

**UITTREKSEL VAN 'N BESLUIT VAN 'N SPESIALE RAADSVERGADERING VAN
DIE KANNALAND MUNISIPALITEIT SOOS GEHOUD OP DONDERDAG, 24
AUGUSTUS 2023 OM 12:00 IN DIE RAADSAAL TE LADISMITH.**

HUMAN SETTLEMENT SECTOR PLAN (COUNCIL 20/08/23)

BESLUIT:

1. **THAT** Council notes the content of the HSSP;
2. **THAT** Council notes and gives action the recommendations made in the HSSP; and
3. **THAT** Council approves and adopts HSSP for the next five (5) years.

COUNCIL MEETING**AUGUST 2023****ITEM FROM THE DEPARTMENT OF CORPORATE AND COMMUNITY SERVICES
HOUSING SECTION**

DATE: 22 AUGUST 2023
FILE NO: 17/3/R
TOPIC: HUMAN SETTLEMENTS SECTOR PLAN (HSSP)
COMPILED BY: SENIOR HOUSING OFFICER

INTRODUCTION:

The purpose of this item is to inform Council that the Western Cape Provincial Department of Infrastructure Branch Human Settlements (DoI) has availed funding to the Human Settlements Department at Garden Route District Municipality (GRDM) to appoint a service provider to compile Human Settlements Sector Plans for the District Municipality and all the 7B municipalities within its boundaries.

The Human Settlements Sector Plan (HSSP) for Kannaland Municipality is covered from pages 188 to page 200 in the combined HSSP for GRDM. For the purpose of this item we would like to request Council to reflect on the HSSP for Kannaland Municipality.

The HSSP for Garden Route District Municipality can be viewed or downloaded at www.gardenroute.gov.za

Go to the Documents ➡ Human Settlements ➡ GRDM Human Settlements Sector Plan.

BACKGROUND:

"We have consciously as GRDM declared our long-term commitment to sustainable development of Integrated Human Settlements Opportunities in spatially well-located areas across the district. Such a commitment is largely reflected in our latest formulation and adoption of a coherent and well mapped GRDM Integrated Human Settlements Strategic Plan." Executive Mayor: Garden Route District Municipality – Alderman Memory Booysen.

PURPOSE:

This item will furthermore give Council an overview of the factors that impacts the functions of the Housing Section and to seek that Council support the HSSP and adopt and approve it. The HSSP will be in force for a period of five (5) years.

OVERVIEW:

The HSSP gives Council an overview of the municipal area and summarises the influencing factors that impacts on service delivery as well as constraints with which the municipality are facing.

The HSSP shows that we have a growth rate of -1.4% per annum and it identifies the land requirements which are needed to build houses on to be able to meet our housing demand.

Furthermore, the HSSP reflects on restructuring zones which is a concept that aims to promote integration of income groups and racial backgrounds in all areas, and especially within key locations within a municipal space which allows for ease of access to various social amenities.

Kannaland Municipality does not have any restructuring zones but it is recommended that Council identify key areas of spatial restructuring in the municipality. These areas would aim to be key strategic locations where further integration and development can take place which would allow for ease of access to people. This exercise can be conducted when the Kannaland reviews its Spatial Development Framework (SDF) or the HSSP.

According to the plan the SDF identified sites in Ladismith that will conveniently accommodate the current subsidy housing demand but a shortfall of ± 65.31 ha is required to accommodate overall future projected housing demand.

The SDF identified sites in Zoar that will conveniently accommodate the current subsidy housing demand but a shortfall of 33.26 ha is required to accommodate overall future projected housing demand.

The SDF identified sites in Calitzdorp that will accommodate the current subsidy housing demand but a shortfall of ± 18.55 ha is required to accommodate overall future projected housing demand.

The SDF identified sites in Van Wyksdorp will conveniently accommodate the current subsidy housing demand but a shortfall of ± 7.72 ha is required to accommodate overall future projected housing demand.

A study made on land reserved for housing developments shows that ± 86.5 ha of land is required for future projected housing needs based on 40 dwelling units per hectare in Ladismith. However, the SDF identifies only ± 26.86 ha of land for the new development of which ± 21.19 ha is already being allocated towards current projects on the pipeline.

55 ha of land are required for future projected housing need based on 40 dwelling units per hectare in Zoar. However, the SDF identifies 23.34 ha allocated towards current housing projects in the pipeline.

± 52 ha of land is required for future projected housing need based on 40 dwelling units per hectare in Calitzdorp.

± 9.7 ha of land is required for future projected housing need based on 40 dwelling units per hectare in Van Wyksdorp. However, the SDF identify only ± 1.98 ha of land for new development of which an undetermined number of hectares are already being allocated towards current projects on the pipeline.

The HSSP emphasizes that Council should identify land more progressively and that the land identified in the housing pipeline has to be more than sufficient to meet the housing demand.

Lastly the report reflects on the infrastructure requirements in the municipal area. Recommendations in this regard are that Council should to promote incentives and to encourage increased density developments within the urban centres as to maximize the capacity of the existing infrastructure. It is also recommended that land is to be developed in a sequential manner outwards from existing developments as to maximize the usage of existing infrastructure. This will aim to prevent leapfrogging of land parcels and restrict unviable provision of infrastructure.

The implementation plan reflects on our current and future projects. In addition, the housing pipeline is attached to this item.

APPENDIXES:

1. Human Settlements Sector Plan; and
2. Housing Pipeline

RECOMMENDATIONS:

The recommendations to Mayco are as follows:

1. That Council notes the content of the HSSP;
2. That Council notes and gives action the recommendations made in the HSSP; and
3. That Council approves and adopts the HSSP for the next five (5) years.

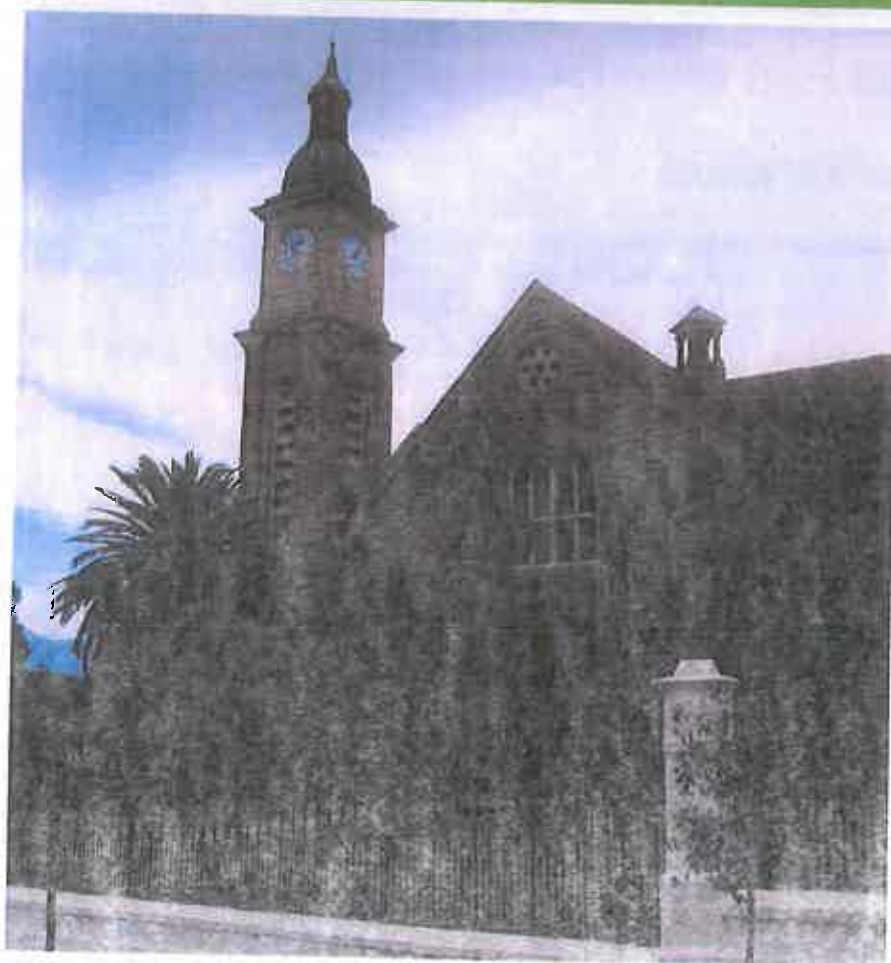


AJ FORTUIN
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KANNALAND LOCAL MUNICIPALITY

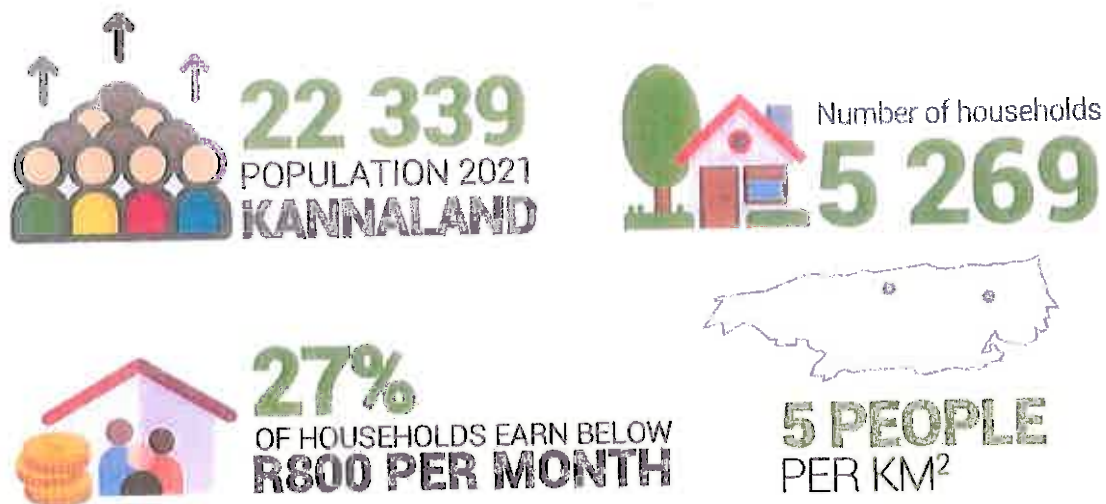


CALITZDORP

4.6.1. INFLUENCING FACTORS FROM THE STATUS QUO

The Kannaland municipal area lies huddled between two mountain ranges, the Swartberg and Anysberg. Kannaland Local Municipality is classified as a Category B municipality and is responsible for basic service provision to the towns of Calitzdorp, Ladismith, Van Wyksdorp and Zoar, as well as the surrounding farming communities.

The socio-economic profile of the WCG shows a 2016 population of more than 22 900 with more than 6000 households:



4.6.2. SUMMARY OF KEY ISSUES

The following Key Issues have been identified for the Kannaland Local Municipality:

- Kannaland has not expanded to reach its full potential economically. Livelihoods in Calitzdorp and Ladismith are overly dependent on job opportunities presented through the cheese and wine industry and the agricultural sector.
- Regional changes in precipitation, extreme weather events such as heatwaves, and expansion of deserts threaten to diminish crop yields thereby harming food security.
- Road infrastructure is poorly developed and unsurfaced.
- The relatively under-developed area of bulk infrastructure.
- Lack of tourism and economic interventions.
- Lack of proper housing.
- Financial constraints in terms of service delivery.
- Inefficient systems and procedures.
- Lack of financial sustainability.
- Ineffective organisational design.

4.6.3. POPULATION GROWTH AND PROJECTED HOUSEHOLDS AND HOUSING DEMAND

The following assessment has been conducted using the existing population, current number of households, and current demand (latest available data) for the Kannaland Local Municipality, the annual growth rate in order to determine the expected population growth, projected number of households and projected demand to the year 2050.

The estimated Population Growth has been calculated using the % Population Growth Rate p/a. The estimated Household Growth and the estimated Demand for 2050 has been calculated using the % Household Growth rate p.a.

For the municipalities which have a household decline, such as Kannaland LM, the difference between the projected households and current households has not been subtracted as with the subtraction, this figure significantly impacts the demand projection which may result in an inaccurate Projected Demand calculation. It would be advised that assessment of growth be done regularly as to provide a better projection to the year 2050.

2021 Population	2021 No. of Households	Current Demand (2022)	% Population Growth Rate p/a	% Household Growth Rate p/a	Estimated population (2050)	Projected No. of Households (2050)	Projected Demand (2050)
22 339	5 269	3 283	-2.1	-1.6	12 072	3 301	2 090

Table 29: Population growth and Projected Housing Demand - Kannaland

2021 Population Source: Municipal Economic Review and Outlook for the Garden Route District, WC 2021
2021 Households Source: Municipal Economic Review and Outlook for the Garden Route District, WC 2021

Population and Household Growth Rate Source: Municipal Economic Review and Outlook for the Garden Route District, WC 2021
Current Demand Source: GRDM 2022

4.6.3.1. Land Requirements

Using the demand projections, the land requirements at varying densities are as follows:

Projected Demand (2050)	25 du/ha	50 du/ha	100 du/ha	150 du/ha	200 du/ha
2 090	82.28 ha	41.14 ha	20.57 ha	13.71 ha	10.29 ha

Table 30: Land Requirements - Kannaland

An alternative view on land demand calculation is where an assumption is made on the lower income sites being 200m² and the middle – upper income averaging 500m². In terms of an integrated housing development, an average of 300m² calculation is used as a point of departure. Consideration would also be given for roads and public spaces for which 20% is added.

$(2\,090 \times 300) \div 20\%$

$= 752\,400 \text{ m}^2$

$= 75.24 \text{ ha}$

Proposed Interventions:

Looking at the projections and the negative growth rate of -2.1% p.a. for Kannaland, the LM has to be constantly be wary of the population decrease and should constantly be assessing with future development taking place, if the population will still be in decline or may possibly increase.

4.6.4. RESTRUCTURING ZONES

"Restructuring Zones" (RZs) are intended as an instrument (among others) to pursue restructuring of South African cities, this is essentially about integration: economic, racial and social. The concept aims to promote integration of income groups and racial backgrounds in all areas, and especially within key locations within a municipal space which allows for ease of access to various social amenities.

Specific RZs have been identified and Gazetted for various Local Municipalities. Kannaland Local Municipality does not have a Gazetted Restructuring Zone identified for any areas within the municipality.

Proposed Interventions:

It is recommended that the Kannaland identifies key areas of spatial restructuring within the Municipality. These areas would aim to be key strategic locations where further integration and development can take place which would allow for ease of access to people. This exercise can be conducted when the Kannaland reviews their Spatial Development Framework (SDF), latest SDF developed in 2013 or their Human Settlements Sector Plan, which was developed in 2016.

4.6.5. LAND AVAILABILITY WITHIN THE LM

The SDF identified sites in Ladismith that will conveniently accommodate the current subsidy housing demand but a shortfall of $\pm 65.31 \text{ ha}$ is required to accommodate overall future projected housing demand.

The SDF identified sites in Zoar that will conveniently accommodate the current subsidy housing demand, but a shortfall of 33.26 ha is required to accommodate overall future projected housing demand.

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The SDF identified sites in Van Wyksdorp will conveniently accommodate the current subsidy housing demand but a shortfall of ± 7.72 ha is required to accommodate overall future projected housing demand.

4.6.5.1. Land Reserved for Housing Development

± 86.5 ha of land is required for future projected housing needs based on 40 dwelling units per hectare in Ladismith. However, the SDF identifies only ± 26.86 ha of land for the new development of which ± 21.19 ha is already being allocated towards current projects on the pipeline.

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4.6.5.2. Targeted State Land

Some of these properties or areas have significant bulk infrastructure challenges and it is hoped that the One Plan interventions will elevate the need for necessary prioritisation of required State Funding to enhance the successful implementation of currently planned projects as well as those located in the aforementioned B Municipalities.

The above summary identifies that the land identified in the pipeline should be more than sufficient to meet the Housing Demand.

4.6.5.3. Kannaland LM Incentive Policies

The incentive strategies employed for the Kannaland Local Municipality are as follows:

- The Kannaland Local Municipality SDF, 2013 identifies the establishment of land-use incentives and NMT improvements around 10 underdeveloped public transport nodes of provincial significance

Further incentives which the Kannaland Local Municipality can employ to promote sustainable development are outlined in Chapter 5 of the document.

4.6.5.4. Infrastructure requirements in the town

The following section outlines the infrastructure requirements applicable to the towns of Kannaland and specifically to the proposed new developments. The infrastructure master plan should also be reviewed and updated.

Water

- Ladismith, bulk infrastructure to accommodate the projected future population needs is raw water storage.
- Water Treatment Works and Reservoir capacity in Zoar needs to be upgraded.
- Bulk water supply is required in Calitzdorp.
- Need for water source, water treatment works and raw water storage in Van Wyksdorp.
- Pumping capacity to be upgraded.
- Upgrading of reservoir capacity.
- New boreholes are being planned to increase water supply in Van Wyksdorp.
- Replacement of pipeline from Nels Dam to Water Treatment Works.

Sanitation

- There is a need for wastewater treatment works in Ladismith (WWTW).
- Upgrading of wastewater treatment works in Van Wyksdorp.
- Bulk sewer is required for new development.
- Refurbishment of all sewer pump stations.
- Upgrading and refurbishment of the Klein Karoo Rural Water Supply Scheme.

Stormwater

- Due to poor drainage as well as poor maintenance over the years a stormwater master plan is required.

Electricity

- Street lighting is required in various streets.
- Sports Field Lighting.

- Upgrading of new transformers and refurbishment of old transformers.
- Underground network cabling.
- Bulk supply to Ladismith and Calitzdorp, upgrading of substations.
- Meter replacement of conventional to prepaid meters.
- Replacement of three-phased prepaid meters.
- Electricity connections to farmhouses and or informal settlements; and
- Upgrading of overhead networks.

Solid Waste

- Solid Waste Transfer Station Project; and
- Further cleaning of illegal dumping sites in Kannaland Municipal Area.

Transport

- Rehabilitation and Upgrade of roads.
- Tarring of roads required for regional routes.

Proposed Interventions:

The Municipality to promote incentives and to encourage increased density developments within the urban centres as to maximise the capacity of the existing infrastructure.

It is also further recommended that land is to be developed in a sequential manner outwards from existing developments as to maximise the usage of existing infrastructure. This will aim to prevent leapfrogging of land parcels and restrict unviable provision of infrastructure.

4.6.6. IMPLEMENTATION PLAN

The following section The Implementation Plan is split into three components. These are as follows:

- Current projects which are underway within the Municipality with relation to Human Settlements.
- New Implementable projects identified through this Human Settlements Sector Plan; and
- Housing Pipeline projects. These can be found in Annexure 1 of the report.

4.6.6.1. Current Projects

The following section aims to highlight the current projects that are operational within the Kannaland Local Municipality. This has been extracted from the Kannaland list of Housing Pipeline Projects, 2022.

PROJECT NAME	HOUSING PROGRAMME	LOCATION	YIELD	STATUS
3321: Zoar Protea Park Infill (100 units) IRDP	IRDP	Zoar	100	Project approved. Project is currently being implemented
Parmalat 280	IRDP	Ladismith	280	infill site, first establish whether bulks is sufficient to service these sites
Calitzdorp Bergsig Housing Project	IRDP	Calitzdorp	179	The first phase of 250 houses has been completed

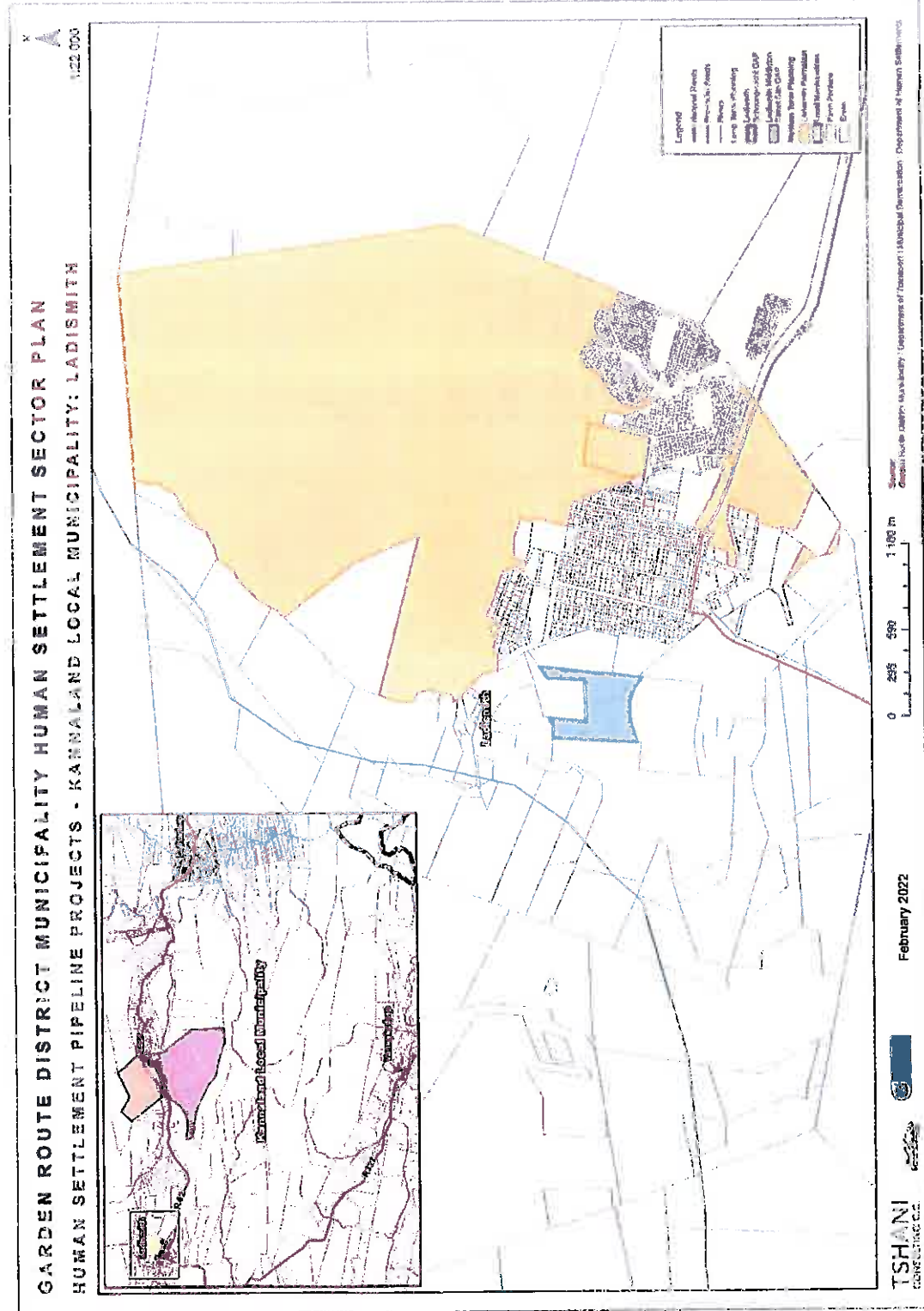
Table 31: Implementation Plan Current Projects -- Kannaland

4.5.6.2. New Implementable Projects

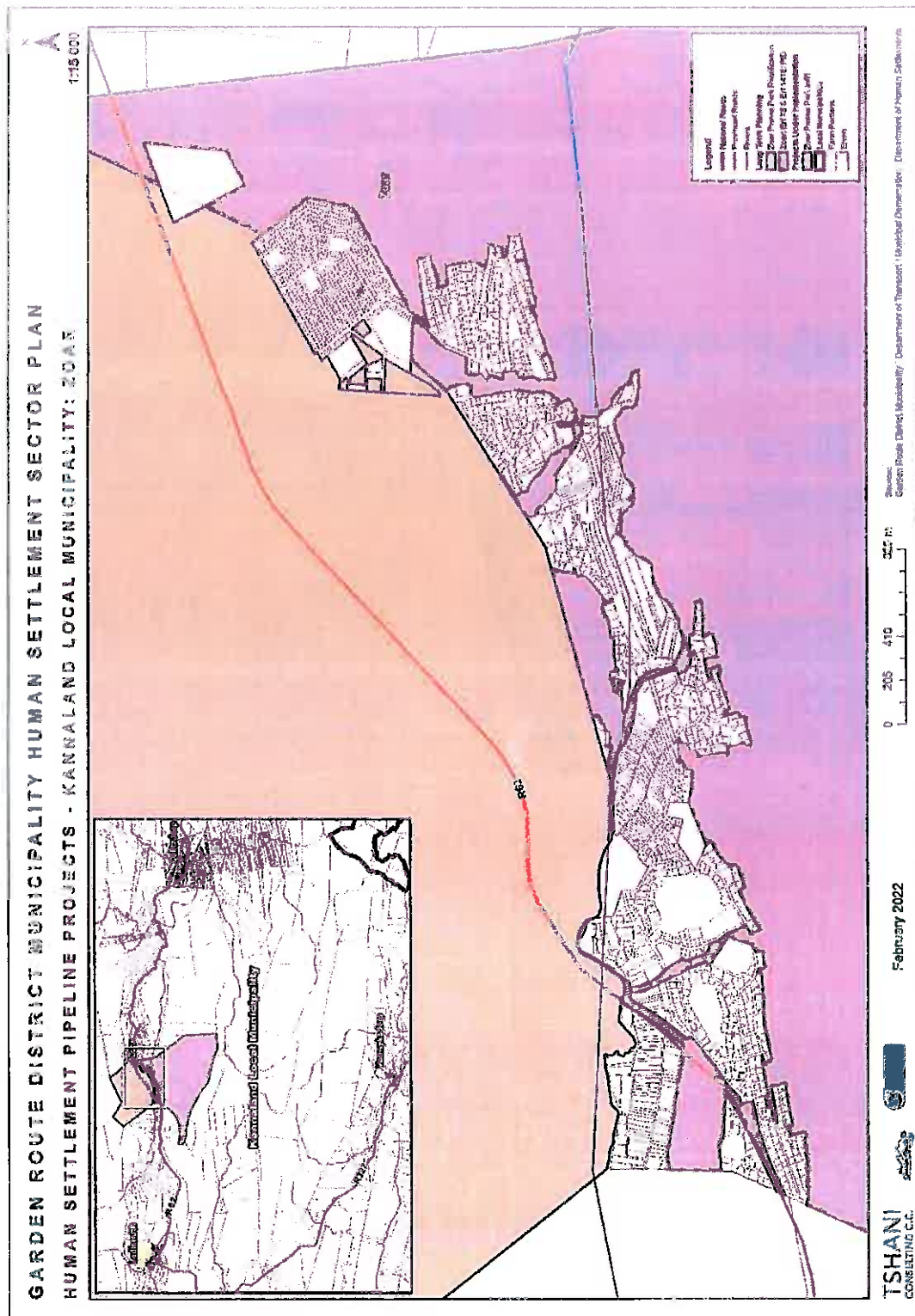
The following section aims to highlight New Implementable Projects as identified through this Human Settlements Sector Plan

PROJECT NAME	LOCATION	BUDGET	POSSIBLE FUNDING SOURCE	PRIORITY
Review of Kannaland Spatial Development Framework	Kannaland Municipality	R 500 000.00	<ul style="list-style-type: none"> GRDM WC Planning 	Short-term
Review of Kannaland Integrated Sustainable Human Settlements Plan	Kannaland Municipality	R 500 000.00	<ul style="list-style-type: none"> Housing Development Agency GRDM WC DOH 	Short-term

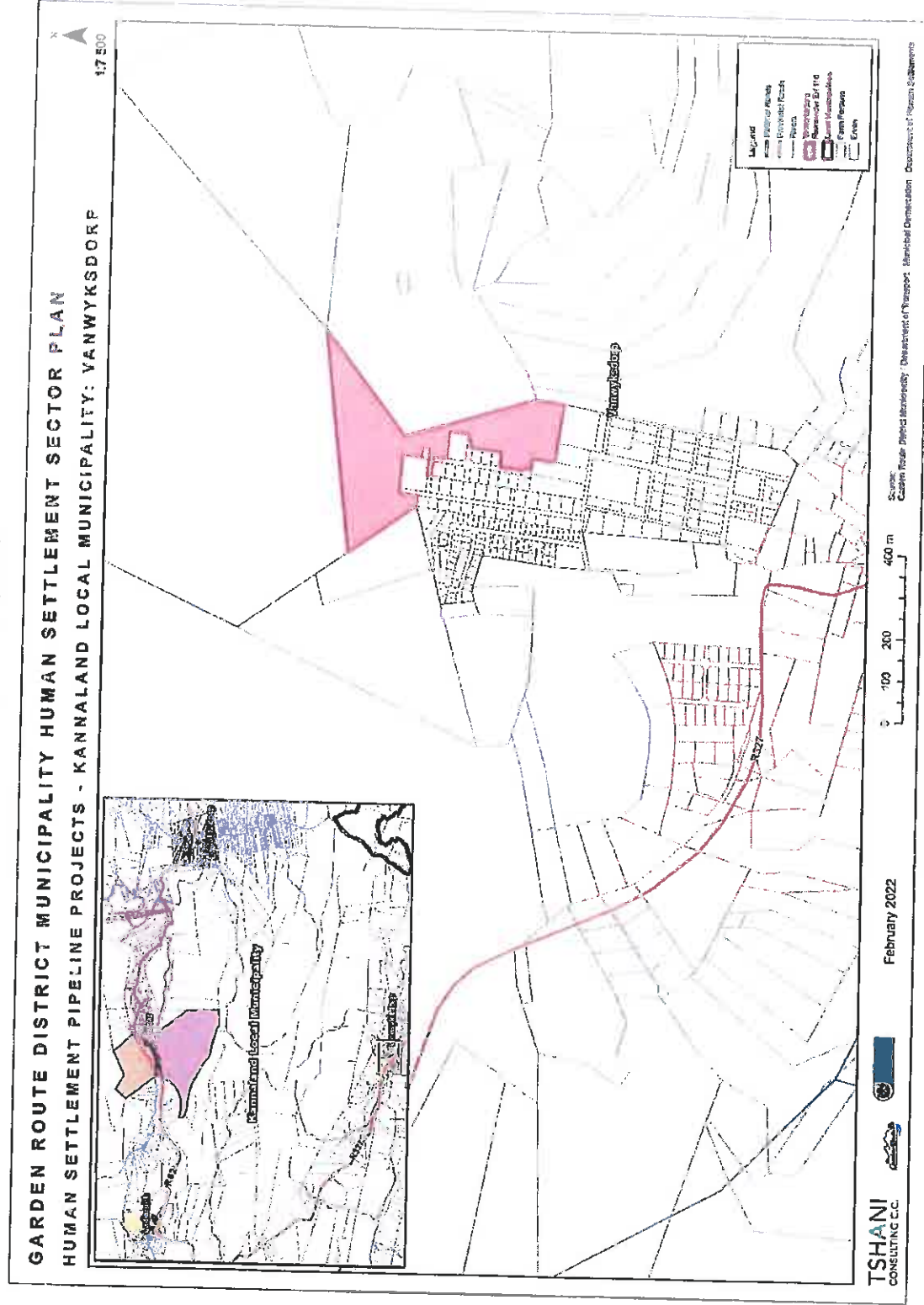
Table 32: Implementation Plan – New Implementable Projects - Kannaland



Plan 49: Kannaland Local Municipality Human Settlements Pipeline Projects – Zoar



Plan 50: Kannaland Local Municipality Human Settlements Pipeline Projects – Vanwyksdorp



KANNALAND HOUSING PIPELINE

CURRENT PROJECTS

Town & Site	Erf	Erf Size	Yield	Ownership	Municipal Priority List	Infrastructure	Proposed Housing Type	Comments	Year of initiation	Year of Implementation
Ladismith Farmalat	RE/95 and 2267	635.87 hectares	280	Kannaland Municipality	1	Infrastructure should be upgraded and installed to ensure that we can deliver basic services to the housing project	IRDP	The Environmental Impact Study (EIA) was completed in October 2022	2018	2024/2025
Zoar Infill Housing	1834, 1835 (Public open space) and 1836	19791.3 m ² and 27422.8 m ²	100	Kannaland Municipality	1	Infrastructure should be upgraded to accommodate the basic services which should be delivered to the housing project	IRDP	The Environmental Impact Study (EIA) was completed in October 2022	2018	2024/2025
Calitzdorp Royal Heights	2182	197775.5 m ²	176	Kannaland Municipality	1	This project is implementation ready	IRDP	Land available and approved by Council for development	2015	2023/2-24
Zoar UISP	1416	2.88 hectares	65	Kannaland Municipality	1	Infrastructure should be upgraded and installed to ensure that we can deliver basic services to the housing project	Individual Subsidy	This project will only provide serviced site The Environmental Impact Study (EIA) was completed in October 2022	2018	2024/2025

MEDIUM TERM PROJECTS

Town & Site	Erf	Erf Size	Yield	Ownership	Municipal Priority List	Infrastructure	Proposed Housing Type	Comments	Year of initiation	Year of Implementation
Van Wyksdorp	110	76580.2 m ²	100	Kannaland Municipality	2	<p>Infrastructure to deliver basic services to this project should be installed and existing infrastructure should be upgraded</p> <p>Eskom provides electricity to Van Wyksdorp and should be consulted in preparation of this project to ensure that they can plan to install electricity to the affected households</p>	IRDP	Spatial Development Framework needs to be updated because the erf is located outside of the urban edge	2024	2029/2030
Zoar	N/A	N/A	600	Kannaland Municipality	2	<p>Replacement of asbestos roofs</p> <p>Erven are subdivided and we will work on individual households</p>	EHP	An application should be submitted to the Western Cape Provincial Department of Infrastructure to request that the asbestos roofs should be replaced with PVC sheets	2023	2024/2025
Ladismith	1194	14582.1 m ²	29	Kannaland Municipality	2	The sites identified for this project are serviced	Finance Linked Individual Subsidy	Land available and approved by Council for development	2016	2024/2025

LONG TERM PROJECTS										
Town & Site	Erf	Erf Size	Yield	Ownership	Municipal Priority List	Infrastructure	Proposed Housing Type	Comments	Year of Initiation	Year of Implementation
Ladismith Caravan Park	48	337191.9 m ²	100	Kannaland Municipality	3	Infrastructure to deliver basic services to this project should be installed and existing infrastructure should be upgraded	FLISP	This project can be reprioritised and the housing type can be changed by Council to meet the housing needs	2024	2029/2030
Ladismith Showgrounds	RE/135/95	0.57 hectares	350	Kannaland Municipality	3	Infrastructure to deliver basic services to this project should be installed and existing infrastructure should be upgraded	FLISP/IRDP	This project can be reprioritised and the housing type can be changed by Council to meet the housing needs	2024	2029/2030
Ladismith Schoongezicht	37/95	17.15 hectares	40	Kannaland Municipality	3	Infrastructure to deliver basic services to this project should be installed and existing infrastructure should be upgraded	FLISP/IRDP	This project can be reprioritised and the housing type can be changed by Council to meet the housing needs	2024	2029/2030
Calitzdorp Old Hospital Site	45	569838.8 m ²	150	Kannaland Municipality	3	Infrastructure to deliver basic services to this project should be installed and existing infrastructure should be upgraded	SH/IRDP/UISP	This project can be reprioritised and the housing type can be changed by Council to meet the housing needs	2024	2029/2030
Ladismith Golf Club	128/95	8.55 hectares	100	Kannaland Municipality	3	Infrastructure to deliver basic services to this project should be installed and existing infrastructure should be upgraded	FLISP	This project can be reprioritised and the housing type can be changed by Council to meet the housing needs	2024	2029/2030

ACRONYMS

IRDP

Integrated Reconstruction and Development Programme

FLISP

Finance Linked Individual Subsidy

SH

Social Housing

EHP

Emergency Housing Programme

