

2021

# Draft Human Settlement Plan



KAAP AGULHAS MUNISIPALITEIT  
CAPE AGULHAS MUNICIPALITY  
U MASIPALA WASECAPE AGULHAS

## TABLE OF CONTENT

### Table of Contents

1	INTRODUCTION .....	3
2	BACKGROUND .....	3
3	PURPOSE OF THE CAPE AGULHAS HUMAN SETTLEMENT PLAN .....	3
4.	HOUSING LEGISLATIVE ENVIRONMENT .....	4
4.1	Legislative Framework .....	4
4.1.1	CONSTITUTION 108 OF 1996 .....	5
	Section 24: The Environmental Right .....	5
4.1.2	HOUSING ACT 107 of 1997 .....	6
4.1.3	OTHER LEGISLATION .....	7
5	ROLES AND RESPONSIBILITIES .....	8
6	HOUSING PROGRAMMES .....	9
6.1	THE HOUSING SUBSIDY SCHEME .....	9
6.2	DISCOUNT BENEFIT SCHEME .....	9
6.3	PUBLIC SECTOR HOSTELS REDEVELOPMENT PROGRAMME .....	9
6.4	INFORMAL SETTLEMENT UPGRADING .....	10
6.5	EMERGENCY HOUSING PROGRAMME .....	10
7	CAPE AGULHAS: BASIC FACTS AND FIGURES .....	10
7.1	FROM HOUSING TO SUSTAINABLE HUMAN SETTLEMENTS .....	11
7.2	CAPE AGULHAS – AN OVERVIEW .....	11
7.2.1	POPULATION AND HOUSEHOLDS .....	11
7.2.2	AGE COHORTS .....	12
7.2.3	HOUSEHOLD SIZES .....	12
7.2.4	POPULATION DENSITY .....	12
7.2.5	GDPR PER CAPITA .....	12
7.2.6	INCOME INEQUALITY .....	12
7.2.7	HUMAN DEVELOPMENT .....	12
7.2.8	INDIGENTS .....	13
8	INSTUTIONAL ISSUES: SWOT ANALYSIS .....	13
9	INTERNAL CAPACITY .....	14
10	HOUSING BACKLOGS .....	14
11	THE STATE OF THE INFORMAL SETTLEMENTS .....	16
11.1	INFORMAL SETTLEMENT PROFILES .....	16
11.2	ENUMERATED RESIDENCE ZWELITSHA .....	17

11.3	RECOMMENDATIONS.....	17
11.3.1	OPTION 1: IN SITU UPGRADING OF ZWELITSHA .....	17
11.3.2	OPTION 2: RELOCATION TO SITE I.....	18
11.3.3	NAPIER INFORMAL SETTLEMENT:.....	19
11.3.4	STRUISBAAI NOORD OU KAMP INFORMAL SETTLEMENT.....	21
11.3.5	PROTEM .....	21
11.3.6	KLIPDALE .....	22
12	HOW WILL CAM DEAL WITH THESE INFORMAL SETTLEMENTS.....	22
13	THE STATE OF SERVICES FR HOUSING DELIVERY .....	23
13.1	BULK SERVICES ARNISTON .....	23
13.2	BULK SERVICES: NAPIER .....	24
13.3	BULK SERVICE: STRUISBAAI.....	24
13.4	BULK SERVICES: BREDASDORP .....	25
13.5	BULK SERVICES: SOLID WASTE (ALL TOWNS).....	25
14	STRATEGIES, PROJECTS AND FUTURE PROJECTS .....	26
15	MONITERING, EVALUATION AND ANNUAL REVIEW.....	31

## 1 INTRODUCTION

Access to affordable housing is identified as one of the key priorities in the IDP of the Cape Agulhas Municipality. Shelter is a basic need. Human Settlements 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 Cape Agulhas focus on this sentiment to ensure that livable habitats are created to contribute to the improvement of the living conditions of the poor.

## 2 BACKGROUND

Preparation of the Human Settlement Plan should ensure that it is:

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

In terms of Council's Integrated Development Plan (IDP), Chapter 5 refers to the aspect of Integrated Human Settlements. It underlines the municipalities strategy to ensure that human settlements are integrated and sustainable, that housing backlogs are eliminated, and that housing focuses on all income groups.

## 3 PURPOSE OF THE CAPE AGULHAS HUMAN SETTLEMENT PLAN

The Cape Agulhas Human Settlement Plan will be utilized for the following purpose:

- To identify the strategic housing priorities within the CAM 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 identified, prioritization and implementation of housing, land for housing and related projects. (provide 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.

## 4. HOUSING LEGISLATIVE ENVIRONMENT

To frame the Cape Agulhas 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 several principles that must be achieved by human settlement development. The acts have several principals in common. The table below summarizes the principles from each act and draws out common principles that provide an overarching guide for housing development.

### 4.1 LEGISLATIVE FRAMEWORK

TABLE 1 LEGISLATIVE FRAMEWORK

Key principle	Constitution	Housing Act
<b>Security and choice of Tenure</b>	Legal security of Tenure	Choice of housing and tenure options
<b>Integration</b>		Economic, fiscal, social and financial sustainability. Integrated Development Planning Racial, social, economic and physical integration in urban and rural areas.
<b>Accessibility</b>	Location and Accessibility	
<b>Local Resource use</b>	Availability of services, materials, facilities and Infrastructure	Economic utilization of land and services
<b>Compact and mixed-use settlements</b>	Accessibility	Higher densities. Community and recreational facilities in residential areas.
<b>Environmental sustainability</b>		Environmental sustainability Safe and Healthy living conditions
<b>Cultural Adequacy</b>	Cultural Adequacy	
<b>Equality</b>		Equality in respect of gender, race, creed, class, etc.
<b>Empowerment</b>		Empowerment through building capacity
<b>Viable communities</b>		Socially and economically viable communities
<b>Affordable Basic needs</b>	Affordability	The housing needs of the poor. Economic, fiscal, social and financial affordability
<b>Habitability</b>	Habitability	Special needs, including those of the disabled and the housing needs of the marginalised, including women and other disadvantaged groups
<b>Good governance</b>		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 **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.

---

#### 4.1.1 CONSTITUTION 108 OF 1996

##### **Section 24: The Environmental Right**

"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-
  - (i) Prevent pollution and ecological degradation
  - (ii) Promote conservation; and
  - (iii) Secure ecologically sustainable development and use of natural resources while promoting justifiable economic and social development."

##### **Section 25: The Property Right**

1. No one may be deprived except in terms of a law of general application and no law may permit arbitrary deprivation of property
  2. 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
  3. 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
  4. For the purpose of this section-
    - (i.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
    - (i.ii) property is not limited to land
  5. 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.

## Section 26: The Housing Right

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 realization 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 relevant circumstances. No legislation may permit arbitrary evictions.

---

### 4.1.2 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 provision for Norms and Standards to govern service provision and the construction of government subsidized 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 recognized as:

- Adequate shelter
- A product and a process
- A product of human endeavor and enterprise
- Forming a vital part of integrated development 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 provide adequate protection against the elements; and potable water; adequate sanitary facilities and domestic energy supply"

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 utilization of land and services
- Special needs including those of the disabled and the housing needs of the marginalized 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

---

### 4.1.3 OTHER LEGISLATION

#### 4.1.3.1 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.

#### 4.1.3.2 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
- Skills transfer and economic empowerment
- Fairness and equity
- Choice
- Quality and affordability
- Innovation
- Transparency, accountability and monitoring
- Sustainability and fiscal affordability



#### 4.1.3.3 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 regard to Upgrade of Informal Settlement Program.

Norms and Standards aim to ensure that the housing product is of most favorable size and quality, and address issues to ensure sustainable and economically efficient engineering services. The norms and standards define the municipal services to be subsidized by the housing subsidy, defining the minimum level of services and impose a maximum cost and the minimum size (30m<sup>2</sup>) of the top structure. In the event of abnormal development costs arising out of land or geographical 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.

**TABLE 2 MUNICIPAL SERVICES**

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
Storm water	Lined open channels
Street – lighting	High-mast security lighting

## 5 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.

### 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
- Plan land use

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

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

## **6 HOUSING PROGRAMMES**

In terms of the Housing Act, the following programmes are available:

### **6.1 THE HOUSING SUBSIDY SCHEME**

The Housing Subsidy Scheme was implemented on the 15<sup>th</sup> of March 1994 and replaced all previous government subsidy programmes. The scheme provides a subsidy to households earning up to R3 500 per month so as to assist them to acquire secure tenure, basic services and a top structure. A range of subsidy mechanisms are provided, namely the Individual Subsidy, the Project Linked Subsidy, the Consolidation Subsidy, the Institutional Subsidy, the Relocation Assistance Subsidy and the Rural Subsidy. All of the subsidy mechanisms are accessed via the People's Housing Process.

### **6.2 DISCOUNT BENEFIT SCHEME**

The Discount Benefit Scheme promotes home ownership for long-term tenants who were in occupation of state financed rental stock prior to 15 March 1994. The scheme also applies to deed of sale transactions and individual loans concluded before 15 March 1994, where a balance of the purchase price or the loan still exists. The stock is predominantly formal housing. Tenants of such stock receive a maximum discount of up to R7 500 on the historic cost of the property. In many cases the discount equals the selling price of the property, which is then transferred free of charge to the tenant. If there is an outstanding balance, the tenant has to finance it from his or her own resources, by means of either a cash contribution or a home loan.

### **6.3 PUBLIC SECTOR HOSTELS REDEVELOPMENT PROGRAMME**

This subsidy aims at rehabilitating public sector hostels to create acceptable living conditions and to integrate the hostel with the surrounding community. The policy provides for a funding limit per family or per individual, living in a hostel under the jurisdiction of the municipality or Province.

#### **6.4 INFORMAL SETTLEMENT UPGRADING**

The last few years have realized a shift in strategy towards incremental housing development. The aims of National Government to provide all persons with access to adequate housing will take time to realize given the current housing backlog. While a significant portion of potential beneficiaries has received fully serviced free standing homes, other will spend many years on the waiting list. Non-qualifiers for the National subsidy who do not have access to housing continue to live in informal settlements and backyard dwellings, and some potential beneficiaries choose to remain in informal settlements due to the low level of expense when compared to running a household. Coupled with the shortage of land, particularly in urban areas, the upgrading of informal settlements represents an increasingly important housing delivery strategy.

#### **6.5 EMERGENCY HOUSING PROGRAMME**

The Housing MINMEC approved the National Housing Programme for Housing Assistance in Emergency Circumstances on 15 August 2003. The policy prescripts and implementation guidelines were finalized on 3 February 2004 (Part 3, Chapter 12 of the National Housing Code). This policy has implications for dealing with evictions.

The purpose of this programme is to provide assistance to affected persons in a wide range of emergency housing need. This will be in the form of secure access to land, basic services and shelter and will be funded through the allocation of grants to municipalities. The programme is based on the following principles:

- Assistance provided is of a temporary nature
- Assistance is limited to absolute essentials
- It augments and supplements existing programmes
- It does not fund normal housing projects and queue jumping is not allowed
- Beneficiaries can include persons who do not comply with the requirements of the National Housing Code
- Assistance should as far as possibly align with existing development plans

The programme caters for various categories of emergency housing needs. The 3 broad categories are described below:

1. Permanent settlement solution, where affected persons temporarily occupy a site earmarked for permanent development or will be relocated to a site suitable for permanent development from a temporary site.
2. Permanent formal housing to be rebuilt / repaired
3. Temporary settlement solution, where no permanent housing land is readily available.

## **7 CAPE AGULHAS: BASIC FACTS AND FIGURES**

## 7.1 FROM HOUSING TO SUSTAINABLE HUMAN SETTLEMENTS

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 a compact urban form,
- Higher in density
- 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 Cape Agulhas Municipality area:

- Mixed land use development;
- Of an compact urban form;
- Higher in density;
- 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 Cape Agulhas municipal area.

The term “**Sustainable Human Settlements**” refer to:

“Well- managed entities in which economics growth and social development are in balance with the carrying capacity of the natural system on which they development, wealth creation, poverty alleviation and equity”

Therefore, in line With the National Spatial Development Framework, the Breaking New Ground policy, the Cape Agulhas 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.

## 7.2 CAPE AGULHAS – AN OVERVIEW

Cape Agulhas Municipality is situated in the Overberg District and northeast of the Western Cape Province. The area comprises of the towns of Napier, Bredasdorp, Struisbaai, Elim, L'Agulhas and Waenhuiskrans/ Arniston as well as the rural settlements of Protem and Klipdale.

The area has a well-diversified economy and coastal areas that offer large tourism potential.

### 7.2.1 POPULATION AND HOUSEHOLDS

Cape Agulhas currently has the smallest population in the Overberg District with only 35 143 people in 2020. This total is expected to grow to 36 409 by 2024 equating to the average annual growth rate of 0.9%.

**FIGURE 1**

---

### 7.2.2 AGE COHORTS

Between 2020 and 2026, the largest projected population growth is recorded in the working age population (15- 65 years) which grew at an annual average rate of 1.3 percent. The children cohort (0- 14 years) is predicted to decline by 0.3 percent annually from 2020 to 2026, while the aged population (+65 years) will increase by 0.4 percent. These predicted growth rates will lead a decline in the dependency ratio towards 2026.

---

### 7.2.3 HOUSEHOLD SIZES

Household sizes refers to the number of people per household. The actual size of households is 3.4 people per household in 2020 and is projected to decline to 3.2 in 2024. Contributing factors to a stagnation in household size could include, but are not limited to lower fertility rates, occurrences of divorce ageing population, etc.

---

### 7.2.4 POPULATION DENSITY

Amidst rapid urbanization across the Western Cape, population density figures will aid public sector decision makers to mitigate environmental individual health and service delivery risks in 2020. The population density of the Overberg District was 25 persons per square kilometer in order of highest to lowest the various local municipal areas in the Overberg District compare as follows:

- Overberg- 61 people/ km<sup>2</sup>
- Theewaterskloof- 38 people/km<sup>2</sup>
- **Cape Agulhas- 10 people/ km<sup>2</sup>**

---

### 7.2.5 GDP PER CAPITA

An increase in real GDP Per capita, i . e. GDP per person is experienced only if the real economic growth rate exceeds the population growth rate. Even though real GDP per capital reflects changes in the overall well – being of the population, not everyone within an economy will earn the same amount of money as estimated by the real GDP per capital indicator.

At R58 000 in 2018, Cape Agulhas's real GDP per capita stood well above that of the Overberg District's figure of R47 000 and is only slightly lower than that of the Western Cape (59 000). It is however on a declining trend from 2015 to 2018, largely due to declining economic growth.

---

### 7.2.6 INCOME INEQUALITY

The National Development Plan (NDP) has set a Target to reducing income inequality in South Africa from a Gini coefficient of 0.7 in 2010 to 0.6 by 2030. Income inequality has increased in Cape Agulhas between 2015 and 2018, following a drop between 2012 with a Gini coefficient of 0.56, when compared to neighboring municipalities across the Overberg District and the Western Cape.

---

### 7.2.7 HUMAN DEVELOPMENT

The United Nations uses the Human Development Index (HDI) to assess the relative level of socio-economic development in countries. Indicators that measure human development are education levels, income and health. It is a measure of people's ability to live a long and healthy life, to communicate, participate in the community and to have sufficient means to be able to afford a decent living. The HDI is represented by a number between 0 and 1, where 1 indicates a high level of human development and 0 represents no human development.

There has been a slight increase in the HDI in Cape Agulhas from 0.79 in 2015 to 0.80 in 2018. The trend for the Overberg District and the Western Cape has been similar between 2015 and 2018 but lags behind the Cape Agulhas HDI. The Cape Agulhas HDI improved despite a drop in per capital income. This indicates that the improved HDI was driven by improvements in health and education outcomes.

### 7.2.8 INDIGENTS

Poverty and the associated low- income levels manifest in a high number of indigent households who qualify for indigent support. The indigent grant, which is financed from our portion of the equitable share in terms of the Division of Revenue Act (DORA), is no longer adequate to cover actual service costs. This is being exacerbated by increased migration into the area as evidenced by the increase in population statistics. The following table shows the number of households registered for indigent support on the Municipality's records.

TABLE 3 INDIGENT HOUSEHOLDS

	HOUSEHOLDS	2017/18	2018/19	2019/20
	Number of indigent households registered for indigent support	3145	3001	3380

Source: 2018/19 Annual Report

## 8 INSTITUTIONAL ISSUES: SWOT ANALYSIS

A SWOT analysis identifies and summarises the internal strengths and weakness and the external threats and opportunities with regard to Housing development in the Cape Agulhas Municipal area

### Internal strong points:

- Housing policy in place
- Most bulk services in place
- Expertise exists 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 ad 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
- Housing service provider – contract already expired

- Size of houses increased; erven stayed the same

#### **Opportunities:**

- MIG & RBIG to unlock housing projects
- Maximizing LED opportunities with housing development
- Housing mix provision
- SDF update
- Sourcing extra funding
- Creating integrated human settlements – better planning

#### **Threats**

- Bad housing construction quality
- Income qualifying criteria to be increased
- LUPO / NEMA appeals
- Not enough funding to eradicate the backlog
- EIA processes cumbersome
- Ever increasing building cost
- Migration

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.

## **9 INTERNAL CAPACITY**

The Cape Agulhas Human Settlement section is rooted in the Management Services Directorate. The function is centered around housing administration, housing development and Informal settlement management. The Human Settlement division consist of the following:

- Human Settlement Manager
- Project Officer
- Senior Housing Administrator
- Chief clerk housing
- Squatter control officer
- Provincial housing admin clerk (funded by WDoHS)
- Officer housing (unbudgeted and vacant)

The Human Settlement function human resource capacity needs to be addressed urgently to deliver a more effective service.

#### **The following recommendations is proposed**

1. **CLERK HOUSING: Struisbaai/Arniston and informal settlements**
2. **Clerk housing: Napier, Klipdale, Protea and informal settlements**
3. **Law enforcement staff to mitigate the risk of illegal structures and land invasions**

## **10 HOUSING BACKLOGS**

FIGURE 2 HOUSING BACKLOG

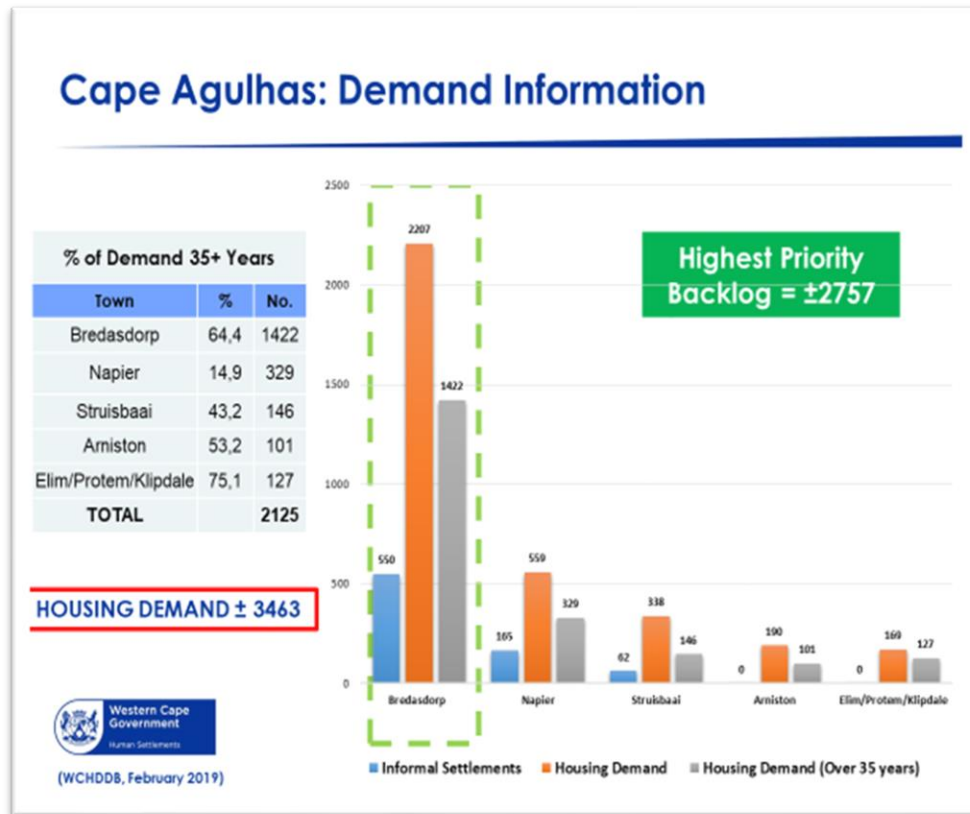
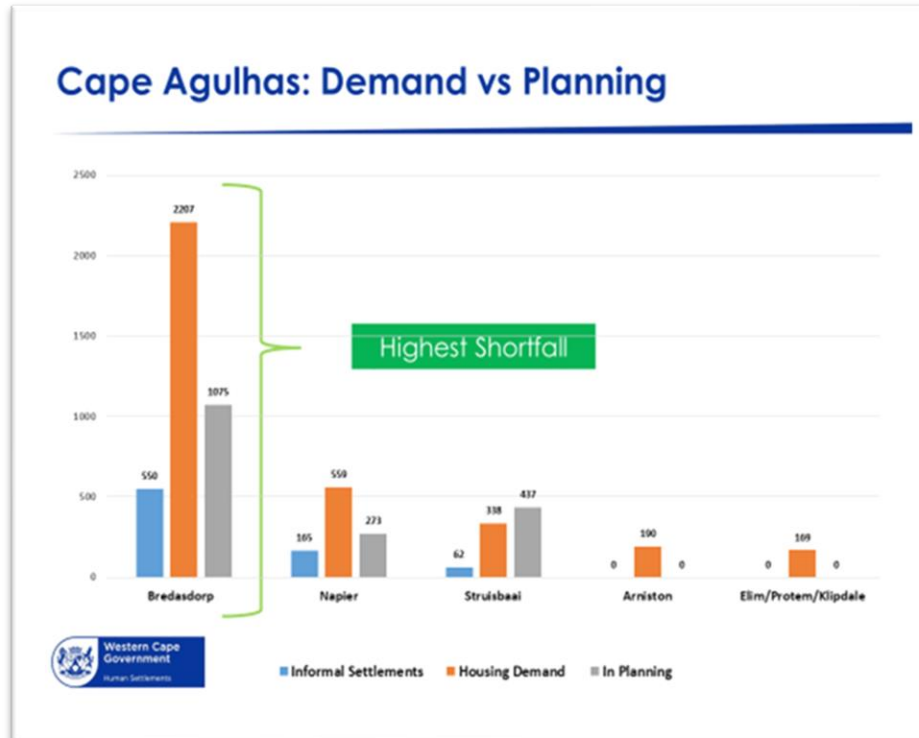


FIGURE 3 DEMAND VS PLANNING



The

following table represent the projected housing units needed and the eradication of the housing backlog of 4331:



Housing units planned per year	201 1/1 2	201 2/1 3	201 3/1 4	201 4/1 5	201 5/1 6	201 6/1 7	201 7/1 8	201 8/1 9	201 9/2 0	202 0/2 1	202 1/2 2	202 2/2 3	202 3/2 4	202 4/2 5
	355	300	300	300	300	300	300	300	300	300	300	300	300	376
Total backlog 4331	397 6	367 6	337 6	307 6	277 6	247 6	217 6	187 6	157 6	127 6	976	676	376	0

It is evident from the above table and projections that the housing backlog cannot be eradicated in the next ten years if we build an average of 300 units per year. This does not take into account the migration patterns, which is projected not to increase significantly as well as the normal growth in population.

Furthermore, additional financial resources need to be secured to maintain the building of an average of 300 units per year with an estimated spending of R24 million per year, based on the top structures of housing units of R80 000 per unit.

## 11 THE STATE OF THE INFORMAL SETTLEMENTS

The Department of Human Settlements produced a report, MUNICIPAL INFORMAL SETTLEMENT PROFILE, 2010 REPORT in order to assist municipalities to achieve the 2014/15 target of all households having access to basic services.

The purpose of this report is also to supplement existing information on informal settlements to improve planning for in-situ upgrading and further development and informing HSP

### 11.1 INFORMAL SETTLEMENT PROFILES

There are 5 informal settlements within Cape Agulhas Local Municipality and are located in three main towns and Cape Agulhas rural areas within the municipality.

The towns are:

- Bredasdorp
- Napier
- Struisbaai
- Rural areas (Klipdale and Proteem)

**FIGURE 4 BREDASDORP INFORMAL SETTLEMENT (ZWELITSHA, POLLA PARK)**



## 11.2 ENUMERATED RESIDENCE ZWELITSHA

TABLE 4 ENUMERATED IN ZWELITSHA

ZWELITSHA	FEB-20		
	Total HHs enumerated	982	100%
	SA Citizens	609	62%
	Foreign Nationals	373	38%

TABLE 5 BASIC SERVICES

Zwelitsha	2110	983 enumerated say 1000 (1175 counted)	64 taps (57 taps + 7 water tanks) + 126 toilets	40 taps + 200WCs	24 taps Above National Standards + 74WCs shortfall	Feb-20
-----------	------	--	---	------------------	--	--------

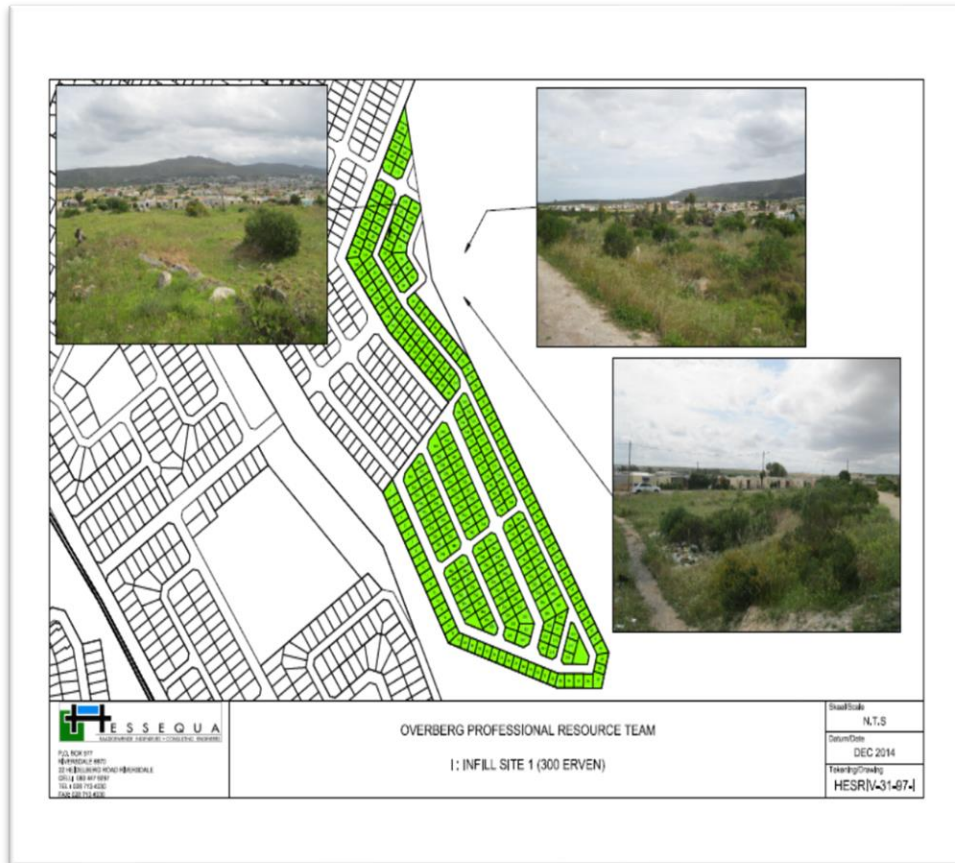
## 11.3 RECOMMENDATIONS

### 11.3.1 OPTION 1: IN SITU UPGRADING OF ZWELITSHA

FIGURE 5 IN SITU UPGRADING ZWELITSHA

- ### 11.3.2 OPTION 2: RELOCATION TO SITE I

FIGURE 6 RELOCATION TO SITE 1



### 11.3.3 NAPIER INFORMAL SETTLEMENT:

FIGURE 7 NAPIER INFORMAL SETTLEMENT





#### Recommendations:

- Ideally situated for in situ upgrade.
- Current bulk services enough capacity for upgrade
- Submission of PID Application for funding

#### Enumerated residents 2019

Napier	Nov-19		
	Total HHs enumerated	197	100%
	SA Citizens	159	81%
	Foreign Nationals	38	19%

#### Basic Services:

No of residents	No of structure counts	No of existing basic services – toilets + taps	Required as per 1:25 for taps and 1:5 for WC	Shortages of toilets and taps	Date of enumeration data
Napier	435	197 enumerated (235 counted)	32 taps (28 taps + 4 water tanks) + 60 toilets (excluding new toilet block)	8 taps + 40WCs	24 taps + 20 WCs Above National Standards

#### Recommendation

400 In situ service sites with possible Top Structures

### 11.3.4 STRUISBAAI NOORD OU KAMP INFORMAL SETTLEMENT

FIGURE 8 OU KAMP INFORMAL SETTLEMENT



Enumerated Households:

Oukamp	Oct-19	HHS	%
	Total HHs enumerated	166	100%
	SA Citizens	88	53%
	Foreign Nationals	78	47%

Basic Services:

No of residents	No of structure counts	No of existing basic services – toilets + taps	Required as per 1:25 for taps and 1:5 for WC	Shortages of toilets and taps	Date of enumeration data
270	157 enumerated (166 counted)	7 taps (3 taps + 4 water tanks) + 8 toilets	7 taps + 32 WCs	0 taps + 24 toilets shortfall	Oct-19

#### Recommendations:

- In situ upgrade, development of serviced sites or Top structures
- Social housing for non-qualifiers
- Relocation to GAP even, also to accommodate back yard dwellers of Struisbaai

### 11.3.5 PROTEM

SETTLEMENT NAME	PROTEM
-----------------	--------

Suburb locality	Protem
Estimated settlement age	+5 years
Estimated population	85 persons
Estimated numbers of structures or household	16 structures
Settlement size	0.1 hectares
Settlement density	135 structures per hectare
Sanitation availability in settlement	Yes, 2 taps
Water availability in settlement	Yes, 2 ablutions facilities
Electricity availability	Yes, all have access
Bulk services availability	Yes, all, but viability of services
Geo-technical issues	No geo tech done
Settlement growth rate	Less than 1% per month
Alternative land availability	To be settle on current land
Hazards and risk	High density
Short Medium-Term Recommendations	Provision of intern services if it is non-existent
Recommendations	In situ-upgrading recommended

### 11.3.6 KLIPDALE

SETTLEMENT NAME	KLIPDALE
Suburb locality	Klipdale
Estimated settlement age	Unknown
Estimated population	60 persons
Estimated numbers of structures or household	6 structures
Settlement size	0.5 Hectares
Settlement density	185 structures per hectare
Sanitation availability in settlement	Yes, 2 built ablutions facilities
Water availability in settlement	Yes, 1 tap
Electricity availability	Yes
Bulk services availability	Yes, but viability of services
Geo-technical issues	No geo tech done
Settlement growth rate	Less than 1% per month
Alternative land availability	To be settled on current land
Hazards and risk	High density
Short Medium-Term Recommendations	Provision of intern services if it is non-existent
Recommendations	Relocation is recommended as settlement is completely isolated and upgrading would not be socio-economically sustainable.

## 12 HOW WILL CAM DEAL WITH THESE INFORMAL SETTLEMENTS

The HSP does not deal with the informal areas in a separate manner. Housing development with CAM is view as an integrated approach, and especially the Council's housing allocation policy speaks to a 50/60 allocation of houses to persons in the informal areas and backyard dwellers. This means that when housing development takes place within the borders of CAM, 50% of persons staying in informal areas will be allocated houses.

A further approach to eradicate the informal areas is to implement upgrading or relocation projects in terms of the housing instruments, especially the UISP (Upgrading of Informal Settlement Programme) as well as the EHP (Emergency Housing Programme).

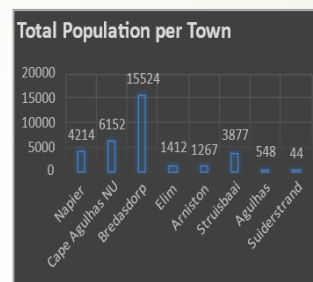
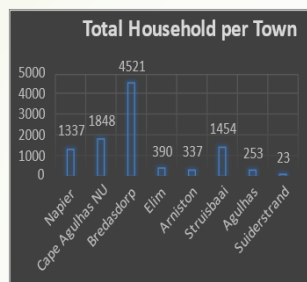
In the interim, the HSP will endeavor to provide the basic level of services to all households living in the current informal settlements.

## 13 THE STATE OF SERVICES FOR HOUSING DELIVERY

### 8. THE STATE OF SERVICES FOR HOUSING DELIVERY: TECHNICAL SERVICES

#### INTRODUCTION

##### Population per Town (Source: StatsSA census 2011)



##### Indigents per Town

TOWNS	"Poor" Households	"Indigent" Households	TOTAL
BREDASDORP	96	1 963	2059
NAPIER	26	476	502
PROTEM	0	8	8
STRUISBAAI & L'AGULHAS	10	503	513
KLIPDALE	0	10	10
W AENHUISKRANS	6	137	143
KASSIESBAAI	0	74	74
ELIM	9	158	167
	147	3 329	3 476

#### 13.1 BULK SERVICES ARNISTON

##### ❖ Water

- Potable water from Bredasdorp and desalination
- Peak water demands: 18 000 kl per month
- Reservoir capacity: 1 Ml (less than 48-hour retention)

##### ❖ Sewer

- WWTW recently upgraded – needs further upgrade

##### ❖ Stormwater

The storm water challenges, or requirements can only be determined when the location of the housing development is known. There are numerous storm water problems in Arniston, and the selection of the area must be carefully done.



- ❖ Electricity  
NMD could become a problem in the future with Eskom wanting to downgrade the 66KV line to 22KV with same conductor size. Currently sufficient with no planned development and only really the hotel contributing to maximum demand

### 13.2 BULK SERVICES: NAPIER

- ❖ Water
  - Only groundwater- 5 boreholes (operational)
  - 2 new boreholes- not in operation yet (electricity)
  - Combined capacity of 35 000 kl per month
  - Peak demand: 33 000 kl per month
  - Reservoir capacity: 2 250 kl (more than 48 retention)
- ❖ Sewer
  - WWTW consists of oxidation ponds and need upgrade
  - Planning in progress+ Funds approved
- ❖ Stormwater  
The storm water challenges or requirements can only be determined when the location of the housing development is known. A storm water study has been done for the site next to the new clinic.
- ❖ Electricity  
More than sufficient capacity as the NMD has been upgraded to 2500 KVA and current demand 1700 KVA

### 13.3 BULK SERVICE: STRUISBAAI

- ❖ Water
  - Only groundwater- 6 boreholes + 300 kl/ d from LA
  - Combined safe yield: 87 102 kl per month + 9 000 from LA
  - Peak demand: 75 000 kl per month
  - Reservoir capacity: 4.3 Ml (more than 48 hours retention- different during peak)
- ❖ Sewer
  - WWTW newly constructed in 2013- sufficient capacity however scalable
- ❖ Stormwater  
The storm water challenges or requirements can only be determined when the location of the housing development is known. There are numerous storm water issues in Struisbaai and the selection of the area must be carefully done.  
**A flood line study needs to be done to determine the discharge area for the site currently proposed.**
- ❖ Electricity  
Sufficient capacity as the NMD of 5000 KVA and current demand 3500 KVA

### 13.4 BULK SERVICES: BREDASDORP

- ❖ Water  
Water sources are as follows: (Total: 202 524 k/m):  
8 Boreholes: 59 724 kl per month  
Sanddrifdam: 129 600 kl per month (capacity of pipeline)  
Uitvclucht spring: 13 200 kl per month  
Peak demand: 135 00 kl per month  
Reservoir capacity: 9.6 MI (more than 48- hour retention)
- ❖ Sewer  
WWTW capacity 3.6 MI per day. Construction complete end June 2021.
- ❖ Stormwater  
The storm water challenges or requirements can only be determined when the location of the housing development is known. There are numerous storm water issues in Bredasdorp and the selection of the area must be carefully done.
- ❖ Electricity  
Sufficient capacity as the NMD has been upgraded to 13 000 KVA and current demand 10 000 KVA.

### 13.5 BULK SERVICES: SOLID WASTE (ALL TOWNS)

- Sufficient capacity to delivers service
- Wheelie bins distributed to all households
- Compactor truck procured in current financial year, another to be procured in coming financial year
- Material Recovery Facility planned
- Largest issue is the encroachment of the informal settlement of Zwelitsha in the 500m buffer zone which is a permit condition of the landfill operating license.

### MTREF BUDGET FOR BULK SERVICES

FIGURE 9 MTREF BUDGET

Description	Budget 2021/22	Budget 2022/23	Budget 2023/24
<u>Water: Distribution</u>			
Refurbishment of Bredasdorp WTW	-	1 300 000	1 700 000
Upgrade Struisbaai Bulk Water Infrastructure		500 000	1 000 000
Water conservation and demand management (SC)	1 200 000	400 000	
<u>Sewerage Services</u>			
Refurbish Sewer Pumpstation -SBN1	250 000	400 000	
<u>Sewerage Services: Treatment</u>			
Water Service Infrastructure Grant - Napier	7 700 000	8 700 000	
<u>Solid Waste</u>			
Compactor Refuse Collection - MIG funded	1 741 500		
P&B Lime Works Rehabilitation (new entrance)	500 000	1 500 000	
<u>Streets Stormwater</u>			
Storm Water Master plan - Struisbaai		250 000	250 000
Stormwater Master plan - Bredasdorp		250 000	250 000
<u>Electricity services</u>			
Master plan *Bredasdorp		1 450 000	1 600 000
Master plan *Struisbaai	3 034 937	2 740 000	1 926 100
Generator: Mobile: 40KVA	-	300 000	
Generator: Mobile: 60KVA		345 000	
Master plan *Napier	-	1 800 000	2 132 000
Master plan *L'Agulhas	-	1 175 000	1 050 000
Master plan *Waenhuiskrans / Arniston	-	1 750 000	950 500

## 14 STRATEGIES, PROJECTS AND FUTURE PROJECTS

### Napier Low-Cost Housing, Site A 2

#### Recommendations

- In Planning Phase
- Total yield 155 low cost and 29 Gap erven

FIGURE 10 NAPIER SITE A2



## **Recommendations**

- In situ upgrade, development of serviced sites or Top structures
- Social housing for non-qualifiers
- Relocation to GAP erven, also to accommodate back-yard dwellers of Struisbaai

FIGURE 11 BLOMPARK, STRUISBAAI NORTH



- Development of 129 erven, high density development is recommended with a Duplex typology that can increase the total yield to 258
- The proposed development is aimed at back yard dwellers and residents of Ou Kamp Informal Settlement

## **Struisbaai Area A**

- In planning phase of project
- Mixed development with low-cost housing and Gap housing opportunities

FIGURE 12 STRUISBAAI SITE A





Project in Planning Phase, bulk stormwater planning and funding implications

Total yield possible 355 erven, mixed development

### **Struisbaai 7th Avenue:**

FIGURE 13 STRUISBAAI NORTH



Total yield 67 low-cost housing opportunities

**Recommendations:**

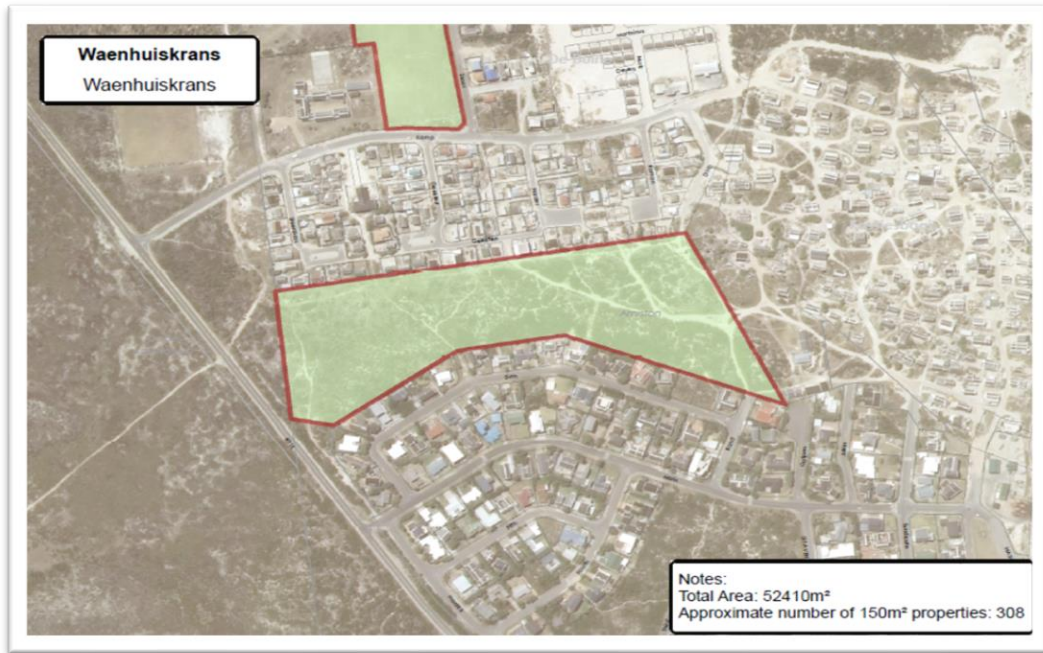
- Site proposed area for Skill School.
- Stormwater planning and bulk services capacity needs to be confirmed

**Arniston***FIGURE 14 DE DUINE, ARNISTON***Recommendations:**

- Erven currently serviced for Gap, be changed to low-cost housing
- Total yield 20 high density opportunities
- Duplex typologies can double the opportunities to 40

**Arniston future planning options:***FIGURE 15 ARNISTON / WAENHUISKRANS*





**Recommendations:**

- Viability of site should be considered or investigated
- Low lying might have potential stormwater issues.

FIGURE 16 SHOOL ARNISTON

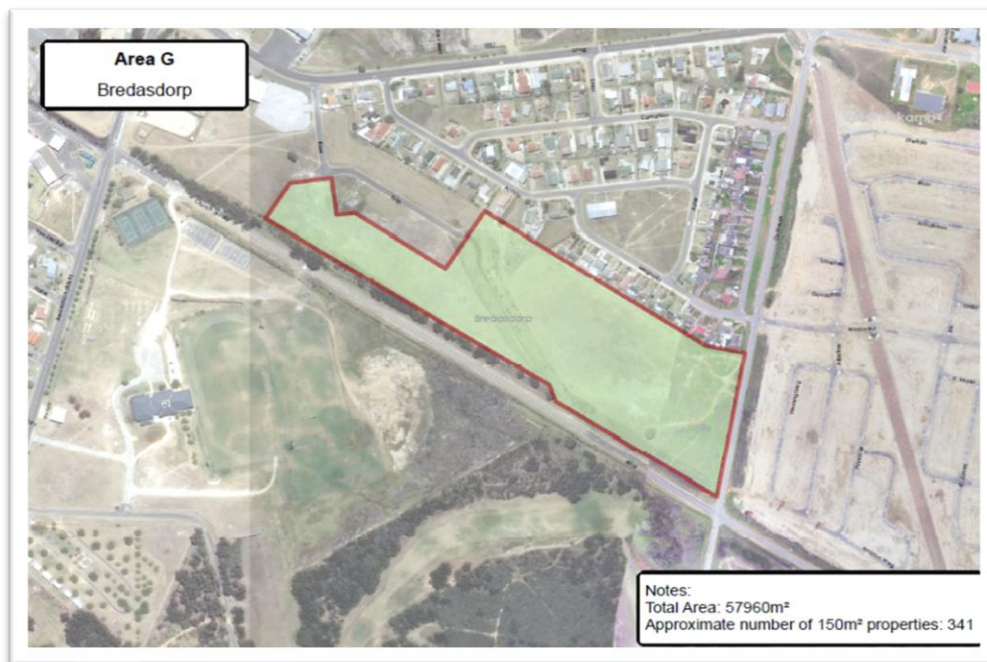


**Recommendation**

- The current school grounds can be explored as a possible housing site, as Municipal property is not sufficient
- Negotiate with relevant department for the site for housing
- The municipality has developed sports fields next to the school that can be utilized
- Other state-owned land should be explored for future development, that might increase the total yield
- Current proposed yield is 62 erven.

## Bredasdorp

FIGURE 17 BREDASDORP, AREA G



## Recommendations

- Planning was done for the area by Elite
- Proposed plan was for 341 erven, mixed development, low-cost and GAP
- It is recommended that the site be developed for GAP, to make provision for the middle-income group
- Esthetically from a tourism perspective, middle income housing should be considered

## 15 MONITORING, EVALUATION AND ANNUAL REVIEW

The Cape Agulhas Municipality established a Housing Committee, with a Councilor 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 of 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 of this document. During the annual IDP and budget cycle this Housing will be re- evaluated and reviewed.