It has sufficient capacity exists to accommodate development.
3	Nelspoort has no sewerage capacity but no overflow is experienced. There is no capacity exists for additional development.
4	The sewerage works in Murraysburg requires urgent upgrading as no capacity exists. Sewerage spillage is being experienced on a daily basis.

Infrastructure – Water	
1	Murraysburg has water quality problems.
2	The water network in Murraysburg, Merweville and Nelspoort is acceptable. Beaufort West has network quality problems, the infrastructure is very old. As an interim measure the water pressure has been reduced in some areas. The water system has enough capacity till 2020 – 2025.
3	Merweville only access borehole water.
4	The water purification plant in Beaufort West should be upgraded (approximate cost is R10mil – 15mil). This is not hampering development.
5	Water connections could be linked with municipalities in the Northern Cape.

6	Additional housing developments in Beaufort West are subject to water availability. Sufficient water supply is available for the currently planned housing projects. Reclaimed sewerage water might be an option to alleviate shortages.
7	Nelspoort received MIG funding to upgrade water quality.
8	Bulk water infrastructure could be upgraded if funding comes through from Department of Water Affairs.

Infrastructure – Stormwater

1	When the river in Merweville overflows, it splits the town in two.
2	Nelspoort – the biggest stormwater problems are caused by the river, but the system is sufficient most of the times.
3	In Murraysburg extensive studies were done on stormwater. The old town has stormwater problems due to ageing infrastructure.

Infrastructure – Transport

1	Additional pedestrian bridge is necessary across the Gamka River in Beaufort West
2	A pedestrian link is required in Beaufort West over N1 (estimated cost ±R9mil) linking with the pedestrian bridge over the railway line.
3	R80mil is required for freight bypass (municipality to supply 20% of this). This could possibly affect S8 housing site (layout to be checked).
4	The CSIR have been appointed to prepare an integrated Transport Plan for the municipality.

Infrastructure – Solid Waste

1	Beaufort West Landfill sites have a remaining lifespan of 2 years.
2	Murraysburg landfill sites need to be relocated (currently in the middle of an aquifer). No new site has been identified.
3	Nelspoort landfill site has ±10 year life span available.
4	Merweville landfill site has ±5 years life span available.

Infrastructure – Electricity

1	Electricity supply in Murraysburg can't support existing development. Small section is supplied directly from Eskom.
2	Beaufort West has an old electrical system. It can handle the

	currently planned projects. New projects would require new network upgrades. A new bulk point is being provided (20MPA). 11kv medium voltage network is very old but still in good working order.
3	Merweville electrical supply is the sole responsibility of Eskom. The nearest Eskom office is in Beaufort West.
4	The Municipality is planning to have prepaid electricity available 24 hours a day not just at the municipal office.

Infrastructure (Nelspoort)

1	Power failures take about 3-4 hours to be resolved from Beaufort West. There is no person in Nelspoort qualified to undertake infrastructure repairs.
2	The town requires funding to help with instillation of solar panels and gas. This will assist in reducing the costly reliance on electricity.
3	Quality of the water is putrid. The water smells and bleaches the clothes, etc.
4	Invasive trees affect the electricity network.
5	6kL of free water, is not available.
6	Free water is available to all in Murraysburg but not in Nelspoort.
7	Some geysers are problematic. Geysers were provided through the municipality and they should follow up on this.
8	The large Blue Gum trees in the town soak up all the water and damage infrastructure. These should be phased out.
9	When the N1 becomes congested drivers use the road past Nelspoort. Donkeys, etc cause traffic problems/ accidents.
10	A boom is needed for the level crossing.
11	The entrance to town should be tarred.
12	The Murraysburg Road should be tarred.
13	There are loose rocks on the road towards the station which could cause serious accidents.

Table 2.12 Various Infrastructure Requirements

2.5.2 CIVIL AND ELECTRICAL ENGINEERING SERVICES

The table below indicates the IDP services delivery and infrastructure projects for the period 2012 – 2017:

IDP PROJECTS

Water and Sewerage Distribution			
No	Town	Project	Cost
1	Municipal	Pressure release valves	600,000
		Pressure release valves	1,400,000
		New Water Reservoir	1,000,000
	Sub-Total		3,000,000
2	Beaufort-West	Upgrading existing WWTW – Beaufort West	8,000,000
		Upgrading existing WWTW – Beaufort West	5,000,000
		New prepaid water meters Phase 1 – Prince Valley	1,000,000
		Realign bulk water – Rustdene	636,690
		New Sewerage Pipeline next to Buitekant Street	500,000
	Sub-Total		15,136,690
3	Murraysburg	Investigation of Murraysburg WWTW	500,000
		Upgrading of Murraysburg WWTW	6,000,000
		Upgrade Water Supply – Murraysburg	1,400,000
	Sub-Total		7,900,000
4	Nelspoort	Bulk water supply – Nelspoort	2,602,038
		Upgrading of Nelspoort WWTW	2,000,000
		Bulk Water supply – Nelspoort	1,314,512
	Sub-Total		5,916,550
TOTAL			31,953,240

Water and Sewerage Purification			
No	Town	Project	Cost
9	Municipal	Development of Aquifers	5,000,000
		Development of Aquifers	5,000,000
		Upgrading of existing pump stations	4,500,000
		Upgrade a water network: all towns	2,000,000
	Sub-Total		16,500,000
10	Beaufort-West	Installation of Archimedean Screw Pump	500,000
		Upgrading of existing chlorination room	100,000
		Upgrading of existing Telemetry System	400,000

		Upgrade of fencing at Beaufort West WWTW	250,000
		Repair of existing Aeration Basin	350,000
	Sub-Total		1,600,000
11	Nelspoort	Investigation of Nelspoort WWTW, capacity	100,000
	Sub-Total		100,000
TOTAL			18,200,000

Street and Storm Water			
No	Town	Project	Cost
12	Municipal	Retention dam	9,160,000
		Retention dam	9,000,000
		Gravel roads	5,000,000
		Gravel roads	9,000,000
		Storm Water N1	5,000,000
		Rehabilitate gravel roads – Phase II	1,258,509
	Sub-Total		38,418,509
13	Beaufort-West	Roads Kwa-Mandlenkosi	843,396
		Rehabilitate gravel roads Kwa-Mandlenkosi	2,494,916
		Storm water retention dam – Hillside II	4,426,294
		New storm water channel –Hillside II	77,265
		Rehabilitate gravel roads - Rustdene	360,000
		Rehabilitate gravel roads – Hillside II	6,176,482
		Upgrade gravel roads - BW	2,463,406
		Rehabilitate gravel roads – Beaufort West	9,000,000
	Sub-Total		25,841,759
14	Murraysburg	Rehab roads and storm water– Murraysburg	3,400,000
		Rehabilitate gravel roads – Murraysburg	6,170,195
		Storm water – Murraysburg	1,620,000
		Upgrade gravel roads – Murraysburg	3,972,545
	Sub-Total		15,162,740
TOTAL			79,423,008

Electricity			
No	Town	Project	Cost
19	Municipal	132kV Substation	8,000,000
		132kV Substation	1,400,000
		Electrification Central Karoo	12,000,000
		132kV Substation	12,000,000
		Housing electrification 367 erven	3,000,000
		Housing electrification 367 houses	1,500,000
		Upgrading main substation 22/11kV	5,000,000
		Load control 132/22kV Substation	5,000,000
		11kV Network new Industrial area	2,000,000
		Auto Recloser 11kV Plotte	250,000
		Isolator and Switchgear 22kV lines	250,000
		Telemetrie 11kV Substations	1,000,000
	Sub-Total		51,400,000
20	Beaufort-West	High mast lighting Hooyvlakte	501,600
		Upgrading 11kV Switchgear Beaufort West	15,000,000
		Upgrading 11kV Switchgear Rustdene	30,000,000
		Upgrading 11kV Switchgear Kwa-Mandlenkosi	5,000,000
		Upgrading overhead lines Rustdene	1,000,000
		Upgrading overhead lines Hillside	3,000,000
		Upgrading overhead lines Beaufort West	1,000,000
		Upgrading mini substation Bastiaanse school	650,000
		Upgrading mini substation Botha Street	650,000
		Upgrading transformer Truter substation	350,000
		Flood lighting sport ground Rustdene	1,200,000
		Flood lighting sport ground Rugby field	1,200,000
		High mast lighting Rustdene	1,381,862
		High mast lighting Hillside I	552,745
		High mast lighting Hillside II	276,372
	Sub-Total		61,762,579

21	Murraysburg	High mast lighting Murraysburg	552,745
		Upgrading electrical network Murraysburg	700,000
	Sub-Total		1,252,745
22	Merweville	High mast lighting Merweville	829,117
		Flood lighting sport ground Merweville	1,200,000
		High mast lighting Merweville	250,800
	Sub-Total		2,279,917
23	Nelspoort	Flood lighting sport ground Nelspoort	1,200,000
	Sub-Total		1,200,000
TOTAL			66,495,241

Table 2.13 IDP Status Delivery and Infrastructure Projects

The bulk services needs that have been identified and will be address during the five years in the budgets 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. Housing development in the following towns is directly linked to the upgrading of the existing sewer capacity, and as follows:

Beaufort West - 30% capacity available

Nelspoort - 0% capacity available / no development

Murraysburg - 0% capacity available / no development

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.

2.6 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 Beaufort West municipal area.

Internal strong points

- Housing policy in place
- Most bulk services in place
- Expertise exist for housing development
- Good networking and cooperation with Provincial department
- Skilled housing committee
- Enough land available for housing development
- SDF in place – indication land for housing
- 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
- Creating integrated human settlements – better planning

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.

2.6.1 INTERNAL CAPACITY

The Beaufort West Human Settlement section is rooted in the Community Services Department. The function is centred on housing administration, housing development and informal settlement management. The housing division consist of the following:

- Human Settlement Manager
- Human Settlement Clerk
- Temporary Administration Clerk
- Temporary Informal Settlement Management monitor

Overall forward planning with regards to housing provision is handled by the Community Services Director in parallel with the Engineering and Town Planning Services Directors. It is a combined effort with the assistance at this stage of the appointed Implementation Agent.

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 Beaufort West 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 Beaufort West 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 20 informal units. These figures need to be updated on a yearly basis.

3.2.2 AREA SPECIFIC STRATEGY

The detailed strategies for each one of the different functional areas within the Beaufort West 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 co-ordinated 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	Beaufort West	Nelspoort	Merweville	Murraysburg
Incremental/Formal Housing				
• NUSP	X			
• USDG	X	X	X	X
• SERVICED SITES	X	X	X	X
Peoples Housing Process(PHEP)	X	X	X	X
Social Housing	X	X		X
Emergency Housing Program (EHP)	X			
Rectification of Houses 15/3/94 to 31/3/02	X			

Table 3.1 Possible Housing Instruments

3.3 HOUSING INTEGRATION AND SETTLEMENTS

Minimum plot sizes of 160m² for BNG units, 250m² for GAP units and 500m² for high income is proposed. This is not the norm for BNG housing which tends towards plot sizes from 120m² to 100m² (in higher order municipalities where land is more scarce) and even smaller, particularly if double storey housing with a smaller footprint (20m² instead of 40m²) is used. These two advantages, first, less land required and secondly, more people can be accommodated closer to economic opportunities and social facilities and travelling time whether on foot or by vehicle is reduced. The main disadvantage is a smaller plot. This can be compensated by paying more attention to quality and play streets and public open spaces.

3.3.1 BEAUFORT WEST

The backlog in Beaufort West is approximately 4 655 units. This represents approximately 155ha (at 30u/ha). The following projects form part of the housing pipeline for Beaufort West and are in various stages of being implemented, and as follows:

Project Description	Earliest Implementation	Number of Units
Kwa-Manlenkosi Consolidation	Current	96 Top Structures
Beaufort West XhoXha	Current	64 Units Rectifications
IRDP Beaufort West S3	Current	240 Erven 235 Top Structures
IRDP Beaufort West S3 Phase 2 & S4 Phase 1	Current	274 Erven 274 Top Structures
IRDP/FLISP Site G2	2015/16	67 Erven 67 Top Structures
IRDP / Erf 4102 Rem Erf 185 (S8)	2015/16	234 Erven 234 Top Structures
Erf 1476 (S2)-Land Purchase	Current	
IRDP / Erf 1476 (S2)	2015/16	396 Erven 396 Top Structures
IRDP (S1) Erf 2848, 5372 & Farm 185	2015/16	867 Erven 867 Top Structures

Table 3.2 Beaufort West Project Pipeline Projects

Various sites being identified as per Figure 3.1, 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	Largest town
BNG Units Planned in HSP as per Project Pipeline	2 015 Units
GAP Units Planned in HSP as per Project Pipeline	67 Units
Bulk Services	To be address/ Only 30% sewer capacity / See Table 2.12
Available Land / CNDV 2013 SDF BNG, Mixed Use and GAP (Depending on actual demand)	326 ha 9 780 Units

Table 3.3 Beaufort West General Information

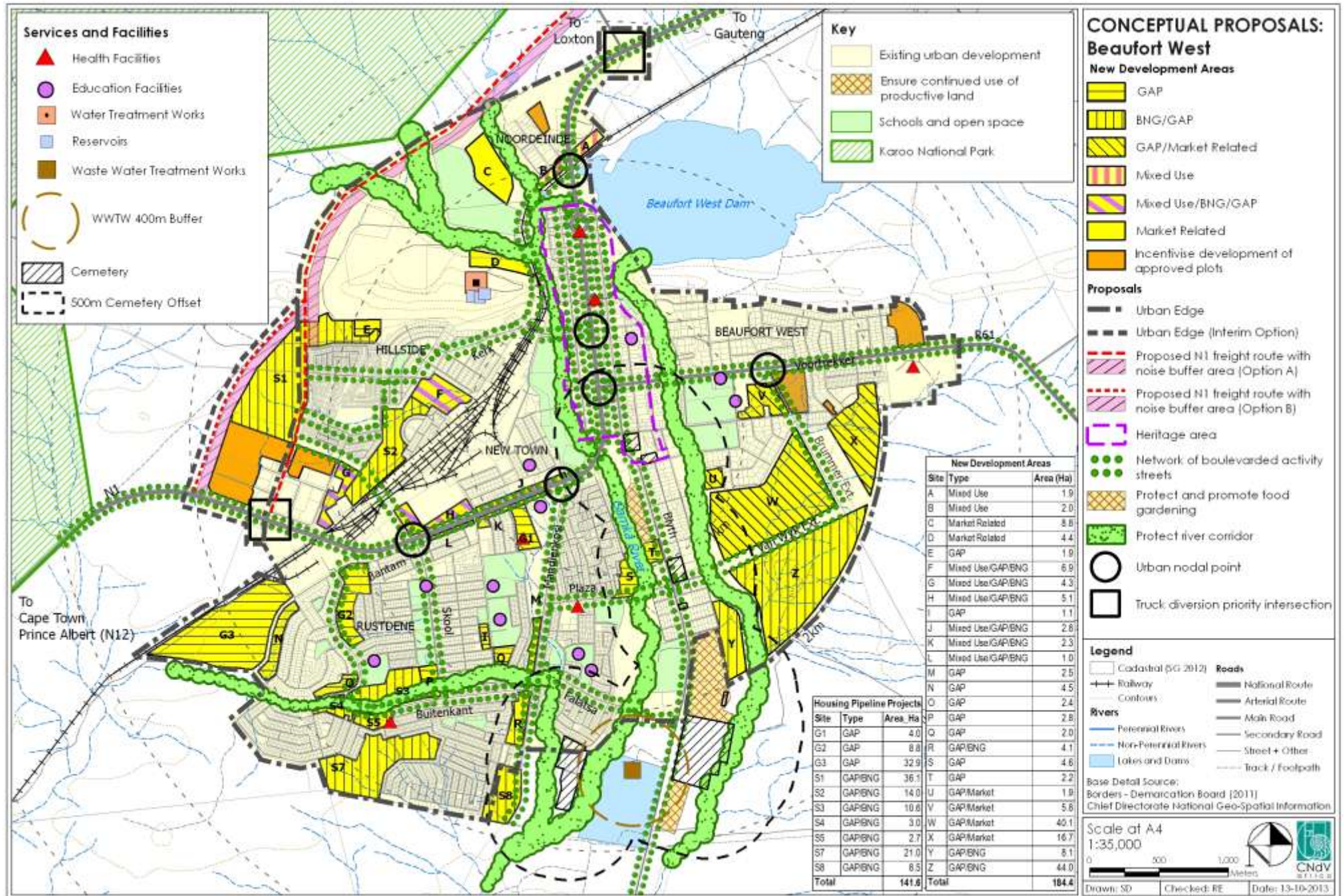


Figure 3.1 Beaufort West SDF (2013 SDF)

3.3.2 MURRAYSBURG

The backlog in Murraysburg is approximately 352 units. This represents approximately 10.5 ha (at 30u/ha).

The following projects forms part of the housing pipeline for Murraysburg and are in various stages of being implemented:

Project Description	Earliest Implementation	Number of Units
IRDP Murraysburg	2022/23	100 Erven 100 Top Structures

Table 3.4 Murraysburg 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 on Beaufort West is as follows:

Town Hierarchy /Housing Pipeline / SO6 and Informal Areas	
First Hierarchy Town	Second Order town
BNG Units Planned in HSP as per Project Pipeline	100 Units
GAP Units Planned in HSP as per Project Pipeline	0 Units
Bulk Services	To be address/ 0% sewer capacity / See Table 2.12
Available Land / CNdV 2013 SDF BNG and GAP (Depending on actual demand)	8.85 ha 265 Units

Table 3.5 Murraysburg General Information

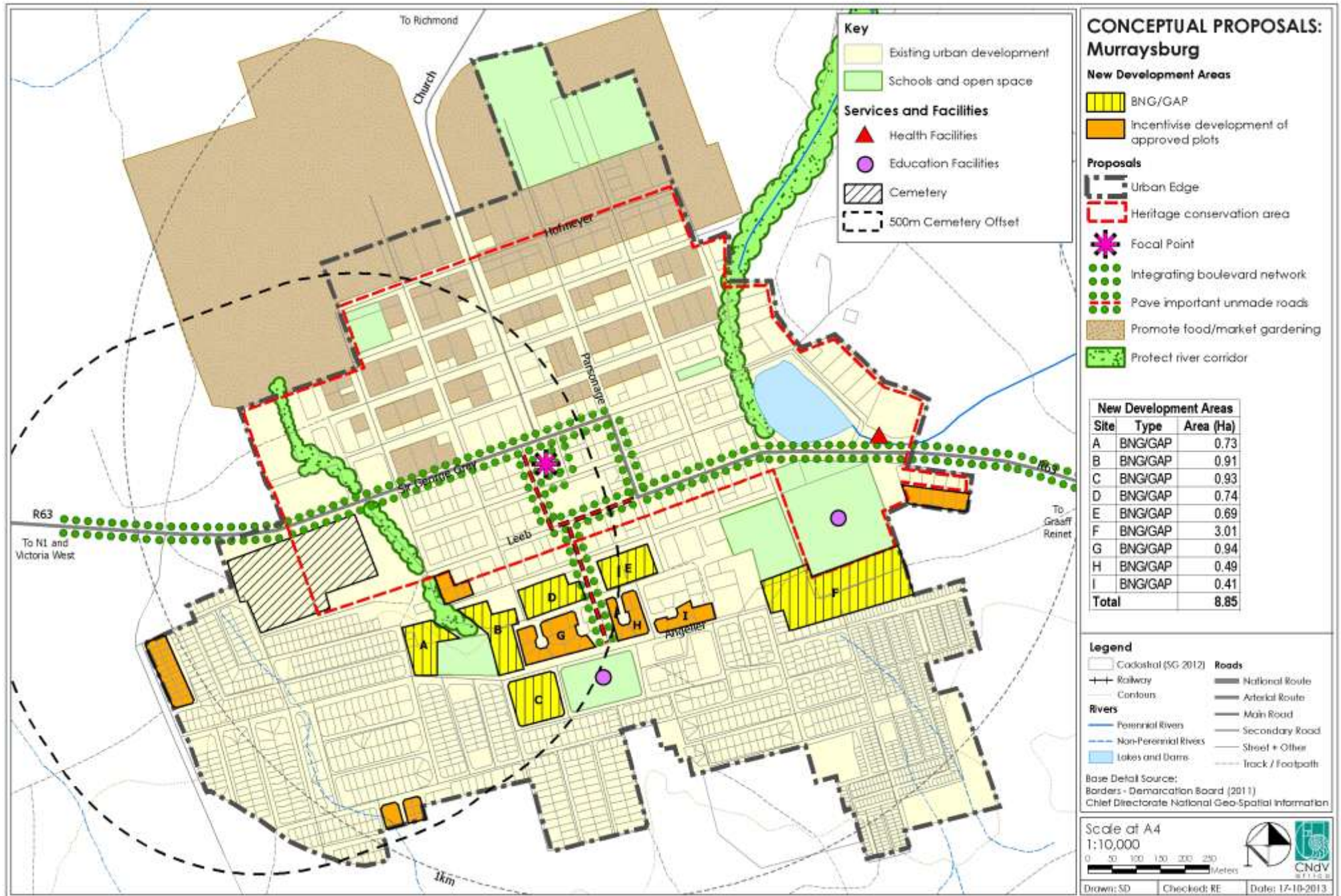


Figure 3.2 Murraysburg SDF (2013 SDF)

3.3.3 MERWEVILLE

The backlog in Merweville is approximately 62 units. This represents approximately 1.86 ha (at 30u/ha).

The following projects forms part of the housing pipeline for Merweville and are in various stages of being implemented:

Project Description	Earliest Implementation	Number of Units
IRDP Merweville	2022/23	50 Erven 50 Top Structures

Table 3.6 Merweville 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 on Beaufort West is as follows:

Town Hierarchy /Housing Pipeline / SO6 and Informal Areas	
First Hierarchy Town	Second Order town
BNG Units Planned in HSP as per Project Pipeline	50 Units
GAP Units Planned in HSP as per Project Pipeline	0 Units
Bulk Services	To be address/ Most in place/ See Table 2.12
Available Land / CNdV 2013 SDF BNG and GAP (Depending on actual demand)	5.13 ha 153 Units

Table 3.7 Merweville General Information

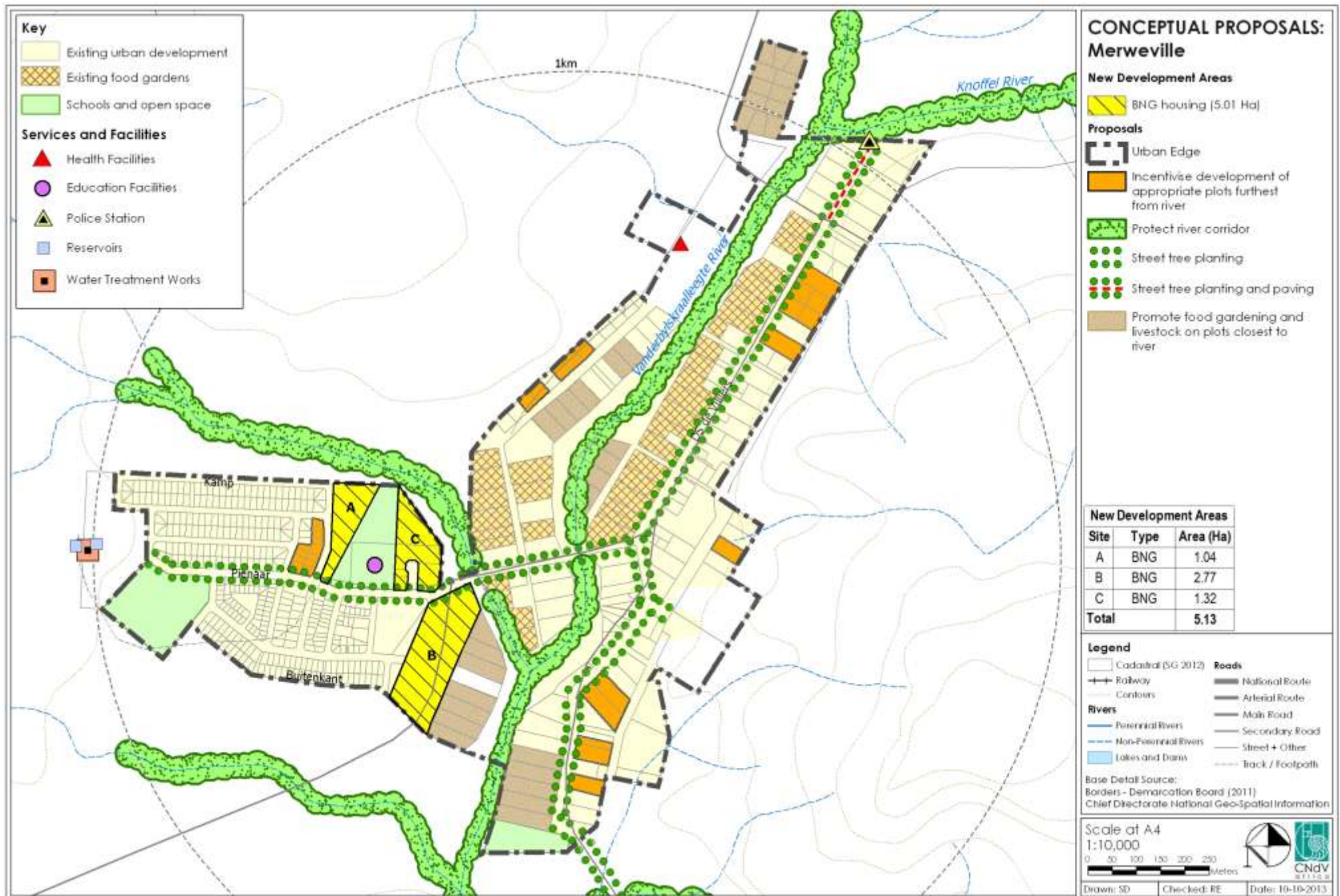


Figure 3.3 Merweville Draft SDF (2013 SDF)

3.3.4 NELSPOORT

The backlog in Nelspoort is approximately 72 units. This represents approximately 2.16 ha (at 30u/ha).

The following projects forms part of the housing pipeline for Nelspoort and are in various stages of being implemented:

Project Description	Earliest Implementation	Number of Units
IRDP Nelspoort	2022/23	100 Erven 100 Top Structures
IDP/FLISP Nelspoort	2022/23	20 Erven 20 Top Structures

Table 3.8 Nelspoort 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 on Nelspoort is as follows:

Town Hierarchy /Housing Pipeline / SO6 and Informal Areas	
First Hierarchy Town	Second Order town
BNG Units Planned in HSP as per Project Pipeline	100 Units
GAP Units Planned in HSP as per Project Pipeline	20 Units
Bulk Services	To be address/ 0% sewer capacity / See Table 2.12
Available Land / CNdV 2013 SDF BNG and GAP (Depending on actual demand)	3.74 ha 112 Units

Table 3.9 Nelspoort General Information

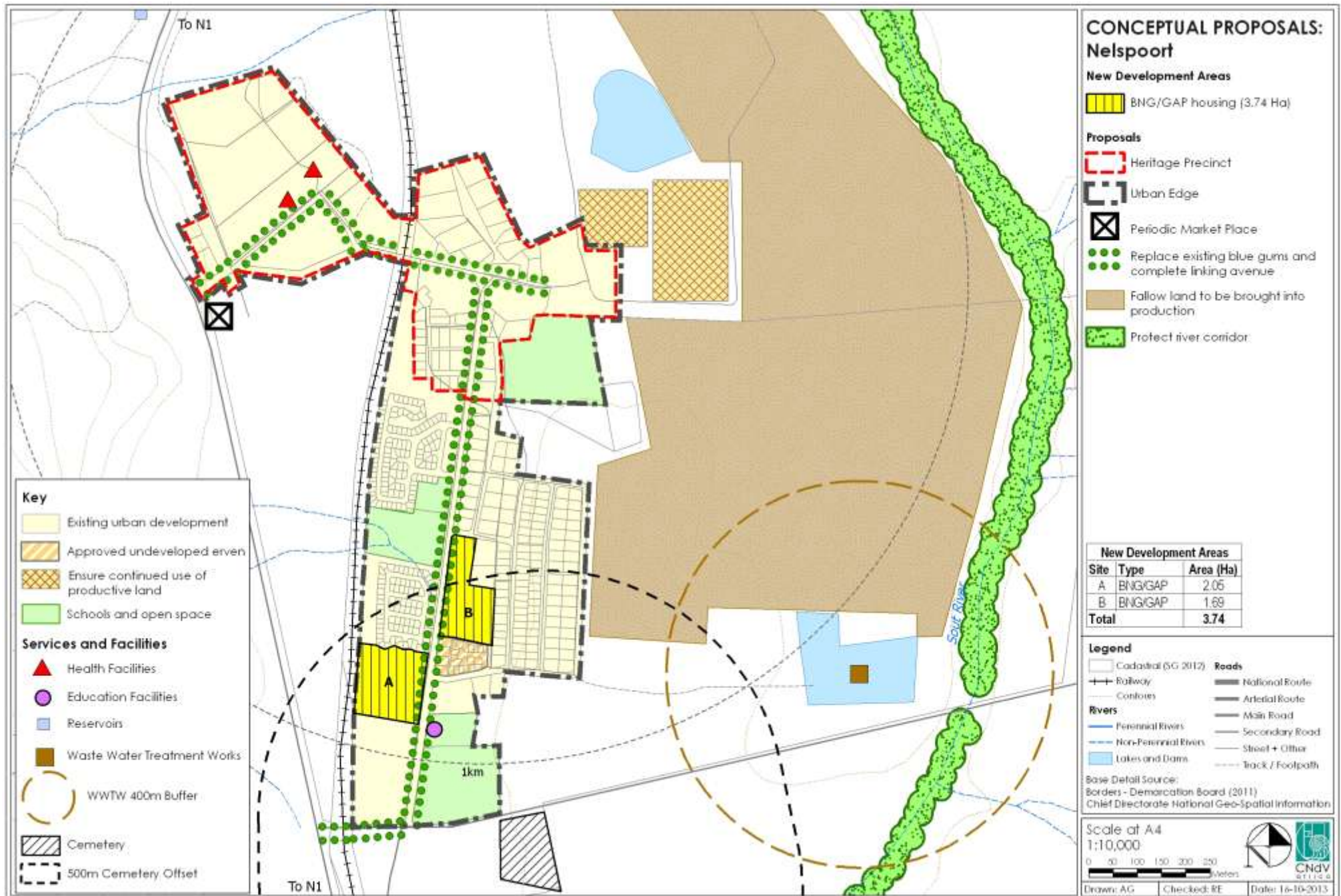


Figure 3.4 Nelspoort Draft SDF (2013 SDF)

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 the direction given by Council on the 23 November 2011 in the housing workshop, 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 Increase erf sizes 	<ul style="list-style-type: none"> Built Environment Support Programme to review SDF BESP consultant to motivate land and erf size increase to 195m2 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 	Total cost more than R100 million	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 		2013/14
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	2013/14 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 30 units/ha; 160 m² for a state subsidy plot, 250m² for GAP housing and 500m² for high income housing re provided.

Project	Housing Need BNG	Role of Site	Proposed Land Use Budget	Number of units	Infrastructure requirements	Comment / Erf Details
Beaufort West	4 655					
Site S1		BNG	36.1 ha BNG	1 083 BNG units	Sufficient/ Close to existing	RE/185 & RE/2848
Site S2		BNG	14 ha BNG	420 BNG units	Sufficient/ Close to existing	Erf 1477, 6251, 185 & RE/12
Site S3		BNG	10.6 ha BNG	318 BNG units	Sufficient/ Close to existing	Erf 4672
Site S4		BNG	3 ha BNG	90 BNG units	Sufficient/ Close to existing	Erf 3611
Site S5		BNG	2.7 ha BNG	81 BNG units	Sufficient/ Close to existing	Erf 3613 and 3612
Site S7		BNG	21 ha BNG	630 BNG units	Sufficient/ Close to existing	RE/185
Site S8		BNG	8,5 ha BNG	255 BNG units	Bulk connections will be required	RE/185
Site G1		GAP	4 ha GAP	120 GAP units	Sufficient/ Close to existing	Erf 1946
Site G2		GAP	8.8 ha GAP	264 GAP units	Sufficient/ Close to existing	Erf 2907 & 2851
Site G3		GAP	32.9 ha GAP	987 GAP units	Sufficient/ Close to existing	RE/185
Site E		GAP	1.9 ha	57 GAP units	Sufficient/ Close to existing	RE/185
Site F		Mixed Use/GAP/BNG	6.9 ha	207 Various	Sufficient/ Close to existing	RE/11
Site G		Mixed Use/GAP/BNG	4.3 ha	129 Various	Sufficient/ Close to existing	Erf 1872, 6782, 185, 6910, 1358 & 2794
Site H		Mixed Use/GAP/BNG	5.1 ha	153 Various	Sufficient/ Close to existing	Erf 3464 & 1000
Site I		GAP	1.1 ha	33 GAP units	Sufficient/ Close to existing	Erf 4722, 4731 & 6781
Site J		Mixed Use/GAP/BNG	2.8 ha	84 Various	Sufficient/ Close to existing	RE/185
Site K		Mixed Use/GAP/BNG	2.3 ha	69 Various	Sufficient/ Close to existing	RE/185 & Erf 1701
Site L		Mixed Use/GAP/BNG	1 ha	30 Various	Sufficient/ Close to existing	
Sites M to Q and S and T		GAP	21 ha	633 GAP units	To be investigated	Various see SDF
Sites R		GAP/BNG	4.1 ha	123 GAP/BNG	Sufficient/ Close to existing	Erf 4102
Sites Y and Z		GAP/BNG	52.1 ha	1 563 GAP/BNG	Bulk services will be required	RE/185
Murraysburg	352					
Sites A to F		Vacant Land/ to be addressed	7 ha	210 units	Sufficient/ Close to existing	Various erven see SDF
Nelspoort	72					
Sites A and B		BNG/GAP	3.74 ha	112 units	Sufficient/ Close to existing	Various erven see SDF
Merweville	62					
Sites A to C		BNG	5.13 ha	154 units	Sufficient/ Close to existing	Various erven see SDF

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 as per the existing project pipeline in terms of the sustainability criteria. Other portions of land should be assessed in the same manner as the ones below.

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
Beaufort West						
Site S1 36.1 ha Rem Farm 185 & Rem2848	Need: Obtained from Municipal Waiting list Availability / Ownership of land: BWM 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	Low Priority	
Site S2 13,2(7.8)ha & 2,1ha Erven 1476, 6251 &185 and Rem Erf 12,	Need: Obtained from Municipal Waiting list Availability / Ownership of land: Transnet Ltd 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	Low Priority	
Site S2 1,2 ha & 2,9ha Erf 6251 and Rem Farm 185	Need: Obtained from Municipal Waiting list Availability / Ownership of land: Municipality 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	Low Priority	

Table 4.3 Assessment of current and planned municipal projects Beaufort West

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
Site S3 Erf 4672 10.6 ha	Need: Obtained from Municipal waiting list Availability / Ownership of land: BWM Bulk funding: To be determined Bulk capacity: Direct access Environmental Risks: - Geotechnical conditions: Geotech required - Reporting on risks: No impacts - Slope, biodiversity, floodplains: No impacts Proximity to economic opportunities: close to all1 -2 km	Economic efficiency: Promotes: economic security (providing property and jobs – close to industrial area); 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– infilling vacant land Ecological integrity: To be discussed	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	Rezoning and EIA approvals to be obtained
Site S4 Erf 3611	Need: Obtained from Municipal waiting list Availability / Ownership of land: BWM Bulk funding: To be determined Bulk capacity: Direct access Environmental Risks: - Geotechnical conditions: Geotech required - Reporting on risks: No impacts - Slope, biodiversity, floodplains: No impacts Proximity to economic opportunities: close to all1 -2 km	Economic efficiency: Promotes: economic security (providing property and jobs – close to industrial area); 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– infilling vacant land Ecological integrity: To be discussed	Rezoning and EIA approvals to be obtained	Full team of technical skills required	High Priority	Rezoning and EIA approvals to be obtained
Site S5 Erf 3612 and Rem 3613	Need: Obtained from Municipal waiting list Availability / Ownership of land: BWM Bulk funding: To be determined Bulk capacity: Direct access Environmental Risks: - Geotechnical conditions: Geotech required - Reporting on risks: No impacts - Slope, biodiversity, floodplains: No impacts Proximity to economic opportunities: close to all1 -2 km	Economic efficiency: Promotes: economic security (providing property and jobs – close to industrial area); 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– infilling vacant land Ecological integrity: To be discussed	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	Rezoning and EIA approvals to be obtained
Site S7 Rem Farm 185 21 ha	Need: Obtained from Municipal waiting list Availability / Ownership of land: BWM Bulk funding: To be determined Bulk capacity: Direct access Environmental Risks: - Geotechnical conditions: Geotech required - Reporting on risks: No impacts - Slope, biodiversity, floodplains: Flat/Rocky Proximity to economic opportunities: close to all1 -2 km	Economic efficiency: Promotes: economic security (providing property and jobs – close to industrial area); 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– infilling vacant land Ecological integrity: To be discussed	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	Rezoning and EIA approvals to be obtained

Table 4.3 Assessment of current and planned municipal projects: Beaufort West cont.

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
Site S8 8.5 ha Erven Rem Erf 185	Need: Obtained from Municipal waiting list Availability / Ownership of land: BWM Bulk funding: To be determined Bulk capacity: Direct access Environmental Risks: - Geotechnical conditions: Geotech required - Reporting on risks: No impacts - Slope, biodiversity, floodplains: Flat/Rocky Proximity to economic opportunities: close to all 1 -2 km	Economic efficiency: Promotes: economic security (providing property and jobs – close to industrial area); 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– infilling vacant land Ecological integrity: To be discussed	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Average Priority	Rezoning and EIA approvals to be obtained
Site G1 4ha Erf 1947	Need: Obtained from Municipal waiting list/GAP Availability / Ownership of land: DoHS Bulk funding: To be determined Bulk capacity: Direct access Environmental Risks: - Geotechnical conditions: Geotech required - Reporting on risks: No impacts - Slope, biodiversity, floodplains: Flat/Rocky Proximity to economic opportunities: Excellent	Economic efficiency: Promotes: economic security (providing property and jobs – close to industrial area); 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– infilling vacant land Ecological integrity: To be discussed	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	Rezoning and EIA approvals to be obtained
Site G2 8.8 ha Erf 2851 Erf 2807 Erf 2851 (POS)	Need: Obtained from Municipal waiting list/GAP Availability / Ownership of land: Municipality Bulk funding: To be determined Bulk capacity: Direct access Environmental Risks: - Geotechnical conditions: Geotech required - Reporting on risks: No impacts - Slope, biodiversity, floodplains: Flat Proximity to economic opportunities: 1km from all facilities	Economic efficiency: Promotes: economic security (providing property and jobs – close to industrial area); 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– infilling vacant land Ecological integrity: To be discussed	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	Rezoning and EIA approvals to be obtained
Site G3 32.9ha Rem Farm 185	Need: Obtained from Municipal waiting list/GAP Availability / Ownership of land: Municipality Bulk funding: To be determined Bulk capacity: to be investigated Environmental Risks: - Geotechnical conditions: Geotech required - Reporting on risks: No impacts - Slope, biodiversity, floodplains: Flat/Rocky Proximity to economic opportunities: 2 to 3 km from all facilities	Economic efficiency: Promotes: economic security (providing property and jobs – close to industrial area); 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– infilling vacant land Ecological integrity: To be discussed	Rezoning and EIA approvals to be obtained	Full team of technical skills required	Low Priority	Rezoning and EIA approvals to be obtained

Table 4.3 Assessment of current and planned municipal projects: Beaufort West cont.

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		Units	Units		April - March		April - March		April - March		April - March		April - March		April - March		Totals	
		Erven	T-Structures															
	Instrument			Amount														
					2013/14		2014/15		2015/16		2016/17		2017/18		Onwards			
CURRENT PROJECTS					Erven	T-Structures	Erven	T-Structures	Erven	T-Structures	Erven	T-Structures	Erven	T-Structures	Erven	T-Structures	Erven	T-Structures
3100: Xhoxha: Repairs of Houses - Parent	RECTIFICATION		64	R 3 200 000		64											0	64
2700/1070 Beaufort West Kwa-Mandlenkosi / Consolidation (96)	IRDP		96	R 9 600 000		96											0	96
2700/1132: Beaufort West- S3 Phase 1 (240 services & 235 units)	IRDP	240	235	R 35 500 000	240	235											240	235
Beaufort West (67) FLISP/GAP -G2	FLISP	67		R 3 350 000					67								67	0
Beaufort West S3 Phase 2 & S4	IRDP	274	274	R 41 100 000			274	274									274	274
3159 :Beaufort West - S8 (234) - Parent	IRDP	234	234	R 35 100 000			234			234							234	234
Beaufort West: Land Purchase Erf 1476 - S2 - Parent (Current & Future)	IRDP	396	396	R 59 400 000					100		200	200	96	196			396	396
Sub - Total				R 187 250 000	240	395	508	274	167	234	200	200	96	196	0	0		
					R 12 000 000	R 36 300 000	R 25 400 000	R 27 400 000	R 8 350 000	R 23 400 000	R 10 000 000	R 20 000 000	R 4 800 000	R 19 600 000	R 0	R 0		
FUTURE PROJECTS																		
3083: Beaufort West S1 - Erf 2848, 5372 & Farm 185 - Parent	IRDP	867	867	R 130 050 000					200		200	200	467	200		467	867	867
Merweville (50)	IRDP	50	50	R 7 500 000											50	50	50	50
Murraysburg (100)	IRDP	100	100	R 15 000 000											100	100	100	100
Nelspoort (100)	IRDP	100	100	R 15 000 000											100	100	100	100
Nelspoort IRDP/FLISP (20)	FLISP	20		R 1 000 000											20		20	0
Sub - Total				R 168 550 000	0	0	0	0	200	0	200	200	467	200	270	717		
					R 0	R 0	R 0	R 0	R 10 000 000	R 0	R 10 000 000	R 20 000 000	R 23 350 000	R 20 000 000	R 13 500 000	R 71 700 000		
TOTAL UNITS		2348	2416		240	395	508	274	367	234	400	400	563	396	270	717	2348	2416
TOTAL CASHFLOW				R 355 800 000	R 12 000 000	R 36 300 000	R 25 400 000	R 27 400 000	R 18 350 000	R 23 400 000	R 20 000 000	R 40 000 000	R 28 150 000	R 39 600 000	R 13 500 000	R 71 700 000		
TOTAL CASHFLOW						R 48 300 000		R 52 800 000		R 41 750 000		R 60 000 000		R 67 750 000		R 85 200 000		

Table 4.4 Beaufort West Municipality Multi-year budget

4.6 PROVINCIAL PROJECT ASSESSMENT: CURRENT AND PLANNED PROJECTS

The table below provides a summary of the current and planned housing projects for the Beaufort West Municipality:

BUSINESS PLAN TARGETS 13/14 READINESS & FUTURE PLANNED PROJECTS: AUGUST 2013	Programme	Town / Suburb	Municipal Priority	Proposed Implementation Year	Housing Opportunities				Project Readiness							Project Viability				PMO System			
					Sites	Enhanced Sites	Units	Other	Land Obtained	DA ROE	LUPO Approval	Bulk Capacity	DHS Approval	Council Approval	Risks / Issues	Readiness	Geotechnical Conditions	Sustainability Criteria	Strategic Alignment	Planning Recommendation	New Naming Format	Old Pipeline Naming	PMO Note
CENTRAL RASOOL																							
Beaufort West Municipality																							
Beaufort West - Business Plan Projects for financial year 2013/14																							
2700/1070 : Beaufort West: Kwa-Mandlenkosi (96 units) Consolidation	IRDP	Kwa-Mandlenkosi	1	2013/14 (Current + 3 years)	0	0	0	0	Y	N/A	N/A	Y	Y	Y	None	Current Project	N/A	N/A	N/A	Project supported, but not aligned with SO6 objective of the prioritization of sites and services. Project currently being implemented.	2700/1070 : Kwa-Mandlenkosi Consolidation 96 Units	BEAUFORT WEST : Consolidation (96)	-
2700/1132 : Beaufort West S3 Phase 1 (240 services & 235 units) IRDP	IRDP	Beaufort West	1	2013/14 (Current)	0	0	178	0	Y	Y	Y	Y	Y	Y	None	Current Project	Geo-tech Phase 1 & 2 complete land suitable for residential development.	Project entail infill development in existing urban area. Close to socio-economic facilities and employment opportunities.	Project noted in municipal longterm housing planning.	Project supported, but not aligned with SO6 objective of the prioritization of sites and services. Project currently being implemented.	2700/1132 : Beaufort West IRDP 240 - Parent	Beaufort West (235) IRDP S3/S4 Phase 1	-
Beaufort WestIRDP 274 S3 Phase 2 & S4 (2700/132: Beaufort West IRDP 240 - Parent (2700/3081.1 and 3081.2)	IRDP	Beaufort West	1	2013/14 (Current) + 1 year	274	0	274	0	Y	Y	Y	Y	Y	Y	None	Current Project	Geo-tech Phase 1 & 2 complete land suitable for residential development.	Project entail infill development in existing urban area. Close to socio-economic facilities and employment opportunities.	Project noted in municipal longterm housing planning.	Project supported, but not aligned with SO6 objective of the prioritization of sites and services. Project currently being implemented.	2700/1132 : Beaufort West IRDP 240 - Parent (2700/3081.1 and 3081.2)		-
3159 - Beaufort West S8 IRDP 234 - Parent	IRDP	Beaufort West	1	2013/14 (Current + 1 year)	115	0	0	0	Y	Y	Y	Y	Conditional Approval received 12 March 2013	Y	None	Current Project	Geo-tech Phase 1 complete land suitable for residential development.	Project entail expansion of existing urban fabric on the southern side of Beaufort West. Location on periphery is problematic. Within walking distance of education facilities but other socio-economic facilities and employment opportunities must be accessed through public transport.	Construction of top structures not aligned with SO6 prioritization of sites and services. Project does fall within the approved urban edge and is aligned with the SDF.	Project supported, but locally on the southern edge of Beaufort West does not contribute towards sustainability.	3159 : Beaufort West S8 IRDP 234 - Parent; 3158.01 : Beaufort West S8 IRDP 234 - Services-Child; 3159.02 : Beaufort West S8 IRDP 234 - Top Structures - Child	BEAUFORT WEST: (234) IRDP INFILL (S8)	-
3205: Beaufort West: Land Purchase Erf 1476 - Parent	IRDP	Beaufort West	1	2013/14 (Current + 3 years)	0	0	0	0	N	Process not begun	Process not begun	To be determined.	N (No DHS Approval Application submitted as yet)	Y	No applications received as yet	60%	TBD	Project entails purchase of land on the north-western side of Beaufort West. Location is close to industrial area. Location is within urban edge and close to job opportunities and other socio-economic facilities.	Project noted in municipal longterm housing planning.	Project conditionally supported, further information required to provide final planning recommendation	Beaufort West: Land Purchase Erf 1476 - Parent	BEAUFORT WEST: Land Purchase Erf 1476 (Site S2)	-
3205: Beaufort West: P - Erf 1476 - Parent	IRDP	Beaufort West	1	2015/16(+ 2 years)	396	0	396	0	N	N	N	To be determined.	N (No DHS Approval Application submitted as yet)	Y	No applications received as yet	1%	TBD	Project entails services and top structures	Project noted in municipal longterm housing planning.	Project conditionally supported, further information required to provide final planning recommendation	Beaufort West: Land Purchase Erf 1476 - Parent	BEAUFORT WEST: Land Purchase Erf 1476 (Site S2)	-
Beaufort West - Municipal Proposed Housing Pipeline Projects for financial year 2013/14																							
3100 - Xhoxha: Repairs of Formal Houses - Parent	Rectification	Beaufort West	N/A	2013/14 (Current)	0	0	0	64	Y	N/A	N/A	N/A	Y	Y	None	Old Project	N/A	N/A	Project not aligned with SO6, prioritization of sites and services.	Project supported, but not aligned with SO6 objective of the prioritization of sites and services. Project currently being implemented. Project not indicated on current Business Plan for funding.	3100 : Xhoxha: Repairs of Formal Houses - Parent; 3100.01 : Xhoxha: Phase 1 - Repairs of Formal Houses - Child; 3100.02 : Xhoxha: Phase 2 - Repairs of Formal Houses - Child	Beaufort West XhoXha 40 Rectification	-
Beaufort West (57) IRDP / FLISP Project (Site G2)	IRDP / FLISP	Essopville	2	2013/14 (Current + 1 year)	67	0	0	0	Y	Y	Submitted not yet approved	Y	Y (Conditional Approval received 10 July 2013)	Y	LUPO approval not yet received	60%	Geo-tech Phase 1 complete land suitable for residential development.	Project entail infill development in existing urban area. Close to socio-economic facilities and employment opportunities.	Project noted in municipal longterm housing planning.	Project supported, but not aligned with SO6 objective of the prioritization of sites and services. Project not listed on current Business Plan for funding.	Beaufort West 100 GAP Project Services - Child; Beaufort West 100 GAP Project - Parent; Beaufort West 100 GAP Project Top Structures - Child	Beaufort West (57) IRDP / FLISP Project (Site G2)	-
Beaufort West - Municipal Proposed Housing Pipeline Projects for financial year 2014/15																							
Murraysburg (100) IRDP	IRDP	Murraysburg	-	2014/15	100	0	100	0	N	N	N	Water and wastewater plants to be upgraded. MIG funds have been applied for - Availability of MIG funds expected by July 2014. Bulk services could be available by July 2015	N	-	Bulk service capacity and development in low growth town	1%	TBD	TBD	To be aligned with SDF 2013 proposals for this town	Service system with regard to development in a low growth town; appropriate. Alignment in Beaufort West. Project not listed on current Business Plan for planning expenses.	Murraysburg 100 - Parent; Murraysburg 100 - Top Structures - Child		-
Nelspoort (100) IRDP	IRDP	Nelspoort	-	2014/15	100	0	100	0	N	N	N	Water and wastewater plants to be upgraded. MIG funds have been applied for - Availability of MIG funds expected by July 2014. Bulk services could be available by July 2015	N	-	Bulk service capacity and development in low growth town	1%	TBD	TBD	To be aligned with SDF 2013 proposals for this town	Service system with regard to development in a low growth town; appropriate. Alignment in Beaufort West. Project not listed on current Business Plan for planning expenses.	Nelspoort IRDP 100 - Parent; Nelspoort IRDP 100 Top Structures - Child		-
Nelspoort (20) IRDP / FLISP	IRDP / FLISP	Nelspoort	-	2014/15 (Current + 2 years)	20	0	0	0	N	N	N	Water and wastewater plants to be upgraded. MIG funds have been applied for - Availability of MIG funds expected by July 2014. Bulk services could be available by July 2015	N	-	Bulk service capacity and development in low growth town	1%	TBD	TBD	To be aligned with SDF 2013 proposals for this town	Service system with regard to development in a low growth town; appropriate. Alignment in Beaufort West. Project not listed on current Business Plan for planning expenses.	Nelspoort GAP 20 - Parent; Nelspoort GAP 20 - Top Structures - Child		-
Beaufort West - Municipal Proposed Housing Pipeline Projects for financial year 2015/16																							
3083 : Beaufort West S1 - Erf 2848, 5372 & Farm 185 - Parent	IRDP	Beaufort West	3	2015/16 (Current + 3 years)	867	0	867	0	Y	N (In process)	N (Submitted awaiting approval)	Y (Bulk services limited but will be able to accommodate 800 housing units)	N (Planning Approval obtained, Conditional Approval submitted July 2013)	Y	EIA and LUPO process not yet complete. Bulk infrastructure limited	20% (EIA, LUPO and DHS approval outstanding)	Geo-tech Phase 1 complete, land suitable for residential development.	Project location on periphery of Beaufort West is problematic. Project is located close to employment opportunities, but other socio-economic facilities must be reached with public transport.	Project is noted in municipal long term planning, but construction of top structures is opposed to SO6 prioritization of sites and services strategic goal.	Project supported, but location on periphery is problematic and it is recommended that other infill projects be prioritized before this project. Project is not listed on current Business Plan for funding. Issue with re-alignment of N1 resolved and project can proceed.	3083 : Beaufort West S1 - Erf 2848, 5372 & Farm 185 - Parent; 3083.01 : Beaufort West S1 - Erf 2848, 5372 & Farm 185 - Services - Child; 3083.02 : Beaufort West S1 - Erf 2848, 5372 & Farm 185 - Top Structures - Child	BEAUFORT WEST: (867) IRDP (Site S1 - Various Phases)	-
Merweville (50) IRDP	IRDP	Merweville	-	2015/16	50	0	50	0	N	N	N	Y (Only connector services to be installed. Minimal MIG funds to be applied for. Should be OK.)	N	-	Bulk service capacity and development in low growth town	1%	TBD	TBD	To be aligned with SDF 2013 proposals for this town	Service system with regard to development in a low growth town; appropriate. Alignment in Beaufort West. Project not listed on current Business Plan for planning expenses.	Merweville IRDP 50 - Parent; Merweville IRDP 50 Top Structures - Child;		-

Table 4.5 Current and Planned Municipal Projects: 10 Years HS

4.7 MONITORING, EVALUATION AND ANNUAL REVIEW

The Beaufort West 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, meaning that circumstances dictate the review, update and any changes to this document. During the annual IDP and budget cycle this Housing will be re-evaluated and reviewed.

4.8 CONCLUSION AND THE WAY FORWARD

In conclusion it is evident that there is great potential for human settlements in the Beaufort West 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
- 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.
- Identification of infill land parcels.
- 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, farm workers as well as people earning less than R 15 000-00 and who will qualify for the housing subsidy/help under the FLISP program.
- Development should be concentrated in Beaufort West and minimized in future in all other towns.
- GAP housing needs to be addressed prorata with again the focus on Beaufort West.
- Farm workers to be allocated an opportunity to participate in new housing projects as per the existing allocation guideline.
- Housing pipeline must be directly linked to the availability of bulk infrastructure.
- Internal weaknesses and opportunities as per the SWOT analysis need to be addresses.
- Internal capacity neo be addressed to fast track forward planning in the future.
- Assessment in terms of sustainability criteria for all other available parcels of land not part of the project pipeline needs to be addressed by the PRT.

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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.

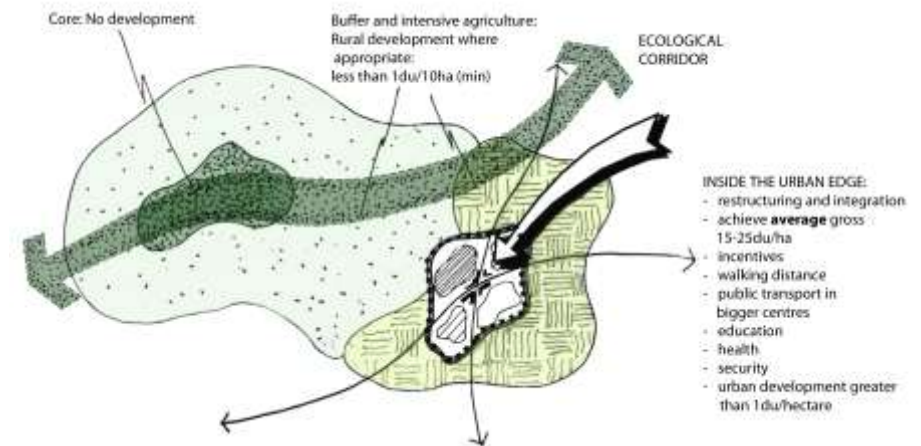


Figure 3.1.1 Bioregional Planning Zones

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.

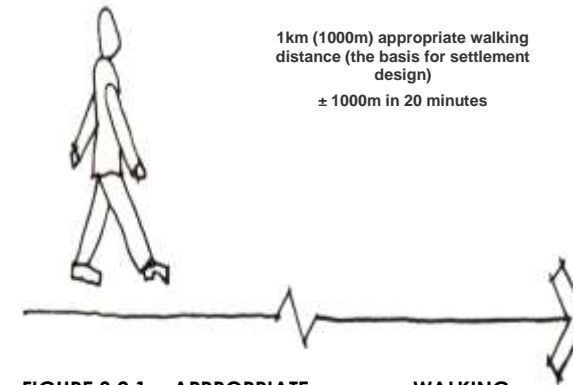


FIGURE 3.2.1 APPROPRIATE WALKING DISTANCE

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.

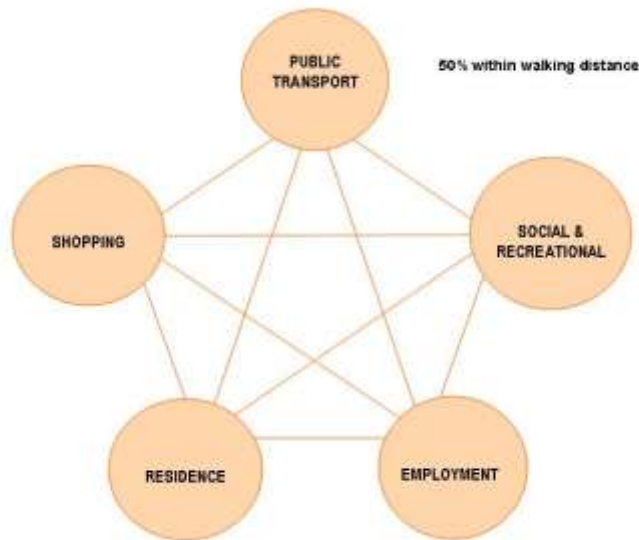


Figure 3.3.1 Integration of Urban Activities

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.

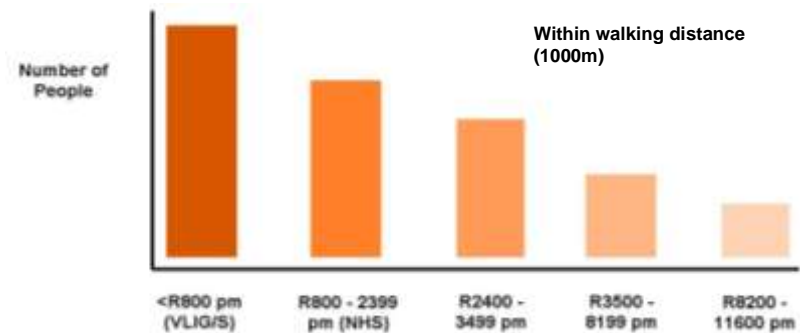


Figure 3.4.1 Socio-economic Integration

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.

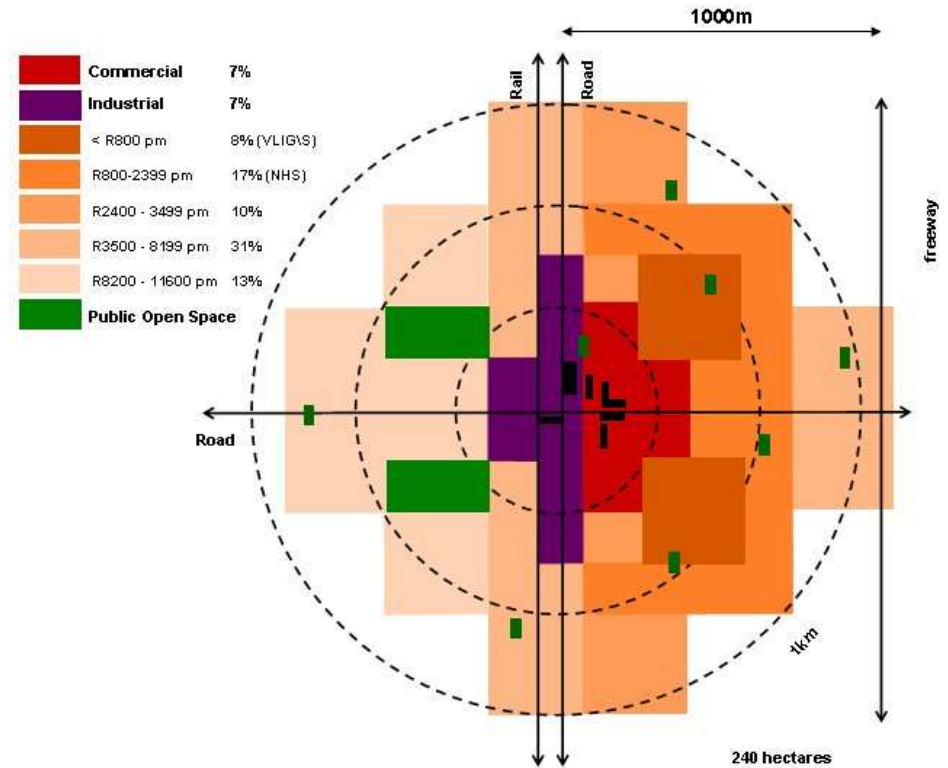


Figure 3.4.2 Model of Socio-economic Integration

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 abut 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.



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.

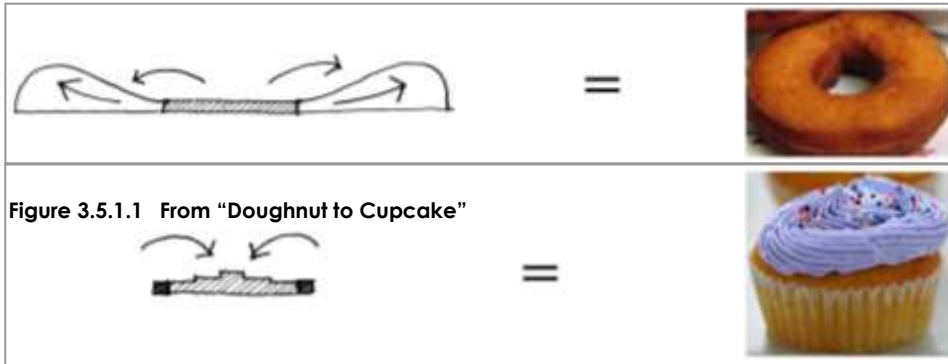
Although the key relationship is population density, from an urban management point of view, densification is most easily managed through measuring dwelling units. There is a close relationship between population density and dwelling unit density, the number of dwelling units per hectare.

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.

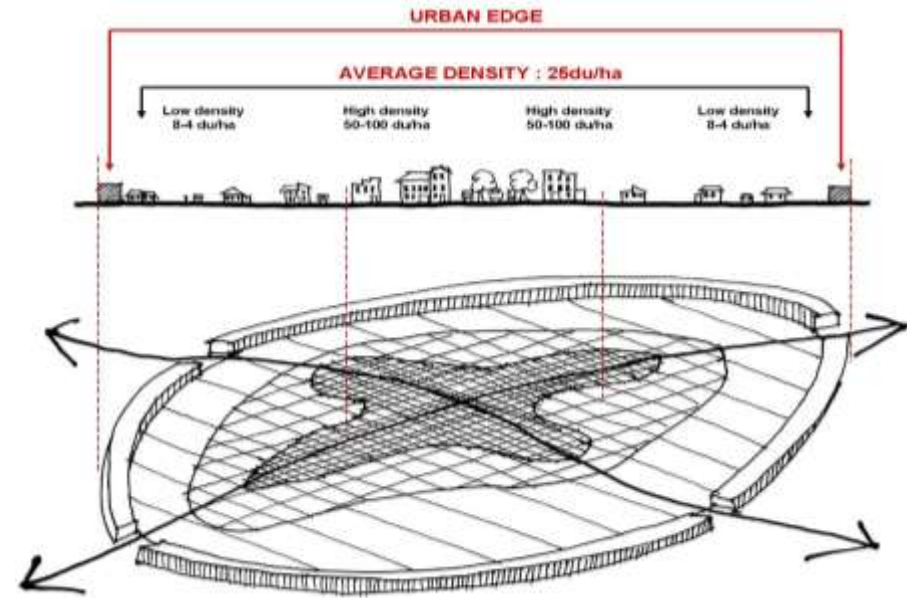


Figure 3.6.1.1 Establishing an Urban Edge

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.

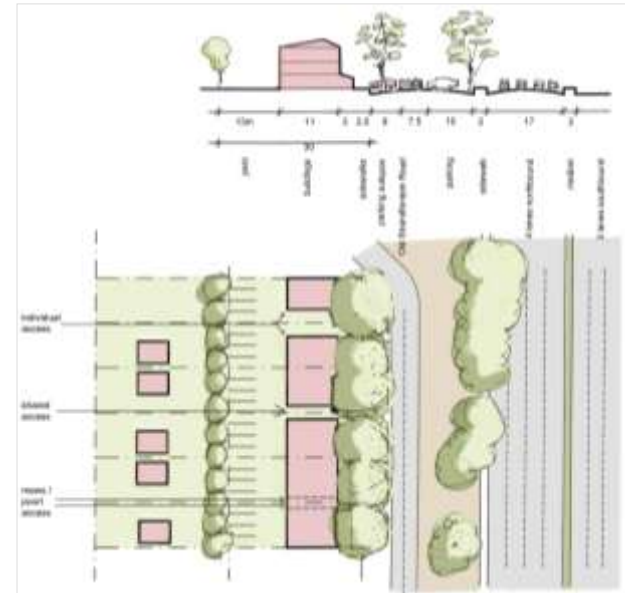


Figure 3.7.2.1 Pelican Park Plan and Section



Figure 3.7.2.2 Pelican Park Street View

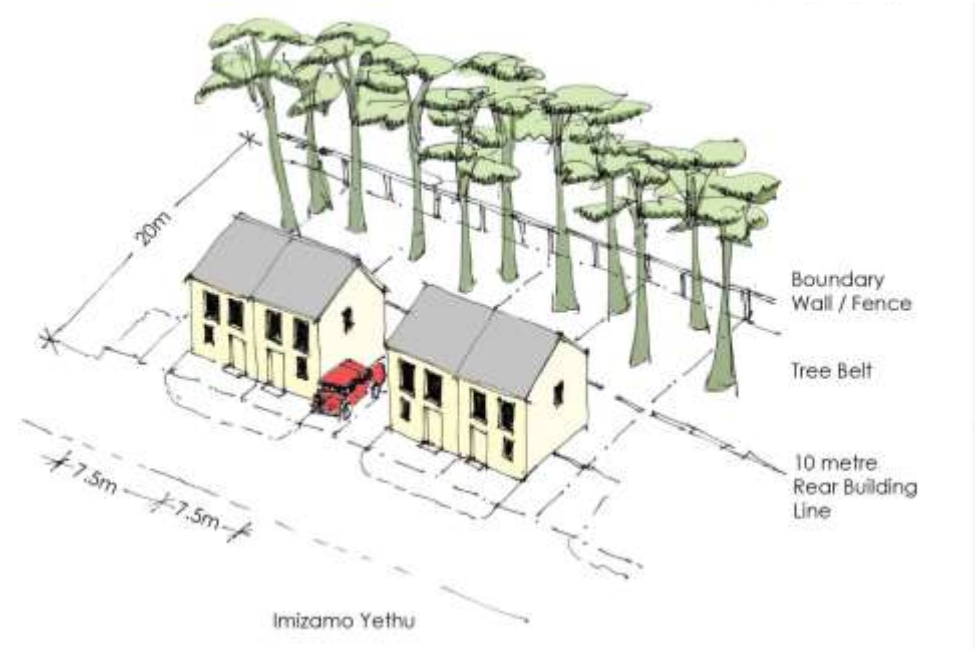


Figure 3.7.2.3 Pelican Park Section of Site Development Plan and 3D Perspective

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.

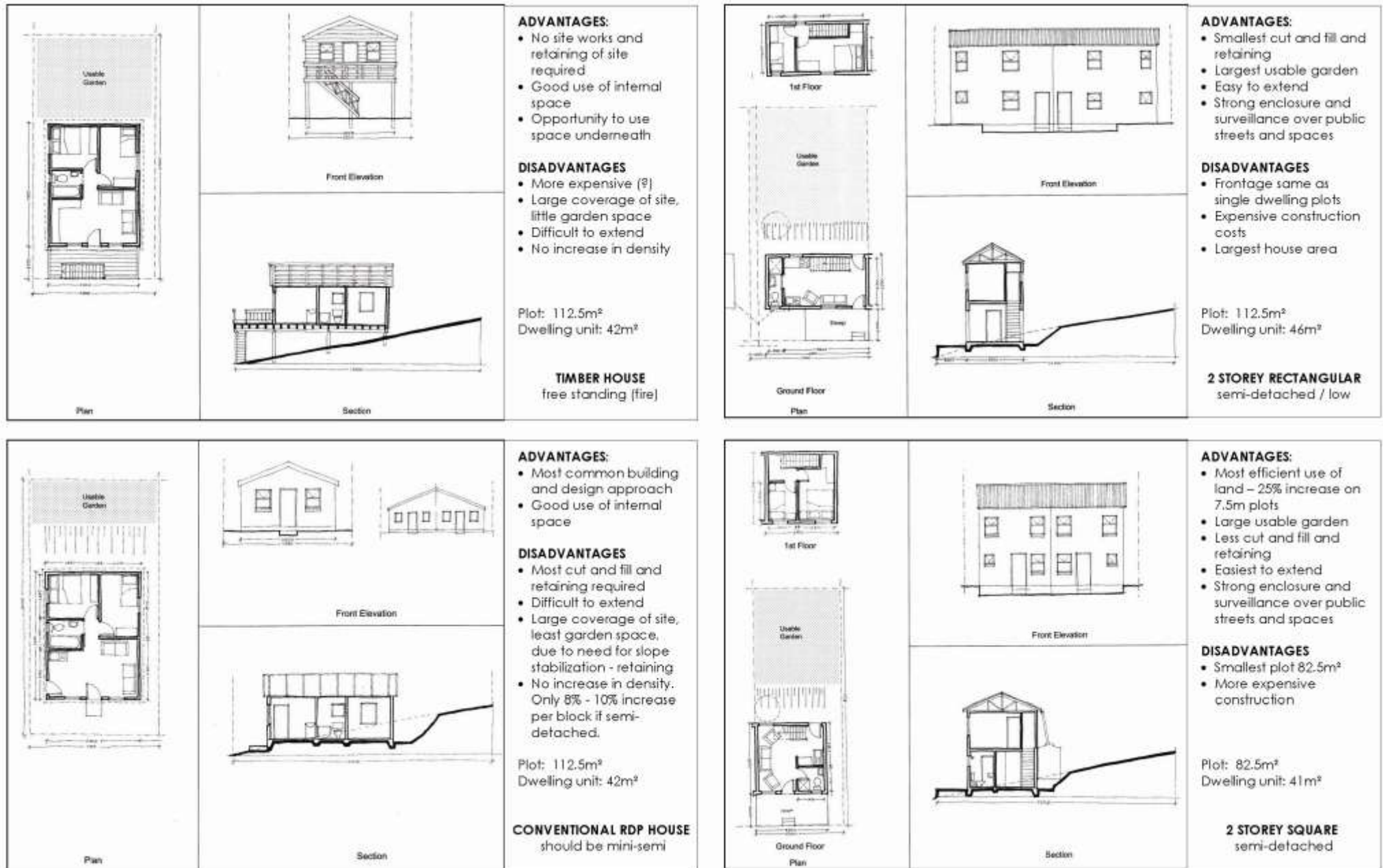


Figure 3.8.1 Examples of Single and Double Storey Housing : Single dwellings to be discouraged. Semi-detached row and apartment housing to be promoted in all sectors of the market.

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.

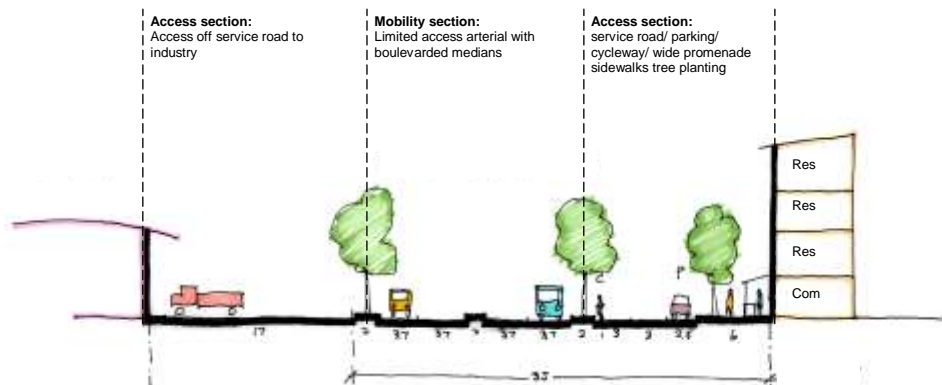


Figure 3.9.1 Mobility/access cross section

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.)

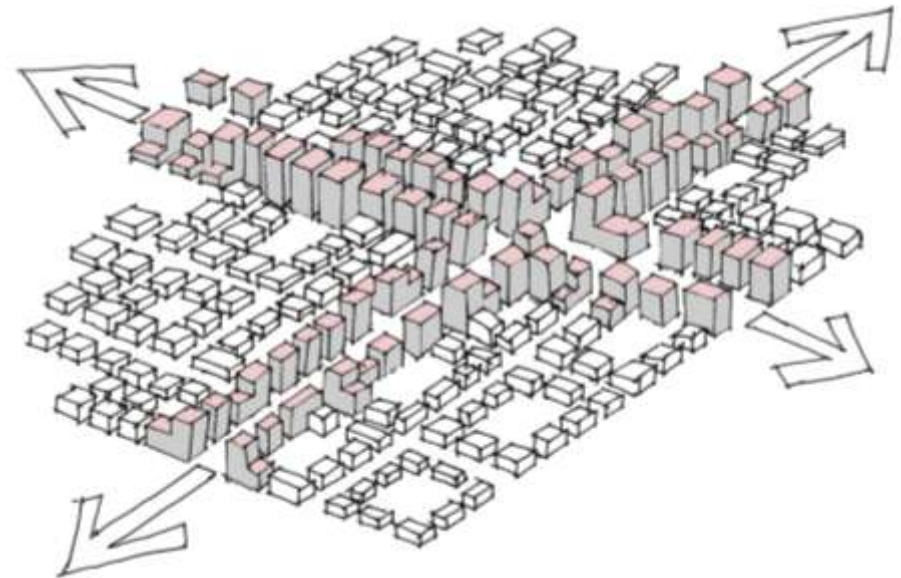


Figure 3.10.1 Densification along Major Routes

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 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;

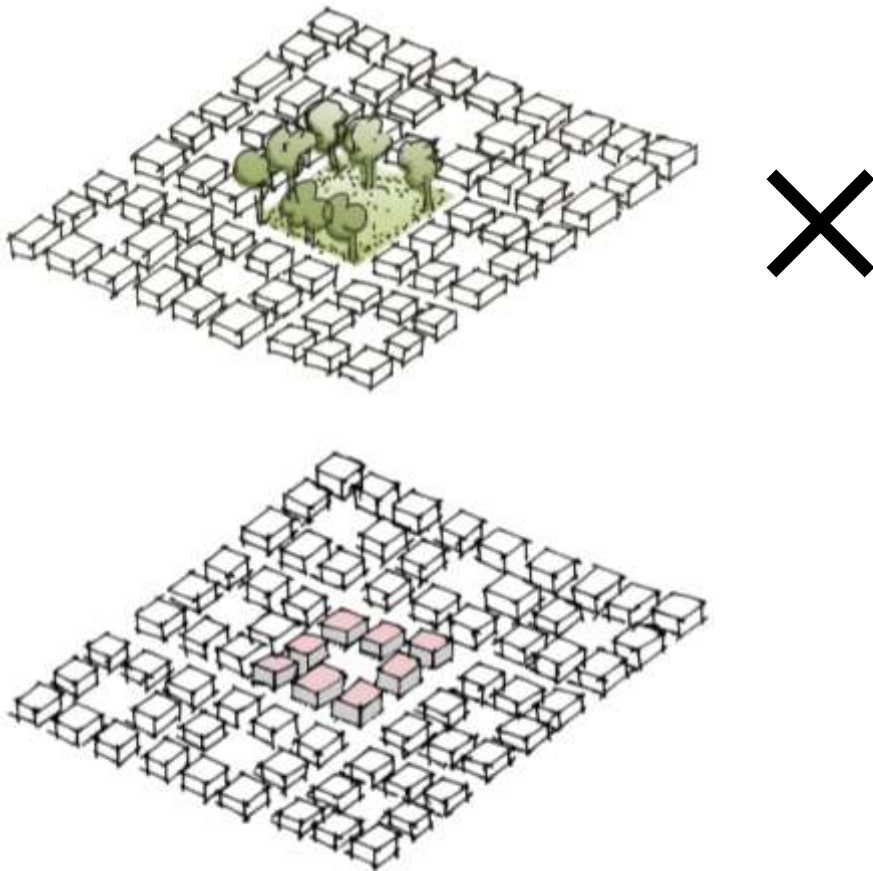


Figure 3.12.1 Avoid "Town-Cramming"

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.

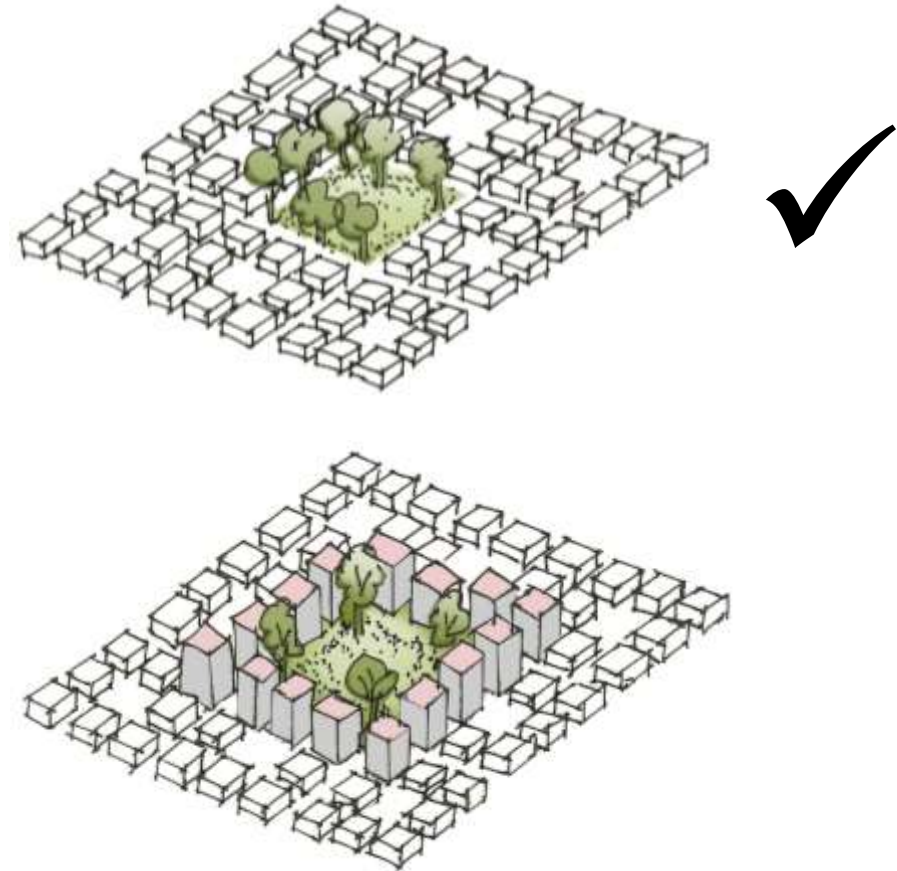


Figure 3.13.1 Preserve Well-located Open Spaces

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

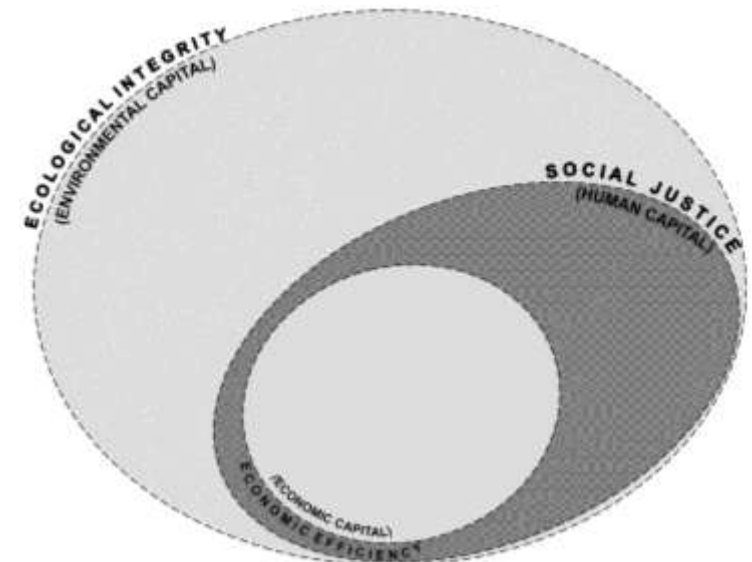


Figure 3.15.1 The Ecological Socio-economic Relationship

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

3.15.2 The Closed Ecological Cycle

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.

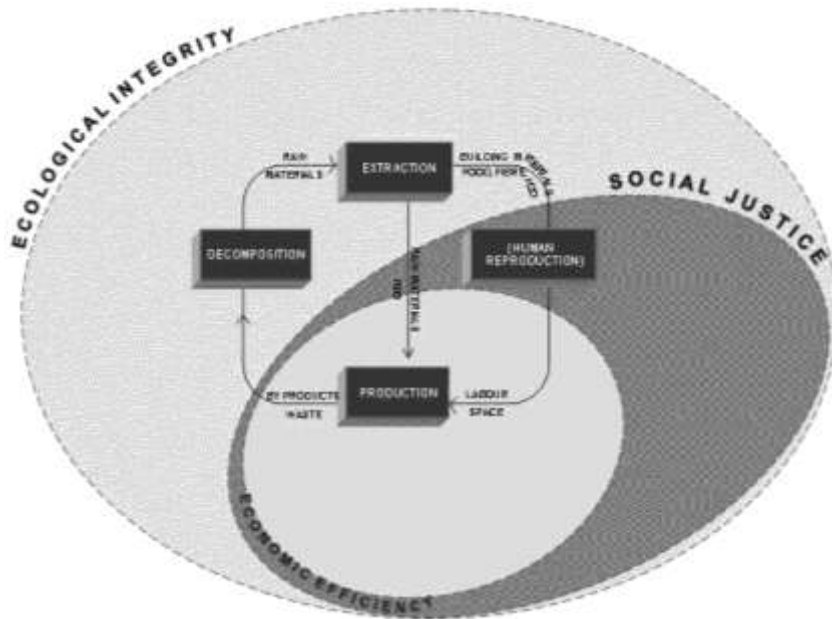


Figure 3.15.2 The Closed Ecological Cycle

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.

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.

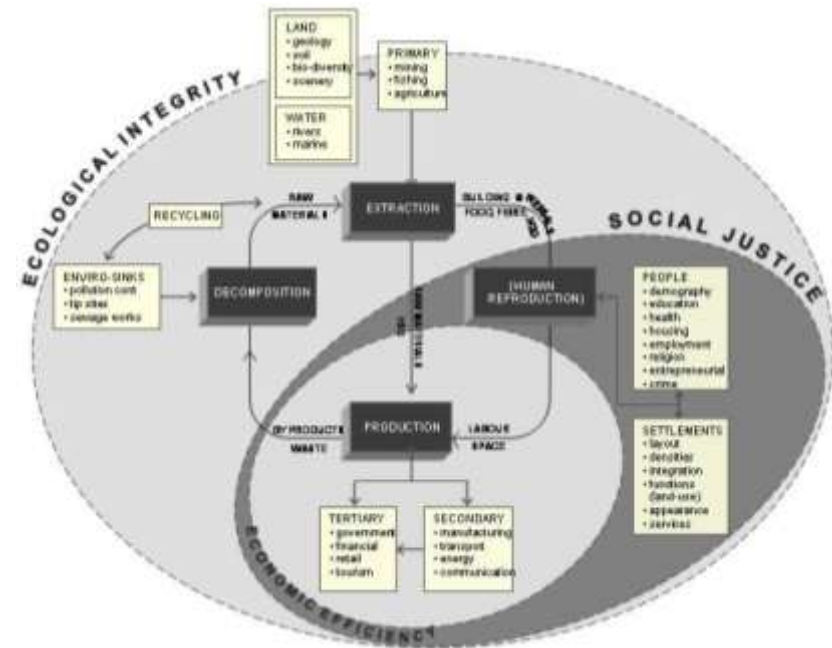


Figure 3.15.3 The Relationship with Key Performance Indicators

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.

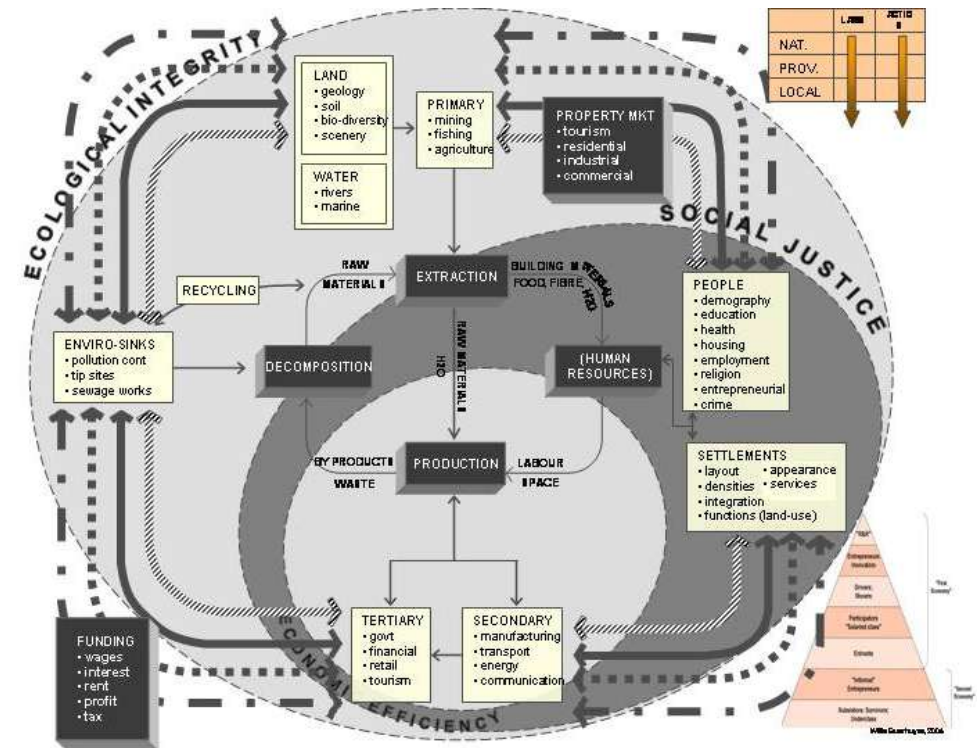


Figure 3.15.4 External Drivers

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 markets 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.

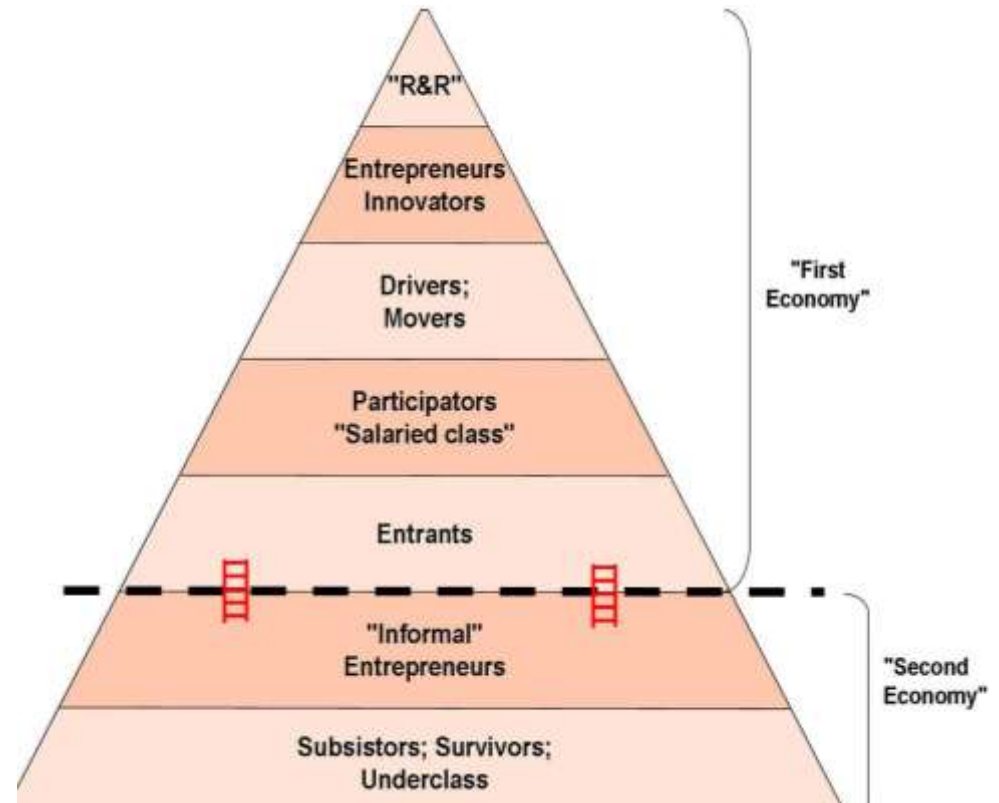


Figure 3.18.1 Linking the 1st and 2nd Economies (source: Willie Esterhuysen, 2004)