



# KANNALAND: HUMAN SETTLEMENT PLAN (HSP)



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## ACRONYMS

BNG - Breaking New Ground

CRU - Community Residential Units (Hostels Redevelopment Programme)

KHSP – Kannaland Human Settlement Plan

KSDF - Kannaland Spatial Development Framework

EHP - Emergency Housing Programme

FLISP - Finance Linked Individual Subsidy Programme

HSP - Human Settlement Plan

ISHS - Integrated Sustainable Human Settlement

IRDP - Integrated Residential Development Programme (Project Linked Subsidy)

NDoHS - National Department of Human Settlements

NDP - National Development Plan

NHFC - National Housing Finance Corporation

NSDP - National Spatial Development Perspective

PHP - People's Housing Process

PSDF - Provincial Spatial Development Framework

RDP - Rural Development Programme

SDF - Spatial Development Framework

UISP - Upgrading of Informal Settlements Programme

IDP- Integrated Development Plan

WCHDDDB – Western Cape Housing Demand Database

JPI - Joint Planning Initiative

LED- Local Economic Development

Kannaland LM – Kannaland Local Municipality

NGO - Non Government Organisation

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## 1. INTRODUCTION AND BACKGROUND

### 1.1 Sustainable Human Settlements

This document is developed within the context of Human Settlement Plan as the anchor of creating sustainable resilient integrated settlements with the support of provincial arms of government. A good understanding of the requirements and standards for the creation of a resilient environment is necessary for effective planning and service delivery. The most significant of it all is demographic analysis and projections for forward planning. In the past emphasis has been place on housing delivery with little consideration of the social integration component of settlements. Amongst the mechanisms recently advocated for through the National Development Plan (NDP) is the creation of sustainable integrated human settlements with different income groups and social backgrounds.

The shifts and changes in human settlement thinking is not yet fully accepted as increasing pressure on municipalities to deliver housing opportunities with little funding and capacity available at their disposal. Regardless of these realities the provision of human settlements is still a high priority for most municipalities. Diverse challenges do however exist with regard to the capacity of bulk infrastructure services with specific reference to supply of basic services in form of water, electricity, sanitation and waste removal. These infrastructure backlogs attributed to most rural municipalities which are also evident in Kannaland Local Municipality (KLM), thus has an effect on the delivery of human settlements. Over the past few years the municipality has enjoyed accelerated housing provision but the recent bulk infrastructure challenges is creating pressure on the municipality to deliver.

A Housing Pipeline (2013/14) was developed through the assessment of the demand for low and middle income groups housing in Kannaland Municipality. Given the high unemployment in towns and the agricultural nature of the local economy, which is affected by the national and international trends toward a magnetisation of the agricultural sector has resulted in a significant increase in the demand for low cost housing.

To the contrary non-availability of homes for this grouping consisting of municipal workers, nurses, teachers, government officials, and ordinary factory workers and policemen has highlighted the demand for affordable housing.

Given the demand for low and middle income earners settlements, there is a serious need for a credible Human Settlement Plan. The plan will ensure medium to long term planning with regard to the delivery of the appropriate infrastructure that will enable the municipality to address the backlog for low cost housing and make land available for affordable housing market segment. A portion of affordable housing is also subsidised by the Department of Human Settlements depending on the income bracket.

Within the context of using human settlement development as a catalyst for other municipal services delivery a credible human settlement plan is required in Kannaland to combat all the issues associated with rural municipality to manage their housing situation.



The Human Settlement Plan will entail the following technical work:-

- ❖ Spatial planning analysis
- ❖ Topographical survey
- ❖ Implementation readiness assessment
- ❖ Biodiversity assessment
- ❖ Bulk infrastructure services assessment
- ❖ Social amenities assessment

With the assistance of DHS a Beneficiary Selection Policy was initiated, developed and adopted by the municipality in 2013/14 financial year. This policy directive is to assist municipalities in the regulation of the housing waiting list and the allocation of housing to beneficiaries in a transparent and comprehensive manner. This policy will also enable the municipal council to determine the demand for housing in both rural and urban areas and thus be able to proactively plan for its citizens.

Apart from this long term strategic planning considerations, the municipality will also facilitate other stakeholders in their jurisdiction for transversal partnering for the creation of sustainable integrated human settlements. Taken the opportunity from this process to consolidate and present community needs identified through the Integrated Development Plan (IDP) consultation process.

## **1.2 Principles of integrated and sustainable human settlements**

- ❖ Land Infill
- ❖ Densification
- ❖ Development within urban edge
- ❖ Mixed development
- ❖ Access to public transport
- ❖ Variety to public transport
- ❖ Variety of social amenities to choose from
- ❖ Access to economic opportunities
- ❖ Variety of housing instruments relevant to clientele

## **1.3 Purpose of a Human Settlements Plan**

The purpose of this Human Settlement Plan is to feed into the Provincial Multi Year Housing plan. To establish a medium to longer term (i.e. 20 year) strategy for the development of integrated and sustainable human settlements within the municipality's area of jurisdiction.

To identify specific priority projects emanating from these programs for which more detailed planning is required to implement them.

Furthermore, this HSP guideline will assist the local municipality in the following:

- ❖ Guiding the vision of municipality.
- ❖ Delivering integrated and sustainable human settlements through the compilation of credible HSPs.

- ❖ Drawing linkages with the Integrated Development Plan (IDP) process with adequate information about the housing projects, their benefits, parameters as well as strategic and operational requirements.
- ❖ Ensuring that the contents and process requirements of planning for sustainable human settlement development are adequately catered for.

#### 1.4 Legislative & Policy Framework

The Breaking New Ground (BNG) policy as well as the Western Cape Sustainable Human Settlement Strategy Goals forms the strategic basis for the approach to developing a Human Settlement Plan at local government level. The BNG proposes to “promote the achievement of a non-racial, integrated society through the development of sustainable human settlements and quality housing.”

Housing is interrelated with many policies and acts, whether it is the environment, government, social amenities or infrastructure. **Table 1** depicts the policies and different programmes at National and Provincial level that relate to housing delivery and human settlement development.

Act	Policies & Strategies
<ul style="list-style-type: none"> <li>• Constitution of South Africa,</li> <li>• Housing Act, No.107 of 1997</li> <li>• Municipal Structures Act, 1998 and 2000</li> <li>• Municipal Structures Act, No.32 of 2000</li> <li>• Development Facilitation Act, No.67 of 1995</li> <li>• Division of Revenue Act, 2005</li> <li>• Intergovernmental Relations Framework Act, No.13 of 2005</li> <li>• Disaster Management act, No.57 of 2002</li> <li>• Spatial Planning Land Use Management Act</li> <li>• Western Cape Housing Development Act, No. 6 of 1999</li> <li>• Restitution of Land Rights Amendment Act 15 of 2014</li> <li>• National Environmental Management Act</li> <li>• Rental Housing Act 50 of 1999</li> </ul>	<ul style="list-style-type: none"> <li>• National Housing Code</li> <li>• National Development Plan (NDP)</li> <li>• National Spatial Development Framework</li> <li>• Breaking New Ground Comprehensive Plan</li> <li>• Provincial Spatial Development Framework (PSDF)</li> <li>• Provincial Growth and Development Strategy (PGDS)</li> <li>• Integrated Urban Development Framework</li> <li>• Draft Western Cape Human Settlement Framework</li> <li>• Human Habitat No.108 of 1996</li> <li>• Millennium Development Goals (MDG)</li> <li>• Draft Informal Support Plan Strategic Framework</li> </ul>

**Table 1: Summary of Human Settlements related policies, strategies and acts**

#### 1.5 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.

## 1.6 Roles and Responsibilities of Municipalities

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 the 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:

- ❖ 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 program.
- ❖ 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.

## 1.7 Kannaland IDP's strategic alignment with National, Provincial and District Arms of Government

The overall planning context which informs and defines the Kannaland IDP is the National Development Plan (NDP), which was signed into power during August 2012. The NDP contains 36 objectives and 36 actions which impact directly on Local Government. The Western Cape Provincial Government's draft strategic plan: Delivering the open opportunity society for all (2010) identifies 5 strategic priorities. The Eden District Municipality has identified seven key strategic goals which are essential for the growth and development of the district. **Table 2** below indicates the strategic alignment of Kannaland Municipality's Strategic Objective with Eden District Objectives, Provincial Strategic Goals (PSG) and National Development Plan (NDP).

## 1.8 Integrated Development Plan 2015/16 Review

Kannaland Objectives	Eden District Objectives	Provincial Strategic Goals (PSG's)	NDP Objectives / Outcomes
KPA1: To provide access to reliable infrastructure that will contribute to a higher quality of life for Kannaland citizens	Conduct regional bulk infrastructure planning & implement projects, roads maintenance and public transport; manage and develop council fixed assets (3)	PSG 1: Create opportunities for growth and jobs.	Outcome 6: Efficient, competitive and responsive economic infrastructure network
KPA2: To provide adequate services and improve our Public confidence	Increasing wellness (4) Integrating service delivery for maximum impact (10)	PSG 2: Improve education outcomes and opportunities for youth development	
KPA3: To strive towards a safe community in Kannaland through the proactive management of environmental health, fire, traffic and disaster risks	Promote sustainable environmental management and public safety (4)	PSG 3: Increase wellness safety and tackle social ills	Outcome 2: Improve health and life expectancy Outcome 3: All people in South Africa protected and feel safe Outcome 7: Vibrant, equitable and sustainable rural communities and food security Outcome 10: Protection and enhancement of environmental assets and natural resources Outcome 11: A better South Africa, a better and safer Africa and world
KPA4: To facilitate Economic Growth and Social facets of community development	Grow the district economy (7) Healthy and socially stable communities (1)	PSG 4: Build a quality living environment, resilient to climate change: Outcome 1: Sustainable ecological & agricultural resource-base Outputs: Maintenance & Sustainable Use of agricultural & Ecological Resources & Infrastructure Climate Change Response Outcome 2: Sustainable & integrated urban & rural settlements. Increase housing opportunities Improved settlement functionality, efficiencies and resilience Game Changers	Outcome 1: Improve the quality of basic education. Outcome 4: Decent employment through inclusive growth Outcome 6: Efficient, competitive and responsive economic infrastructure network Outcome 8: Sustainable human settlements and improved quality of household

		Water for sustainable growth and development Water & sanitation- basic services	
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**Table 2: Strategic alignment of the three spheres government**

<b>Kannaland Objectives</b>	<b>Eden District Objectives</b>	<b>PSO</b>	<b>NDP Objectives / Outcomes</b>
Creating opportunities for growth and development in rural areas (11)		Outcome 7: Vibrant, equitable and sustainable rural communities and food security	
KPA5: To promote efficient and effective Governance with high levels of stakeholder participation	Promote good governance (5)	Building the best-run regional government in the world (12)	Outcome 9: A responsive and, accountable, effective and efficient local government system Outcome 12: A development-orientated public service and inclusive citizenship
KPA 6: To provide an efficient workforce by aligning our institutional arrangements to our overall strategy	Build a capacitated workforce and communities (2)	Mainstreaming sustainability and optimising resource-use efficiency (7)	Outcome 5: A skilled and capable workforce to support inclusive growth
KPA 7: To strive towards a financially sustainable municipality	Ensure financial viability of the Eden district municipality (6)	Building the best-run regional government in the world (12)	Outcome 9: A responsive and, accountable, effective and efficient local government system

**Table 3: Strategic alignment of the three spheres government**

## 1.9 PSP 2014-2019: Provincial Strategic Goals (PSGs)



**STRATEGIC GOAL 1:**  
Create  
opportunities for  
growth and jobs



**STRATEGIC GOAL 2:**  
Improve education  
outcomes and  
opportunities for  
youth development



**STRATEGIC GOAL 3:**  
Increase wellness,  
safety and tackle  
social ills



**STRATEGIC GOAL 4:**  
Build a quality living  
environment,  
resilient to climate  
change

**STRATEGIC GOAL 5: Embed good governance and integrated service  
delivery through partnerships and spatial alignment**

## 2. KANNALAND OVERVIEW

### 2.1 Municipal Area and Community Profile

Kannaland municipal area is situated in the jurisdiction area of the Eden District Municipality. The municipal area is bordered in the west by Overberg District, in the east by the Oudtshoorn municipality, in the north by Central Karoo District and in the south by Hessequa municipality (refers to **Figure 1**).

The Kannaland municipal area lies huddled between two mountain ranges, the Swartberge 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 municipality is situated about 340km north-east of Cape Town along the famous tourism Route 62. It is linked by tarred main roads to all other major centres, such as Oudtshoorn (100km), Montagu (139km), George (160km) and Mosselbay (185km).

The municipality has the smallest population in the Eden District, and also has the smallest economy in the region. Kannaland's climate is ideal for the production of apricots, peaches, plums, nectarines and grapes. The well-known Parmalat and Ladismith dairy products come from the area. The quaint little haven of Calitzdorp is known as the port-wine capitol of South Africa by virtue of the top quality wines, produced mainly by Boplaas, De Krans, Axehill and Calitzdorp wine cellars. Kannaland has its own individual building style, which makes it unique. For example, the so-called Ladismith Style is a simplified Georgian design and dates from the 1830s. Kannaland is an integral part of the Eden District, along with six other municipalities, namely Hessequa, Mosselbay, George, Oudtshoorn, Knysna and Kannaland.

As oppose to other municipalities in the district, Kannaland Municipality does not have a diverse economy, with agriculture and forestry being the largest employment sector.

There are however, significant initiatives in the broader Eden District Municipality which may in the longer term benefit the economic base of Kannaland. Main Economic Sectors: Agriculture (26.8%), manufacturing (20.4%), community and personal services (18.4%), finance and business (11%), wholesale, retail and trade (9.4%), construction (6.20%), electricity and water (4.70%), transport and communication (3%).

## **2.2 Vision**

To be the place of choice

## **2.3 Development Trends in the Municipality**

A number of trends were identified during the Joint Planning Initiative (JPI) analysis of the socio economic reality for the Kannaland region. These trends can be summarized in the following development areas from input from sector departments:

### **2.4 Infrastructure/ Basic Service Delivery Backlogs**

Low levels of access to the minimum basic service in refuse removal and sanitation are of concern. These need to be addressed in order to enhance the quality of life of individuals and to stimulate economic activity which may be hampered as a result of these backlogs. Current budget allocations may be insufficient to address backlogs.

### **2.5 Economic Development**

Economic growth over the period 2001 to 2010 averaged 5.63 per cent per annum whilst real GDP-R per capita increased from R16 438 in 2001 to R26 043 in 2010. Agriculture and agro-processing sectors along with limited tourism prospects are highlighted.

#### **2.5.1 Service Delivery Challenges**

The demand-driven nature of the work and the support interventions provided by the department (like, access to finance for enterprises) is dependent on uptake by the private sector and the demand generated by businesses and citizens to equip them for economic improvement. This is based on the extract from the Joint Planning Initiative (JPI) Provincial Consolidated Report for Kannaland Municipality 2014.

It is also necessary for the Municipality to be able to identify key areas of challenge where the economic interventions which the department provides can be taken up. The Municipality must therefore be equipped for Local Economic Development (LED) sensitivities and be able to articulate the support needed from the department.

#### **2.5.2 Critical Interventions**

Joint ventures can potentially occur in the areas of:

- ❖ Skills Development
- ❖ Red Tape Reduction
- ❖ Entrepreneurship
- ❖ Trade/Sector development

Transversal participatory assessment in the Local Economic Development (LED) and in its implementation plan is required to stimulate economic development that will



improve municipal performance and maturity to deal with the economic development objectives of the area.

Collaboration with the local private sector in order to unlock the local economy and establish what local businesses require in localities to unlock economic production, competitiveness and opportunities for labour absorption. Using partnerships and joint collaboration with the local private industry players, there is a need to focus on developing or expanding priority sectors with potential – In Kentland the development of the Agro-processing and Tourism sectors are to be prioritized for its labour-absorbing potential. Potential levers also include skills development, red tape reduction and enterprise support programs.

## **2.6 Social Development**

Kannaland LM, with an estimated median age of 28, 3 years in 2014, has a younger population than the Western Cape (29, 2) and Eden District (30, 1). The process of population ageing predicted for the Western Cape and Kannaland follows this trend with the median age projected to increase to 31, 0 years in 2030. The overall dependency ratio is predicted to decline from 55, 6 in 2014 to 53, and 5 in 2030.

Relative to the working age population, those 14 years and younger are predicted to decrease so that the young dependency ratio falls from 42, 9 in 2014 to 36, and 5 in 2030. Those 65 years and older are expected, in contrast, to increase in proportion to the working age population with the old age dependency ratio rising from 12,7 in 2014 to reach in 17,0 in 2030. In 2014 it was estimated that there were 93, 3 males for every 100 females in Kannaland LM. In 2030 the sex ratio is expected to decline to 90, 8 males per 100 females.

The following areas were identified by the Department of Social Development as service delivery challenges.

- ❖ High level of education,
- ❖ School drop-out of youth,
- ❖ Poverty,
- ❖ Substance abuse that have an enormous impact on all levels and spheres of the society as a whole.
- ❖ Crime is also a challenge as especially domestic violence.

## **2.7 Demographic Characteristics**

### **2.7.1 Population**

The table below indicates that in 2001 there was a total population of 22 821 and in 2011 a total population of 24 767 in the area. The annual growth rate of the population between 2001 and 2011 was 0.85%. This positive growth rate indicates that more people are settling in the municipality, but at a very slow rate. The municipality has a relatively young population with the highest number of unemployment between the ages of 15-30 years. This remains a critical area for the municipality to focus on particularly in partnership with its social partners

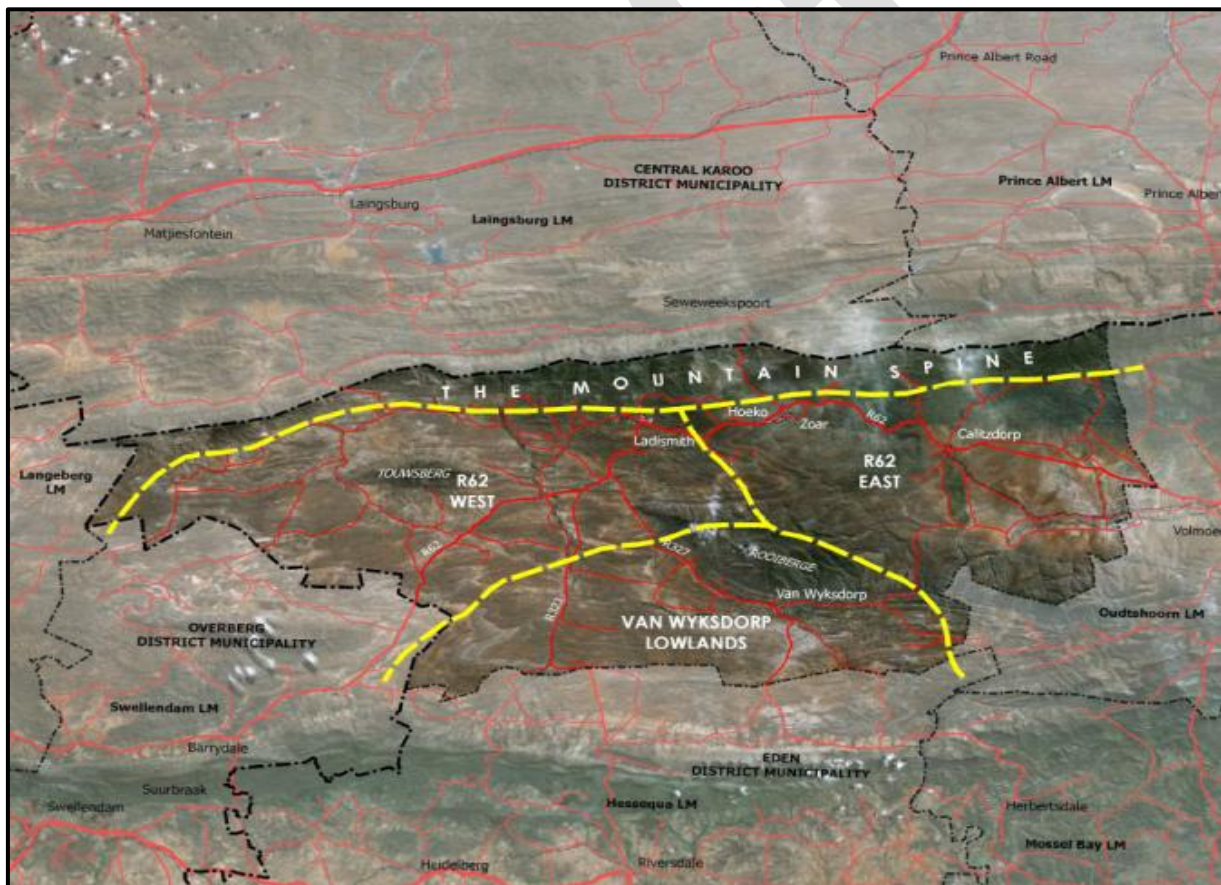
(Government and NGO's) and in the context of its economic and social development programs.

	Census 2001	Census 2011	Growth Rate
<b>Population</b>	22821	24767	0,85%

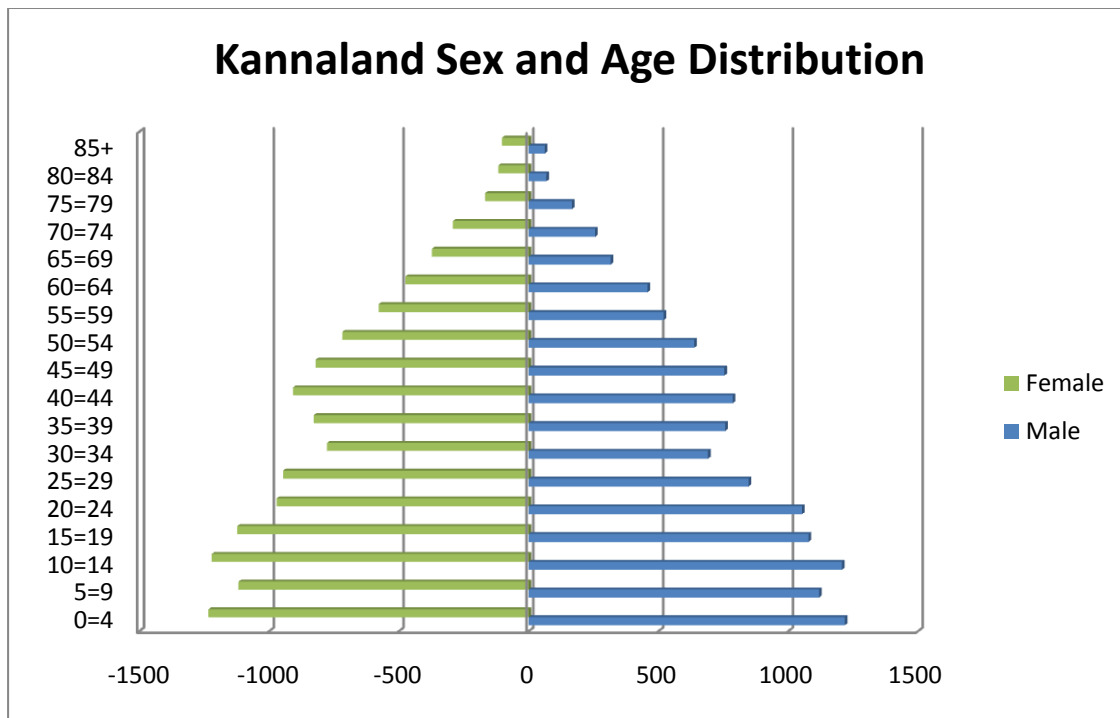
**Table 3: 2001-2011 Population Census information**

### **Implication of population growth on Human Settlements:**

The implication of slow population growth for the municipality has got divers effect be it on the economy, infrastructure or even housing needs. It is also however important to acknowledge other effect of population growth rate other than housing, but for the purpose of this plan we will focus more attention on human settlements needs.



**Figure 1: Kannaland locality map in relation to the surrounding areas**



**Figure 2: 2011 Sex Distributions according to Age classification**

There seem to be an even distribution between female and male within the Municipality. Majority of the population is aged between 0 and 29 years old. The above graph presents a good indication that more people are within the workforce age.

#### **Implication of Sex and Age distribution on Human settlements:**

Majority of the residents are still capable of entering the workforce as they aged between 19 and 60 years. This implies that the future demand for housing would decline as residents will be able to afford their own homes if the municipal economy creates job opportunities to absorb the work force.

#### **2.7.2 Households**

The 2011 census information indicated that in general, the Kannaland income levels of households are in the lower middle-income categories. The majority of households earn between R800 and R12 800 per month. The table below shows the household income per different income category. This indicates that approximately 55% of households earned less than R4 800 per month in 2011. Almost 67% of households in the municipal area earned between R800 and R6 400 per month and approximately 8% of the households did not receive any form of income in 2011.

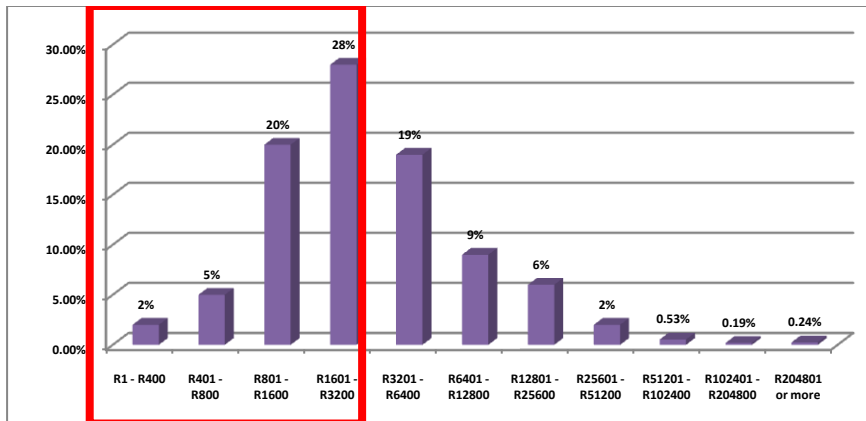


Figure 3: Kannaland household income distribution (Census 2011)

### Implication of low to medium income households on Human settlement:

Having over 55% of the households earning less the R3500 bracket will impact on the demand for as more and more people will rely on subsidised housing. Furthermore the percentage rate payers in relation to non-rate payers are low which impacts on financial sustainability of the municipality.

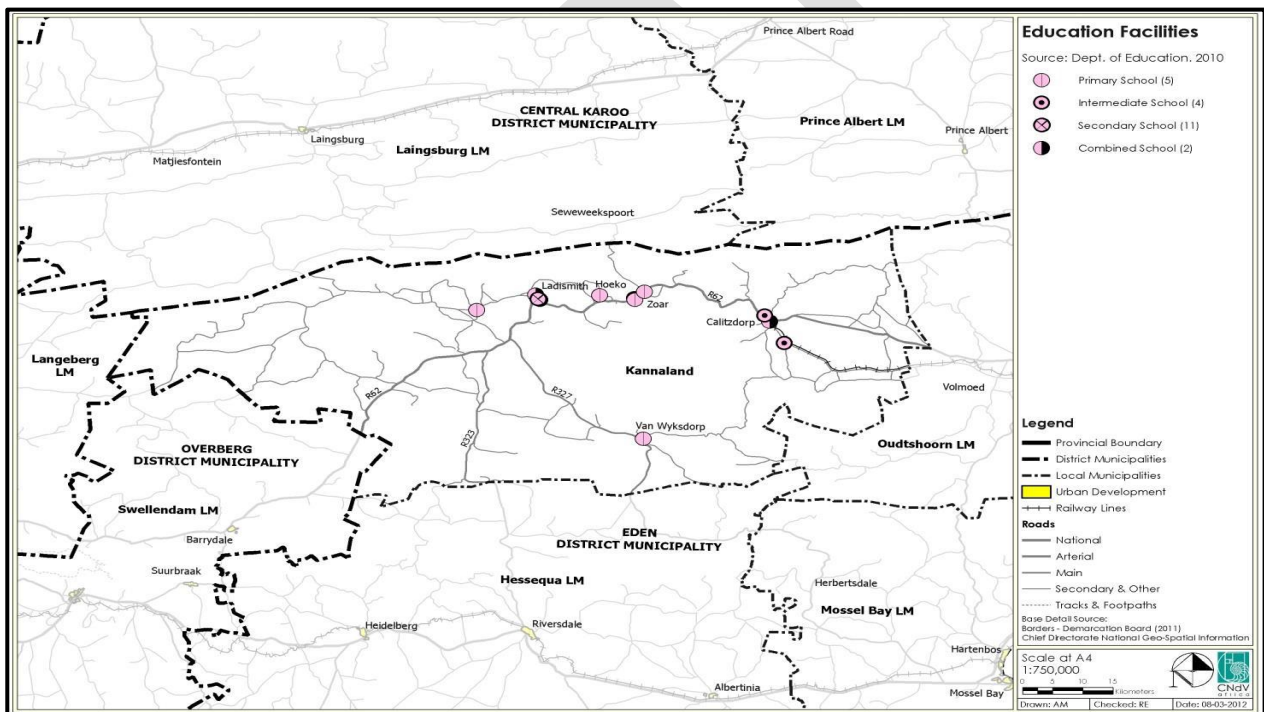


Figure 4: Locality map of educational facilities within Kannaland Municipality

### 2.7.3 Educational Levels

It is evident from the table below more toddlers were enrolled into the education system with a decline in the no schooling statistics. Furthermore, the table also displays a decline in further educational training however; there has been an increase in the number of pupils enrolled for Grade 12.

Level of Education	2001	2011
No schooling	1660	1115
Some primary schooling	4378	7550
Completed primary school	1634	2033
Some secondary school	3826	7312
Grade 12	1683	3016
Higher education	766	656

**Table 4: Level of education distribution in Kannaland Municipality (Census 2011)**

Educational facilities are largely clustered around the settlements of Ladismith, Calitzdorp, Van Wyksdorp and Zoar (figure 4). No educational facilities are available in Anysberg and Plathuis in the west and in Kraaldorings, Badshoogte and Vleirivier in the eastern parts of the municipality.

#### **Implication of Educational levels on Human Settlements:**

The current school amenities are meeting the current demand in terms of pupils attending school within municipality. The clustering of schools amenities around a particular area will ultimately result in an influx of people in that particular area.

### 2.7.4 Employment and Unemployment

The table below indicates that there has been a slight increase in the labour force between 1996 and 2011. The labour force participation rate also decreased between 1996 and 2001 and then decreased to approximately 48% in 2011. This indicates that less than half of the total work force between the ages of 15 and 65 are employed or actively seeking employment. The table also indicates that there were a total of 6344 people employed in 1996. This figure increased to 6345 in 2001 and decreased to 6271 in 2011. This is noteworthy since the labour force decreased by 74 people.



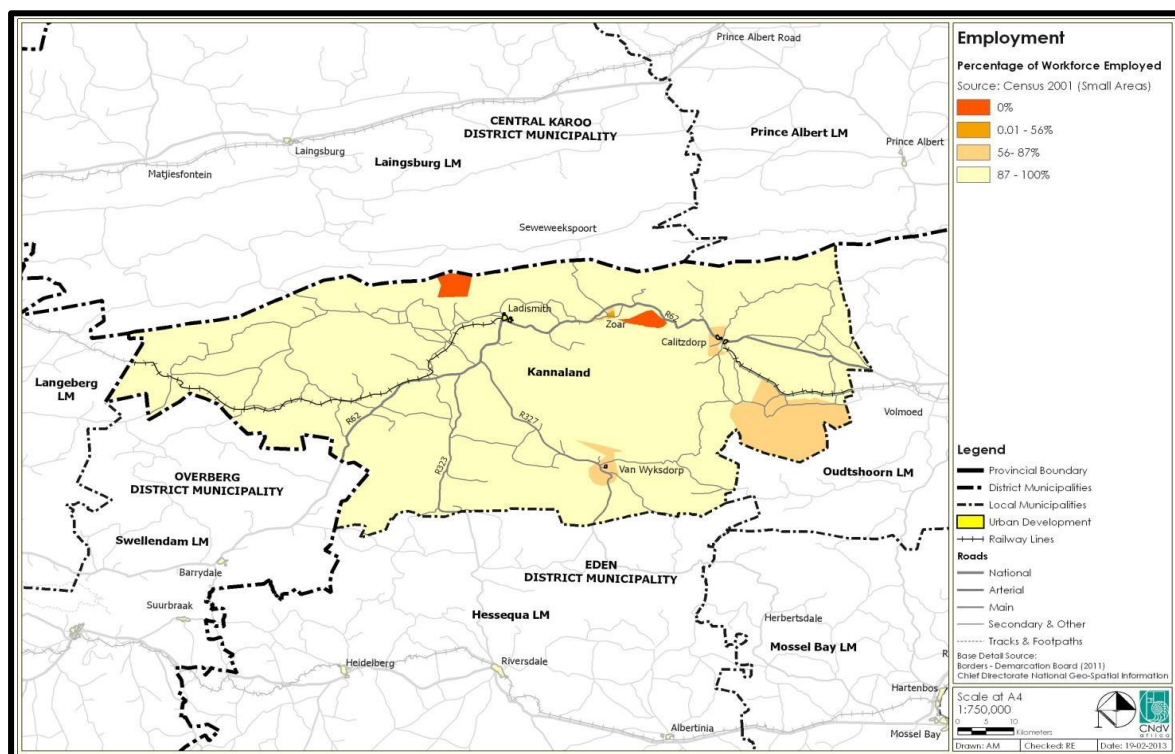


Figure 5: Workforce distribution within Kannaland Municipality (Census 2011)

Census Data	Total Population aged 15-65	Labour force	LFPR%	Employed	Unemployed	Unemployment rate (%)
1996	11909	7405	62.2	6344	1061	14.3
2001	14622	7365	50.4	6345	1020	13.8
2011	15728	7587	48.2	6271	1316	17.3

Table 5: Employment status comparison between 2001 & 2011 Census

### Implication of Educational levels on Human settlements:

The Kannaland Municipality has experienced large job losses in especially the agricultural sector. This has in turn led to increasing unemployment rates. Kannaland Municipality has the second highest unemployment rate in the District. This is of concern considering the high poverty rates in the area. The implication of increase in unemployment in Kannaland means more residents will become dependent of on government grant and housing subsidy hence the demand for housing opportunities will continue to increase.

In terms of skill development there are extremely high average dropout rates in the municipal area which need to be addressed. The literacy rates are also the lowest in the District. Considering the trends towards employing skilled and highly skilled individuals they may become an increasing concern.

### Growth Potential of Towns

The Growth Potential Study of Towns in the Western Cape (2010) scored Ladismit with a low growth rate potential. Zoar and Calitzdorp scored a very low growth potential, respectively, while Van Wyksdorp was not included in this study. Kannaland is the

only municipality within the Eden District that is scored with a very low growth potential. Knysna, George and Mossel Bay, the other major urban centres within the region are scored with a very high potential growth rate. Table 5 below provides a summary of the growth potential of each settlement, in relation to economic, natural, infrastructure and institutional potential.

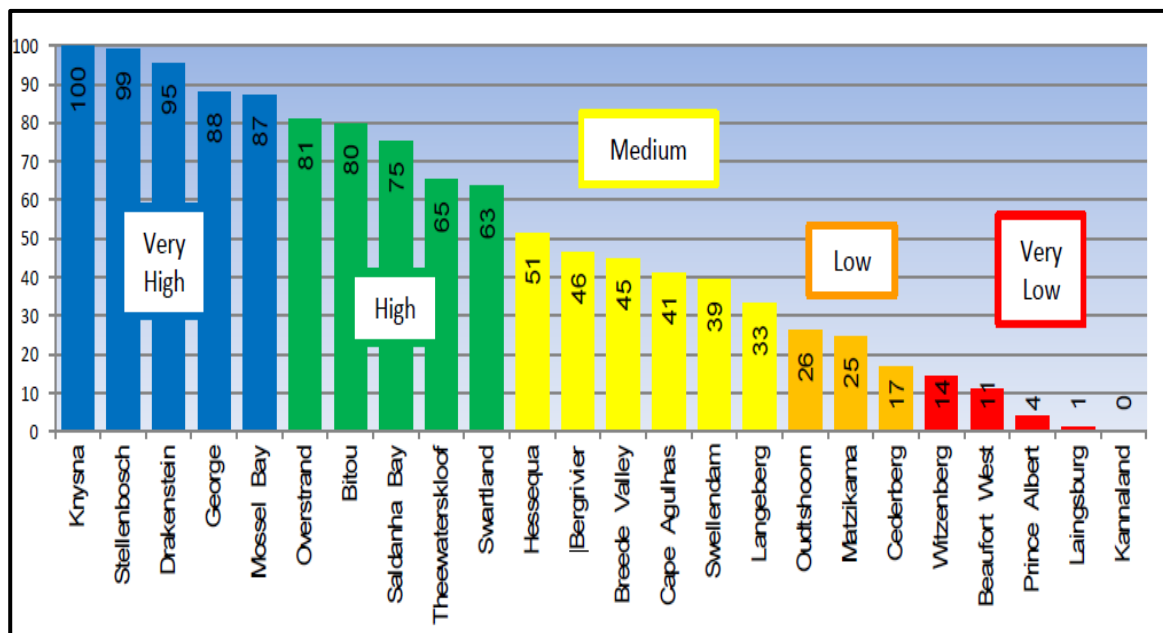


Figure 6: Potential Growth of Town Study (Western Cape)

### Implication of slow employment growth on Human settlements:

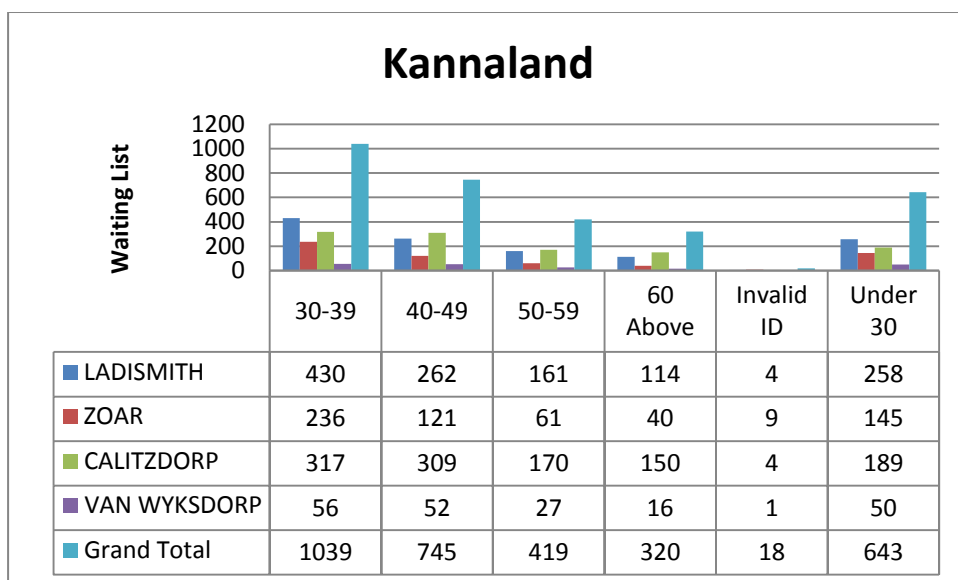
As mentioned above Kannaland has a very low growth potential in comparison with other municipalities. The municipality needs to find a niche in the market and exploit any feasible economic opportunities in order to counter this problem, as it could lead to job losses, increasing poverty, lower per capital income etc. within the municipal area. Although the potential growth rate is very low for the municipality the social demand is medium to high therefore Provision must nevertheless be made to accommodate this needs.

### 2.7.5 Opportunities for economic growth

Although declining, poverty rates are still high within Kannaland Municipality. With the large job losses there will be increasing indigent households placing strain on municipal resources to provide free basic services. A number of opportunities and interventions exist for economic growth and development, as set out in Kannaland's IDP and SDF.

## 2.8 Housing Waiting List per town

The following is an extract from the Housing Demand Database (WCHDDDB February 2016). It shows that Kannaland Municipality has a backlog of 3184 which equates to 5% of the District waiting list. The table below shows age distribution of housing backlog per town.



**Figure 7: Housing Backlog distribution per age (February 2016 extract WCHDD)**

The above table displays current housing demand within the Kannaland Municipality. It's evident that Ladismith has the highest demand for housing opportunities. Furthermore, an interesting statistic is that there are more young people in need for housing opportunities looking at the overall housing demand from the database.

#### **Implication of high number young applicants for Human settlement opportunities:**

With majority of the awaiting applicants ageing under 40 years is very concerning as provincial priority is to consider most desirable applicants first and thus makes the municipal projects to be on a low priority.

## **2.9 Informal Settlements**

The recent informal settlement shack count and verification study conducted by the province to gather necessary planning and prioritisation information on the numbers, level of services, density and living conditions within the informal settlements geared towards informing municipalities of current status of the informal settlement within the municipal area. The information presented in Table 7 was extracted from the study:

Kannaland Informal Settlement Count		
Town	Informal Settlement Name	Shack Count
Ladismith	Unknown	206
Zoar	Unknown	45
Calitzdorp	Unknown	28
Van Wyksdorp	Unknown	27
TOTAL		306

**Table 6: Informal settlement shack count (2015 Study)**

Table 6 above displays a relatively even distribution of informal shacks in relation to the respective towns. Furthermore, the shack count is low which would make short term intervention and final upgrading easier.



### 3. ANALYTICAL PHASE

#### 3.1 Kannaland Population Projection

Projected population of settlements within Kannaland based on a high growth scenario (0.8% growth rate per annum), a medium growth scenario (0.6% p.a.) and low growth scenario (0.44% p.a.)

The stakeholder workshop held 4<sup>th</sup> February 2016, the population projection growth of Ladismith and Calitzdorp are anticipated to only growth at medium rate **(0.6%)** while Zoar and Van Wyksdorp are said to be low growth **(0.44%)**. For the projected analysis, the scenario of the combination of medium and low growth will be adopted for this document.

Based on the above various growth scenarios, corresponding housing and land requirements have been calculated. It is assumed that 3 people per household to occupy a dwelling unit and that the average future gross dwelling unit density will be 40 dwelling units per hectare.

POPULATION PROJECTIONS - UP TO 2035 (FOR HIGH, MEDIUM AND LOW GROWTH SCENARIO)				
Settlement	Population (2011)	Projected Population 2035		
		High Growth Scenario (0.85%)	Medium Growth Scenario (0.6%)	Low Growth Scenario (0.44%)
Ladismith	7123	8727	8223	7915 0.6
Zoar	4659	5708	5378	51770
Calitzdorp	4283	5248	4944	47590
Van Wyksdorp	833	1021	962	926
Non-Urban	7869	9641	9084	8743
<b>Total</b>	<b>24767</b>	<b>30346</b>	<b>28591</b>	<b>27519</b>

Table 7: 2035 Projected Population Figures

The following observations can be made regarding the future population projections:

Under the 'high growth' scenario, Kannaland is projected to grow from **24 767** people in 2011 to **30 346** in 2035, if it sustains the current development patterns and same average growth rate of **0.85%** per annum for all its settlements. It is expected that this is an overly-optimistic growth rate and that current growth rates will not be sustained until 2035.

Under the 'low growth' scenario, Kannaland is projected to grow from **24 767** people in 2011 to **27 519** in 2035, if it experiences a growth rate of **0.44%** per annum.

It is anticipated that this growth rate is too conservative, given the significant influx of people and resultant population growth that this municipality is experiencing.

Under the 'medium growth' scenario **(0.6%)**, Kannaland is projected to grow from **24 767** in 2011 to **28 591** in 2035.

HOUSEHOLD PROJECTIONS - UP TO 2035 (*assuming 3 people per household (2011 Census))				
Settlement	No of households (2011)	Projected No. of households 2035		
		High Growth Scenario (0.85%)	Medium Growth Scenario (0.6%)	Low Growth Scenario (0.44%)
Ladismith	1874	2296	2163	2082
Zoar	1226	1502	1415	1362
Calitzdorp	1127	1381	1301	1252
Van Wyksdorp	219	268	253	243
Non-Urban	2071	2537	2391	2301
<b>Total</b>	<b>6517</b>	<b>7985</b>	<b>7513</b>	<b>7241</b>

Table 8: 2035 household projections

LAND PROJECTIONS - UP TO 2035 (Future land requirements for new housing, assuming a future gross dwelling unit of 40du/ha)							
Settlement	No of households (2011)	New households between 2015 - 2035			Land Required by 2035 (ha)		
		High Growth Scenario (0.85%)	Medium Growth Scenario (0.6%)	Low Growth Scenario (0.44%)	High Growth (0.85%)	Medium Growth (0.6%)	Low Growth (0.44%)
Ladismith	1874	2296	2163	2082	91	86.5	83
Zoar	1226	1502	1415	1362	60	56.6	55
Calitzdorp	1127	1381	1301	1252	55	52	50
Van Wyksdorp	219	268	253	243	10.7	10	9.7
Non-Urban	2071	2537	2391	2301	101.5	95.6	92
<b>Total</b>	<b>6517</b>	<b>7985</b>	<b>7513</b>	<b>7241</b>	<b>319.4</b>	<b>300.5</b>	<b>289.6</b>

Table 9: Land requirement for different population projections

### 3.2 Human Settlement Housing Demand Projections and Analysis (Current)

Using the medium growth rate, table 12 below shows housing demand projection of the February 2016 housing waiting list extracted from the Western Cape Housing Demand Database (WCHDDDB). As the 'medium growth' scenario was adopted for the population estimates, the following sets out the projected number of housing demand in each settlements within Kannaland base on subsidy housing demand database (WCHDDDB).

Subsidy Housing Demand Projection 2035								
Town	Age classification of housing demand waiting list						Current Total HS Demand	Projected Subsidy Housing Demand
	30-39	40-49	50-59	60 Above	Invalid ID	Under 30		
Ladismith	430	262	161	114	4	258	1229	1419
Zoar	236	121	61	40	9	145	612	674
Calitzdorp	317	309	170	150	4	189	1139	1315
Van Wyksdorp	56	52	27	16	1	50	202	222
Municipal Total	1039	745	419	320	18	643	3184	3629

Table 10: Current housing demand and projected demand (2035) for subsidy housing

### 3.3 Informal Settlements Projection

Using the medium growth scenario to project informal settlements growth in Kannaland municipality, the informal settlement is anticipated to grow from current 306 to 353 by 2035 if no intervention. However it is very important to note that the rate at which informal settlements grow is dependent on various factors which in most cases prove to be higher than normal population growth rate. The verification process to determine and confirm the status of all identified informal settlements is complete 2015. Table below presents the informal settlement shack count and relative projection for 2035.

Informal Settlements Growth Projection per town 2035			
	Informal Settlement Name	Shack Count	Projected growth of Informal Settlement (0.6%)2035
Ladismith	A	206	238
Zoar	B	45	52
Calitzdorp	C	28	32
Van Wyksdorp	D	27	31
Total		306	353

Table 11: Kannaland informal settlements growth projections

### 3.4 Land Requirement for Subsidy Housing Demand Projections 2035

Projected Subsidy Housing Land Requirement (2035)				
	Projected Demand 2035	Current Housing Pipeline Opportunities	HS Demand Shortfalls	Land requirement
Ladismith	1419	850	569	14.22
Zoar	674	144	530	13.25
Calitzdorp	1315	821	494	12.35
Van Wyksdorp	222	100	122	3.05
Municipal Total	3629	1943	1715	42.87

Table 12: Projected land requirement for housing opportunities up till 2035

Base on the above various growth scenarios, corresponding housing and land requirements have been calculated. It is assumed that 3 people will occupy a dwelling unit and that the average future gross dwelling unit density will be **40 dwelling units per hectare**. A total of **42.87** hectare will be required for subsidy housing to accommodate the projected future subsidy housing demand (2035).

### 3.5 Implication of the demographic analysis for Kannaland Municipality

Transversal and Partnering Engagements	Implication of the demographic analysis on the Municipality	Strategy (Stakeholder engagement to agree on strategy) Municipality, DoHS, DEADP etc. Strategic recommendations to meet the challenges emanating from the HSP analysis
Municipality to facilitate and foster partnership	<b>Population growth / Migration:</b> With the slow/steady influx of people within the settlement, the demand for basic services will also increase. The Infrastructure and socio facility capacity needs to be investigated in order to determine the impact on the current or future demand.	<ul style="list-style-type: none"> <li>To provide access and updated Plans that will contribute to improve quality of life of current and future population. Alignment of all plans such as infrastructure Master Plan (water, sewer, storm water, and electricity), SDF, HSP thereof incorporated into the IDP.</li> </ul>
Municipality to facilitate and foster partnership	<b>Sex and age distribution:</b> Majority of the residents are still capable of entering the workforce as they aged between 19 and 60 years. This implies that the future demand for housing would decline as residents will be able to afford their own homes if the economic grows to absorb the work force	<ul style="list-style-type: none"> <li>Municipality to provide enable environment to retain and attract business to boost the economy and promote employment opportunities.</li> </ul>
Municipality to facilitate and foster partnership	<b>Household Income:</b> Having over 55% of the households earning less the R3200 bracket will impact on municipal resources as higher number of the population will rely on subsidies. Furthermore the percentages of rate payers in relation to non-rate payers are low which impacts on the sustainability of the municipality.	<ul style="list-style-type: none"> <li>Forward planning initiative to guide strategic direction of the municipality as to how human settlement projects should be implemented</li> <li>Economic and skill development initiatives is paramount for</li> <li>Promoting and attracting investment into the municipality through LED mechanism and implementation of initiatives identified</li> </ul>
Municipality to facilitate and foster partnership with Dept. of Education	<b>Educational Levels:</b> The current school amenities are meeting the current demand in terms of pupils attending school within municipality. The clustering of schools amenities around a particular area will ultimately result in an influx of people in that particular area.	<ul style="list-style-type: none"> <li>Improve current educational facilities to encourage further learning and skills development</li> <li>Department of Education/Public Works in conjunction with the municipality to investigate the possibility of developing a secondary school or alternative option for Van Wyksdorp</li> </ul>
Municipality to facilitate and foster partnership Dept. of Local Economic Development and private	<b>Employment Status:</b> Unemployment is increasing, meaning more residents will rely on government subsidies thus increasing the burden on the municipality.	<ul style="list-style-type: none"> <li>To facilitate economic growth development through pursuing initiatives identified in the local LED strategy such as diversification of municipal economic base to include tourism, construction and other services.</li> <li>Municipality to investigate opportunities to stimulate economic growth through the LED initiatives and rural development (tourism, agriculture, manufacturing and processing).</li> <li>LED strategy to support human settlement development and</li> </ul>

sectors		<p>should be used as the catalyst for local economic development and skills transfer.</p> <ul style="list-style-type: none"> <li>• Skill development Initiatives and programmes to be investigated through the LED to encourage local business; industries and other institutions to be involved in capacitating local residents.</li> <li>• Solid waste management to be investigated as form of economic development or employment opportunity. (recycling initiative)</li> </ul>
Municipality to facilitate and foster partnership with Treasury, DEADP, DEDAT NGO, Private etc.	<p><b>Growth Potential of Towns:</b> Although the potential growth rate is low for Kannaland Municipality the social demand is medium to high therefore provision must be made to accommodate this need. Although NDP and PSG states that investment should be limited in small settlements</p>	<ul style="list-style-type: none"> <li>• Social needs of the municipality to be considered in human settlement planning by optimising human settlement instrument as a catalyst for economic growth.</li> <li>• Municipality with the assistance of sector departments to improve infrastructure capacity to support existing and potential future industries; farming and other economic activities.</li> <li>• Investment must be made to investigate LED programmes that could improve and encourage tourism in the municipality as part of economic growth.</li> <li>• Additional funding streams should be investigated to finance municipal projects.</li> </ul>
Municipality to facilitate and foster partnership with Dept. of Human Settlements and other key role players	<p><b>Subsidy Housing Backlog:</b> With majority of the awaiting list ageing under 30 years old is concerning as priority should be given to the more desirable applicants which is the strategic drive of the province and thus put Kannaland in partisan situation for its development.</p>	<ul style="list-style-type: none"> <li>• Periodic and rigorous evaluation of the housing waiting list to prioritise the most deserving for human settlements opportunities.</li> <li>• Alternative technology to be investigated for infrastructure provision which could include solar; storage tanks etc. for new housing developments</li> <li>• Violent Prevention through Urban Upgrade (VPUU) initiative to be incorporated in new township establishment or housing development.</li> <li>• Enhanced service site to be promoted for the beneficiaries below the prioritised age limit and housing development should be utilised as economic catalyst, skills and job creation mechanism through EPWP process.</li> <li>• Facilitate creation of resilient and functional settlements</li> </ul>

Table 13: Summary of municipal overview and strategy

### 3.6 Summary of Town Profiles: Kannaland Municipality Settlements, their main functions, economic base and locational advantages.

Settlement	Main Functions	Economic Base, Locational Advantages
<b>Ladismith</b>	Medium order service centre	Economic hub for the municipal area
		Recreational and community facilities
		Rural opportunities
		Retirement opportunities
<b>Zoar</b>	Medium order service centre	Agricultural Sector, Cultural Tourism market
<b>Calitzdorp</b>	Medium order agricultural service centre	Service based tourism, fishing and wine industries with supporting services and social infrastructure.
		Located adjacent a major arterial road Tourism attraction Community and recreational facilities High school Retirement opportunities
<b>Van Wyksdorp</b>	Medium order agricultural service centre	Residential town with supporting social infrastructure
		Community and recreational facilities Cultural Tourism market High school

Table 14: Summary of town profile

### 3.7 Summary of population, household and land required projection up until 2035.

Summary of Population, Household and Land Required Projections											
		Projected Population 2035				New households between 2015 - 2035			Land Required by 2035 (ha)		
Settlement	Population (2011)	High Growth Scenario (0.85%)	Medium Growth Scenario (0.6%)	Low Growth Scenario (0.44%)	No of households (2011)	High Growth Scenario (0.85%)	Medium Growth Scenario (0.6%)	Low Growth Scenario (0.44%)	High Growth (0.85%)	Medium Growth (0.6%)	Low Growth (0.44%)
Ladismith	7123	8727	8223	7915 0.6	1874	2296	2163	2082	91	86.5	83
Zoar	4659	5708	5378	5177 0.44	1226	1502	1415	1362	60	56.6	55
Calitzdorp	4283	5248	4944	4759 0.44	1127	1381	1301	1252	55	52	50
Van Wyksdorp	833	1021	962	926	219	268	253	243	10.7	10	9.7
Non-Urban	7869	9641	9084	8743	2071	2537	2391	2301	101.5	95.6	92
Total	24767	30346	28591	27519	6517	7985	7513	7241	319.4	300.5	289.6

Table 15: Summary of land requirement for population projections per town



### 3.8 Summary of current Human Settlement pipeline projects for Kanaland Municipality

Project Name/Description	Programme	Total No of Housing Opportunities	Earliest Implementation Year
3314 : Ladismith Parmalaat (280 services & 280 units) IRDP	IRDP	422	2018-19
3315 : Ladismith Schoongezicht GAP (170 services & 170 units) IRDP	IRDP	40	2018-19
3316 : Ladismith Showgrounds GAP (350 services & 350 units) IRDP	IRDP	350	2018-19
3320 : Ladismith Middleton Street Site GAP (78 services & 78 units) IRDP	IRDP	78	2018-19
3322 : Zoar Protea Park Infill (44 services & 44 units) IRDP	IRDP	44	Complete
3323 : Zoar Protea Park Rectification (100 units) RP	RP	56	2014 – 15
3321 : Zoar Protea Park Infill (100 units) IRDP	IRDP	100	2020-21
2703/1128 : Calitzdorp Bergsig (671 services & 671 units) IRDP	IRDP	692	2014/15 Remainder to move to 2016-17
xxxx : Calitzdorp Old Hospital Site (150 units) SH	Social Housing	150	2018-19
3324 : Van Wyksdorp Remainder Erf 110 (100 services & 100 units) IRDP	IRDP	100	2020-21

Table 16: Summary of current human settlements pipeline projects

### 3.9 Settlements Development Parameters

The process of human settlements planning consists of two primary components, namely Land Use Management and spatial Planning. Critical and often neglected facets of town planning, at the settlement and precinct scale, is on the one hand the need to ensure that adequate land is set aside for various facilities and services which are outside of traditional residential, commercial or industrial uses. To ensure that adequate settlement densities and appropriate urban forms are promoted is it important that land uses are integrated with accessibility and desirability of facilities optimally.

The resource allocation of government is largely underpinned by the understanding that resources are scarce, and capacity to implement is finite. As a result of this, facilities and resources are often placed in those areas where the greatest strategic impact will be realised. It is for this reason that higher-order, well-resourced and specialised facilities, such as tertiary hospitals, are placed in larger settlements whilst lower-order facilities, with fewer areas of specialisation, such as clinics, may be placed more frequently and in lower-order or smaller settlements, as well as the larger settlements.

Isolated, sparsely populated and low density areas like Kannaland are widely recognised as the most difficult and costly to provide services for due to the fact that it costs more to provide a service on a per capita basis where there are few people. As a result, these areas are often provided with the very basic, low-order services or even mobile services, in cases where providing a permanent service is not feasible. The following are key component to be considered for human settlement planning:

- ❖ Educational Facilities
- ❖ Health and Welfare Facilities
- ❖ Social and Cultural Facilities
- ❖ Public Service Facilities
- ❖ Recreational Facilities and Open Space
- ❖ Waste Management Facilities

All the above components have been carefully considered and analysed and only the identified social facilities with shortfalls as per the prescribed threshold from the Western Cape Development Parameters are captured in this report.

## 4. Ladismith

Ladismith is the administrative capital of the municipality and is home to the offices of the Kannaland Municipality, located along the R62 tourism route which holds significant economic benefits for the town. Nonetheless as R62 does not travel along the town's main activity centre but through Van Riebeeck Street, these doesn't allow the town to maximise the opportunities along the main road. Only a few restaurants and guest accommodation are situated on this route. Ladismith has a population size of 7123.

Broadly, the town can be divided into the historic central area (the Old Town) and the large low income areas to the east. The Old Town boasts a unique 'Ladismith' architectural style which, according to the SDF Status Quo, includes two Grade I and number of Grade II worthy buildings. The SDF Status Quo Report proposed that a heritage overlay zone should be developed for this part of the town.

The low income areas to the east of the Old Town include Nissenville and Sakkiesbaai. These areas are physically separated from the Old Town by the Parmalat Factory, low lying areas around a stream and a number of vacant properties. The urban quality of these areas is very different from the Old Town. The buildings are generally single residential dwellings, erf sizes are much smaller and the street layout is not in grid format.

The industrial sector of the town mainly comprises of two cheese factories namely Parmalat and Ladismith Cheese. The Municipal SDF identified the need to expand this area however additional electricity capacity is required in order to accommodate this. Ladismith has a reasonably diversified economy however the industrial sector is directly related to the agricultural sector including the production of fruit (grapes, apricots and plums), milk, wine, flowers and mutton.

Facilities offered in Ladismith include a combination school, secondary school and an intermediate school, a hospital, a clinic, a library, a caravan park, and a golf course. From the Potential Growth Study, Ladismith has been identified as having low development potential and medium social needs.

### 4.1.1 Challenges and potential emanating from the SDF:

- ❖ The towns should make greater use of its location on the R62.
- ❖ The nearby mountains offer opportunities for hiking and mountain biking.
- ❖ River corridor set-back lines should be established.
- ❖ Maintain existing tree line and extend along the major routes identified in the SDF.
- ❖ Restrict urban developed to within 1000m radius from Albert/Van Riebeeck Streets.
- ❖ Investigate a new development area around the base of the koppie in Nissenville. Retain the ridge line undeveloped.

#### 4.1.2 Challenges and potential emanating from the status quo analysis:

- ❖ No project is currently ready for implementation for 2016/17 financial year.

#### 4.1.3 Projects identified in the Spatial Development Framework:

- ❖ Ensure the properties abutting the R62, particularly at the entrances or 'gateways' to the town enhance the arrival experience. Appropriate landscaping and tree planting should create a sense of arrival.
- ❖ Appropriate signage should make motorists aware of an alternative route through the town.
- ❖ The establishment of a heritage conservation area is proposed for the town. Appropriate guidelines should be developed to ensure that any develop does not detract from the heritage quality of the area.
- ❖ Expand cemetery eastward and southwards.

#### 4.1.4 Summary

The table 18 below illustrates the summary of Ladismith Land, bulk infrastructure, school and health facilities requirements to accommodate the projected future population land demand.

Land Availability	Educational Facilities	Bulk Infrastructure	Health Facilities
<p>±86.5 ha of land are required for future projected housing need based on 40 dwelling units per hectare. However the SDF identify only ±26.86 ha of land for new development of which ±21.19 ha is already being allocated towards current projects on the pipeline. The SDF identified sites will conveniently accommodate the current subsidy housing demand but a shortfall of ±65.31 ha is required to accommodate overall future projected housing demand.</p>	<p>Intermediate and Secondary schools need to be upgraded to accommodate the future projected demand.</p> <p>Primary school also required.</p>	<p>Infrastructure needs to be upgraded.</p> <p>@ Water Source</p> <p>@ WTW</p> <p>@ Bulk supply</p> <p>☹ Raw water storage</p> <p>Ⓡ Reservoir capacity</p> <p>☹ WWTW</p> <p>Ⓡ Bulk sewer</p> <p>@ Storm water</p> <p>@ Electricity spare capacity</p>	<p>@ Sufficient</p>
<p>@ = Available      Ⓡ = Reserved Capacity      ☹ Capacity not available</p>			

Table 17: Summary of Ladismith infrastructure capacity (IGP Report)

Note that the recommendations and comments are subject to the population projection and threshold standards attached as Annexure A, there are however some other factors that could potentially impact of the projections.



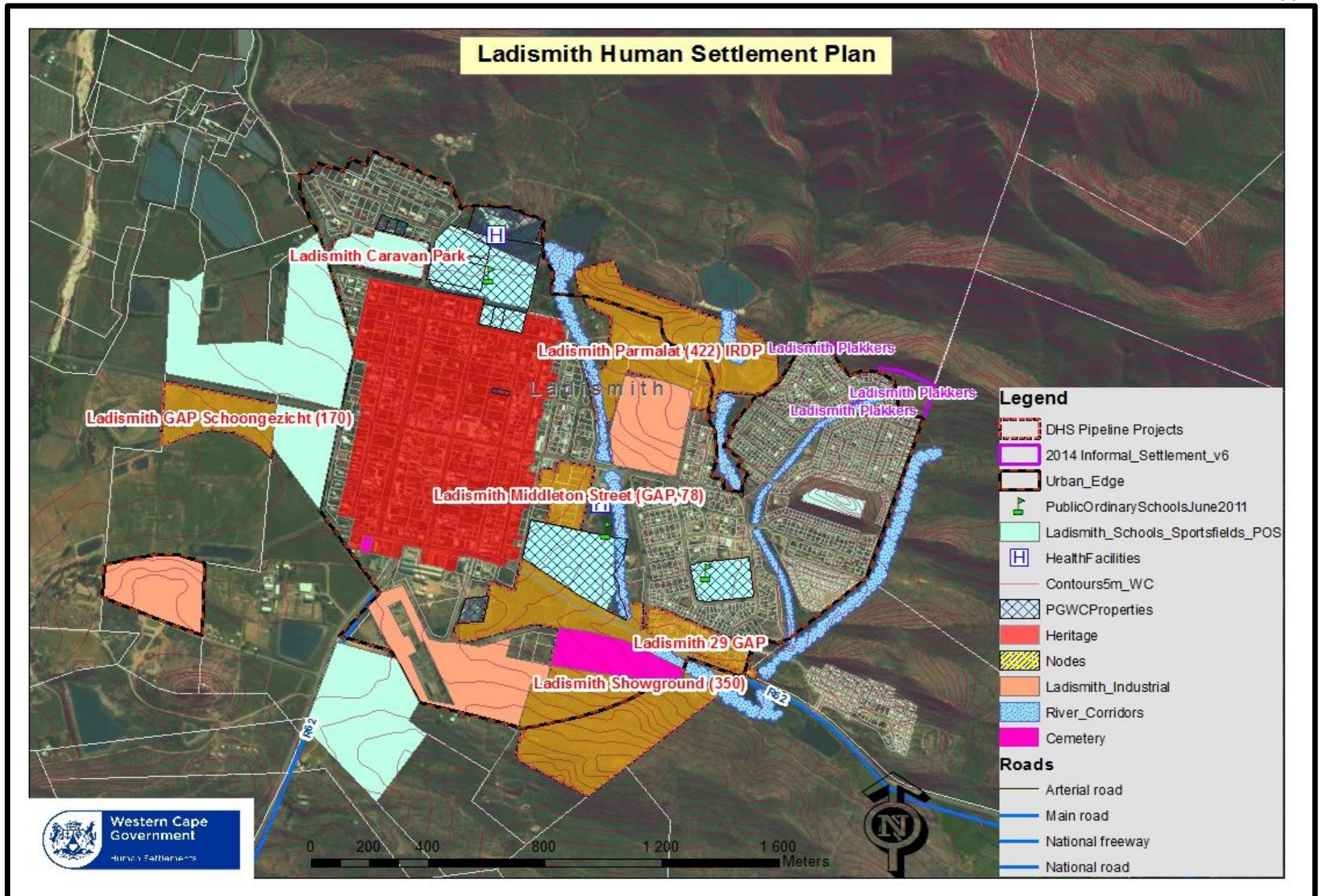


Figure 8: Ladismith locality map showing human settlements projects



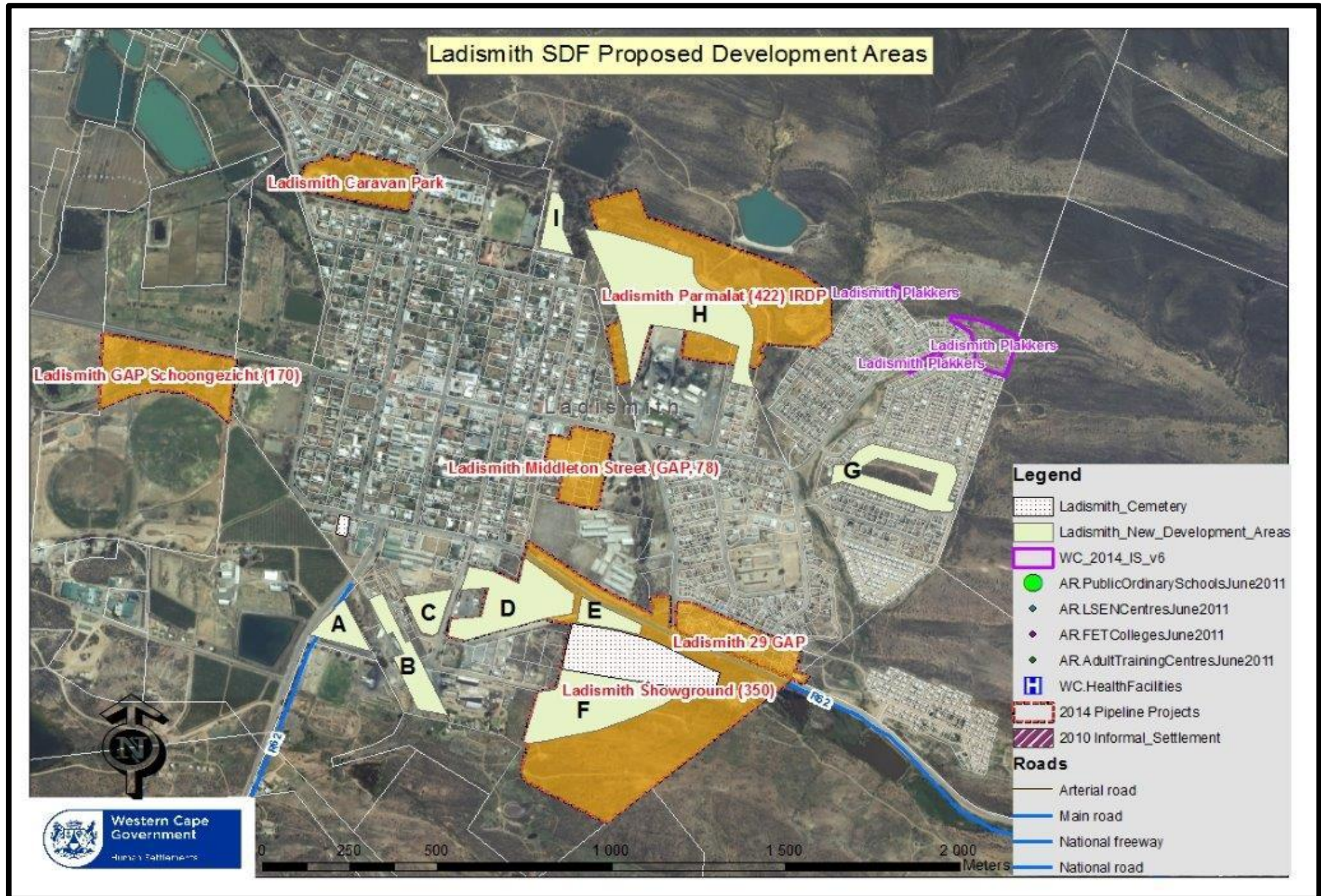


Figure 9: Ladismith future development areas

S/N	Project Name/ Description	No of Opportunities	DoHS Approval Status	Statutory Approval Status	Project Implementation Readiness
1	3314 : Ladismith Parmalaat (280 services & 280 units) IRDP	422	<input checked="" type="checkbox"/> Planning <input type="checkbox"/> Conditional	<input type="checkbox"/> EIA <input type="checkbox"/> LUPO	Ready <b>Not ready</b>
2	3315 : Ladismith Schoongezicht GAP (170 services & 170 units) IRDP (Erf 37/95)	40	<input type="checkbox"/> Planning <input type="checkbox"/> Conditional	<input type="checkbox"/> EIA <input type="checkbox"/> LUPO	Ready <b>Not ready</b>
3	3316 : Ladismith Showgrounds GAP (350 services & 350 units) IRDP (Remainder erf 95)	350	<input type="checkbox"/> Planning <input type="checkbox"/> Conditional	<input type="checkbox"/> EIA <input type="checkbox"/> LUPO	Ready <b>Not ready</b>
4	3320 : Ladismith Middleton Street Site GAP (78 services & 78 units) IRDP	78	<input type="checkbox"/> Planning <input type="checkbox"/> Conditional	<input type="checkbox"/> EIA <input type="checkbox"/> LUPO	Ready <b>Not ready</b>
<input checked="" type="checkbox"/> = Completed/Approved <input type="checkbox"/> = In progress <input type="checkbox"/> = Not yet submitted					

Table 18: Ladismith HS pipeline project readiness status

The table above represents projects on the current pipeline with their respective readiness status. **No** project is currently ready for implementation.

The projects listed below gives indication of property identified on the SDF for future development and represent a total of **±26.86ha** which is expected to yield about **±1020** housing opportunities if developed at average of 40 dwelling units per hectare.

However, sites D, E, F and H of **figure 9 & table 21** contributes to the projects listed above in the pipeline thus leaving site A, B, C, G and I for future development. A total of **±5.67ha** is thus available for future settlement proposals within the SDF proposal.

Site	Erf No.	Property Owner	Size (ha)	Current Property Zoning	Potential No. of erven	Project Prioritization
<b>A</b>	Farm No 95 Portion 135	Kannaland Mun.	0.8	POS	32	TBD
<b>B</b>	Erf 1354/1355	Kannaland Mun.	3.54	POS	141.6	TBD
<b>C</b>	Erf 1360	Private	1.14	POS	45.6	TBD
<b>D</b>	Farm 95	Kannaland Mun.	4.6	POS	184	TBD
<b>E</b>	Farm 95	Kannaland Mun.	0.97	POS	38.8	TBD
<b>F</b>	Farm 95	Kannaland Mun.	5.64	POS	225.6	TBD
<b>G</b>	Erf 1551	Kannaland Mun.	5.19	POS	201	TBD
<b>H</b>	Farm 95	Kannaland Mun.	9.98	POS	399.2	TBD
<b>I</b>	Farm 95	Kannaland Mun.	0.99	POS	39.6	TBD
<b>Total</b>			<b>26.86</b>		<b>107.44</b>	

**Table 19: Ladismith SDF identified property ownership and zoning status**

**Note:** It has been decided that Site A and G is not viable / feasible options for future human settlement developments due to the onsite constraints which will make it expensive to developed the property.



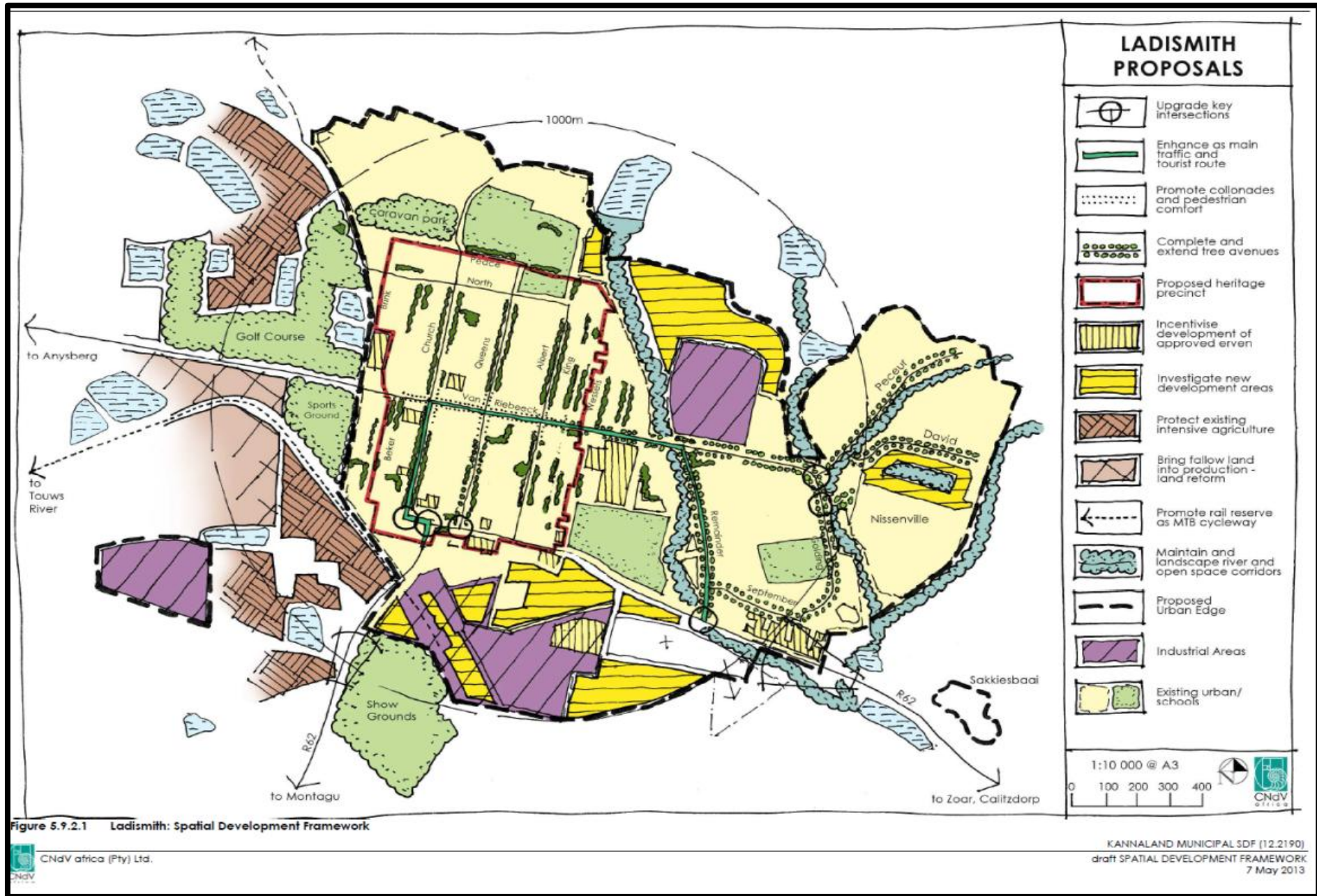


Figure 5.9.2.1 Ladismith: Spatial Development Framework

Figure 10: Ladismith SDF development proposal



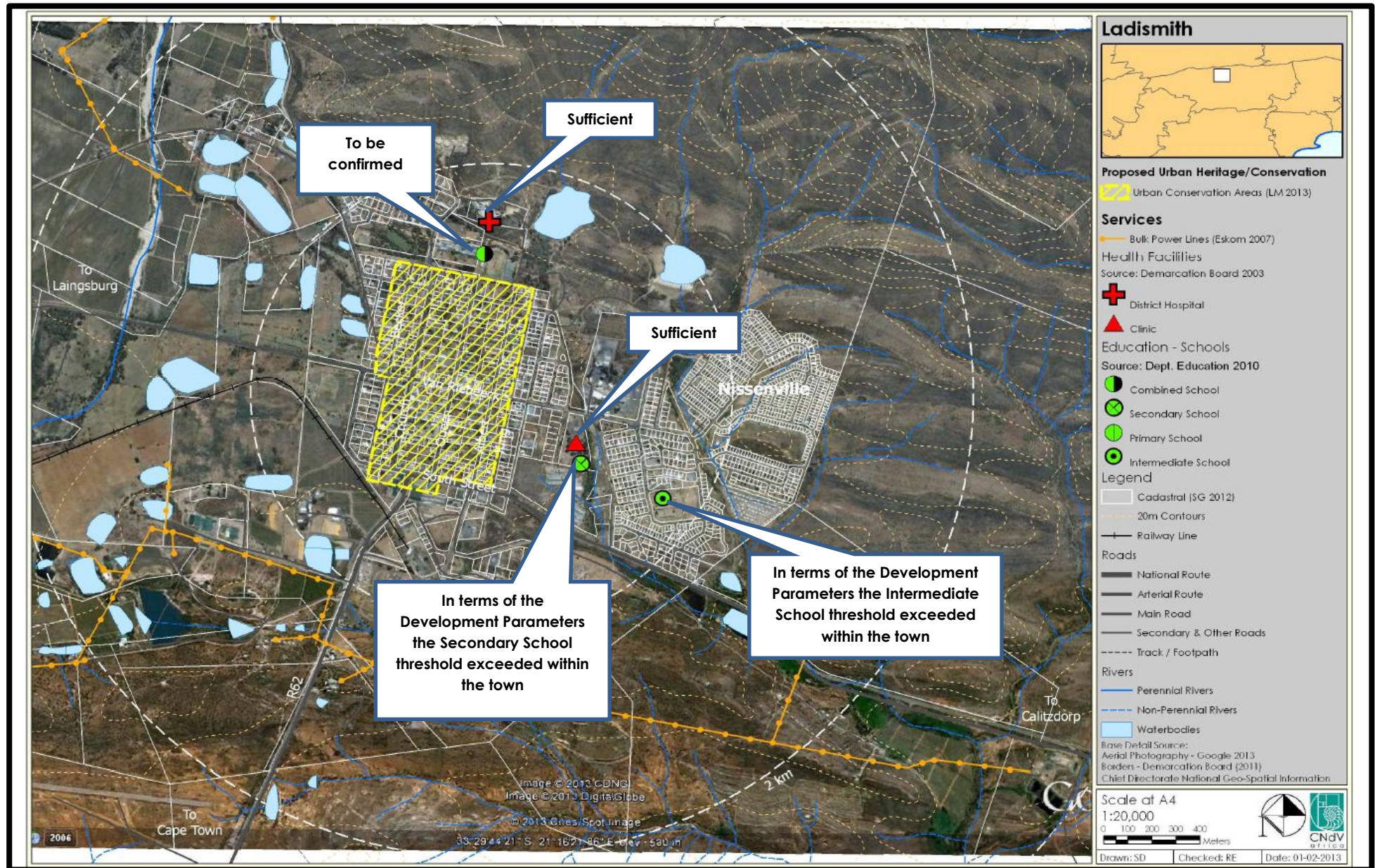


Figure 11: Ladismith social facilities availability

## 4.2 Zoar

Zoar is located Between Ladismith and Calitzdorp along the R62, Zoar, and the neighbouring Amalienstein, were established as mission stations and as a result remain Act 9 Areas. Historically, Amaliestein terminated the Seweweekspoort (R363) to Laingsburg. Today Zoar is a dispersed rural settlement which lies along the Nels River and the R62.

The settlement layout reflects the historic development of the settlement. Initial developments have a close relationship with the Nels River as the primary source of livelihood was farming on garden plots irrigated by the river. Houses were built on the high ground freeing up the arable land in the flood plain and protecting the residents from flooding. This settlement pattern remains today and results in a unique layout that is tailored to the topography and which has considerable character and personality.

More recent developments have followed conventional civil engineering standards. This type of development offers little to enhancing the character and personality of the settlement.

The town offers very limited commercial and retail opportunities. The majority of which are located along Hoof Street which winds its way between Zoar and Amaliensein following the river. The town offers facilities such as schools, clinics, a library and sports fields.

Large areas of cultivated land are located along the Nels River and separate the residential area of Zoar. In addition, large sections of land around the Amalienstein farm and the R62 are still proclaimed Rural Areas in terms of the Rural Areas Act (Act 9 of 1987).

### 4.2.1 Challenges and potential emanating from the SDF:

- ❖ The Seweweekspoort Pass is a world heritage site. As indicated previously Amaliensein terminated the Sweweekspoort to Laingsburg. This is an important tourism route which Zoar is not taking advantage of.
- ❖ Flooding of the Nels River limits access to the residential area situated on the southern side of the river.
- ❖ The settlements are still governed by the Act 9 Area. This continues to remain a challenge for the Department of Rural Development & Land Reform.

### 4.2.2 Challenges and potential emanating from the status quo analysis:

- ❖ Huge water losses along the supply pipeline to reservoir Illegal connections
- ❖ Project not to proceed until the damaged houses are occupied



- ❖ Bulk is also a challenge however the project is also recommended for implementation after all damages houses are occupied and demand is still evident PPC resolution is that project to be implanted in 2020/2021 financial year

#### 4.2.3 Projects identified in the Spatial Development Framework:

- ❖ The SDF proposed the development of a gateway at the intersection of the R62 and the R363. This will increase the visibility of the Seweweekspoort route.
- ❖ The SDF proposed the development of a periodic market at the intersection of the R62 and the R363.
- ❖ Development of a heritage precinct around the Amalienstein Mission.
- ❖ The SDF identifies three possible development areas. Generally, these areas aim to redirect urban development within the existing urban footprint so as to minimise travel distances of the residents and minimise the length of engineering services. One of these areas is situated on the southern side of the Nels River. It is not clear how the issue of access during flood times will be resolved.

#### 4.2.4 Summary

The table below is a summary of Zoar Land, bulk infrastructure, school and health facilities required to accommodate the future demand.

Land required for projected opportunities	School Facilities	Bulk Infrastructure	Health Facilities
<p><b>55 ha</b> of land are required for future projected housing need based on 40 dwelling units per hectare. However the SDF identify only <b>9.61</b> of land for new development of which <b>23.34 ha</b> is already being allocated towards current housing projects on the pipeline. The SDF identified sites will conveniently accommodate the current subsidy housing demand but a shortfall of <b>33.26 ha</b> is required to accommodate overall future projected housing demand.</p>	<p>To accommodate the future population projection in Zoar the two Primary Schools and Intermediate schools need to be upgraded</p>	<p>Infrastructure needs to be upgraded.</p> <p>@ Water Source            Ⓡ WTW            Ⓡ Raw water storage            @ Pumping capacity            Ⓡ Reservoir capacity            Ⓡ WWTW            @ Bulk sewer            @ Stormwater            @ ESKOM supply area</p>	<p>@ Sufficient</p>
<p>@ = Available      Ⓡ = Reserved Capacity      Ⓡ = Capacity not available</p>			

Table 20: Summary of Zoar Infrastructure Capacity (IGP Report)

Note that the recommendations and comments are subject to the population projection and threshold standards attached as Annexure A.



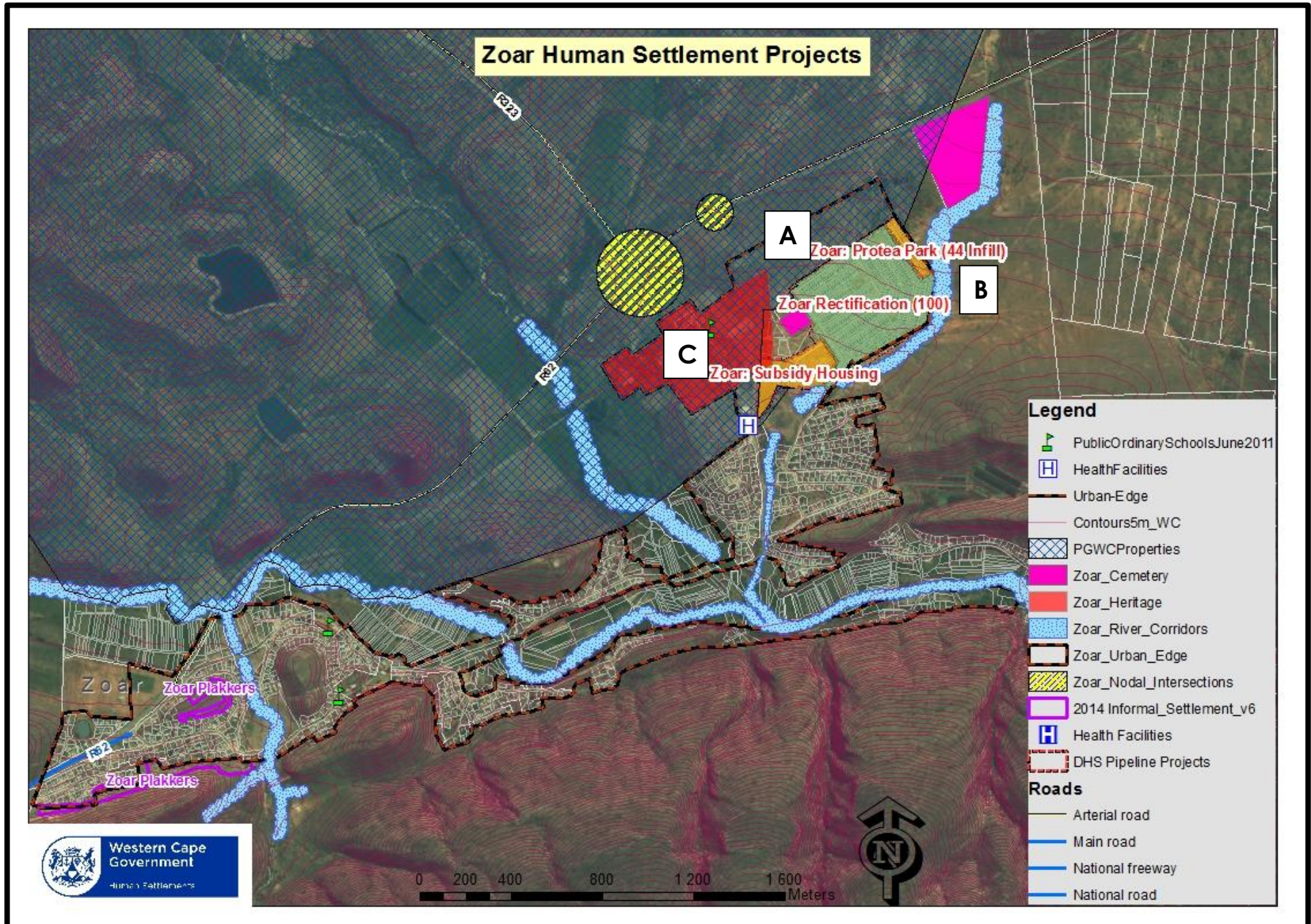


Figure 12: Zoar locality map showing human settlement projects



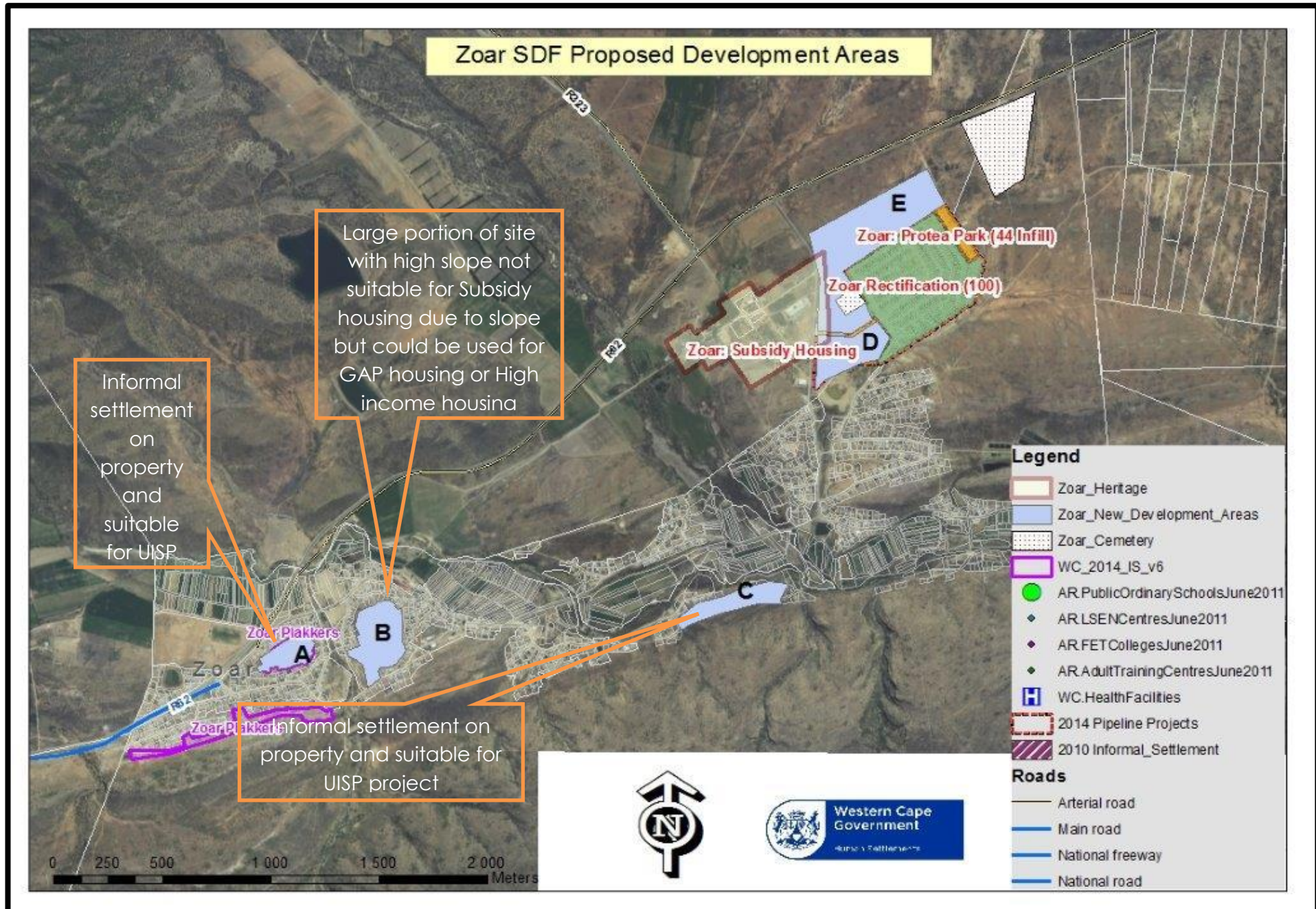


Figure 13: Zoar SDF proposed future development areas

SN	Project Name/ Description	No of opportunities	DoHS Approval Status	Statutory Approval Status	Project Implementation Readiness
1	3322 – Zoar Protea Park Infill (44)	44	@Planning @Conditional	@ EIA @ LUPO	Complete
2	3323 – Zoar Protea Park Rectification (100)	100	ⓈPlanning ⓈConditional	@ Not Applicable	Ready <b>Not ready</b>
3	3321 – Zoar Protea Park Infill (100)	100	ⓈPlanning ⓈConditional	Ⓢ EIA Ⓢ LUPO	Ready <b>Not ready</b>
@ = Completed/Approved    Ⓢ = In progress    Ⓢ = Not yet submitted					

Table 21: Zoar HS pipeline project readiness status

The table above represents projects on the current pipeline with their respective readiness status. **3322 – Zoar Protea Park Infill (44)** is the only project currently ready for implementation.

The projects listed below gives indication of property identified on the SDF for future development and represent a total of **±9.61 ha** which is expected to yield about **±384.4** housing opportunities if developed at average of 40 dwelling units per hectare. However, sites D and E of **figure 13 & table 24** contributes to the projects listed above in the pipeline thus leaving site A, B, and C for future development. A total of **±13.68 ha** is thus available for future settlement proposals within the SDF proposal.

Site	Erf No.	Owner	Size (ha)	Property Zoning	Potential No. of erven	Project Prioritization
A	1416	Trust	2.76	POS	110.4	TBD
B	338 & 315	Trust	6.65	POS	241	Private Dev.
C	Farm 78	Provincial Govt.	4.27	POS	170.8	Private Dev.
D	1836; 1835 & 1834	Kannaland Mun.	1.98	POS	79.2	TBD
E	1508; 1506; 1509 & 1510	Kannaland Mun.	0.6	POS	24	TBD
E	Farm 64 Portion 4	Unknown	--			
Total			9.61		384.4	

Table 22: Zoar SDF identified property ownership and zoning information

**Note:** It has been decided that Site B is not viable / feasible options for future human settlement development due to the onsite constraints which will make it expensive to developed the property.



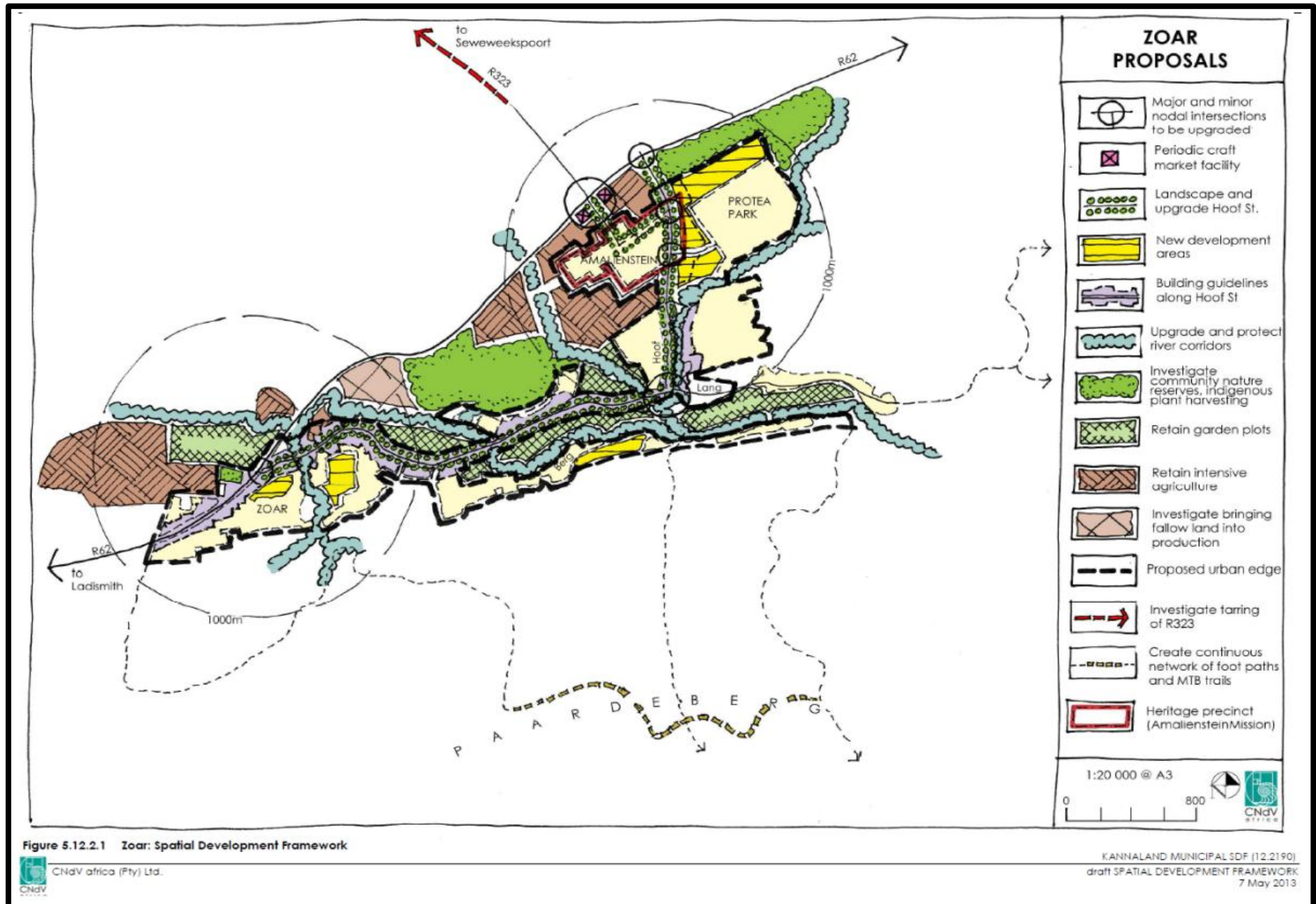


Figure 14: Zoar SDF development proposal



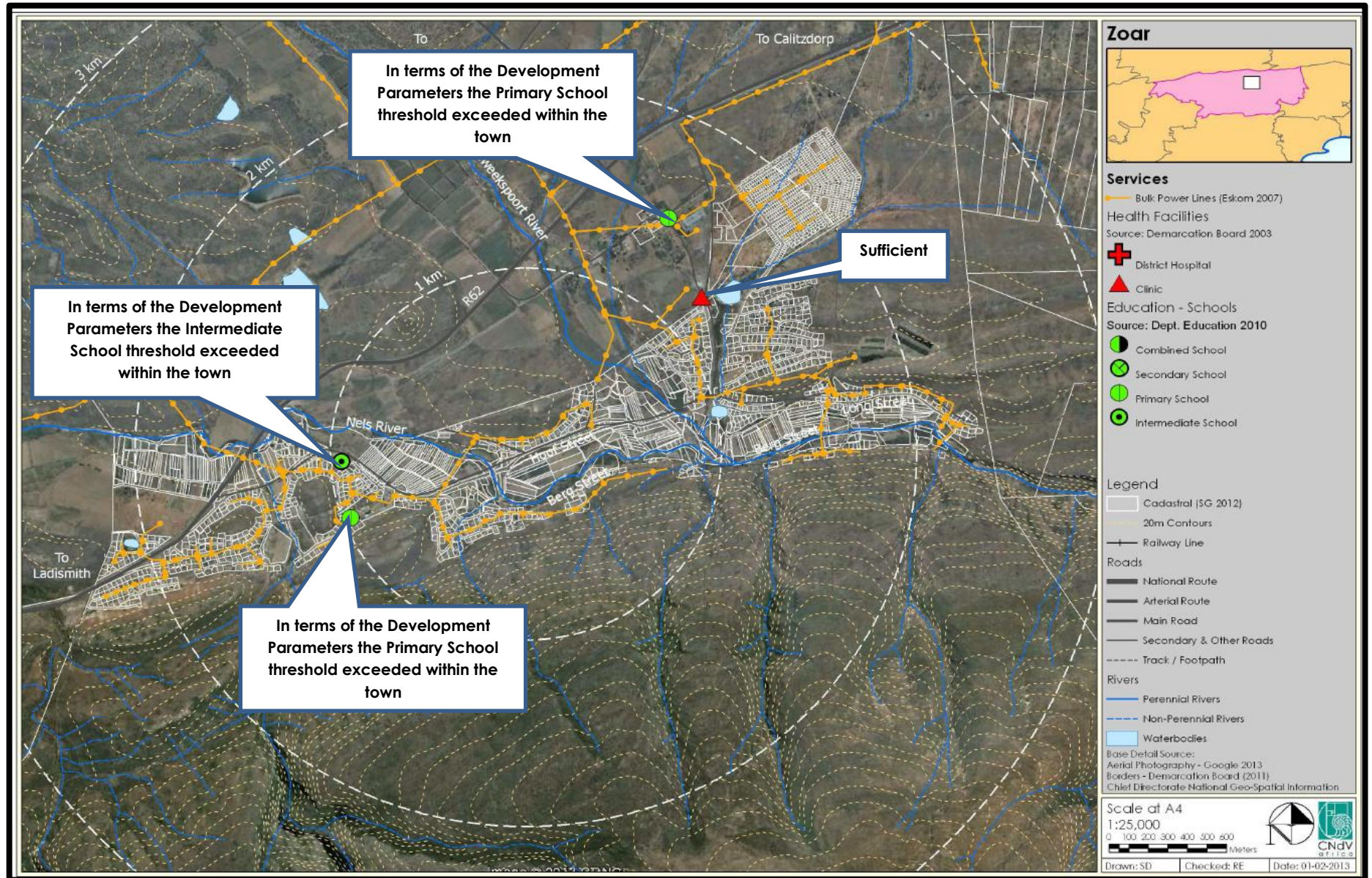


Figure 15: Zoar social facility capacity map

### 4.3 Calitzdorp

Calitzdorp is a town on the Western side of the Klein Karoo and lies on Route 62. Calitzdorp is the second largest town within the Kannaland municipality with a population of 8400. It was established as an agriculture service centre and is also known as the "Port Wine Capital" of South Africa, its economy is driven by Port and wine making, ostrich and fruit farming and tourism. A Port festival takes place in the town in mid-June each year.

Calitzdorp is also renowned for its beautiful gardens featuring splendid Bougainvillea and the wide variety of special architectural styles of the village houses which date from the founding of the village in 1821.

According to the SDF, Calitzdorp falls within Region 3: R62 East. The Nels River runs through the settlement opening up opportunities for intensive agricultural activities. The town is midway between Oudtshoorn and Ladismith on the R62 tourist route.

The town serves as an agricultural service centre to the surrounding agricultural areas. The R62 tourism route forms the main activity street, Voortrekker Street, of the settlement provides significant economic opportunities for the town. In this regard the town offers a number of restaurants, art galleries and guest accommodation types to passing tourists.

The Nels River, and the surrounding agricultural land, divides the settlement into two portions. The eastern portion includes the Old Town and some newer extensions. The older part of Calitzdorp does not appear to be 'planned' in the regular way of many other Dutch settlements with a rectangular grid of short and long streets. Rather the settlement appears to have developed organically as a series of long streets parallel to the river that have developed over time. The newer extensions are much more regular in layout.

The western portion is the result of Apartheid planning and consists of a curvilinear modernist grid layout which optimises motor vehicle travel. This portion generally consists of single small RDP type houses in the middle of their plots. In recent years, social housing projects have reinforced the segregation of this area.

Calitzdorp is known as the port-wine capital of South Africa. The economy of the town is driven by Port and wine making, ostrich and fruit farming and tourism. Large areas of cultivated land are located to the south of the town and along the banks of the Nels River.

Facilities offered here include a combined school, an intermediate school, a high school, boarding facilities and a clinic. Calitzdorp has been identified as having low development potential and high social needs.

#### **4.3.1 Challenges and potential emanating from the SDF:**

- ❖ The limited integration between the western and eastern portions of the settlement is problematic.
- ❖ Ensure urban quality of Calitzdorp's 'front window' along Voortrekker Street improves and does not degrade.

#### **4.3.2 Challenges and potential emanating from the status quo analysis:**

- ❖ Bulk availability for the 250 erven serviced in 2013/2014 financial year is currently an issue and the remaining 171 services cannot proceed until bulk is sorted out. Investigation on water usage along the pipeline to determine illegal connections is needed.
- ❖ Project to be pushed out by another 3 years (2018/2019) until bulk confirmation is obtained.

#### **4.3.3 Projects identified in the Spatial Development Framework:**

- ❖ No further urban development is proposed at Bergsig because of its remote location.
- ❖ Investigate the possibility of developing areas 1 to 9 in the SDF.
- ❖ New market related housing should be developed on parcels 11-15 in the SDF.
- ❖ Create core route system integrating existing settlement and proposed new development areas along Pretorius, Stassen, Van Rensburg, Van Rensburg Extension and Voortrekker Street.
- ❖ A Frontage Urban Design Control Area is proposed along Voortrekker Street so as to ensure that a high standard of building appearances, pedestrian comfort and landscaping is achieved so as to ensure a good impression is made to traffic along this street which acts as the settlement 'front window'.
- ❖ Heritage Conservation area is proposed along Queen Street to Saayman Street, Pretorius Street to Stassen Street and across Voortrekker Street bounded by Queen, Barry and Calitz Street.
- ❖ Link Bergsig and Calitzdorp through a landscaped and treed main route network.
- ❖ Appropriate signage at the entrances of Bergsig would enable motorists travelling along the R62 to make a detour through the settlement.
- ❖ Create a core route system to integrate the existing settlement and new development areas.

#### 4.3.4 Summary

The table below is a summary of Calitzdorp Land, bulk infrastructure, school and health facilities required to accommodate the future demand.

Land Availability	School Facilities	Bulk Infrastructure	Health Facilities
<p><b>±52 ha</b> of land are required for future projected housing need based on 40 dwelling units per hectare. However the SDF identify only <b>±33.45 ha</b> of land for new development of which <b>0ha</b> is being allocated towards current projects on the pipeline. The SDF identified sites will conveniently accommodate the current subsidy housing demand but a shortfall of <b>±18.55 ha</b> is required to accommodate overall future projected housing demand.</p>	<p>An additional Intermediate schools is required as the threshold is double the to the norm standard.</p>	<p>Infrastructure needs to be upgraded.</p> <ul style="list-style-type: none"> <li>@ Water Source</li> <li>® WTW</li> <li>⊖ Bulk water supply</li> <li>@ Raw water storage</li> <li>® Reservoir capacity</li> <li>® WWTW</li> <li>® Bulk sewer</li> <li>@ Stormwater</li> <li>@ Electricity spare capacity</li> </ul>	<p>@ Sufficient</p>
<p> <span>@ = Available</span> <span>® = Reserved Capacity</span> <span>⊖ = Capacity not available</span> </p>			

Table 23: Summary of Calitzdorp Infrastructure Capacity (IGP Report)

Note that the recommendations and comments are subject to the population projection and threshold standards attached as Annexure A.



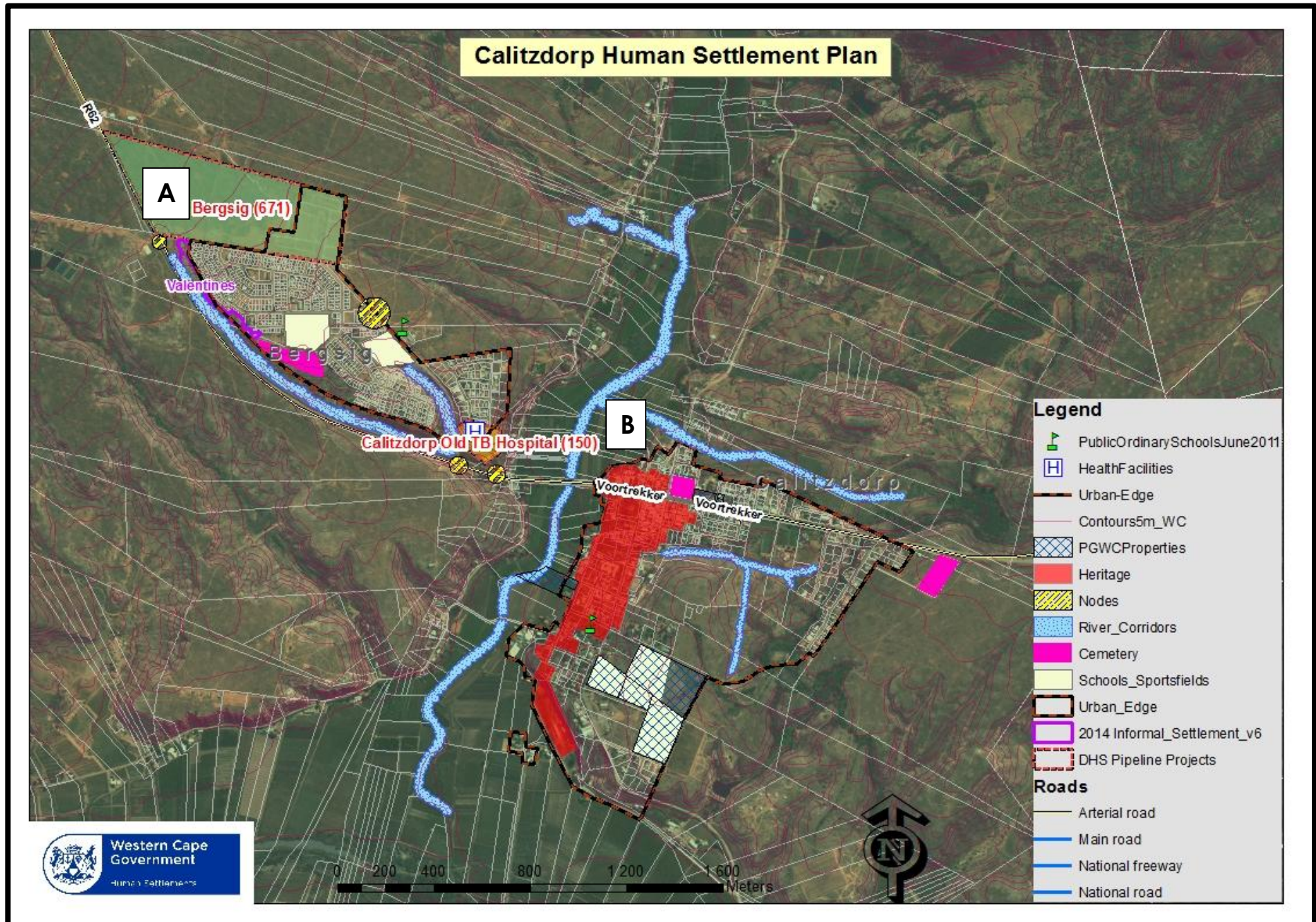


Figure 16: Calitzdorp locality map showing human settlement projects



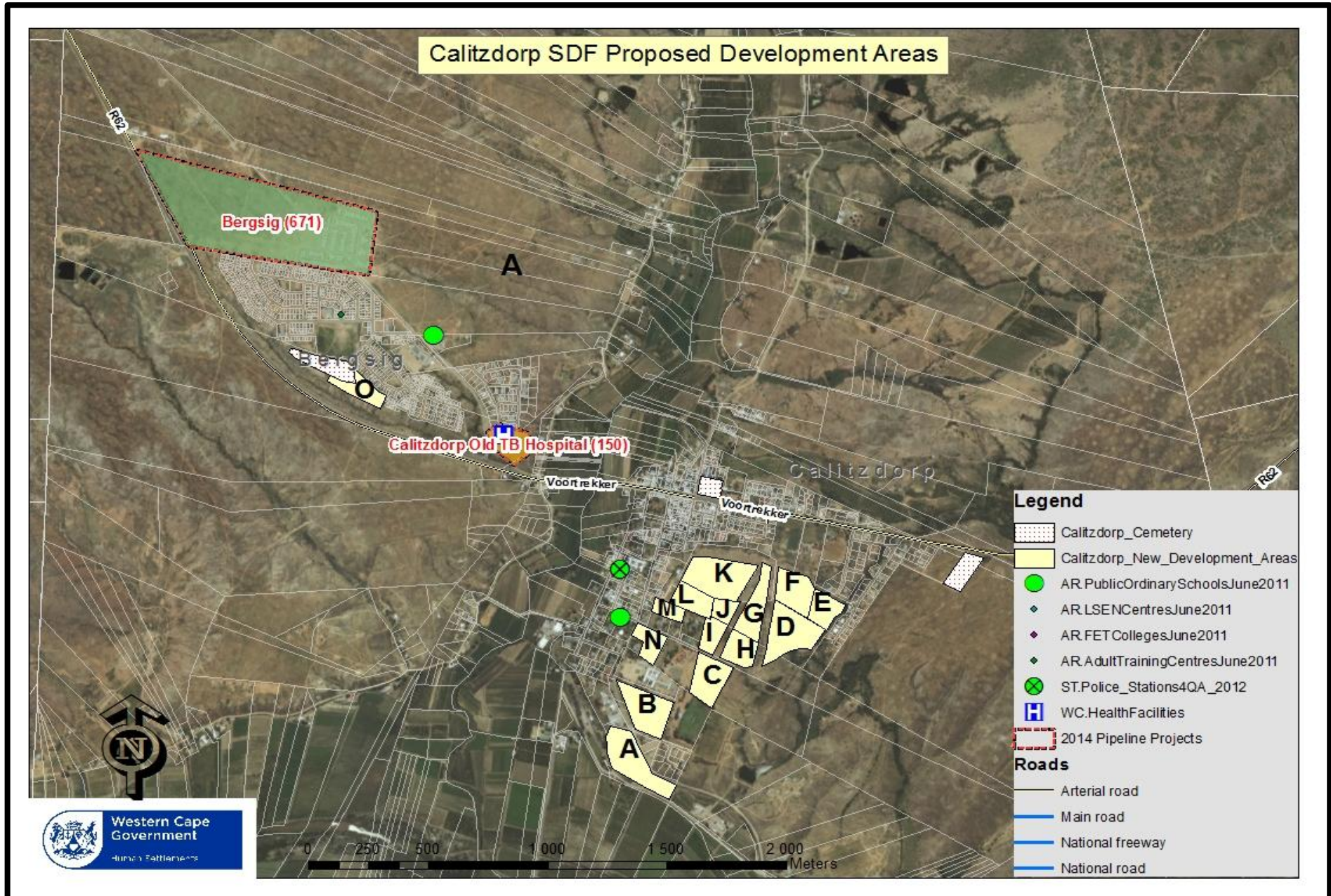


Figure 17: Calitzdorp SDF proposed development areas

SN	Project Name/ Description	No of opportunities	DoHS Approval Status	Statutory Approval Status	Project Implementation Readiness
1	2703/1128 – Calitzdorp Bergsig	692	@Planning @Conditional	@EIA @LUPO	Ready Not ready
2	3415 – Calitzdorp Old Hospital	150	⊕Planning ⊕Conditional	⊕EIA ⊕LUPO	Ready Not ready
@ = Completed/Approved      ® = In progress      ⊕ Not yet submitted					

Table 24: Calitzdorp HS pipeline project readiness status

The table above represents projects on the current pipeline with their respective readiness status. **2703/1128 – Calitzdorp Bergsig** is the only project currently ready for implementation.

The projects listed below gives indication of property identified on the SDF for future development and represent a total of **±33.45 ha** which is expected to yield about **± 1338** housing opportunities if developed at average of 40 dwelling units per hectare. However, **none** of the identified sites A,B,C,D,E,F,G, H,I,J,K,L,M,N and O of **figure 17 & table 27** contributes to the projects listed above in the pipeline thus leaving all identified site for future development. A total of **±33.45 ha** is thus available for future settlement proposals within the SDF proposal.

Site	Erf No.	Owner	Size (ha)	Current Property Zoning	Potential No. of erven	Project Prioritization
<b>A</b>	742; 744; 746 & 2891	Private & Trust	3.87	POS	154.8	TBD
<b>B</b>	765 & 740	Private	3.18	POS	127.2	TBD
<b>C</b>	145	Provincial Govt	2.6	POS	104	TBD
<b>D</b>	1854	Private	3.8	POS	152	TBD
<b>E</b>	1853	Private	1.6	POS	64	TBD
<b>F</b>	1974 & 1973	Private	2.39	POS	95.6	TBD
<b>G</b>	1854 & 1811	Private	2.34	POS	93.6	TBD
<b>H</b>	144	Trust	1.69	POS	67.6	TBD
<b>I</b>	144	Trust	1.19	POS	47.6	TBD
<b>J</b>	1854	Private	0.9	POS	36	TBD
<b>K</b>	2021	Private	4.2	POS	168	TBD
<b>L</b>	2021	Private	1.74	POS	69.6	TBD
<b>M</b>	1817	Private	0.88	POS	35.2	TBD
<b>N</b>	722 & 721	Private	1.43	POS	57.2	TBD
<b>O</b>	45	Kannaland Mun.	1.64	POS	65.6	TBD
<b>Total</b>			<b>33.45</b>		<b>1338</b>	

Table 25: Calitzdorp SDF Identified property ownership and zoning status

**Note:** It has been decided that Site A - N should be investigated for private initiatives due to the fact that the property is privately owned and Site O should be investigated for future human settlement development.



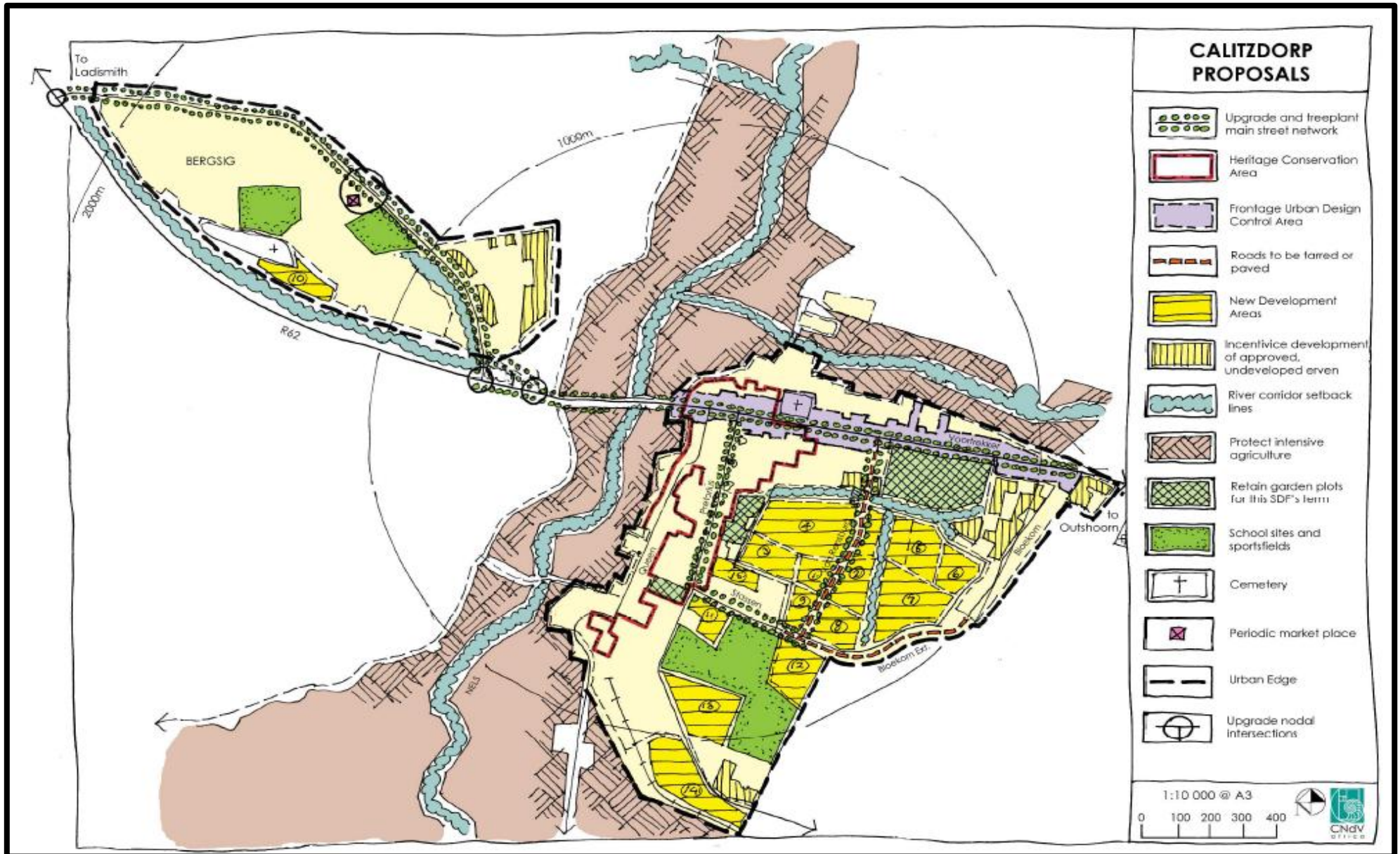


Figure 18: Calitzdorp SDF development proposal



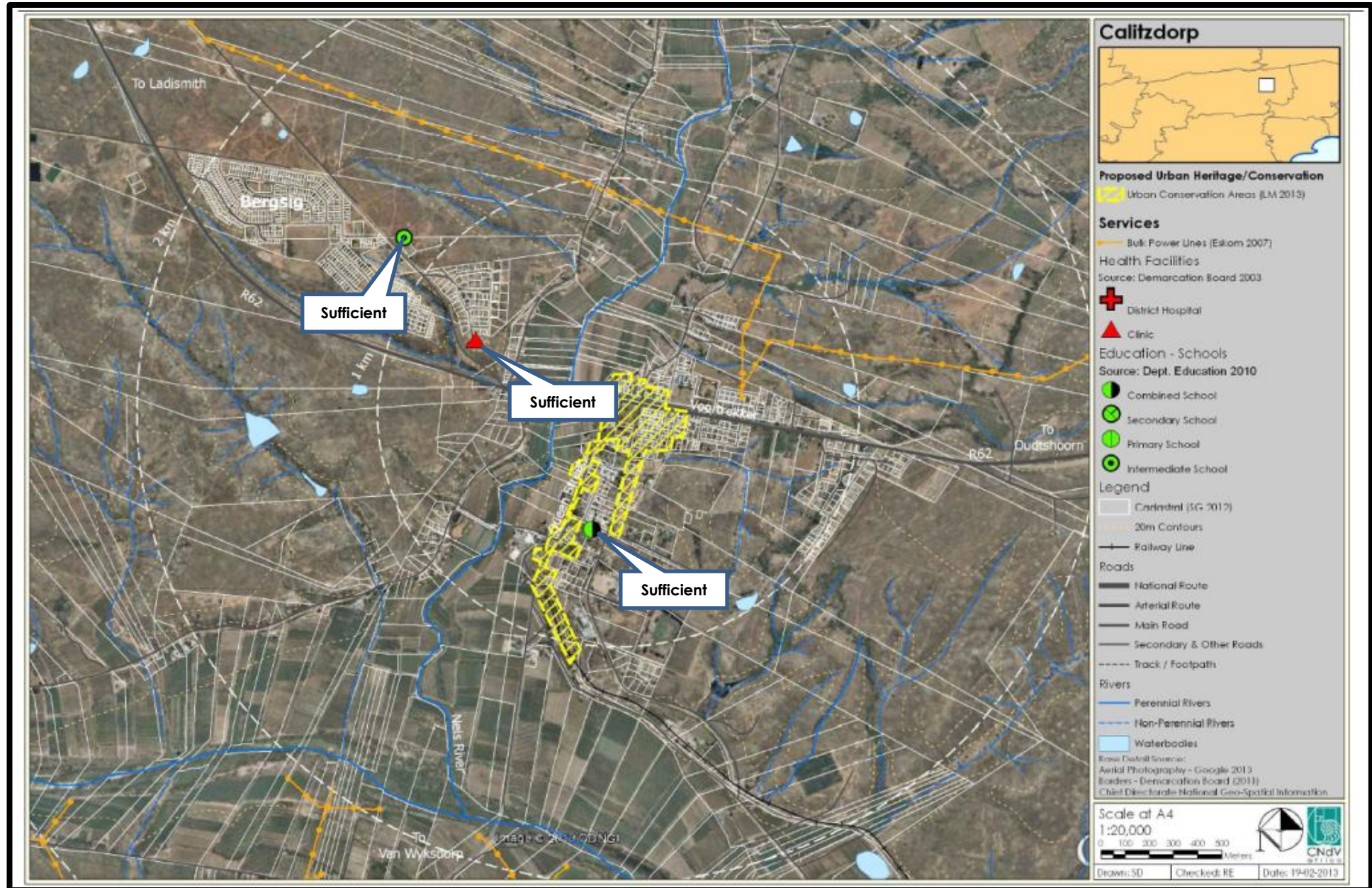


Figure 19: Calitzdorp social facilities capacity map

#### **4.4 Van Wyksdorp**

In terms of the SDF, Van Wyksdorp falls within Region 4: Van Wyksdorp Lowlands. Van Wyksdorp is remotely located on the northern bank of the Groot River at the foot of the Rooiberg mountains. Van Wyksdorp is the only settlement within Kannaland Municipality which is not located on the R62 and is only accessible by gravel roads.

Van Wyksdorp is a small rural village situated approximately 42km south of Ladismith (along the R327) and 65km from Riversdale. The R327 bypasses the village making it easy for passing motorists not to stop. This increases the remoteness and isolation of the village.

Today the population of the settlement is about 700 people. The town is dependent on the farming of fruit, sheep, cattle and ostriches. The town enjoys a constant water output through a mountain spring.

Economically the town is supported through tourism and agricultural activities. Agricultural areas are even located within the town itself and add to the rural character of the town.

The town offers very limited commercial and retail opportunities and mainly functions as a rural residential village. Facilities in the town include a clinic, a primary school and a police station.

A subsidy housing scheme Green Hills is located to the north of the town. The town is fairly well integrated with the exception of a number of large vacant properties in the town.

##### **4.4.1 Challenges and potential emanating from the SDF:**

- ❖ The size and isolation of the village adds to its agricultural / tourism potential.
- ❖ The rural character of the village should be maintained as far as possible.

##### **4.4.2 Challenges and potential emanating from the status quo analysis:**

- ❖ Deed search shows property belongs to the municipality and the Erf size is 12.5 hectares.

##### **4.4.3 Projects identified in the Spatial Development Framework:**

- ❖ Retain the productive land inside and outside the village to build on the agri-industry and tourism.
- ❖ Limit future urban development to areas of very low potential agricultural land.
- ❖ Direct new BNG housing to the vacant land north of the school.
- ❖ Ensure that the layout and building design of any new developments complementary to the existing pattern and building qualities of the village.
- ❖ Create a continuous route linking the Rooiberg Pass road to the R327 that connects key nodal points such as the primary school, church and village green.

#### 4.4.4 Summary

The table below portrays the condition of Van Wyksdorp social facilities and infrastructure in a nutshell:

Land Availability	School Facilities	Bulk Infrastructure	Health Facilities
<p>±9.7 ha of land are required for future projected housing need based on 40 dwelling units per hectare. However the SDF identify only ±1.98 ha of land for new development of which <b>an undetermined amount of hectares are</b> already being allocated towards current projects on the pipeline. The SDF identified sites will conveniently accommodate the current subsidy housing demand but a shortfall of ±7.72 ha is required to accommodate overall future projected housing demand.</p>	<p>@ Sufficient</p>	<p>Infrastructure needs to be upgraded.</p> <ul style="list-style-type: none"> <li>☹ Water Source</li> <li>☹ WTW</li> <li>☹ Raw water storage</li> <li>☹ Pumping capacity</li> <li>☹ Reservoir capacity</li> <li>☹ WWTW</li> <li>☹ Bulk sewer</li> <li>@ Stormwater</li> <li>@ ESKOM supply area</li> </ul>	<p>@ Sufficient</p>
<p>@ = Available      ® = Reserved Capacity      ☹ Capacity not available</p>			

Table 26: Summary of Van Wyksdorp Infrastructure Capacity (IGP Report)

Note that the recommendations and comments are subject to the population projection and threshold standards attached as annexure A.



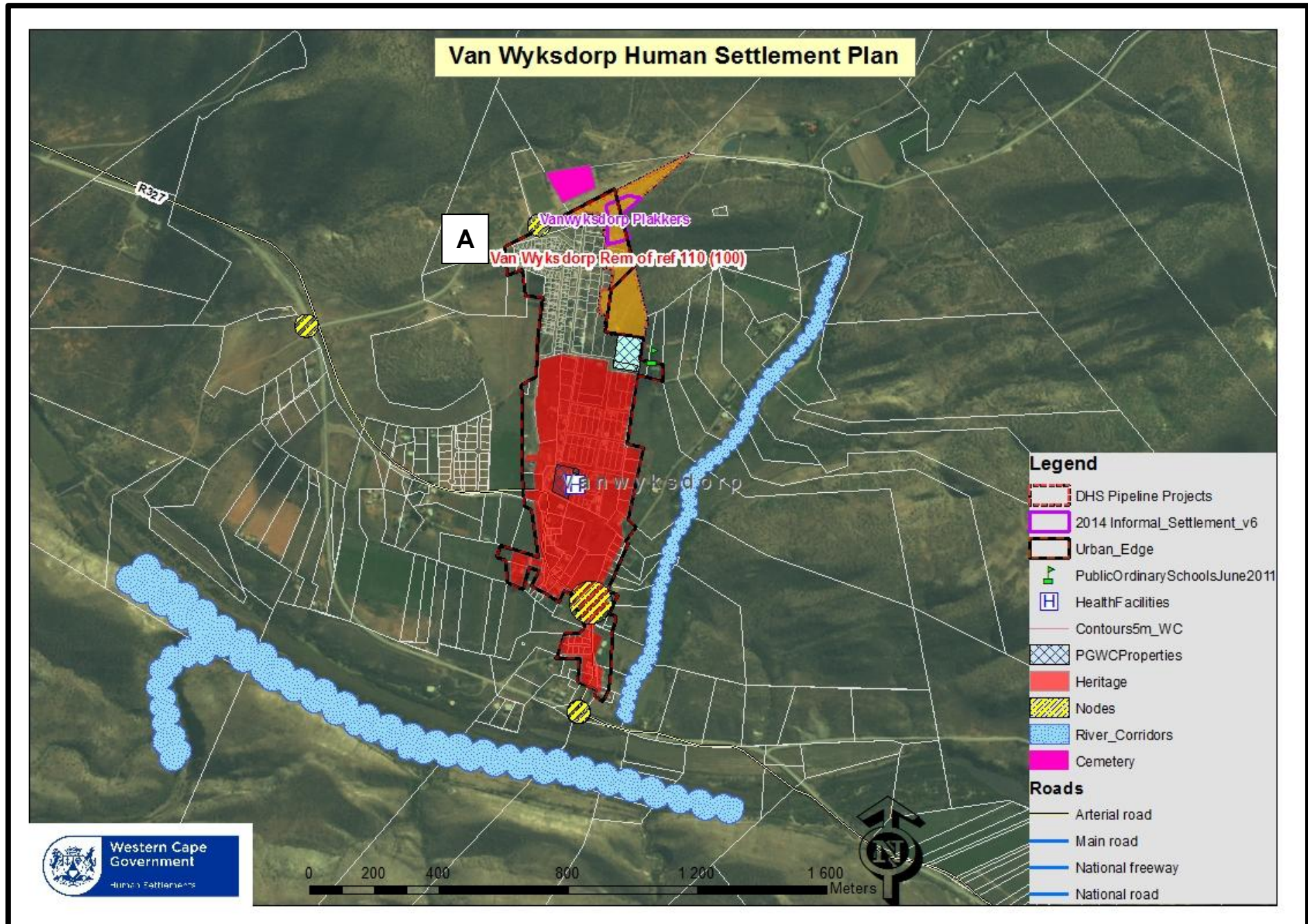


Figure 20: Van Wyksdorp locality map showing human settlement project



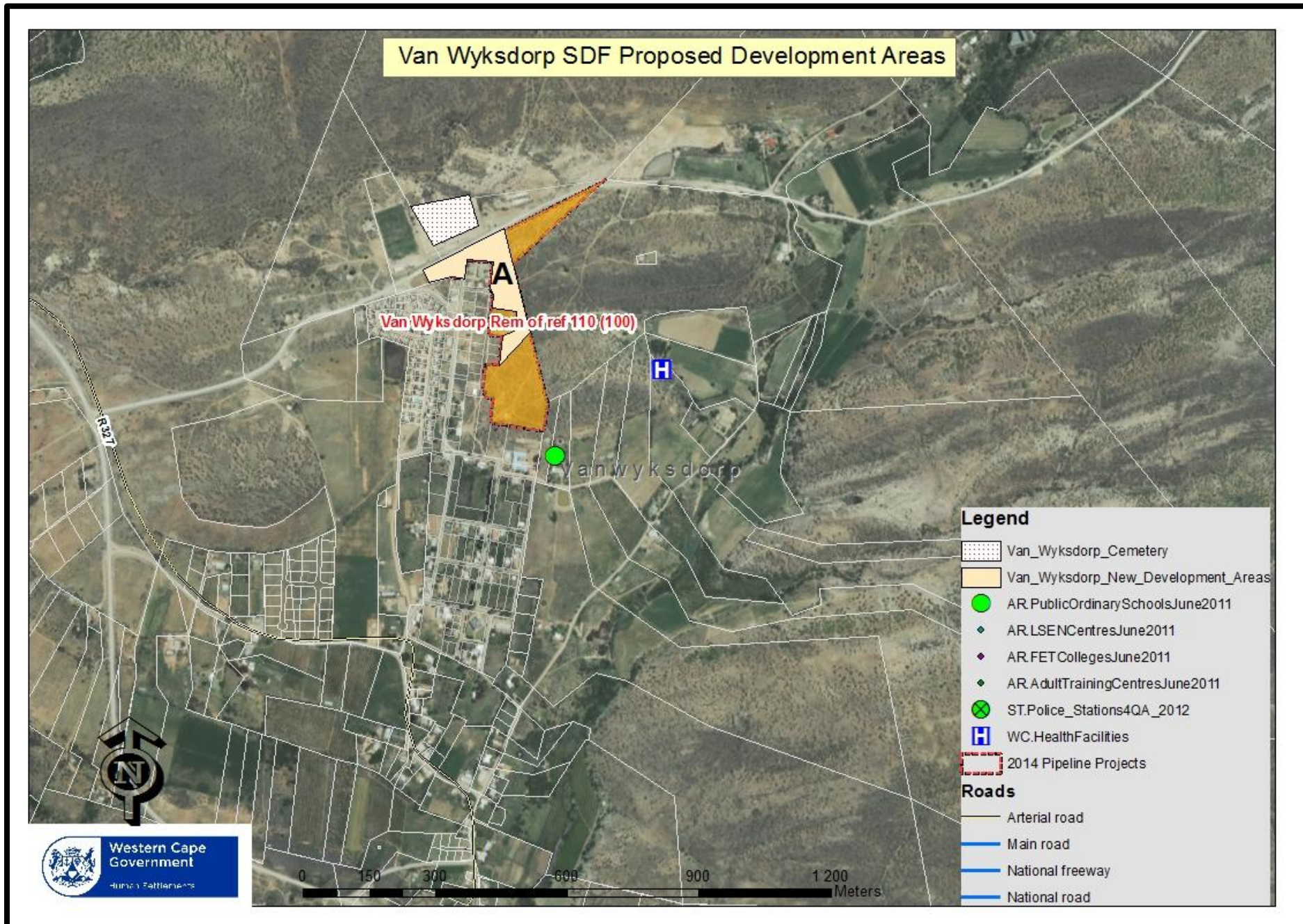


Figure 21: Van Wyksdorp HS project and SDF proposal

SN	Project Name/ Description	No of Opportunities	DoHS Approval Status	Statutory Approval Status	Project Implementation Readiness
1	3324 Van Wyksdorp Re. of erf 110	100	<input checked="" type="checkbox"/> Planning <input checked="" type="checkbox"/> Conditional	<input checked="" type="checkbox"/> EIA <input checked="" type="checkbox"/> LUPO	Ready <b>Not ready</b>
@ = Completed/Approved    ® = In progress    ☹ = Not yet submitted					

Table 27: Van Wyksdorp Human settlement project

The table above represents projects on the current pipeline with their respective readiness status. There is **No** project currently running or ready for implementation in this area.

The project listed below gives indication of property identified in the SDF for future development on Erf 110 Vanwyksdorp of 12.5 ha in extent. From the total extent of the Erf 110, **±1.98 ha** is identified for housing development which is expected to yield about **± 79.2** housing opportunities if developed at average of 40 dwelling units per hectare. The property described as site A, identified through the SDF as indicated in **figure 21 & table 30** contributes to the pipeline project list for Kannaland municipality which only covers a portion of Erf 110 and the remainder is thus available for future settlement proposals within the SDF proposal.

Site	Erf No.	Owner	Size (ha)	Current Property Zoning	Potential No. of erven	Project Prioritization
A	110	Kannaland Mun.	1.98	POS	79.2	TBD
<b>Total</b>			<b>1.98</b>		<b>79.2</b>	

Table 28: Van Wyksdorp SDF proposed future development areas



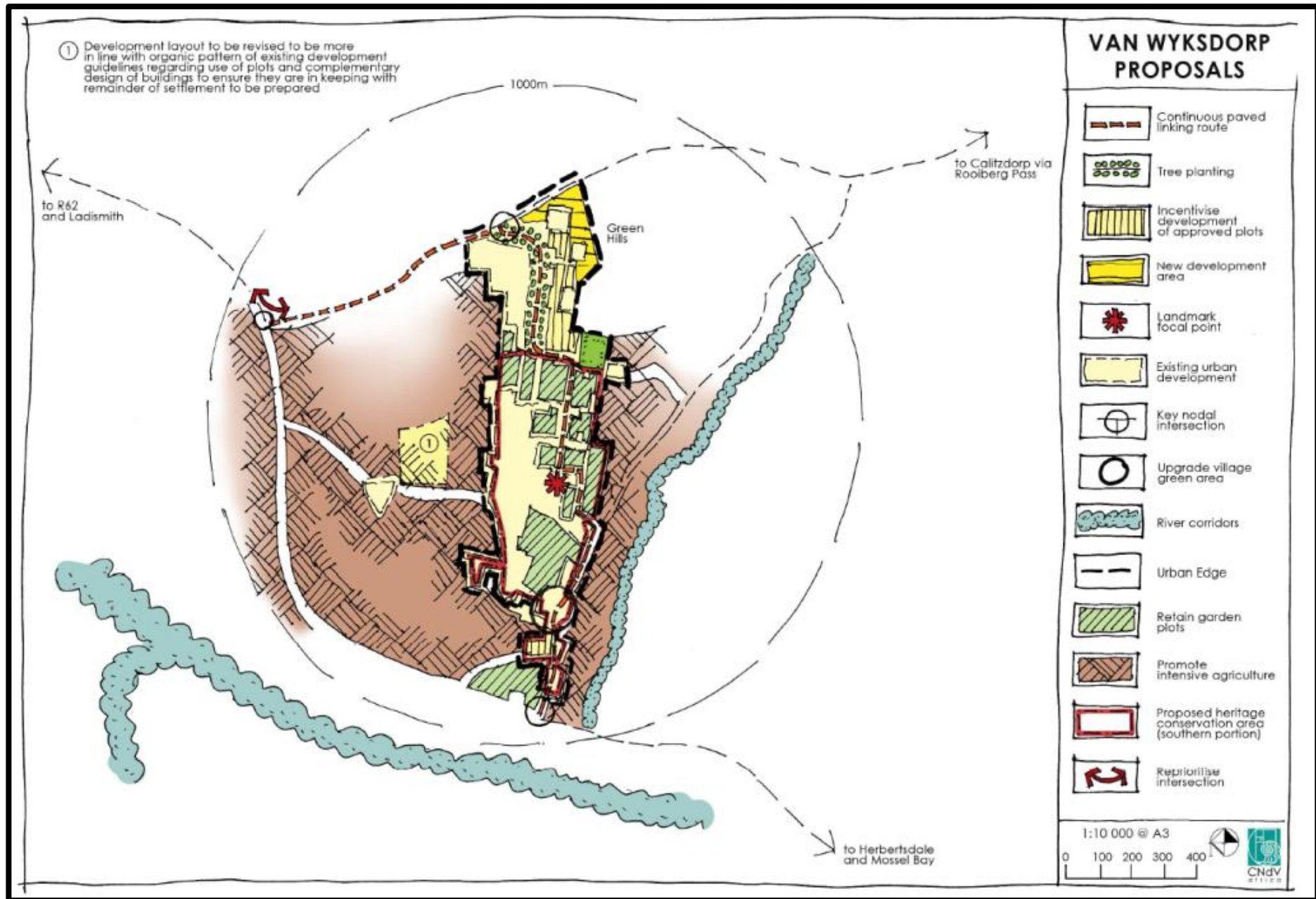


Figure 22: Van Wyksdorp SDF development proposal



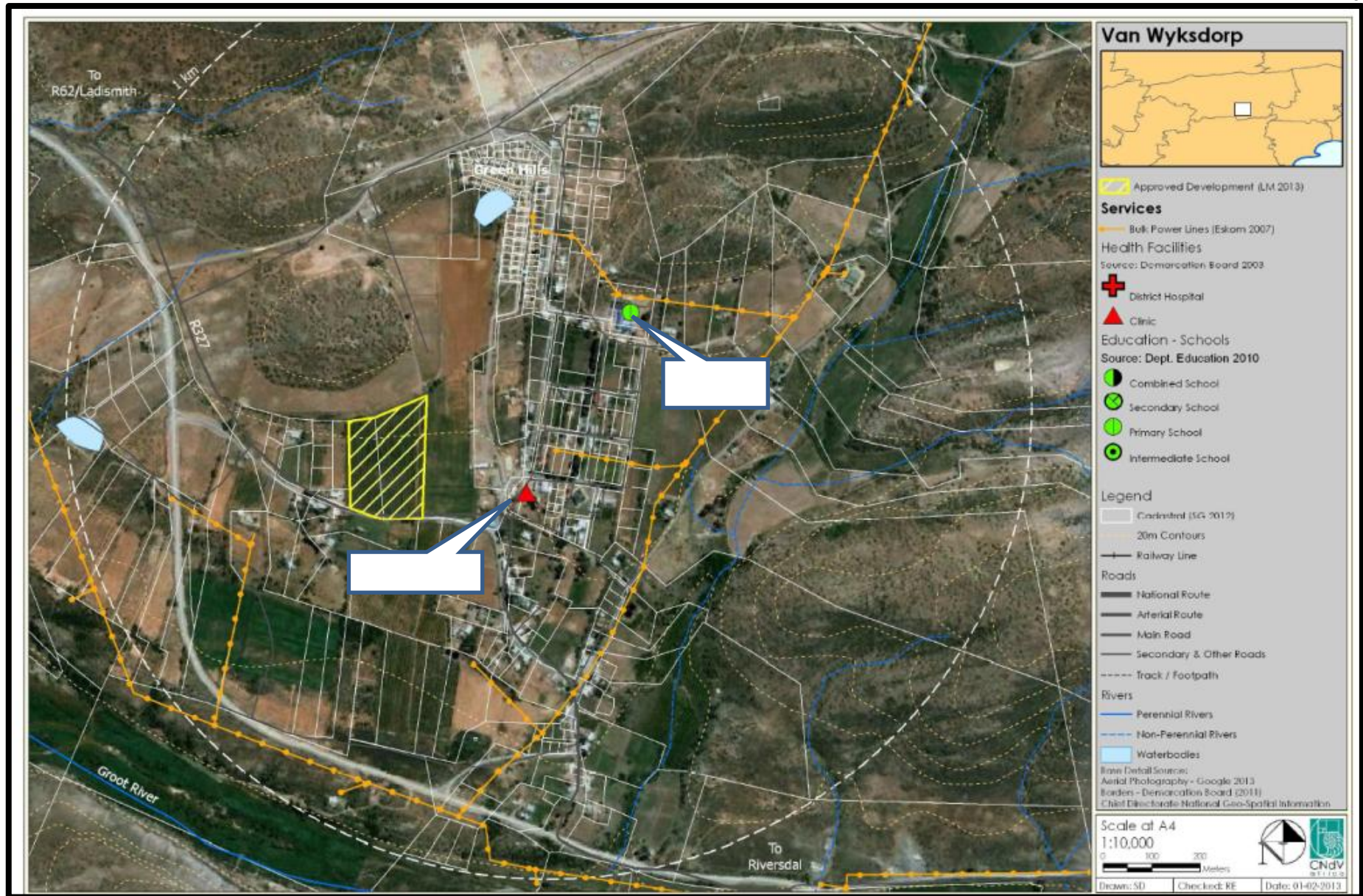


Figure 23: Van Wyksdorp social facilities capacity map

## 5. CONCLUSION

The focus of this report has been on identifying and unpacking potential housing opportunities for the current and future population of the Kannaland municipality. The human settlement plan also demonstrates that human settlement projects cannot be developed in isolation; transversal co-ordination is required to ensure that the broader integrated development is achieved within Kannaland municipal area.

Furthermore, the plan is presenting the development potential of each settlement in respective of their infrastructure, services and facilities in order to prepare a multi-year programme and budget. This multi-year budget includes the current and proposed projects which are likely to meet the provincial sustainability criteria. The plan acknowledged the prioritisation of other sector initiatives in their respective response to service delivery at local level require collective efforts to deal with ever increasing backlog.

The time frame for the implementation of the strategic proposal in this document will be dependent on the capability of the municipality to partner and engage various stakeholders for proposed initiatives. The document will help in communication human settlement plans for the area. Council support is however very paramount to take this plan to the next level of implementation.

Through these means, collaborative effort is however required from all provincial sector departments and private stakeholders to maximise the benefit of daunting document such as this. Without labelling this plan as the only plan having autonomy over sustainable development and as cast-in-stone proposals, yearly review and evaluation is required to accommodate change in status quo which is to be monitored closely.