



DRAKENSTEIN

MUNISIPALITEIT • MUNICIPALITY • UMASIPALA

Paarl | Wellington | Gouda | Saron | Simondium

DRAKENSTEIN MUNICIPALITY INTEGRATED HUMAN SETTLEMENTS SECTOR PLAN (IHSSP)



ADDRESS

1 Century City Drive,
Waterford Precinct, Century City
South Africa
7441

CONTACT

A-aishah Modack
A-aishah.Modack@aurecongroup.com
+27 21 5266046
+27 79 4135182

Thuli Ndlovu
Thuli.Ndlovu@aurecongroup.com
+27 21 5266025
+27 79 4159938

ALL RIGHTS RESERVED



This document was produced by Aurecon on behalf of the Drakenstein Municipality. Use of the content of this document must be agreed to by Drakenstein Municipality. A person using documents or data produced by Aurecon accepts the risk of:

- a. Using the documents or data in electronic form without requesting and checking them for accuracy against the original hard copy version.
- b. Using the documents or data for any purpose not agreed to in writing by Drakenstein Municipality or Aurecon with permission from Drakenstein Municipality.

<http://www.aurecongroup.com/>

*Bringing ideas
to life*

Document Control Page

A person using Aurecon documents or data accepts the risk of:

1. Using the documents or data in electronic form without requesting and checking them for accuracy against the original hard copy version.
2. Using the documents or data for any purpose not agreed to in writing by Aurecon.

Document Control						
Report title		Integrated Human Settlements Plan - Five Year Strategic Plans 2018/2019 Review				
Document code		Project Number		504027		
Client		Drakenstein Municipality				
Client contact		Faarieg Rhoda		Client reference		
Rev	Date	Revision details/status	Author	Reviewer	Verifier (if required)	Approver
1	05/04/2019		Thuli Ndlovu	A-aishah Modack	N/A	Elretha Louw
2	06/06/2019		Thuli Ndlovu	A-aishah Modack	N/A	Elretha Louw
3	18/07/2019		Thuli Ndlovu	A-aishah Modack	N/A	Elretha Louw
4	13/09/2019		Thuli Ndlovu	A-aishah Modack	N/A	Elretha Louw
Current Revision		4				

List of Acronyms and Abbreviations

BNG	Breaking New Ground	NGO	Non-Governmental Organisation
CBD	Central Business District	NUSP	National Upgrading Support Programme
CLO	Community Liaison Officer	O&M	Operations and management
CWDM	Cape Winelands District Municipality	PHDA	Priority Housing Development Area
ESTA	Extension of Security of Tenure Act	PHP	People's Housing Process
FLISP	Finance Linked Individual Subsidy Programme	PIE	Prevention of Illegal Eviction from and Unlawful Occupation of Land Act
GIS	Geographic Information System	PSC	Project Steering Committee
HDA	Housing Development Agency	RCG	Restructuring Capital Grant
IHSP	Integrated Human Settlements Plan	SDF	Spatial Development Framework
IDP	Integrated Development Plan	SHI	Social Housing Institution
IMWG	Internal Municipal Working Group	SLA	Service Level Agreement
IRDP	Integrated Residential Development Programme	SLP	Sustainable Livelihood Programme
ISSP	Informal Settlements Support Plan	SPLUMA	Spatial Planning and Land Use Management Act
IUDF	Integrated Urban Development Framework	TBD	To be determined
JPI	Joint Planning Initiative	ToR	Terms of Reference
KFA	Key Focus Areas	TRA	Temporary Relocation Areas
KPI	Key Performance Indicator	UISP	Upgrading of Informal Settlements Programme
MEC	Mayoral Executive Committee	WCDoHS	Western Cape Department of Human Settlements
N/A	Non Applicable	WCPSP	Western Cape Provincial Strategic Plan
NDoHS	National Department of Human Settlements		
NDP	National Development Plan		

List of Terms and Definitions

Active demand	The active demand refers to a quantified and verified number of individuals registered on the Western Cape Department of Human Settlements Housing Demand Database whose personal details and particulars have been updated and confirmed to be true.
Affordable rental accommodation	Affordable rental accommodation refers to rental in formal structures that meet the conditions of rental legislation, is affordable to households earning R7 500 and less and which is subsidised by government. These units must subscribe to prescribed quality, typology and environmental standards.
Backyard dwellers	A person, household or group people who live in informal structures and overcrowded conditions within formal developed areas.
Business Plan	List of projects submitted to the Western Cape Department of Human Settlements for funding (annually) under the Human Settlements Development Grant (HSDG). These projects are typically approved by Council.
Gap housing/market	"Gap housing" is a term that describing the shortfall, or "gap" in the market between residential units supplied by the state and houses delivered by the private sector. The gap housing market comprises people who typically earn between R3 500 and R15 000 per month, which is too little to enable them to participate in the private property market, yet too much to qualify for state assistance.
Greenfields project	The development of a parcel of land that is undeveloped and therefore has no existing infrastructure or buildings.
Household	A group of persons who live together and provide themselves jointly with food and/or other essentials for living, or a single person who lives alone.
Household income	Receipts by all household members of a household, in cash and in kind, in exchange for employment, or in return for capital investment, or receipts obtained from other sources such as pensions etc.
Housing demand database	Housing database comprising persons who have registered a need for a housing opportunity.
Housing opportunity	A unit of accommodation for a household funded (partially or fully) through a government housing subsidy instrument. This opportunity may consist of a structure or rudimentary basic serves. The type of opportunity largely depends on the housing subsidy mechanism administered under the National Housing Code (2009).
Inadequate living conditions	Conditions that do not meet the basic human rights recognised in the Constitution and international human rights instruments. Adequate shelter includes elements such as adequate privacy, space and security, physical accessibility, security of tenure, structural stability and durability, adequate lighting, heating and ventilation, adequate basic infrastructure (such as water-supply, sanitation and waste-management facilities), suitable environmental quality and health-related factors, and adequate and accessible location with regard to work and basic facilities – all of which should be available at an affordable cost.
Infill project	The development of vacant or under-utilised land parcels within existing urban areas that are already largely developed.
Informal settlement (NUSP definition)	Statistics South Africa defines an informal dwelling as: "a makeshift structure not erected according to approved architectural plans, for example shacks or shanties in informal settlements or in backyards." An informal settlement is defined as: "an unplanned settlement on land which has not been surveyed or proclaimed as residential, consisting mainly of informal dwellings (shacks)." Informal settlements can typically be identified on the basis of the following characteristics: illegality and informality; inappropriate locations; restricted public and private sector investment; poverty and vulnerability; and social stress.
National Housing Code	Are those applicants who do not meet the national criteria for a housing subsidy as stipulated in the National Housing Code.
Passive demand	The passive demand refers to the number of individuals registered on the Drakenstein Municipal Housing Waiting List whose details have not been verified and updated at a Provincial level.

Contents Page

01	Introduction and Background	11
1.1	About the Integrated Human Settlements Plan	12
1.2	Why is it Needed?	12
1.3	Challenges it Seek to Address	12
1.4	Key Roleplayers to Address these Challenges	12
02	Approach and Methodology	13
2.1	Scope of the Integrated Human Settlements Plan	13
2.2	Integrated Human Settlements Plan Methodology	13
2.3	Structure of the Integrated Human Settlements Plan	15
03	Contextualising Human Settlements Delivery	16
3.1	Constitutional Mandates	16
3.2	Legislative Mandates	16
3.3	Policy Mandates and Strategic Guidance	17
3.4	Implications for the Integrated Human Settlements Plan	20
3.5	Informants to the Integrated Human Settlements Plan	20

04	A Vision for Human Settlements in Drakenstein	22
05	Situational Analysis Overview: Key Trends and Challenges	24
5.1	Housing Demand Overview	24
5.2.	Pipeline and Existing Housing Projects per Town/Area	29
5.3	Human Settlements Trends and Key Challenges	58
06	Strategic Framework	61
6.1	Development Objectives and Interventions	63
07	Human Settlements and Implementation Plans	112
7.1	Planned Human Settlements Projects	112
7.2	Financial Framework: Multi-year Programme	119
7.3	Enabling infrastructure implementation	128
7.4	Risk Assessment	129
	References	131
	Annexures	133

List of Maps

Map 1.1: Locality map of Drakenstein Municipality	11
Map 5.1: Spatial distribution of housing demand	28
Map 5.2: Town based profile - Southern Paarl/Simondium	32
Map 5.3: Town based profile - Gouda	37
Map 5.4: Town based profile - Saron	40
Map 5.5: Town based profile - Paarl East	46
Map 5.6: Town based profile - Mbekweni	52
Map 5.7: Town based profile - Wellington	56
Map 6.1: Proposed relocation area for Paarl Brickfields informal settlement	70
Map 6.2: Proposed relocation sites for Swartberg Street O.R and Mpumelelo Street O.R informal settlements	71

List of Figures

Figure 2.1: Project Methodology	13
Figure 2.2: Structure and summarised contents of the IHSP	15
Figure 4.1. Alignment of vision statements	22
Figure 4.2: Key elements/themes of this vision	23
Figure 6.1: Development objectives	63
Figure 6.2: National Upgrading Settlement Programme Level of Engagement	80
Figure 6.3: Department of Planning and Development Hierarchy	105

List of Tables

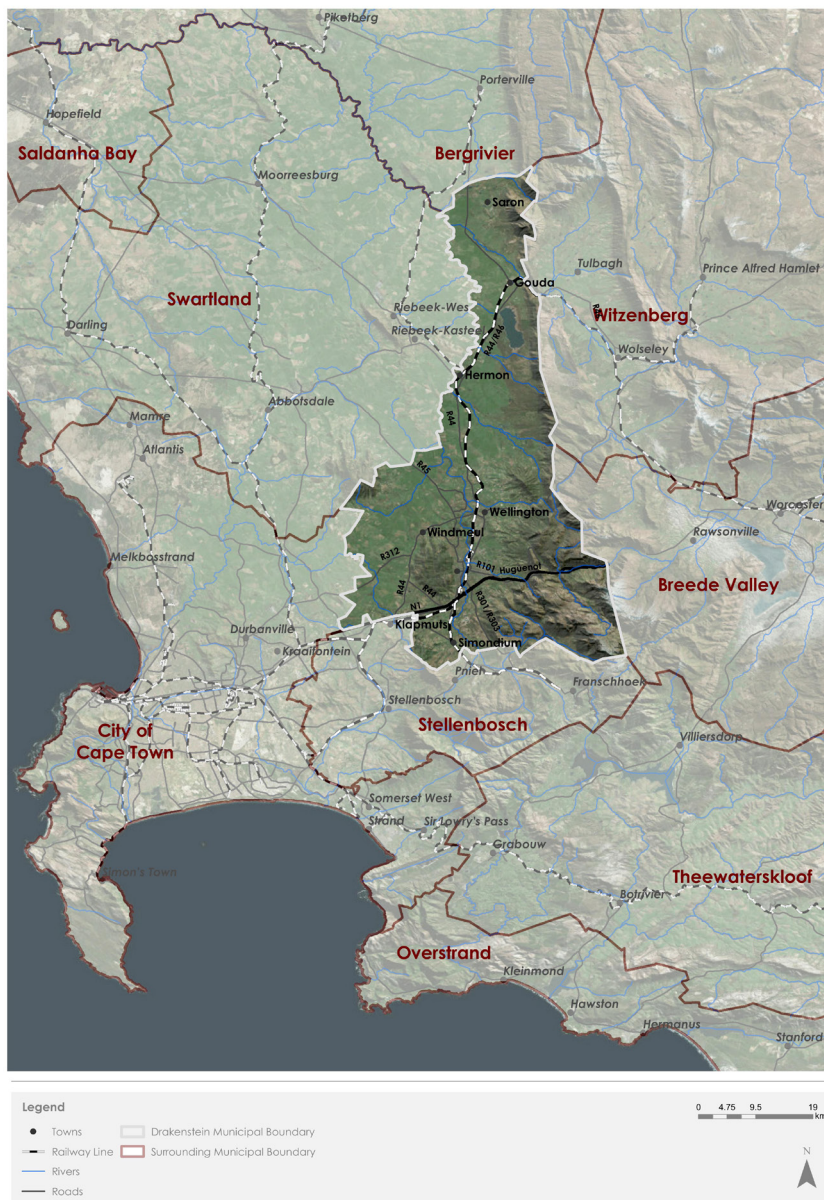
Table 3.1: Informants to the IHSP	20
Table 5.1: Current active demand distribution across income range for applicable subsidy options	25
Table 5.2: Indicates the housing demand per area as indicated in Map 5.1.	26
Table 5.3: Human Settlements Projects and Informal Settlements in Southern Paarl/Simondium	29
Table 5.4: Human Settlements Projects and Informal Settlements in Gouda	36
Table 5.5: Human Settlements Projects in Saron	38
Table 5.6: Human Settlements Projects and Informal Settlements in Paarl East	41
Table 5.7: Human Settlements Projects and Informal Settlements in Mbekweni	48
Table 5.8: Human Settlements Projects and Informal Settlements in Wellington	54

Table 6.1: Informal settlements yet to be approved for funding	66
Table 6.2: Unplanned Informal settlements requiring relocation sites and other interventions	72
Table 6.3: Description of settlement categories – common classification system used, and it's rationale	75
Table 6.4: Informal settlements requiring baseline assessments	77
Table 6.5: Sites identified for emergency housing ²	85
Table 6.6: Emergency Housing	88
Table 6.7: Informal Settlements	89
Table 6.8: Informal Settlements Projects	90
Table 6.9: Sites identified for rural housing ²	93
Table 6.10: Informal Settlements and PHP Housing	95
Table 6.11: IRDP Housing	102
Table 6.12: Social Housing	102
Table 6.13: Mixed Housing	103
Table 6.14: Infill Housing	103
Table 7.1: Gouda Housing Project Pipeline	113
Table 7.2: Mbekweni Housing Project Pipeline	114
Table 7.3: Paarl East Housing Project Pipeline	115
Table 7.4: Saron Housing Project Pipeline	116
Table 7.5: Simondium Housing Project Pipeline	116
Table 7.6: Wellington Housing Project Pipeline	117
Table 7.7: Multi Year Housing Delivery Planning and Implementation Plan	122
Table 7.8: Risk mitigation	128

01 Introduction and Background

The need for sustainable human settlements in South Africa is a recognised challenge. As noted in the National Process Guide for Sustainable Human Settlements, the National Department of Human Settlements (NDoHS) has made significant progress in addressing the existing and complex challenge of achieving sustainable and integrated settlements. By December 2015, 4.3 million housing opportunities were provided by the NDoHS since the inception of the National Housing Programme in 1994. As the demand for human settlement opportunities continues to increase, the supply of these opportunities must be negotiated in the context of limited availability of well-located affordable land, lack of bulk infrastructure capacity and rapid urbanisation. In addition, a lack of capacity in the delivery environment has also impacted the efficacy of delivery. The sustainability of human settlements therefore requires an integrated and strategic approach to the planning and delivery of human settlements.

Map 1.1: Locality map of Drakenstein Municipality



Project Location

The Drakenstein Municipality covers a geographic area of approximately 1538 km², stretching from the Klein Drakenstein, Limiet and Saron mountain ranges in the east, to the agricultural area immediately to the west of the R45. The Municipality is strategically located on the N1 and along railway routes to the rest of South Africa and effectively forms the gateway to the City of Cape Town from the northern extents of the country.

The Municipality is bordered by the City of Cape Town Metropolitan Municipality to the south-west, the Swartland Municipality to the west, the Bergrivier Municipality to the north, the Witzberg Municipality to the north-east, the Breede Valley Municipality to the south-east, and the Stellenbosch Municipality to the south. A number of urban and rural centres can be found across the Municipality. These include:

- Southern Paarl/Simondium
- Gouda
- Saron
- Paarl East
- Mbekweni
- Wellington
- Windmeul
- Hermon
- Klapmuts

1.1 About the Integrated Human Settlements Plan

The aim of the Integrated Human Settlements Plan (IHSP) is to outline the challenges and opportunities facing the Drakenstein Municipality in terms of providing for the human settlement needs of the steadily growing and increasingly urbanised population. To address these challenges, the IHSP specifically aims to initiate a process of ensuring that the planning and development of human settlements in the Municipality contributes to the creation of vibrant sustainable and integrated communities. It not only conceptually illustrates how human settlements projects could contribute to creating integrated and sustainable human settlements and give effect to spatial transformation, but also identifies pilot projects for the Municipality while indicating policy, budget and implementation implications.

1.2 Why is it Needed?

The IHSP is directly aligned with, and contributes to, the Municipality's overarching Integrated Development Plan (IDP) for the 2019-2024 term, which is centered around evolving Drakenstein. Importantly, the plan has been developed to give planning and implementation guidance to the various stakeholders that have a role to play in realising the Drakenstein Municipality's goal of achieving integrated and sustainable human settlements.

The IHSP is also aligned to spatial planning directives provided in the Spatial Development Framework (SDF) which is currently under review.

1.3 Challenges it Seeks to Address

Access to liveable, adequate and affordable housing opportunities on well-located land is vital for the wellbeing of communities and for the society as a whole. For individual families access to housing provides more than just shelter. It provides an opportunity to live in a healthier environment, a financial asset and security of tenure. For society, well-located housing opportunities can act as an enabler for economic empowerment (access to jobs or business), greater social cohesion and reducing income inequality.

Recognising that human settlements have a key role to play in the effort to address poverty, create employment, improve socio-economic conditions and create sustainable futures, this plan outlines the intention of the Drakenstein Municipality to improve the existing and create new living environments that promote both economic and social integration.

1.4 Key Roleplayers to Address these Challenges

The IHSP is premised on a detailed situational analysis which sketches the human settlement challenges in the Drakenstein Municipality to ensure that the proposed responses and interventions speak directly to contextual realities and associated needs. The preparation of this IHSP is an important requirement by the National Department of Human Settlements (NDoHS), as well as by the Western Cape Department of Human Settlements (WCDHS), that will enable the Drakenstein Municipality to access funding and subsidies for housing in the future.

Just as the Drakenstein Human Settlements Division does not operate in isolation from the rest of the Drakenstein Municipality, this plan should be read in the context of the greater vision and objectives of the current administration. As such, it forms one component of a suite of municipal plans, strategies and policies given its status as a sector plan within the IDP.

In addition to the above, the successful delivery of integrated, sustainable and resilient housing opportunities requires a whole-of-society approach. Such an approach is built on partnerships with citizens, civil society, business, and other spheres of government in the Western Cape and beyond. A whole-of-society approach mobilises the resources, knowledge, creativity and concerns of all role-players in government, the private sector and civil society to bring about the desired change.

In this approach, the state must fulfill its role by expanding opportunities to individuals, families and communities so that they can take control of improving their lives, participate in the social and economic mainstream, and contribute meaningfully to society.

02 Approach and Methodology

2.1 Scope of the Integrated Human Settlements Plan

The compilation of the Drakenstein Municipal IHSP includes, but is not limited to, the following:

- The situational analysis of human settlements;
- A review of all applicable human settlement policies;
- An alignment to the Municipal SDF, IDP and its associated sectoral plans and relevant engineering and infrastructure plans;
- The review of all applicable human settlement policies, and alignment with the 2017 SDF, 2020 SDF and the 2018/19 IDP, and its associated sectoral plans and relevant engineering and infrastructure plans;
- The inclusion of targeted response strategies which will aim to address farm evictions
- The identification of land for the temporary relocation of beneficiaries when undertaking the upgrading of informal settlements;
- The development of a human settlements pipeline with a minimum time horizon of 10 years and an implementation schedule of priority projects to be implemented over the 5 years;
- An examination of the full scope of operations of the human settlements function and recommendations in terms of innovation, efficiencies and efficacy;
- The establishment of the opportunities that the implementation of the IHSP will create in terms of job creation, skills development and enterprise development;
- The provision of solutions to create social capital within existing and future developments and settlements, in order to safeguard and promote economic, and other, aspects of wellbeing for the poor;
- The addressing of challenges relating to energy and water shortages; and
- The engagement of stakeholders as an intrinsic part of the process, running in parallel throughout the various phases and associated activities of the project.

2.2 Integrated Human Settlements Plan Methodology

The IHSP is to be undertaken across five phases. These phases are shown in Figure 2.1.

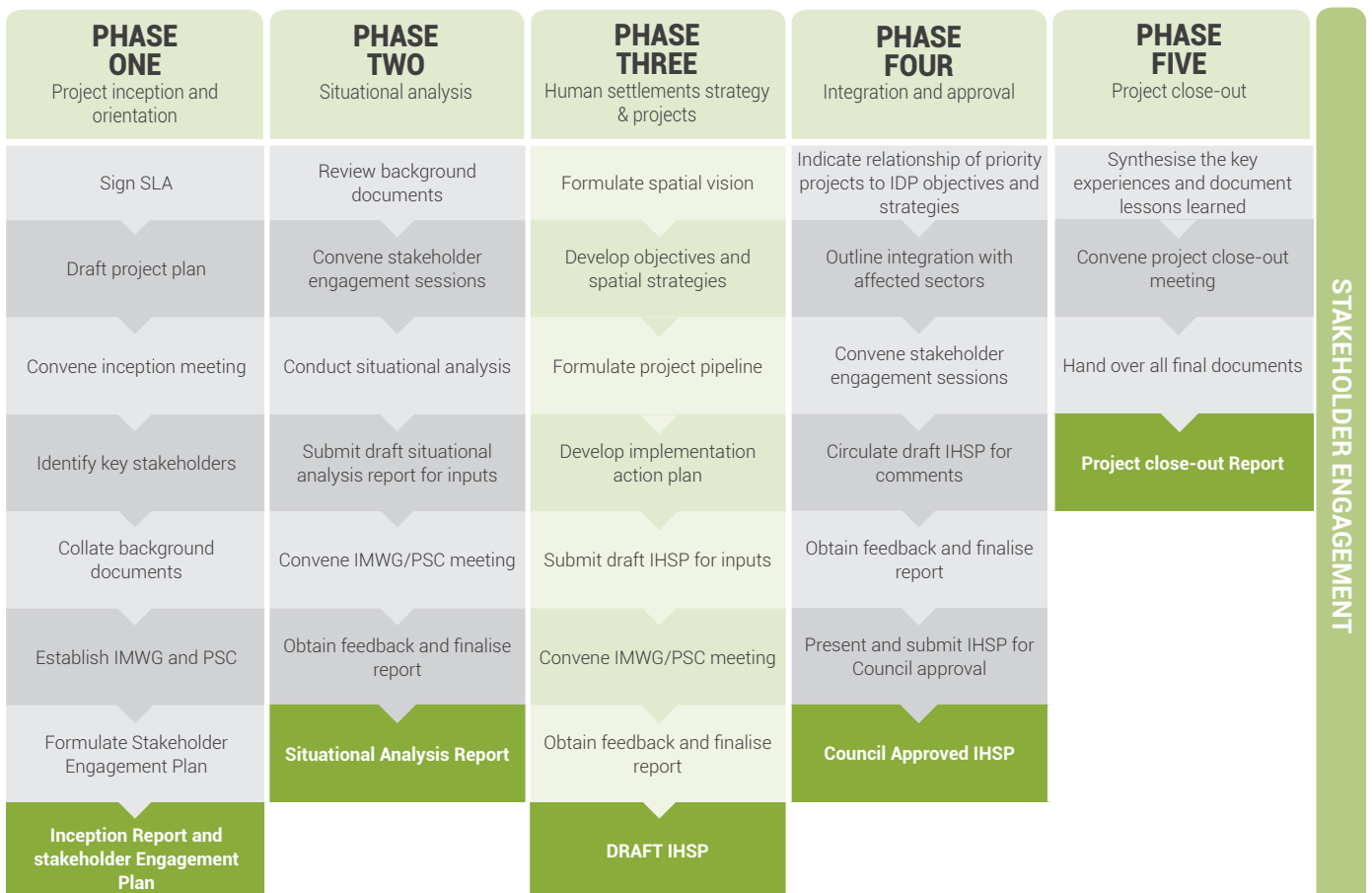


Figure 2.1: Project Methodology

2.2.1 Phase 1: Project inception and orientation

The purpose of Phase 1 is to finalise the appointment with regards to contractual considerations, the final brief as per the Terms of Reference (ToR), and the methodology, project plan and the final outcome of the study. A project inception meeting was convened to discuss and finalise the aforementioned aspects, and the outcomes of the inception meeting were captured in the inception report with a detailed project plan for approval.

As part of this phase, the project team identified key project stakeholders, and collated all documents and resources to be consulted as part of this study. Importantly, the assistance of the client was sought to map key stakeholders and groups that the project team should specifically engage with over the course of the project.

Relevant background documents such as municipal policies, plans, strategies and frameworks were sourced. In addition to this, relevant information and data were gathered at a district and provincial level to augment the project team's understanding of contextual realities and needs, as well as the strategic objectives and priorities of the WCDoHS and the Cape Winelands District Municipality (CWDM) to ensure full alignment within the IHSP. As part of the project plan, a gap analysis of all the outstanding information was also submitted.

2.2.2 Phase 2: Situational analysis

As a continuation of the foundation work undertaken in Phase 1, the project team collected and reviewed all existing documentation and research that has already been conducted in the area. In addition to this, the project team undertook a comprehensive review of all relevant national, provincial and local legislation, policies, plans, frameworks and strategies to ensure alignment between these and the Drakenstein IHSP. Importantly, this phase included engagements with the various role players and stakeholders in human settlements in Drakenstein.

The phase outputs included the Situational Analysis Report which identified development trends and dynamics, development drivers and strengths, as well as key issues in the municipal area. The situational analysis also included an institutional analysis and a contextual spatial analysis.

The purpose of the institutional analysis was to understand the implications of national, provincial and local development objectives and priorities for the Drakenstein

IHSP. The intention was to provide a concise overview of what the national and provincial development agenda is in relation to the municipality, and what the implications are for the development of the IHSP. This analysis was also undertaken to assess the institutional set-up and capacity within the Drakenstein Municipality to deal with human settlement related matters.

The contextual spatial analysis, on the other hand, was about understanding the spatial context of the municipality. The purpose of the contextual analysis was to provide an overview of the critical challenges faced by the human settlements environment, the different types of housing demand and an analysis of information which clarifies the social, economic, environmental, infrastructural and spatial nature of the dynamics and causes of the demand. Additionally, the purpose of this analysis was to quantify and map the spatial location of housing demand in various areas of the municipality.

2.2.3 Phase 3: Human settlements strategy and projects

The objective of this phase (development of the IHSP) is to formulate a human settlement strategic framework for the municipality and to develop strategies to transform the present status quo. The critical components of this phase are to develop a spatial vision, development objectives and a pipeline of potential and priority projects to be implemented by Drakenstein Municipality. The contents of the IHSP are summarised in section 2.3.

2.2.4 Phase 4: Integration and approval

During Phase 4 the IHSP will be aligned with the current municipal IDP process for inclusion into the IDP. Therefore, the IHSP will indicate in summary the confirmed priority housing projects and their relationship to the IDP objectives and strategies after having considered how integration with the other affected sectors (including land acquisition, town planning and township establishment and engineering services) is to occur. This phase will further include the circulation of the IHSP for public comments, the final amendment of the document, and approval by Council.

2.2.5 Phase 5: Project close-out

Phase 5 is the final phase in the project and aims to synthesise the key experiences and document lessons learned in order to provide a deeper understanding of the challenges and opportunities related to the execution of

the project in order to inform future projects. As part of this process, a project close-out meeting will be convened where a project close-out report will be submitted. The close-out report is valuable as it provides a means through which critical reflection can be documented. The project close-out report will therefore aim to reflect on all phases of the project, specifically highlighting key project successes and constraints.

2.3 Structure of the Integrated Human Settlements Plan

The structure of the IHSP is indicated in Figure 2.1.

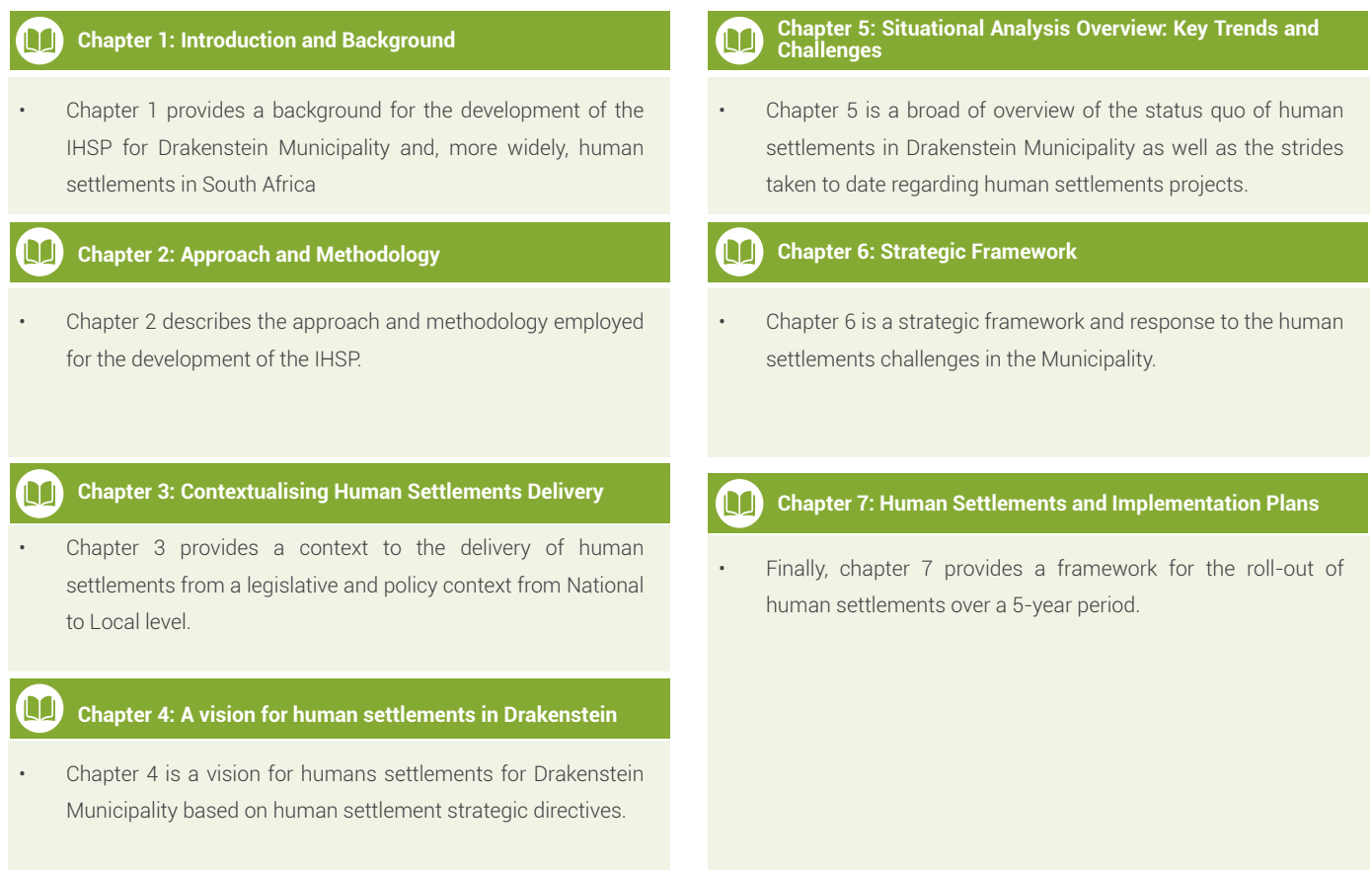


Figure 2.2: Structure and summarised contents of the Integrated Human Settlements Plan

The IHSP is contextualised by the legislative and policy context, and further informed by the situational analysis. Together, these critical elements form the basis of the spatial vision. The spatial vision should embrace the movement towards the creation of integrated and sustainable human settlements, advocate the inclusion of community facilities within a specific area, and prioritise the creation of economic hubs to stimulate local economies and promote entrepreneurship. The vision summarises a desired, but realistic, future state. This vision must excite people and create the necessary momentum for collaborative action. The vision will use Vision 2032 as a key informant.

The vision of the IHSP (detailed in chapter 4) forms the basis for more specific housing development objectives which should give guidance to key focus areas for the Drakenstein Municipality as it pertains to human settlements. The objectives are then operationalised through targeted spatial and institutional interventions. These interventions indicate what the Municipality must do to bridge the gap between the current situation and the desired future state. Moreover, the interventions form the basis and rationale for potential and priority projects to be implemented over the next 5 years as well over a longer-term with minimum time horizon of 10 years. Potential and priority projects are supported by a logical and pragmatic financial framework.

03 Contextualising Human Settlements Delivery

To frame the Drakenstein IHSP, it is necessary to review the implications of the legislative context within which human settlement development occurs. The purpose of this section is therefore to outline the various national, provincial, district and local frameworks, plans, strategies, policies and legislative directives which govern and give guidance to the development of sustainable human settlements within the Drakenstein Municipality.

A comprehensive version of the relevant planning informants which guide the IHSP is contained in Annexure 1.

3.1 Constitutional Mandates

Section 26 of the Constitution of the Republic of South Africa (Act 108 of 1996) as contained in Chapter 2 (Bill of Rights) indicates that Everyone has the right to have access to adequate housing. In terms of Section 26, the state must take reasonable legislative and other measures, within its available resources, to achieve the progressive realisation of this right. Furthermore, no one may be evicted from their home, or have their home demolished, without an order of court made after considering all the relevant circumstances. No legislation may permit arbitrary evictions.

In terms of Section 152(1) of the Constitution, local municipalities have to provide democratic and accountable government for local communities, ensure the provision of services to communities in a sustainable manner, promote social and economic development, promote a safe and healthy environment, and encourage the involvement of communities and community organisations in the matters of local government. Given that service delivery is a local government mandate, the Drakenstein Municipality must ensure that all its citizens have access to services such as potable water, basic sanitation, safe energy sources and refuse removal services to ensure that households enjoy a decent standard of living.

3.2 Legislative Mandates

This sub-section focuses on legislation pertinent to housing and to the development of the IHSP. A comprehensive list and analysis of these and other enactments are provided in the Situational Analysis Report.

3.2.1 National Housing Act (1997)

The Housing Act (Act 107 of 1997) provides the guiding framework for housing development in South Africa and makes provisions for Norms and Standards to govern service provision and the construction of government subsidised homes. The Act also makes provision for the National Housing Code as an official basis for the publication of national housing policy and frameworks. As prescribed by the housing Act, the responsibility of Drakenstein Municipality is 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;
- Provide bulk and revenue generating services; and
- Carry out land use planning.

3.2.2 Prevention of Illegal Eviction from and Unlawful Occupation of Land Act (1998)

The Prevention of Illegal Eviction from and Unlawful Occupation of Land Act (PIE) (Act 19 of 1998) makes provision for a fair and equitable process to be followed when evicting people who have unlawfully invaded land. The Act makes it an offence to evict such people without following due process of law. In the context of growing informal settlements, and where farm evictions are prevalent, it is important that the Drakenstein Municipality ensure that due legal processes are followed when people have unlawfully occupied land or buildings in state, parastatal municipal, and private land ownership.

3.2.3 Extension of Security Tenure Act (1997)

The Extension of Security Tenure (ESTA) (Act 62 of 1997) provides for measures to facilitate long-term security of land tenure. The Act also seeks to regulate the conditions of residence on certain land, regulate the conditions on and circumstances under which the right of persons to reside on land may be terminated, and regulate the conditions and circumstances under which people may be evicted from land. As is the case with the PIE Act, Drakenstein Municipality has to ensure that all processes and matters relating to the right to reside on land and matters pertaining to evictions (particularly in rural contexts) are adhered to.

3.2.4 Spatial Planning and Land Use Management Act (2013)

The Spatial Planning and Land Use Management Act (SPLUMA) (Act 16 of 2013) aims to provide a framework for spatial planning and land use management in South Africa and strives to achieve inclusive, developmental, equitable and efficient planning at the different spheres of government. SPLUMA outlines a number of development principles applicable to spatial and land use planning, namely spatial justice, spatial sustainability, spatial efficiency, spatial resilience and good administration. The Drakenstein Municipality has to ensure that the principles outlined by SPLUMA are emphasised and adhered to throughout all human settlement developments in both the urban and rural areas of the Municipality, and that the IHSP is developed in accordance with SPLUMA's principles.

3.2.5 Other Legislation

Other enactments that influence housing development and administration within the Drakenstein Municipality include the following:

- Division of Revenue Act (Act 3 of 2016);
- Municipal Finance Management Act (Act 56 of 2003);
- Rental Housing Act (Act 50 of 1999);
- Consumer Protection Act (Act 68 of 2008);
- Social Housing Act (Act 16 of 2008);
- Housing Development Agency Act (Act 23 of 2008);
- National Environmental Management Amendment Act (Act 62 of 2009); and
- Drakenstein Zoning Scheme By-Law (2018).

3.3 Policy Mandates and Strategic Guidance

This sub-section focuses on policy mandates and strategic guidance provided at a national, provincial and local level.

3.3.1 National Development Plan

The National Development Plan (NDP) emphasises the need to create opportunities for growth and jobs, and outlines a number of human settlement targets which focuses on transforming human settlements and the national space economy – which include more people living closer to their places of work, better quality public transport and more jobs in proximity to townships. Development in outlying areas that support sprawl should be avoided and urban densities should be increased to support public transport. There is a push to incentivise economic activity in, and adjacent to, historically marginalised areas, and the private sector should be engaged in all developments – but specifically the gap housing market – to ensure successful and sustainable development outcomes.

3.3.2 Integrated Urban Development Framework (2016)

As a policy framework, the Integrated Urban Development Framework (IUDF) seeks to foster a shared understanding across government and society about how best to manage urbanisation and achieve the goals of economic development, job creation and improved living conditions for our people. To ensure alignment with the IUDF, the Drakenstein Municipality has to effectively manage urbanisation to ensure that the increasing concentration of people translates into higher levels of economic activity, greater productivity and higher rates of growth. Informal settlement upgrading should be prioritised, and emphasis should be placed on the identification of safe land, tenure provision, provision of social and infrastructure services, spaces for economic activities and alternative delivery models.

3.3.3 Breaking New Ground (2004)

Breaking New Ground (BNG) – A Comprehensive Plan for the Development of Sustainable Human Settlements is the national framework for human settlements and aims to promote an integrated society by developing sustainable human settlements and quality housing within a subsidy system for different income groups. The policy provides for several programmes which were formulated as strategic objectives, namely:

- Stimulating the residential property market;
- Spatial restructuring and sustainable human settlements;
- Social (medium-density) housing;
- Informal settlement upgrading;
- Institutional reform and capacity building;
- Housing subsidy funding systems reforms; and
- Housing and job creation.

The Drakenstein Municipality has to ensure that all its human settlement interventions are planned for and developed in accordance with the principles and objectives of the BNG policy framework.

3.3.4 Neighbourhood Planning and Design Guide (2019)

Formerly called the Guidelines for Human Settlement Planning and Design, the all-new Neighbourhood Planning and Design Guide (2019) aims to give effect to the vision for South African human settlements by providing guidance regarding neighbourhood-level planning and design. The Guide is intended to address some of the challenges and assist in achieving the aims and objectives set for human settlements, while supporting South Africa's efforts to achieve the Sustainable Development Goals and pursue the visions outlined in the New Urban Agenda and Agenda 2063.

The Guide indicates the qualities that should be sought in South African settlements and neighbourhoods, and provides practical guidance on how these qualities can be achieved through the implementation of physical development projects. The Guide further informs neighbourhood-level decision-making related to the planning and design of the various physical components of human settlements. Lastly, the Guide encourages integrated settlement and neighbourhood planning and design to promote sound urban planning and design principles and to assist in improving the efficiency of engineering services and infrastructure.

3.3.5 National Department of Human Settlements Strategic Plan (2015-2020)

The 2015-2020 Strategic Plan of the NDoHS is structured around three strategic outcome-oriented goals, namely (1) enhanced efficiency and effectiveness of the Department, (2) integrated and responsive human settlements sector planning and policy environment, and (3)

increased delivery of adequate housing in quality living environments. A number of key objectives related to the aforementioned goals and associated programmes include the establishment of partnerships to support the delivery of human settlements sector priorities, the provision of implementation support on the delivery of sustainable human settlements, improved support and capacity for the human settlements sector and efficient and effective utilisation of human settlement grants. The Drakenstein Municipality has to ensure that it supports the NDoHS in its achievement of its goals and objectives by planning and implementing human settlement initiatives in a manner which is inclusive, sustainable, efficient, resilient and liveable.

3.3.6 Western Cape Human Settlements Strategic Plan (2015-2020)

The Strategic Plan outlines the vision, mission, core values and strategic goals and objectives of the WCDoHS for the period 2015-2020. To achieve the Department's vision, it will focus on increased housing opportunities and improved settlement functionality, efficiencies and resilience. The Drakenstein Municipality has to ensure that its actions contribute to the key strategic goals set by the WCDoHS, most notably by focusing on improved settlement functionality, efficiencies and resilience, accelerating housing opportunities, improving the living conditions of people in informal settlements, advancing access to water and sanitation, upgrading housing units and promoting tenure security, availing municipal land for affordable housing and catalytic projects, facilitating job creation and empowerment opportunities and promoting innovation and alternative service delivery options.

3.3.7 Cape Winelands Spatial Development Framework (2007)

The CWDM SDF lays down a set of guidelines to interpret and apply higher-order spatial policy within the Cape Winelands district, guide regional and local policy interventions and act as a strategic forward-planning tool to guide planning and decisions on land use and land development. The SDF aims to ensure the social, economic, built and environmental sustainability of the area, and outlines proposals and outcome indicators to ensure that the spatial imbalances are rectified. The Drakenstein Municipality should therefore ensure that its spatial interventions and human settlement development initiatives are guided by and aligned to the District spatial priorities.

3.3.8 Drakenstein Integrated Development Plan (2019-2024)

The Drakenstein Integrated Development Plan (IDP) is the overall strategic development plan for the municipality which guides decision-making, budgeting and development in the municipal area. The Drakenstein IDP contains the municipal vision (Vision 2032), which speaks to “evolving into a City of Excellence within the next fifteen years”, setting the strategic agenda for the medium term. The IHSP informs and is an integral part of the strategic focus area of human settlements and services in the Municipality’s IDP. Sustainable human settlements are identified as a Key Focus Areas (KFA 52) under Social and Community Development (KPA 7). The creation of sustainable and integrated human settlements has also been identified as a joint priority between the Drakenstein Municipality and the Western Cape Government in terms of the Joint Planning Initiative (JPI) reflected in the IDP.

3.3.9 Drakenstein Spatial Development Framework (2019)

The Drakenstein Spatial Development Framework (SDF) presents the long-term vision of the desired spatial form of the municipality. The purpose of the SDF is therefore to guide the future growth and development of the municipality based on an agreed vision and principles which are aimed at addressing problems and creating opportunities for sustainable socio-economic development. The SDF is thus a critical component to the IDP and IHSP in terms of directing municipal and private sector spending and investment by providing spatial proposals and strategies (i.e. the location and nature of development) which will guide human settlements investment on well-located land. These strategies and proposals should promote spatial restructuring, social integration and prevent housing delivery on the urban periphery.

3.3.10 Drakenstein Housing Policy (2016)

The Housing Policy for the Drakenstein Municipality (which is currently under review) seeks to ensure efficient and effective inter-departmental relations concerning housing administration and housing projects in the municipality. The policy emphasises the importance of the people of Drakenstein as a resource, the need to create multi-stakeholder partnerships, the quality and affordability of housing delivered, and the creation of a wholesome living environment which is conducive to attracting private investment.

In terms of the Housing Policy, the primary role of the

Drakenstein Municipality is to take all reasonable and necessary steps within the framework of the national and provincial legislation and policies to ensure that the inhabitants within its jurisdiction have access to adequate housing opportunities on a progressive basis.

The Drakenstein Municipality has to furthermore ensure that their human settlement strategies, plans and interventions abide by following the guiding principles contained in the Housing Policy:

- a. Fairness and equity: Housing development promotes equal access to opportunities as well as promote equity in respect of race, gender, religion and creed;
- b. Integration: Integrating social, economic, institutional, physical and environmental issues in the development of sustainable human settlements whilst ensuring that new developments lead to the integration of urban and rural areas in support of each other;
- c. Affordability: Residential development shall be economically, fiscally, socially and financially affordable and sustainable;
- d. Community participation: Ensuring that affected communities actively participate in the development process;
- e. Empowerment: Ensuring that development incorporate capacity building programmes that promote the utilization of local skills and resources as well as the participation of previously disadvantaged communities;
- f. Habitability: Only suitable land should be considered for housing development;
- g. Innovation and choice: Promoting innovative responses that increase the availability of choice and variety;
- h. Sustainability: Promotion of the establishment of socially and economically viable communities and safe and healthy conditions while ensuring that residential development do not impact adversely on the environment;
- i. Densification: Higher densities shall be encouraged to ensure the economical utilisation of land and services; and
- j. Quality: New housing developments must comply with the minimum quality standards.

3.3.11 Drakenstein Rural Housing Policy (2018)

Until recently the Drakenstein Municipality has not been involved in the provision of housing for people living in rural areas. However, due to the increase in legal and illegal land evictions and the drive toward tenure

security, the Drakenstein Municipality is now involved in the provision of housing in rural areas. The primary aim of the Rural Housing Policy is to outline the Municipality's view on where and how rural dwellers (and in particular farmworkers) could be accommodated, and the means to include them in the overall municipal structure. In terms of the Rural Housing Policy, the focus of housing for rural people is on security of tenure (preferably individual ownership (existing towns or leasehold (in agri-villages or on farms)) and the provision of housing in close proximity – or with good access – to employment opportunities and social and community services and facilities.

3.3.12 Affordable Rental Housing Strategy and Plan (2016)

The Affordable Rental Housing Strategy and Plan is a strategic framework for the rental housing market across various housing programmes under the National Housing Code (2009). The strategy gives direction on land availability (in specifically Restructuring Zones) for the development of rental housing, potential financial implications linked to the supply of rental housing over a five-year horizon, as well as the organisational capacity required for the delivery of rental housing.

3.4 Implications for the Integrated Human Settlements Plan

A number of key messages emanate from the plethora of frameworks, plans, strategies, policies and directives assessed. Such messages relate to the need for integrated and accelerated service delivery, poverty elimination, reducing inequality, spatial alignment, densification, sustainability, resilience and partnerships. In addition to this, the identification of well-located land, provision of security of tenure, informal settlement upgrading, sense of ownership and liveability are strong themes and messages which have been identified.

Human settlements in the Drakenstein Municipality should therefore be planned and developed in a manner which is as far as possible aligned to national, provincial, district and local frameworks, plans, strategies, policies and directives to ensure that communities are socially, economically and spatially inclusive, resilient and sustainable.

Table 3.1 provides a list of informants to the IHSP, including the Drakenstein Municipality Housing Policy which acts as a response to national and provincial's vision of creating integrated sustainable human settlements.

3.5 Informants to the Integrated Human Settlements Plan

Table 3.1: Informants to the IHSP

	Data/Document	Source	Year	Notes
1	National Housing Code	National Department of Human Settlements	2009	National Housing Guideline for all housing programmes
2	Western Cape 2015 Provincial Human Settlement Demand Profile (Drakenstein)	Western Cape Department of Human Settlements	2015	Human settlements demand profile of the Drakenstein Municipality, based on census 2011 data
3	Western Cape 2015 Provincial Human Settlement Demand Profile (Housing Market Segment Report)	Western Cape Department of Human Settlements	2015	Human settlements demand profile of the Western Cape Province, according to different segments of the housing market
4	Draft Informal Settlement Support Programme Guidelines - March	Western Cape Department of Human Settlements	2018	Guiding framework for the Upgrading of Informal Settlements in the Western Cape Province
5	Western Cape Department of Human Settlements Housing Demand Database	Western Cape Department of Human Settlements	2018	Database of people that have applied for housing assistance in Drakenstein Municipality
6	Drakenstein Integrated Development Plan 2017-2022 (2018/2019 Review)	Drakenstein Municipality	2019	Five-year plan for the development of Drakenstein Municipality across various sectors

Table 3.1: Informants to the IHSP - (Continued)

	Data/Document	Source	Year	Notes
7	Drakenstein Spatial Development Framework 2017-2018 Annual Review	Drakenstein Municipality	2018	Five-year Spatial Development Framework for Drakenstein Municipality
8	Drakenstein Integrated Human Settlements Plan	Drakenstein Municipality	2016	Five-year Integrated Human Settlements Plan for Drakenstein Municipality, and the housing chapter of the Drakenstein IDP
9	Drakenstein Policy - Emergency Housing Policy	Drakenstein Municipality	2015	Policy on the provision of emergency housing to provide temporary assistance in the form of access to land and/or basic services and/or shelter, for a wide range of emergency incidents
10	Drakenstein Housing Policy	Drakenstein Municipality	2016	Policy for the provision of housing across all housing programmes, as indicated in the National Housing Code
11	Drakenstein Policy - Housing Selection and Allocation	Drakenstein Municipality	2014	Policy for processes and procedures to be followed when selecting beneficiaries for new housing projects
12	Drakenstein Policy - Temporary Housing Assistance	Drakenstein Municipality	2018	Policy on the provision of emergency housing to provide temporary assistance in the form of access to land and/or basic services and/or shelter, for a wide range of emergency incidents
13	Draft Rural Housing Policy	Drakenstein Municipality	2019	Policy on the provision of housing for rural dwellers
14	Social Housing Strategy and Plan	Drakenstein Municipality	2019	Strategy for the development of Social Housing Drakenstein Municipality
15	Draft Informal Settlements Database	Drakenstein Municipality	2018	Database of all the informal settlements in Drakenstein Municipality, including the current levels of basic services
16	Drakenstein Municipality Housing Master Plan (not formally adopted to date)	Drakenstein Municipality	2018	Indicates all planned housing projects in the Drakenstein Municipality
17	Drakenstein Industrial Residential Land Use Identification Study - 2010 Vacant Land Study	Drakenstein Municipality	2010	Study of vacant land parcels in the Drakenstein Municipality with the potential for residential and industrial use
18	Drakenstein Restructuring Zones Gazetted 28 April 2017	Drakenstein Municipality	2017	Gazetted restructuring zones in the Drakenstein Municipality
19	Drakenstein 2018 Eviction Statistics Report	Drakenstein Municipality	2018	Statistical report on farm evictions in Drakenstein Municipality, from 2011 to 2018, as per the Prevention of Illegal Eviction From and Unlawful Occupation of Land Act 19 of 1998 (PIE) and the Extension of Security Tenure Act 62 of 1997 (ESTA)
20	Integrated economic growth strategy, 2019	Drakenstein Municipality	2018	Developed as part of the IDP and details how economic excellence, growth and development can be achieved

04 A Vision for Human Settlements in Drakenstein

The Integrated Human Settlements Plan acknowledges that a vision is a shared interest of all stakeholders and roleplayers, acting towards the achievement of sustainable and liveable human settlements. The following vision statements for human settlements, from a national to local level, all inform, and provide guidance to, the IHSP.

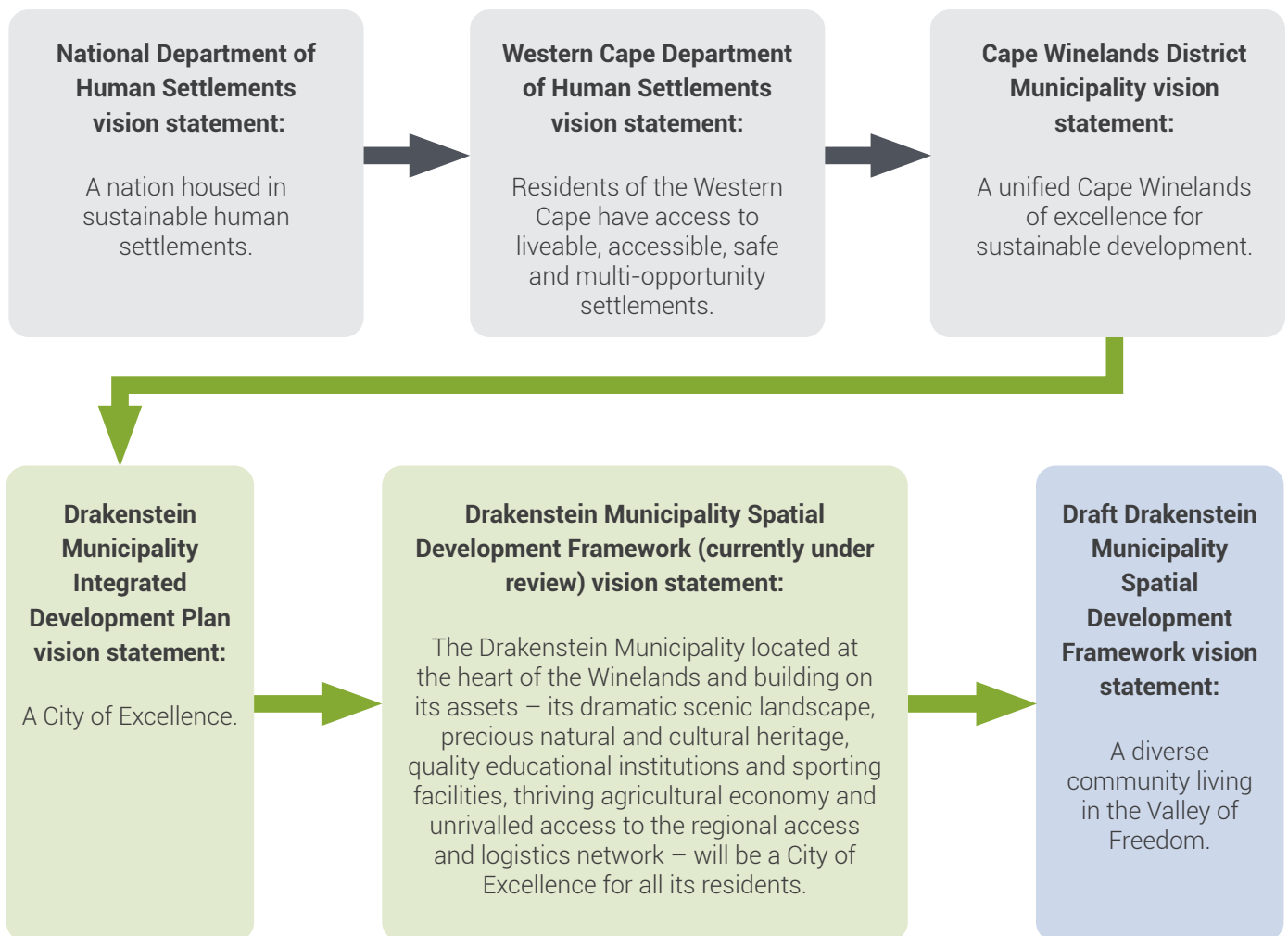


Figure 4.1. Alignment of vision statements

There are a number of common themes that feature strongly in the vision statements set out by the different tiers of government, namely sustainability, accessibility, liveability and excellence. It is important to ensure that the IHSP is closely aligned with the spatial vision for the Drakenstein Municipality. The vision statement outlined in the Draft Spatial Development Framework for Drakenstein, is as follows:

The spatial vision of the Drakenstein Municipality is one that leverages the natural, physical and cultural elements that define its unique position.

The Municipality seeks to create an inter-connected, resilient environment that strives for excellence, embraces innovation and pursues freedom for all, creating a tolerant and cohesive society in which informality is accepted, redress of past injustices is prioritised, and freedom for all is realised. Based on the abovementioned, the following draft Vision Statement for the Drakenstein SDF has been developed: A diverse community living in the Valley of Freedom.

In line with the spatial vision for Drakenstein, and with the different tiers of government, the IHSP recognises that human settlements in the Drakenstein Municipality should be dignified, inclusive, accessible and resilient places, where all have equal access to social and economic opportunities. Key elements/themes of this vision are unpacked in Figure 4.2 below.



Figure 4.2: Key elements/themes of this vision

<p>Dignified living environments</p> <p>Ensure that the people of Drakenstein enjoy quality living environments and live as a socially cohesive community. Vulnerable people will be adequately housed, informality will be embraced, and inclusivity will be achieved through the integration of people of different incomes, races, cultural backgrounds and from different geographic locations. Inclusivity also means people will have access to an array of housing options, liveable spaces, employment opportunities and to the equitable enjoyment of the assets and resources of the municipality. Overall, Drakenstein is diverse in its people, housing opportunities, typologies and economic activities.</p>	<p>Sustainable human settlements</p> <p>Human settlements will be densified in a dignified manner in strategic locations in order to house people and facilitate access to economic activities which are key to the long-term sustainability of the municipality. The municipality's natural and physical assets contribute to a productive economy, and the assets offered by the region will be leveraged to the benefit of all residing in the municipality.</p>
<p>Resilient human settlements</p> <p>Human settlements in the municipality are geared towards resilience to withstand social, economic and climate change-related shocks. Human settlements in the municipality are integrated to form both functional regions and spaces where natural, renewable and non-renewable resources are used efficiently.</p>	<p>Institutional readiness and partnerships</p> <p>The Municipality is well capacitated and resourced to achieve pro-active planning and tackle Human Settlements challenges. In addition, relationships with an array of partners from within and outside the municipal area will be cultivated to facilitate the creation of sustainable human settlements, and partnerships will be formed to achieve the strategic development objectives set for the area as a whole.</p>

All the above will ensure the social, economic, institutional, physical and environmental sustainability of human settlements within the Drakenstein Municipality, now, and in the future.

05 Situational Analysis Overview: Key Trends and Challenges

The intention of the overview is to recap the human settlement challenges in Drakenstein Municipality to ensure that the responses and interventions proposed in the IHSP speak directly to the contextual realities and associated needs. The chapter begins with a synopsis of the housing demand as well as the spatial distribution of the demand. The following section provides a detailed breakdown of pipeline and existing housing projects (indicated per town/area). As part of the process of developing the IHSP, it is critical to provide a review of current projects as envisaged by the municipality and highlight the gaps (if relevant). Finally, this section provides an overview of the overall human settlements development trends and key challenges that need to be addressed in parallel with the housing demand.

5.1 Housing Demand Overview

The 2017/2018 review of the Drakenstein SDF provides an indication of the potential future demand for housing based on projected population growth across income groups and spatial localities. Population projections indicate that by 2035, Drakenstein Municipality will be home to approximately 13 226 more households than in 2015. Of these 13 226 additional households, 2 221 households are expected to fall in the combined monthly household income bracket of between R0 – R3 500.

According to the Draft SDF (2019), the overall population of Drakenstein Municipality is expected to increase from 280 195 in 2016 (Community Survey, 2016) to 411 271 in the year 2040. The total number of households is expected to grow from 71 686 in 2016 (Community Survey, 2016) to 126 107 in 2040. This is a projected growth of 54 421 households over a 20-year period.

The majority of households across all income groups (see Table 5.2) living in the municipal area are adequately housed. However, when assessing the lower end of the income spectrum, it is clear that approximately 27% of households falling in the R0 - R3 500 income band live in inadequate living conditions (Statistics South Africa, 2011). Households that are unable to afford to buy or rent a home in one of the Drakenstein Municipality's residential suburbs or secure lifestyle estates have no alternative but to put their names on the municipal housing waiting list and make a home for themselves in inadequate living conditions such as overcrowded buildings, backyard structures or in informal settlements.

The eligibility of housing based on income indicates that 48% of households in Drakenstein fall within the fully subsidised (BNG) housing market, while 33% of households fall within the gap market (Census 2011).

The majority of households are therefore potentially eligible for government housing assistance (based on monthly household income as the only indicator).

A closer look at the existing demand for housing is based on the official Drakenstein Municipal Housing Waiting List, which is currently in excess of 40 000 applicants. This list is directly linked to the Western Cape Housing Demand Database. For purposes of planning and alignment, the active demand is used to determine the backlog and opportunities required. The active demand indicates the total recorded (active) demand as 19 790 individuals on the waiting list (figures dated 23 November 2018). 18% of the total number of applicants who qualify for assistance are classified as rural dwellers. The vast majority of households (18 332 applicants or 92.6% of the total number of applicants on the Demand Database) qualify for fully subsidised housing assistance. These are households earning between R0 - R3 501 per month. The Demand Database indicates that the middle-income population is significantly smaller than that of the low-income group. 5,2% of applicants earn between R3 501 and R7 000 per month and only 1.8 % earn between R7 001 and R22 000 per month. A very small percentage (0.4%) of applicants earn above the R22 000 per month threshold which completely disqualifies them from any state housing assistance in the form of subsidies. Overall, the housing demand in Drakenstein indicates the need for housing opportunities that will cater for broad range of income groups (between R0 and R22 000), but more importantly for households earning between R 0- R3500. Table 5.1 indicates the housing products currently available relating to available finance options and active demand based on the household income ranges. It is clear from the breakdown that the vast majority of registers on the waiting list are eligible for a full government subsidised housing.

Table 5.1: Current active demand distribution across income range for applicable subsidy options

Housing Product		Income Bracket (Monthly Household Income)	Description	Current active demand
1	Government subsidised housing	< R3 500	100% government subsidy with no beneficiary contributions (Breaking New Ground units subsidised in full by government)	18 332
2	Social housing	R1 501 – R7 500	Rental or co-operative housing option managed by an accredited SHI	3 226
3	Gap housing	R 7000 – R 22 000	A bond must be obtained through a financial institution who will apply directly to the PDoHS for a top structure. The subsidy amount decreases as the monthly income increases.	353
4	Site and service	R3 500 or R3 501 - R7 000	Provision of serviced stands to enable people to self-build (either through personal financing or employer-assisted schemes)	1 031
5	Finance-Linked Individual Subsidy Programme (FLISP) housing	R3 501 – R22 000	Provision of government subsidies on a sliding scale (of between R121 626 and R27 960) in order to reduce monthly home loan repayments (partially subsidised by government)	1 384
6	Bonded housing	> R15 000	Private financing from financial institutions for housing on the open market	110

Table 5.2 provides a details breakdown of the housing demand per area based on various income brackets. The table is followed by a spatial indication of the housing demand in Drakenstein Municipality.

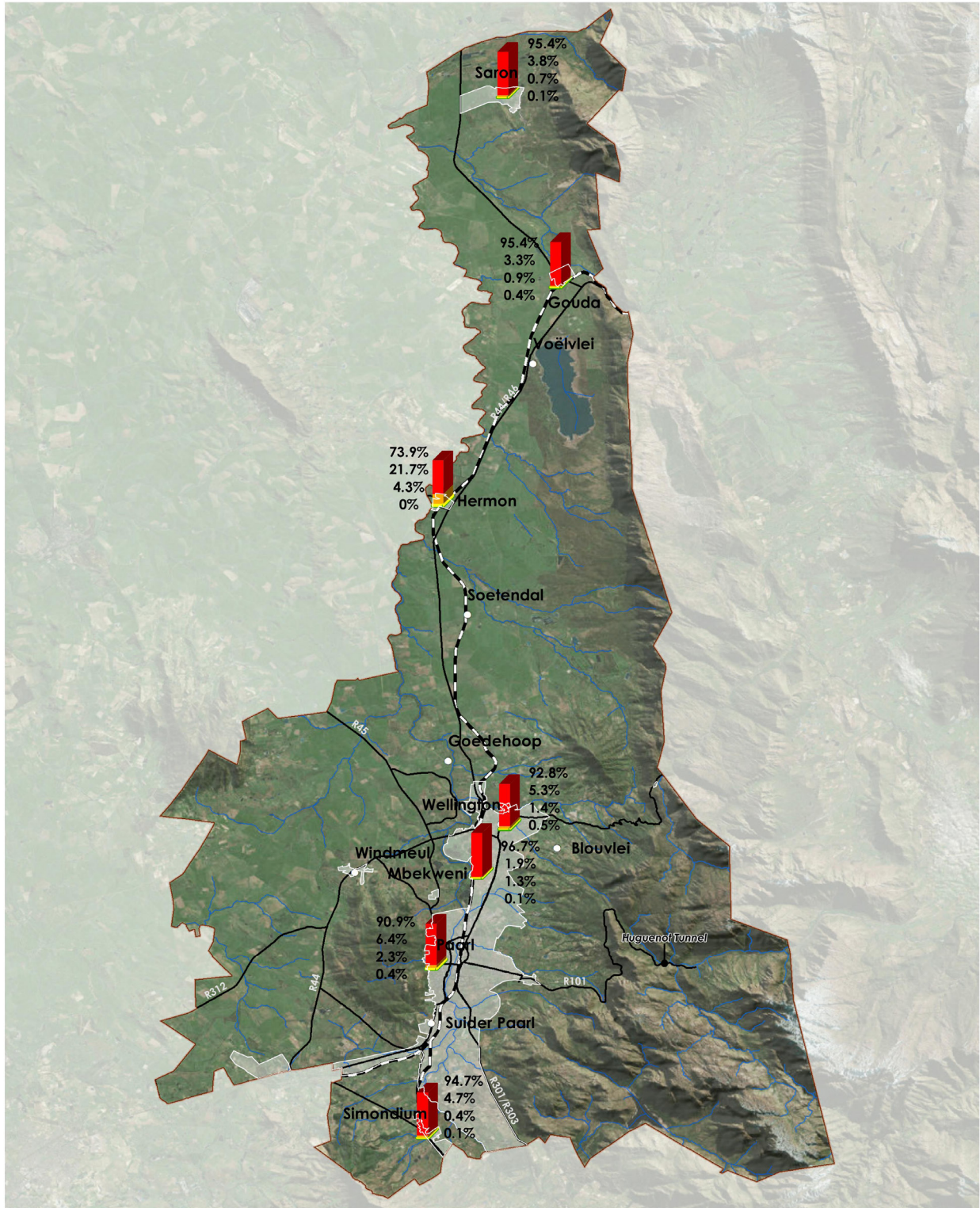
Table 5.2: Indicates the housing demand per area as indicated in Map 5.1.

Location	Actual Number Of Applicants	Percentage Breakdown Per Location
Paarl and Dal Josephat		
R0 - R3 500	9,287	90.90%
R3 501 - R7 000	650	6.40%
R7 001 - R22 000	237	2.30%
Above R22 000	45	0.40%
TOTAL	10,219	100.00%
Wellington and Van Wyksvlei		
R0 - R3 500	4,142	92.80%
R3 501 - R7 000	235	5.30%
R7 001 - R22 000	62	1.40%
Above R22 000	22	0.50%
TOTAL	4,461	100.00%
Mbekweni		
R0 - R3 500	2,936	96.70%
R3 501 - R7 000	59	1.90%
R7 001 - R22 000	39	1.30%
Above R22 000	3	0.10%
TOTAL	3,037	100.00%
Saron		
R0 - R3 500	852	95.40%
R3 501 - R7 000	34	3.80%
R7 001 - R22 000	6	0.70%
Above R22 000	1	0.10%
TOTAL	893	100.00%

Location	Actual Number Of Applicants	Percentage Breakdown Per Location
Simondium		
R0 - R3 500	649	94.70%
R3 501 - R7 000	32	4.70%
R7 001 - R22 000	3	0.40%
Above R22 000	1	0.10%
TOTAL	685	100.00%
Gouda		
R0 - R3 500	440	95.40%
R3 501 - R7 000	15	3.30%
R7 001 - R22 000	4	0.90%
Above R22 000	2	0.40%
TOTAL	461	100.00%
Hermon		
R0 - R3 500	17	73.90%
R3 501 - R7 000	5	21.70%
R7 001 - R22 000	1	4.30%
Above R22 000	0	0.00%
TOTAL	23	100.00%
Klapmuts (North of N1)		
R0 - R3 500	9	81.80%
R3 501 - R7 000	1	9.10%
R7 001 - R22 000	1	9.10%
Above R22 000	0	0.00%
TOTAL	11	100.00%
GRAND TOTAL	19,790	100.00%

The spatial distribution of the households on the Housing Demand Waiting List (WCDoHS, 2018) is illustrated in Map 5.1.

Map 5.1: Spatial distribution of housing demand



Percentage of active demand in various income groups per area

- Towns
- Roads
- Railway Line
- Rivers
- Urban Edge
- Drakenstein Municipal Boundary

- Income Range
- R0 - R3500
 - R3501 - R7000
 - R7001 - R22000
 - Above R22000

0 2.25 4.5 9 km



5.2. Pipeline and Existing Housing Projects per Town/Area

Drakenstein Municipality currently has numerous planned and potential projects under consideration to assist in ensuring a healthy delivery pipeline towards fulfilling the housing demand and its legislative mandate. The overall housing project pipeline for the Municipality, potential, planned and current projects is provided in this section including the addressing of informal settlements. The information is provided per town/area and described in terms of each project's name, locality, type/ subsidy mechanism, targeted units, status, implementation timeframe and whether the project has council approval or not. Each table is followed by a map to spatially represent this information in terms of each project's location, extent and type/subsidy mechanism with additional annotations where required. Projects that have been included in the 2018/2019 Business Plan as well as initially proposed projects for the 2018/2019 financial year are indicated in Annexure 2 and 3.

5.2.1 Southern Paarl/Simondium

The Southern Paarl and Simondium region has seen significant investment by private developers in recent years for primarily high income low-density residential developments. There are, however, two informal settlements located in Southern Paarl, namely PA Kamp and Paarl Brickfields. Brickfields is located south of the railway line and PA Kamp is located north of the N1 highway. An additional informal settlement, located on the Nieuwehoop farm is located in Simondium.

In an effort to promote diverse and inclusive living, Drakenstein Municipality has Integrated Residential Development Programme (IRDP) housing projects in various stages of planning. These include the following:

- Combination and consolidation of Simondium Portion

1 of Farm 1222, Bucclue (Simondium), Erf 941/4 and Erf 115. It is estimated that 1033 opportunities can be developed through the proposed project. It is estimated that 30% will be allocated towards the gap housing market and 70% towards BNG opportunities. The project is currently in planning phase and the implementation timeframe is estimated to be within the next 3 years. A funding application has been submitted to the WcDoHS and the outcome is awaited. Upon approval, further planning will be undertaken.

- Simondium Bio-Delta Farm 1477 has been earmarked for emergency housing and IRDP (indicated as a mixed housing project on map 5.2). The site can potentially provide 500 housing opportunities. Acquisition of the site is under discussion and the project is envisaged for implementation in the long-term.

Table 5.3: Human Settlements Projects and Informal Settlements in Southern Paarl/Simondium

Name of project/ settlement	Main town/ area and location	Type of project/ Subsidy Mechanism	Estimated number of opportunities/ beneficiaries	Estimated date of delivery/completion and/or Status of project	2018 - 2022	2020 - 2022	2022+	Approved	Comments	
					Implementation time frames					
Projects										
1	Portion 1 of Farm 1222 and Erf 941/4	Portion 1 of Farm 1222 and Erf 941/4 & Erf 115 (Simondium)	Integrated Residential Development Project (IRDP)	1033	Planning phase	✓			Yes	Land acquisition has been granted. This project is part of the Simondium erf 115 & Farm 941/4. Total opportunities are 1033.

Table 5.3: Human Settlements Projects and Informal Settlements in Southern Paarl/Simondium - (Continued)

Name of project/ settlement	Main town/ area and location	Type of project/ Subsidy Mechanism	Estimated number of opportunities/ beneficiaries	Estimated date of delivery/completion and/or Status of project	2018 - 2022	2020 - 2022	2022+	Approved	Comments	
					Implementation time frames					
Informal Settlements										
1	Nieuwehoop	Erf 941/4	Indeterminate/ No project planned	22 (dwellings), 88 (residents)	N/A	✓			No	Informal Settlement to be incorporated as part of Simondium Housing Development.
2	PA Kamp (Provincial Admin Land)	Erf 14385 (Simondium)	Land acquisition/ Swop	N/A	Preliminary planning phase			✓	No	Public Works property. Relocation.
3	Paarl Brickfields	Farms 832/8 & 832/38 (Southern Paarl)	Indeterminate/ No project planned	151 (dwellings), 393 (residents)	Due to location, informal settlement must be relocated.		✓		No	The informal settlement cannot be upgraded in-situ. All the residents need to be relocated. There are currently interim services and there are no relocation plans for the settlement. Housing number might be a bit higher, closer to 160. Informal settlement included in the Enumeration and GIS Mapping Study.



Photo: Religious facility, Simondium (Aurecon, 2018)

Map 5.2: Town based profile - Southern Paarl/Simondium

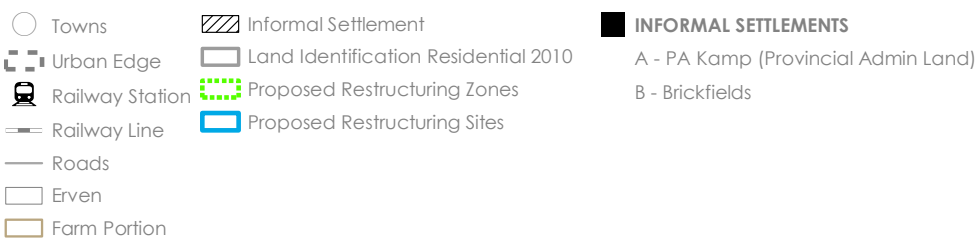
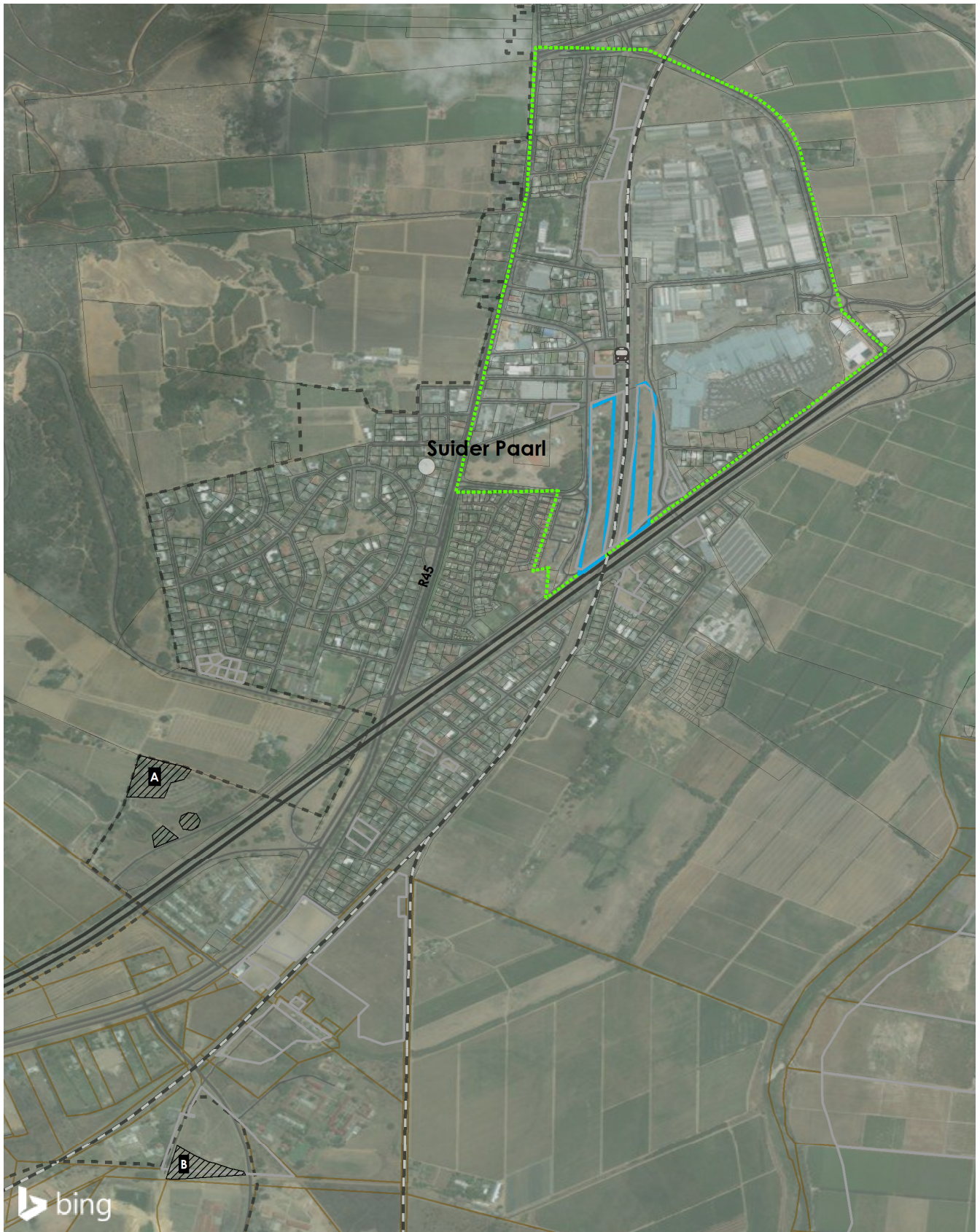
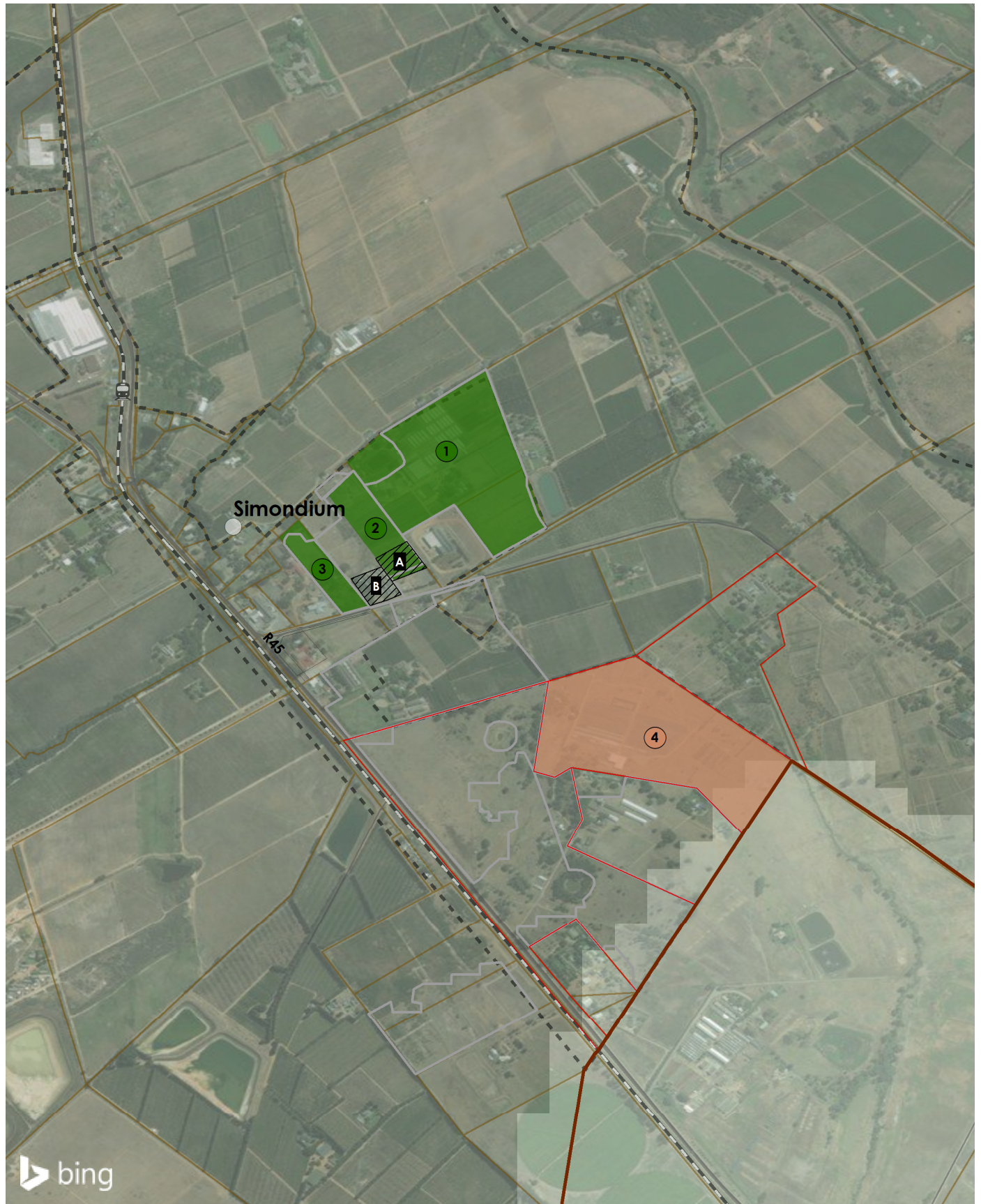







Photo: Crèche social facility located within Gouda (Aurecon, 2018)

Map 5.2: Town based profile - Southern Paarl/Simondium - (Continued)



- Towns
- ▨ Informal Settlement
- ▭ Land Identification Residential 2010
- ▭ IRDP
- ▭ Emergency Sites
- ▭ Mixed
- ⊞ Urban Edge
- ⊞ Railway Station
- ⊞ Railway Line
- ⊞ Roads
- ⊞ Erven
- ⊞ Farm Portion

APPROVED**IRDP**

-  1 - Simondium Housing Project on Portion 1 of Farm 1222 and Erf 941/4 & Erf 115
-  2 - Simondium Housing Project on Portion 1 of Farm 1222 and Erf 941/4 & Erf 115
-  3 - Simondium Housing Project on Portion 1 of Farm 1222 and Erf 941/4 & Erf 115

POTENTIAL FUTURE PROJECT**Mixed Housing**

-  4 - Simondium Bio-Delta Farm 1477

INFORMAL SETTLEMENTS

- A - Nieuwehoop (Simondium)
- B - Simondium

5.2.2 Gouda

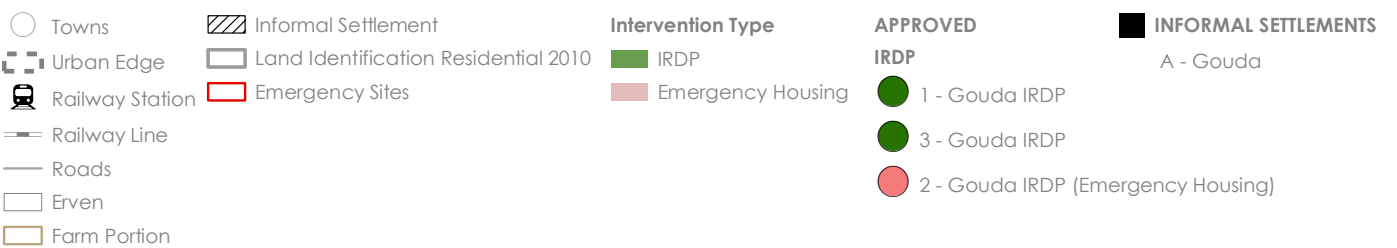
Gouda is predominantly a residential rural town established in support of the agricultural activities in the surrounding area. The R44 connects the town to Klapmuts and Wellington. With the exception of some backyard dwellers, there were no people in the town of Gouda residing in informal settlements until land invasion took place in March 2016. To date, there are 139 informal structures on the occupied land parcel, located north of the town.

The large partially vacant land parcel highlighted on the map has been approved for the development of 420 IRDP opportunities of which 150 has already been developed and completed (Phase one of IRDP project), with 270 (sites and services) opportunities still to be delivered. An emergency housing site is proposed on a portion of the IRDP site. The site is highlighted in pink on Map 5.3.

Table 5.4: Human Settlements Projects and Informal Settlements in Gouda

Name of project/ settlement	Main town/ area and location	Type of project/ Subsidy Mechanism	Estimated number of opportunities/ beneficiaries	Estimated date of delivery/ completion and/ or Status of project	2018 - 2022	2020 - 2022	2022+	Approved	Comments	
					Implementation time frames					
Projects										
1	Gouda IRDP	Erf 1245 (Gouda)	Integrated Residential Development Project (IRDP)	420	Phase 1 Concluded. Discussions ongoing as to when Phase 2 will be developed.			√	Yes	Phase 1 (150 units) Completed. Portion of next phase be used for emergency housing. Consideration to absorb informal settlement into Emergency Housing component
2	Gouda Emergency Housing	Erf 1245 (Gouda)	Emergency Housing	25	Funding Application submitted to Provincial Human Settlements. Upon approval, planning to commence.	√			Yes	Provision was to be made for this project on the Business Plan for the Implementation in the 2018/2019 Financial Year. Project is part of the Gouda IRDP project.
Informal Settlements										
1	Gouda	Erf 606 (Gouda)	Indeterminate/ No project planned	129 (dwellings), 312 (residents)	No planned project			√	No	Unregistered informal settlement. Discussions are happening if they need to be relocated or need to be upgraded. Will be moved to Gouda IRDP.

Map 5.3: Town based profile - Gouda



5.2.3 Saron

Saron is one of the smaller towns within the Municipality but contains a rich cultural history. It is linked to the other towns via the R44. Drakenstein Municipality has made

the decision to provide 350 infill opportunities across 4 vacant land parcels spread across Saron under the IRDP, as indicated in the town-based map.

Table 5.5: Human Settlements Projects in Saron

Name of project/ settlement	Main town/ area and location	Type of project/ Subsidy Mechanism	Estimated number of opportunities/ beneficiaries	Estimated date of delivery/completion and/or Status of project	2018 - 2022	2020 - 2022	2022+	Approved	Comments	
					Implementation time frames					
Projects										
1	Saron DRIP	Saron	Integrated Residential Development Project (IRDP)	350	Preliminary planning phase			√	Yes	In the process of submitting the project application to council. Project consists of four vacant land parcels



Photo: Residential Development, Paarl (Aurecon, 2018)

Map 5.4: Town based profile - Saron



- | | | | |
|----------------|--|---------------------------------------|-----------------|
| ○ Towns | ▭ Land Identification Residential 2010 | Intervention Type | APPROVED |
| ▭ Urban Edge | | ■ IRDP | IRDP |
| — Roads | | ● 1 - Development Pocket A (Erf 534) | |
| ▭ Erven | | ● 2 - Development Pocket B (Erf 534) | |
| ▭ Farm Portion | | ● 3 - Development Pocket C (Erf 433) | |
| | | ● 4 - Development Pocket D (Erf 1905) | |

5.2.4 Paarl East (all areas) and Dal Josaphat

Paarl, Mbekweni and Wellington form an elongated-shaped conurbation, and together, these three areas form the urban core of the Municipality. This conurbation is the primary urban node in the region. The three towns have effectively grown into one urban area with development occurring along the N1. This urban area attracts growth and is subject to in-migration from poor economic migrants that are seeking economic opportunities.

Paarl East is situated in the central to eastern portion of the conurbation. It has many informal settlements, the majority of which are located towards the eastern edge of the formal residential area. These informal settlements form part of the current urban fabric, thus many are suited to in-situ upgrading. As such, the land parcels delineated by the black stripes, are Upgrading of Informal Settlements Programme (UISP) projects.

Paarl East has two large restructuring zones. The restructuring zone located towards the south west includes three informal settlements and two restructuring sites, indicated on Map 5.5 in bright green. The restructuring zone located towards the north east encompasses various

projects that will be covered in the section for Mbekweni. Restructuring zones are intended for the development of social housing in the form of medium density multi-unit complexes funded through the Capital Restructuring Grant (CRG). More importantly, the delivery of such housing is aimed at providing affordable housing in strategic locations which allow access to social and economic opportunities. Restructuring zones are discussed in more detail later in the IHSP.

There are other noteworthy projects within Paarl East including infill housing projects and IRDP housing projects. All these projects already form part of the current urban fabric and promote infill and densification, two important aspects in shaping the desired spatial form of Drakenstein Municipality. In addition, two mixed use housing projects are proposed towards the south of Paarl East township, namely Santraline St and Klein Parys.

Various emergency housing sites are proposed for Paarl East and the Dal Josaphat area (as indicated on Map 5.5). The emergency housing sites in Dal Josaphat are situated towards the east of the map and towards the east of the formal residential area.

Table 5.6: Human Settlements Projects and Informal Settlements in Paarl East and Dal Josaphat

Name of project/ settlement	Main town/ area and location	Type of project/ Subsidy Mechanism	Estimated number of opportunities/ beneficiaries	Estimated date of delivery/ completion and/ or Status of project	2018 - 2022	2020 - 2022	2022+	Approved	Comments	
					Implementation time frames					
Projects										
1	7 de Laan	Erf 10552 (Paarl)	Upgrading of Informal Settlement Project (UISP)	37	Planning phase	✓			Yes	Draft layouts concluded. Development rights in process of obtainment.
2	Chicago	Erf 10281 (Paarl)	Integrated Residential Development Project (BNG)	20	Planning phase		✓		No	Consider for decanting purposes.
3	Bonaque Square	Erf 10552 (Paarl)	Upgrading of Informal Settlement Project (UISP)	59	Planning phase	✓			Yes	Draft layouts concluded. Development rights in process of obtainment.
4	Bosbok Flats	Erf 10274 (Paarl)	Upgrading of Informal Settlement Project (UISP)	62	Planning phase	✓			Yes	Draft layouts concluded. Development rights in process of obtainment.
5	Spooky Square	Erf 10197 & Erf 10198 (Paarl)	Upgrading of Informal Settlement Project (UISP)	33	Planning phase	✓			Yes	Dignified site. Service provider to be appointed for preliminary feasibility study. No temporary relocation site identified

Table 5.6: Human Settlements Projects and Informal Settlements in Paarl East - (Continued)

Name of project/ settlement	Main town/ area and location	Type of project/ Subsidy Mechanism	Estimated number of opportunities/ beneficiaries	Estimated date of delivery/ completion and/ or Status of project	2018 - 2022	2020 - 2022	2022+	Approved	Comments	
					Implementation time frames					
Projects										
6	Kamp Fresh	Erf 13453 (Paarl)	Upgrading of Informal Settlement Project (UISP)	39	Planning phase	✓			Yes	Draft layouts concluded. Development rights in process of obtainment.
7	Amstelhof (Kiewiet St)	Farm 674/22 (Paarl/Paarl East)	Infill housing	32	Engagement with administrative and political structures		✓		No	Consider serviced sites as part of development. NGO, ECD process.
8	Erf 5390 (Opposite tennis courts)	Erf 5390 (Paarl/Paarl East)	Social Housing	650	Specific sites within restructuring zone to be approved	✓			No	Possible Social Housing project as site is located in restructuring zone. Further interdepartmental engagement required.
9	Erf 8431	Erf 8431 (Paarl/Paarl East)	Social Housing		Engagement with administrative and political structures			✓	No	Restructuring site for Social Housing. Pipeline project - Implementation date to be decided. Indicated as an unfavourable site as it is located on sports field. Site is very sensitive to council and implementation can only be possible within the next 5-10 years.
10	Fairyland (Bo-dal Road)	Erf 23707 (Paarl)	Upgrading of Informal Settlement Project (UISP)	81	Construction on hold subject to relocation of overflow shack in way of construction	✓			Yes	Of the 256 opportunities, 80 top structures must still be constructed. Overflow shacks to be relocated to Schoongezicht site, currently in process of being serviced.
11	IRDP Paarl-East (above cricket ground)	Erf 13480 & Erf 21128 (Paarl)	Integrated Residential Development Project (BNG/ GAP)	530	Planning phase	✓			Yes	Project feasibility report submitted to DHS on 31 March 2019.
12	Chester Williams	Erf 13467 (Paarl)	Upgrading of Informal Settlement Project (UISP)	109	Planning phase	✓			Yes	Draft layouts concluded. Development rights in process of obtainment.
13	Kingston Town	Erf 10568 & Erf 10571 (Paarl)	Upgrading of Informal Settlement Project (UISP)	122	Project Implemented. 88 houses completed to date. Progress stalled due to shack in way of construction. (non-qualifier)	✓			Yes	Project to be capped at 88 if no space can be created to decant those in the way of construction.
14	Vlakkeland	Erf 8378 & Erf 8379 (Paarl)	Integrated Residential Development Project (BNG/ GAP/Social Housing)	2556	Construction in progress	✓			Yes	Construction of civil engineering services and top structures (Phase 1) in process.

Table 5.6: Human Settlements Projects and Informal Settlements in Paarl East - (Continued)

Name of project/ settlement	Main town/ area and location	Type of project/ Subsidy Mechanism	Estimated number of opportunities/ beneficiaries	Estimated date of delivery/ completion and/ or Status of project	2018 - 2022	2020 - 2022	2022+	Approved	Comments	
					Implementation time frames					
Projects										
16	Lantana & Kolbe Street	Erf 5959 & 10595 (Paarl)	Upgrading of Informal Settlement Project (UISP)	84	Project Implemented. 51 houses completed to date. 25 outstanding.	✓			Yes	Servicing of last 25 units in process. Construction of top structures to commence towards Sep/Oct 2019.
17	Lover's Lane	Erf 10545 (Paarl)	Upgrading of Informal Settlement Project (UISP)	156	Planning phase	✓			Yes	Layout plan complete. Development rights in process.
18	Magnolia "Rooiland"	Erf 10553 (Paarl)	Upgrading of Informal Settlement Project (UISP)	100	Proposed as a decanting site		✓		No	Identified as possible decanting site for UISP upgrade. Currently used as a cricket sports ground
19	Schoongezicht (Daljosaphat)	Portion 19 of Farm 527 (Paarl)	Integrated Residential Development Project (IRDP)/ Emergency Housing	347	Construction in progress	✓			Yes	Project is a combination of emergency housing and IRDP. 347 opportunities will be provided and 175 enhanced serviced sites. 56 structures have been completed.
20	New Beginnings	Erf 10295 (Paarl)	Upgrading of Informal Settlement Project (UISP)	40	Planning phase	✓			No	Consideration to incorporate as part of dignified sites.
21	Nieuwedrift	Farm 486 (Northern Paarl)	Integrated Residential Development Project (BNG/ GAP)	417	Further administration and political engagement required.			✓	No	Should be considered for development for rural housing
22	Paarl Pt 3 Farm Nederberg	Paarl/Paarl East	Integrated Residential Development Project (IRDP)/ FLISP	196	Preliminary planning phase			✓	No	Well located land that is privately owned. Council to be requested to consider acquiring land for housing development.
23	Erf 17439 (Opposite de Kraal)	Erf 17439 (Paarl/Paarl East)	Social Housing	513	Specific sites within restructuring zone to be approved	✓			No	Council resolution required to support proposal for social housing.
24	Siyahlala Phase 1	Erf 28279 & Erf28280 (Paarl)	People's Housing Project (PHP)	50	Planning phase (on hold)	✓			Yes	Formal township establishment in process. Project cannot continue before structures are removed or shifted. 44 units outstanding
25	Siyahlala Phase 2	Erf 28275 & Erf 28276 (Paarl)	People's Housing Project (PHP)	193	Planning phase (on hold)	✓			Yes	4 out of 193 opportunities are outstanding. Project cannot continue before structures are removed or shifted.

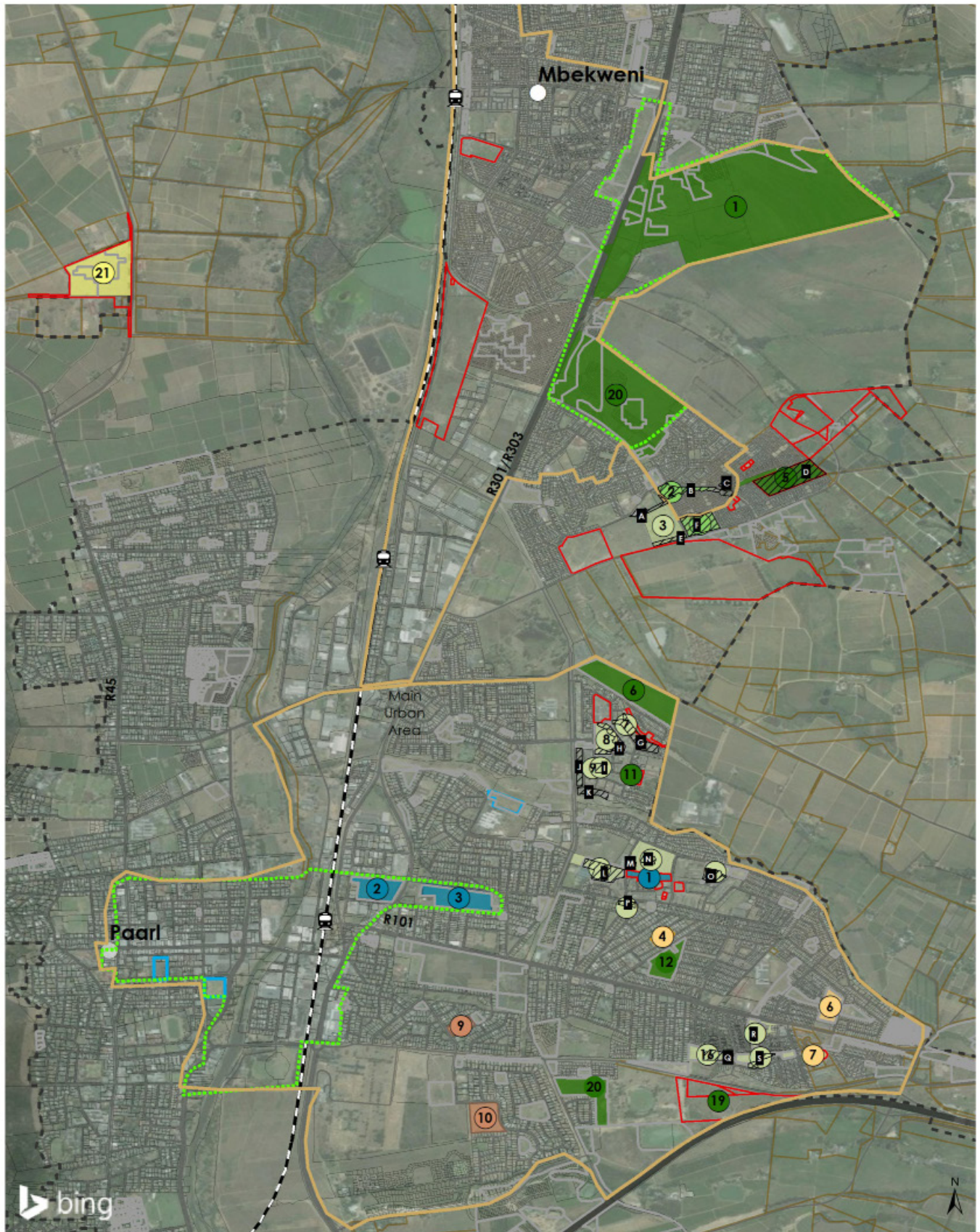
Table 5.6: Human Settlements Projects and Informal Settlements in Paarl East - (Continued)

Informal Settlements										
Name of project/ settlement	Main town/ area and location	Type of project/ Subsidy Mechanism	Estimated number of opportunities/ beneficiaries	Estimated date of delivery/ completion and/ or Status of project	2018 - 2022	2020 - 2022	2022+	Approved	Comments	
					Implementation time frames					
1	Palmiet rivier (Ribbok Street Adjacent to Municipal Flats)	Erf 27929 (Paarl)	Indeterminate	25 (dwellings), 130 (residents)	No planned project	✓			No	Categorisation of settlement required. This will determine if it can be upgraded in future.
2	Fairyland (Adjacent to Groenheuwel Primary)/ Marikana	Erf 28277, 28278, 24144 & 17680 Paarl (Paarl)	Indeterminate	108 (dwellings), 399 (residents)	No planned project	✓			No	No technical references. No strategy, but basic services are being provided for in the settlement. Structures were relocated as it was in the way of development. Exponential growth of the settlement, but intervention is of lower priority due to age of settlement.
Proposal Call										
1	Mountain View/ Amstelhof	Erf 16352 (Paarl/Paarl East)	Infill housing	100	Engagement with administrative and political structures	✓			No	Private developer- driven project. Proposals were requested. Tender was sent out, however there were no bids received. Proposed to combine the three sites. Erf 15964 Tender was put out for GAP Housing that is between R250 000- R750 000 per unit. There was a proposal to combine erf Amstelhof (16352) with Erf 15964 Consideration for serviced sites as part of development.
2	Santraline St	Erf 7845 (Paarl/Paarl East)	Land uses to be determined	50	Engagement with administrative and political structures	✓			No	Envisaged for an Education facility. Consider serviced sites as part of development. Proposal call. Limited input cost required. Developer to package and finance. Possible municipal assistance to facilitate access to FLISP subsidies.
3	Erf 20725	Erf 20725 (Paarl/Paarl East)	Integrated Residential Development Project (IRDP)	829	Engagement with administrative and political structures	✓			Yes	Proposal to be advertised. Private Developer-driven.



Photo: Health clinic, Saron (Aurecon, 2018).

Map 5.5: Town based profile Paarl East



- | | | | |
|-------------------|--|--------------------------|------------------|
| ○ Towns | ▨ Informal Settlement | Intervention Type | ○ Infill Housing |
| ⊞ Urban Edge | ▭ Land Identification Residential 2010 | ■ IRDP | ○ Rural Housing |
| ⊞ Railway Station | ▭ Emergency Sites | ■ UISP | ■ Social Housing |
| ⊞ Railway Line | ⊞ Restructuring Zones | ■ PHP | ○ Mixed |
| — Roads | ▭ Proposed Restructuring Sites | | |
| ▭ Erven | ▭ Priority Housing Development Area (PHDA) | | |
| ▭ Farm Portion | | | |

APPROVED**IRDP**

- 1 - Vlakkeland
- 5 - Schoongezicht (Daljosaphat)
- 6 - Paarl Pt 3 Farm Nederberg
- 11 - Chicago
- 19 - IRDP Paarl-East (above cricket ground)
- 20 - Daljosaphat Erf 16161 (IRDP)

UISP

- 3 - Fairyland (Bo-dal Road)
- 7 - Spooky Square
- 8 - Kudu Street
- 9 - Bosbok Flats
- 10 - New Beginnings
- 12 - Lover's Lane
- 13 - 7de Laan & Bonaque Square
- 14 - Kingston Town
- 15 - Lantana & Kolbe Street
- 16 - Chester Williams
- 17 - Kamp Fresh
- 18 - Janfiskaal Street

PHP

- 2 - Siyahlala Phase 2
- 4 - Siyahlala Phase 1

INFORMAL SETTLEMENTS

- A - Fairyland (Adjacent to Groenheuwel Primary - Marikana)
- B - Siyahlala 2 (Bo-dal Street)
- C - Joe Williams Kamp
- D - Schoongezicht (Daljosaphat)
- E - Fairyland (Bo-dal Street)
- F - Siyahlala 1 (Bo-dal Street)
- G - Spooky square
- H - Kudu land (Chicago)
- I - New Beginnings (Bontebok Street)
- J - Bosbok (Backyarders)

POTENTIAL FUTURE PROJECT**IRDP**

- 12 - Erf 15964
- 20 - Erf 20725
- 21 - Nieuwedriff

Infill Housing

- 4 - Evans St
- 6 - Mountain View/ Amstelhof
- 7 - Amstelhof (Kiewiet St)

Social Housing

- 1 - Magnolia "Rooiland"
- 2 - Erf 17439 (Opposite Kraal)
- 3 - Erf 5390 (Opposite tennis courts)

Mixed

- 9 - Santraline St
- 10 - Klein Parys

Rural Housing

- 21 - Nieuwedriff

- K - Palmiet rivier (Ribbok Street - Adjacent to Municipal Flats)
- L - Lovers Lane (Bauhinia Street)
- M - 7 De Laan (Paarl East)
- N - Bonnagee Square (Paarl East)
- O - Kingston Town (Pionsettia Street)
- P - Lantana (Kolbe Street)
- Q - Chester Williams
- R - Bokmakierie Street -(Kamp Fresh)
- S - Janfiskaal Street

5.2.5 Mbekweni

Mbekweni is located in between the Paarl and Wellington urban cores. A critical challenge in Mbekweni is the dense informal settlements and the scarcity of suitable land for human settlements (specifically for informal settlement upgrading). It is evident from the map of Mbekweni that the majority of the informal settlements are located towards the west of the township. These settlements are all situated within very close proximity to the railway line and they are often situated below the 1:100 year floodline which exposes them to risk of flooding. A UISP project

is proposed towards the north of Mbekweni, situated immediately adjacent the eastern edge of the railway line.

A mixed housing project (Social housing and IRDP) is envisaged in Mbekweni which is expected to deliver 541 housing opportunities. Projects that have been implemented in Mbekweni have primarily been PHP projects which have delivered over 1500 housing opportunities.

Table 5.7: Human Settlements Projects and Informal Settlements in Mbekweni

Name of project/ settlement	Main town/ area and location	Type of project/ Subsidy Mechanism	Estimated number of opportunities/ beneficiaries	Estimated date of delivery/ completion and/ or Status of project	2018 - 2022	2020 - 2022	2022+	Approved	Comments		
					Implementation time frames						
Projects											
1	OR Mpumelelo	Erf 11569 (Mbekweni)	Upgrading of Informal Settlement Project (UISP)	650	On Hold			✓	No	Decanting site required. Growth on the settlement. Informal settlement included in an Enumeration and GIS Mapping study.	
2	Paarl - New Siyazama	Mbekweni	People's Housing Project (PHP)	6	Construction near completion	✓			No	Existing project. 6 outstanding houses.	
3	Erf 557	Erf 557 & Erf 2316 (Mbekweni)	Integrated Residential Development Project (IRDP)/ Social Housing Pilot Project	541	Funding Application submitted to Provincial Human Settlements. Upon approval, planning to commence.			✓	Yes	Project Initiation document submitted to DHS during 2018. Awaiting approval.	
4	Drommedaris West	Erf 584 (Mbekweni)	Emergency Housing	946	Engagement with administrative and political structures				✓	No	Engineers report indicate that the site is not suitable or feasible for development even if the site is elevated. Project not to be considered further, although consideration may be given to swap this land for Sportsfield purposes.
5	Drommedaris 1407	Erf 1325 & Erf 584 (Mbekweni)	People's Housing Project (PHP)	1588	Completed. Council resolution on non-qualifiers	✓			Yes	Discussions in process to implement.	
6	Silvertown 1 (Lobola Street)	Mbekweni	Upgrading of Informal Settlement Project (UISP)	93 (dwellings), 404 (residents)	No planned project	✓			Yes	Dignified site. Informal settlement included in the Enumeration and GIS Mapping study.	
7	Silvertown 2 (Diniso Street)	Mbekweni	Upgrading of Informal Settlement Project (UISP)	35 (dwellings), 109 (residents)	No planned project	✓			Yes	Dignified site. Informal settlement included in the Enumeration and GIS Mapping study.	
8	H1 (Luhlaza Street)	Mbekweni	Indeterminate	N/A	No planned project			✓	No	All structure dwellers relocated. H1 to be scrapped as project.	

Table 5.7: Human Settlements Projects and Informal Settlements in Mbekweni - (Continued)

Name of project/ settlement	Main town/ area and location	Type of project/ Subsidy Mechanism	Estimated number of opportunities/ beneficiaries	Estimated date of delivery/ completion and/ or Status of project	2018 - 2022	2020 - 2022	2022+	Approved	Comments	
					Implementation time frames					
Projects										
Informal Settlements										
1	Drommedaris Street	Erf 557	Indeterminate	333 (dwellings), 592 (residents)	No planned project		✓		No	Note that majority of residents which remain have been there since the area was decanted seven years ago as part of a housing project. Decanting space required. Settlement is located on Transet land (rail reserve). Erf 584 was identified as potential decanting site, however engineers deemed site inhabitable because floodline and stormwater pond are present. Informal settlement included in the Enumeration and GIS Mapping study.
2	B & C Block (Hostels) (Backyarders)	Erf 4593 & 4623 (Mbekweni)	Indeterminate	26 (dwellings), 78 (residents)	No planned project	✓			Yes	Done internally and keeping it on as a pipeline. Structural investigation with regards to structures. Survey to be conducted.
3	Joe Williams Kamp	Erf 27929 (Paarl)	Indeterminate	100 (dwellings) 299 (residents)	No planned project		✓		No	The settlement has interim basic services (electricity). Decanting site is required (overcrowded). Informal settlement included in the Enumeration and GIS Mapping study.
4	Langabuya (Floods)	Erf 557 (Future Ring Road) (Mbekweni)	Indeterminate	51 (dwellings), 140 (residents)	No planned project		✓		No	There is no strategy for this settlement. Settlement was not part of any enumeration study.
5	New Rest (Bhekela)	Erf. 12543 (Wellington)	Indeterminate	119 (dwellings), 209 (residents)	No planned project		✓		N/A	Decanting site required. Settlement was not part of any enumeration study.
6	Next to Sportground	Erf 557 (Mbekweni)	Indeterminate	116 (dwellings), 172 (residents)	No planned project		✓		No	Decanting site is needed prior to upgrading. Currently there is no strategy for this settlement. Informal settlement included in the Enumeration and GIS Mapping study.

Table 5.7: Human Settlements Projects and Informal Settlements in Mbekweni - (Continued)

Name of project/ settlement	Main town/ area and location	Type of project/ Subsidy Mechanism	Estimated number of opportunities/ beneficiaries	Estimated date of delivery/ completion and/ or Status of project	2018 - 2022	2020 - 2022	2022+	Approved	Comments	
					Implementation time frames					
Projects										
7	Thembani 2 (Phokeng Street)	Erf 557 (Mbekweni)	Indeterminate	197 (dwellings), 289 (residents)	No planned project		✓		No	Settlement has basic interim services (electricity). Decanting site required. Informal settlement included in the Enumeration and GIS Mapping study.
8	Unathi	Mbekweni	Indeterminate	N/A	No planned project			✓	No	
9	White City (Cornershop)	Mbekweni	Indeterminate	N/A	Linked to Paarl - New Siyazama	✓			No	



Photo: Cultivated land and scenic landscape, Wellington (Aurecon, 2018)

Map 5.6: Town based profile - Mbekweni



- | | | |
|-------------------|--|--------------------------|
| ○ Towns | ▨ Informal Settlement | Intervention Type |
| ⊞ Urban Edge | ▭ Land Identification Residential 2010 | ■ IRDP |
| ⊞ Railway Station | ▭ Emergency Sites | ■ UISP |
| — Railway Line | ⋯ Proposed Restructuring Zones | ■ PHP |
| — Roads | ▭ Priority Housing Development Area (PHDA) | |
| □ Erven | | |
| ▭ Farm Portion | | |

COMPLETED

- 11 - Drommedaris 1407 (PHP)

APPROVED**IRDP**

- 9 - Erf 557 (IRDP)

UISP

- 14 - H1 (Luhlaza Street)

PHP

- 4 - Paarl - New Siyazama (PHP)
- 6 - Paarl - New Siyazama (PHP)
- 7 - Paarl - New Siyazama (PHP)
- 8 - Paarl - New Siyazama (PHP)

POTENTIAL FUTURE PROJECT**UISP**

- 1 - OR Mpumelelo (UISP)
- 2 - Silvertown 2 (Diniso Street) (UISP)
- 3 - Silvertown 1 (Lobola Street) (UISP)

Informal Settlement

- 13 - Unathi

INFORMAL SETTLEMENTS

- A - Mfuleni Street (Transnet Wall)
- B - Swartberg Street (O.R)
- C - Ntambanani Street (OR Tambo)
- D - Noodkamp & Maylaan
- E - Noodkamp & Maylaan
- F - Noodkamp & Maylaan
- G - White City (Cornershop)
- H - White City (Cornershop)
- I - Ntshamba Street
- J - Next to Sportground (Drommedaries Str)
- K - Drommedaris Street
- L - Thembani 2 (Phokeng Street)
- M - Langabuya (Floods)
- N - Unathi
- O - Joe Williams Kamp

5.2.6 Wellington

Wellington is located to the north of Mbekweni. There are multiple informal settlements located in the southern portion of Wellington. There are also a few projects that have been planned and implemented in Wellington.

Carterville 1 and Carterville 2 are IRDP projects that were implemented over 15 years ago, however these projects have been blocked for various reasons. Significant effort has been taken to conclude these projects so that the combined 249 potential opportunities can be realized within the next 3 years.

Towards the CBD area of Wellington a restructuring zone has been approved. A restructuring site has been identified within the zone that could provide for social housing opportunities, however approval of this site still needs to be obtained.

The inset map indicates the site of the Ou Rugtevei Farm which is an abandoned farm with an unknown number of households. Although the site was initially earmarked for a UISP project, there has not been municipal and provincial support for such a project. Discussions are underway to determine the appropriate housing assistance for residents on the farm.

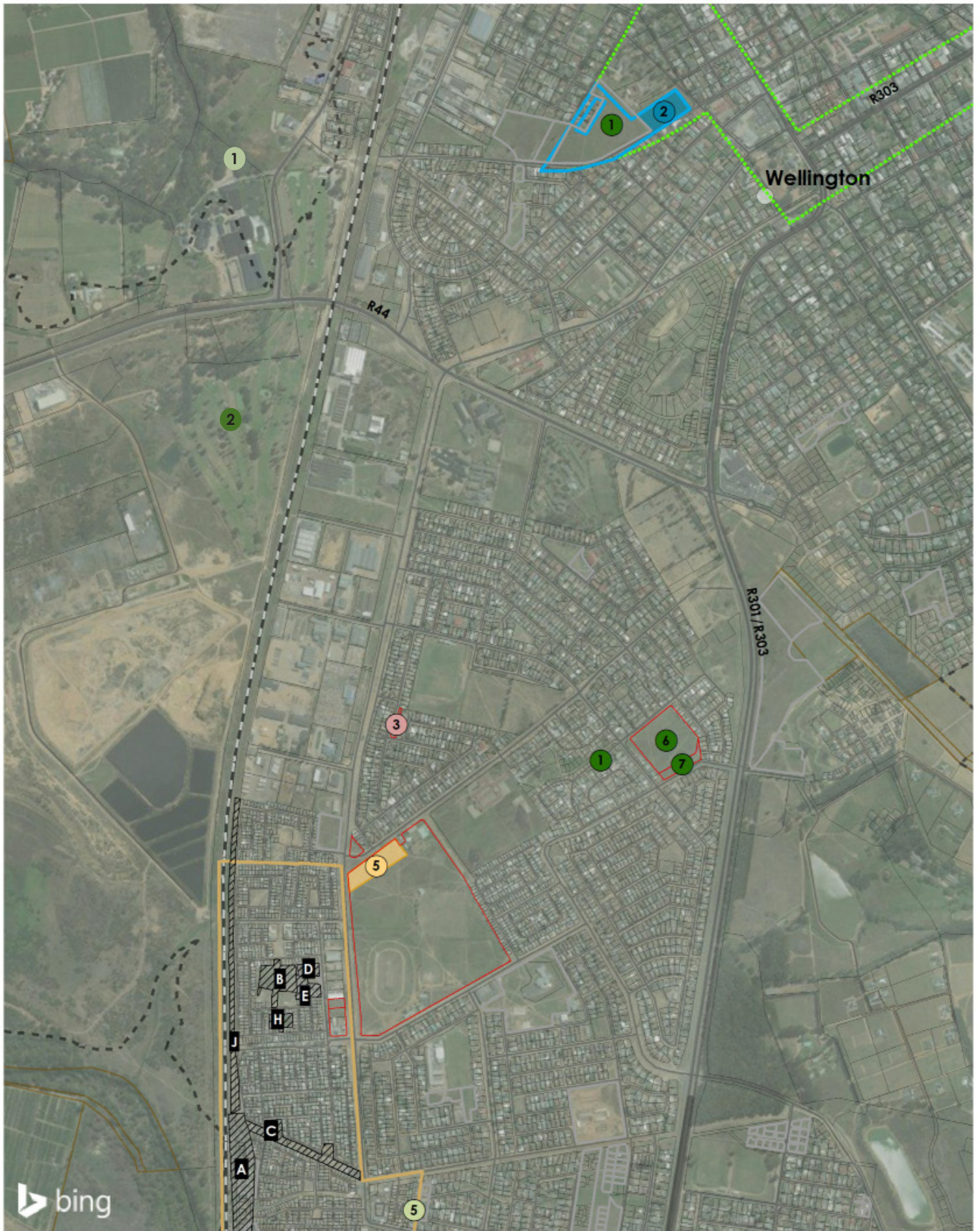
Table 5.8: Human Settlements Projects and Informal Settlements in Wellington

Name of project/ settlement	Main town/area and location	Type of project/ Subsidy Mechanism	Estimated number of opportunities/ beneficiaries	Estimated date of delivery/ completion and/ or Status of project	2018 - 2022	2020 - 2022	2022+	Approved	Comments	
					Implementation time frames					
Project										
1	Carterville 1	Wellington	Integrated Residential Development Project (IRDP)	200	Project Incomplete	✓			Yes	No funding in the 2018/19 financial year
2	Carterville 106	Wellington	Integrated Residential Development Project (IRDP)	49	Project Incomplete	✓			Yes	No funding in the 2018/19 financial year
3	Erf 34 (A)	Erf 34 (A) (Wellington)	Emergency Housing	5	Project not in housing pipeline. Still being proposed			✓	No	Report submitted to MAYCO in September 2017. Not approved to date for any housing purpose.
4	Erf 34 (B)	Erf 34 (B) (Wellington)	Emergency Housing	7	Project not in housing pipeline. Still being proposed			✓	No	Report submitted to MAYCO in September 2017. Not approved to date for any housing purpose.
5	Van Wyksvlei-Weltevrede	Erf 6412 (Wellington)	Emergency Housing/Infill	95	Project proposed. Needs to be presented for council approval		✓		No	Project proposed. Needs to be presented for council approval Public Works land (National government)
6	Van Wyksvlei-Weltevrede	Erf 11282 (Wellington)	Emergency Housing/Infill housing	15	Project proposed. Needs to be presented for council approval		✓		No	Project proposed. Needs to be presented for council approval
7	Wellington Erf 553 & 1680	Erf 553 & 1680 (Wellington)	Integrated Residential Development Project (IRDP)/ Gap	151	Land exchange in process			✓	No	Implementation date to be decided.
8	Wellington Ou Rugtevei	Farm 1461 (Wellington)	Indeterminate	52	Under Consideration			✓	No	The current owner is not in the country and a small community lives on the farm. WCDHS does not support UISP project for this site. The site should however remain on the housing pipeline and considered for rural housing.

Table 5.8: Human Settlements Projects and Informal Settlements in Wellington - (Continued)

Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Estimated number of opportunities/beneficiaries	Estimated date of delivery/completion and/or Status of project	2018 - 2022	2020 - 2022	2022+	Approved	Comments	
					Implementation time frames					
Projects										
9	Dalvey Store (Sand street)	Erf 6774 & 8930 (Wellington)	Upgrading of Informal Settlement Project (UISP)	46 (dwellings), 78 (residents)	Land Acquisition Required		✓		No	Decanting space required. In-situ Upgrading project. Located on Privately owned land
10	Wellington Pt 1 & Rem Farm 144 Uitspan	Farm 144 (Wellington)	Integrated Residential Development Project (IRDP)	170	Engagement with administrative and political structures			✓	No	Further engagements required. Potential site for IRDP project.
11	Weltevrede Sports Node	Erf 7916 (Wellington)	Infill housing	110	Engagement with administrative and political structures			✓	No	Report submitted to MAYCO in September 2017. Initially considered to be used for Emergency Housing but following internal discussions, a portion to be investigated for Infill Housing. Given the scarcity of land in Wellington, it is suggested to subdivide the site, and develop the non-recreational land for housing.
Informal Settlements										
1	Soetendal (Farm Residents Dietman Str)	Erf. 6559 & 6560 (Wellington)	Indeterminate	23 (dwellings), 72 (residents)	No planned project		✓		No	Decanting site required. Used as an emergency site but has been invaded. Settlement was not part of any enumeration study.
2	Swartberg Street (O.R)	Erven 1167, 11556 & 11644 (Wellington)	Indeterminate	127 (dwellings), 233 (residents)	Decanting site required		✓		No	Decanting site required. Informal settlement included in the Enumeration and GIS Mapping study.
3	Mfuleni Street (Transnet Wall)	Erf 1526, 34 & 6528 (Wellington)	Indeterminate	113 (dwellings), 399 (residents)	No planned project		✓		No	Land was given by Transnet, housing was built until a certain point and a new informal settlement has formed which has not been captured. Decanting space required. Only 113 structures are recognised within this settlement, other 190 dwellings are land invasion.
4	Noodkamp and Maylaan	Erven 6770, 6769, 6768, 11504, 6767, 11295, 11292, 11291, 11290, 11294, 11293, 11304, & 11303 (Wellington)	Indeterminate	40 (dwellings), 120 (residents)	No planned project	✓			No	Decanting site required. Settlement was not part of any enumeration study.
5	Ntambanani Street (OR Tambo)	Wellington	Indeterminate	50	No planned project		✓		No	
6	Chameleon	Erf 12607 (Wellington)	Indeterminate	49 (dwellings), 111 (residents)	No planned project			✓	No	Unregistered informal settlement.
7	Plankiesdorp (Dietman Street)	Erf 6561 (Wellington)	Upgrading of Informal Settlement Project (UISP)	41 (dwellings), 99 (residents)	Land Acquisition Required			✓	No	Decanting space required. In-situ Upgrading project. Site is privately owned.
Proposal Call										
1	Pentz Street, Wellington	Wellington	Social Housing	187	Engagement with administrative and political structures	✓			No	Proposal call. Council still need to give consideration to approve site for social housing.

Map 5.7: Town based profile - Wellington



- Towns
- ▨ Informal Settlement
- Infill Housing
- ⊞ Urban Edge
- ▭ Land Identification Residential 2010
- Social Housing
- Railway Line
- ▭ Emergency Sites
- Roads
- ⋯ Restructuring Zones
- ▭ Erven
- ▭ Proposed Restructuring Sites
- ▭ Farm Portion
- ▭ Priority Housing Development Area (PHDA)

APPROVED

- 1 - Carferville 1 & 2

APPROVED

UISP

- 5 - Dalvey Store (Sand street) (UISP)

POTENTIAL FUTURE

IRDP

- 1 - Wellington Erf 553 & 1680
- 6 - Van Wyksvlei- Weltevrede
- 7 - Van Wyksvlei- Weltevrede

Emergency

- 3 - Erf 34

Infill Housing

- 5 - Weltevrede Sports Node

Social

- 2 - Pentz Street, Wellington

INFORMAL SETTLEMENTS

- A - Mpumelelo Street (O.R)
- B - New Rest (Bhekela)
- C - Swartberg Street (O.R)
- D - Soetendal (Farm Residents Dietman Str)
- E - Plankiesdorp (Dietman Str)
- H - Chameleon
- J - Mfuleni Street (Transnet Wall)



Emergency Properties

Intervention Type

- IRDP
- UISP

POTENTIAL FUTURE PROJECT

IRDP

- 2 - Wellington Pt 1 & Rem Farm 144 Uitspan

UISP

- 1 - Wellington Ouregtevlei

5.3 Human Settlements Trends and Key Challenges

Human settlements trends and challenges in Drakenstein Municipality exist across various themes identified in the Situational Analysis. The themes discussed address both spatial and institutional challenges, and more importantly apply to both the urban and rural contexts.



Informal Settlements

Informal settlements specifically act as “arrival cities” for the majority of migrant job seekers which flock to the Cape Winelands in search of a better life. These informal settlements are primarily characterised by high densities, constrained access to basic services and local employment opportunities. Based on the latest municipal records on informal settlements, there is currently a total of 41 informal settlements housing approximately 2 500 households in over 5 000 structures in the Drakenstein Municipality. 24 of the informal settlements have been in existence prior to 2000.

The majority of informal settlements are located in Mbekweni and Paarl East. Drakenstein has undertaken various studies in the last six years to better understand the informal settlements in the municipality. These include studies undertaken as part of the National Upgrading Support Programme (NUSP), as well as a recent study completed by the WCDoHS, namely the Informal Settlements Household Enumeration and GIS Mapping in Breede Valley and Drakenstein Municipalities. However, it is notable that the stages of planning for the upgrading of these settlements and the supporting baseline information varies significantly. In addition, the level of interim basic services varies across the informal settlements. The provision of interim basic services is an action that must be prioritised in the short to medium term. Overall, the analysis of informal settlements within the municipality point to the need for an acceleration of the implementation of the (UISP) to uplift and empower communities in informal settlements. The town-based profiles of current projects in the previous section illustrate the interventions undertaken by the municipality to date.



High number of eviction cases

A substantial number of evictions have taken place in the municipality over the past years, specifically in rural areas where farm eviction cases have been recorded in Paarl, Simondium, Wellington, Gouda and Saron (with the highest number of cases recorded in Paarl and Simondium). Eviction records contained in the Eviction Management and Emergency Housing Planning report (2019) reveal that there are 150 eviction cases pending in terms of ESTA (rural areas), while 285 cases are pending in terms of PIE (urban areas). Approximately 300 households are affected by the aforementioned ESTA cases, while an estimated 570 households are affected by the PIE cases. This means that an estimated number of 870 households might need assistance with alternative accommodation if the cases are concluded in court. In instances where rural dwellers move into urban areas (specifically infill areas around Paarl and Mbekweni), hostility and other social tensions have been observed. The high rate of farm evictions has exacerbated the need for housing in the municipality and has put a strain on government to identify land (where this has not been done already) and implement rural housing projects as an immediate relief mechanism.



Backyarder market understanding is limited

The challenge of large occurrences of backyard dwellings is well recognised in Drakenstein Municipality. The 2016 IHSP estimated that approximately 4000 households reside in backyard dwellings. However, it is assumed that the full nature of the backyard market is not well understood, and the municipality has identified the need to better quantify and spatialise this phenomenon.



Limited implementation of the affordable rental housing strategy and plan

Drakenstein Municipality has developed an Affordable Rental Housing Strategy and Plan (2016–2020). This document sets out to provide 5-year strategic plans for government-assisted rental housing including the preparation of the Restructuring Zones. The plan states that 'there is a shortage of well located, good quality rental housing for this segment of the rental market'. Whilst restructuring zones have since been approved, no social rental housing projects have yet been implemented in the municipality. In addition, there a number of restructuring sites (within the restructuring zones) that have not yet been approved. Another challenge with implementation is the absence of partnerships with Social Housing Institutions, and the lack of capacity within the municipality to support existing and future rental stock development, operation and maintenance.



Need to diversify housing opportunities

Based on the assessment of all the planned housing projects a total of just over 18 000 known housing opportunities will be provided under a variety of housing programmes. This number correlates, to a significant extent, with the active demand for housing in the municipality. However, the majority of planned projects fall under BNG housing and serviced sites as part of the incremental housing category as per The National Housing Code, whereby the number of registers that fall within the appropriate income category for this subsidy mechanism is lower than the intended project outputs. The previous revision of the IHSP (2016) also recognises the limited diversity of housing projects in Drakenstein Municipality. Housing programmes that are largely unexplored in the municipality are in the gap, FLISP and the social housing markets. Whilst projects have been identified in these housing markets, the housing pipeline has indicated that none of these projects have been implemented. This is especially the case for GAP, FLISP and social housing.



The need for improved project packaging and implementation support

In an effort to improve housing delivery and the creation of integrated and sustainable human settlements in South African cities, the Minister of Human Settlements promulgated the Housing Development Agency Regulations (2014) under the Housing Development Agency Act (2008). The regulations set out the preliminary declaration of Priority Housing Development Areas (PHDAs) based on development priorities identified in the integrated development plan (of municipalities). The HDA together with Municipalities are then required to identify such areas based on criteria set out as per Section 13 (2) of the Housing Development Agency Act. The areas will be demarcated if it:

- a. Has a high demand for housing and related services within the area;
- b. Is large enough to accommodate economic and social infrastructure and housing needs;
- c. Supports sustainable environmental management and the integration of land uses and amenities;
- d. Would grant reasonable access, or progressive realisation of such access, to bulk infrastructure, amenities, economic activities and transport; and
- e. Is not situated within an area which -
 - (i) Is zoned or used for purposes of forestry, mining, or similar activities;
 - (ii) Poses an unreasonable environmental or health risk; or
 - (iii) Is protected in terms of any law in order to preserve biodiversity, the natural habitat, or any other purpose.

Two PHDAs have been identified in Drakenstein Municipality, based on the above-mentioned criteria. Although the intention of the PHDAs is not yet clear (no policy direction), it is envisaged

that these areas will stimulate the delivery of housing opportunities through alternative funding mechanisms (to that listed in the National Housing Code) administered by the HDA. The PHDAs are indicated in Maps 5.1- 5.7.

The lack of appropriate project packaging (e.g. securing rights and calculating development contribution discounts) has been noted a critical challenge for human settlements development. This has particularly impacted on developers' appetite for risk due to uncertainty on return on investments, as well as ensuring that the end-users of housing products are not affected by unintended spin-offs associated with inflated development costs.

In addition, partnerships and discussions with lending institutions and local employers need to be facilitated to ensure that initiatives such as employer-assisted housing opportunities and pension-backed loans can be pursued to address the financing and delivery challenges in the affordable housing market. Challenges with the delay of project implementation were also discerned from the current housing pipeline.

Drakenstein Municipal records indicate that, on average, 574 housing units have been delivered per year between 1998 and 2014. At the current rate of delivery, it would take the municipality approximately 47 years to deliver the number of additional subsidised units required by 2035, notwithstanding the limited government subsidy for housing projects.



Need for improved information management relating to human settlements projects

Improvement to, and maintenance of the current housing information database and information management system in terms of household affordability, preferences for housing typologies, development densities, tenure options, and spatial mapping of demand of recent, current and planned projects – both in rural and urban areas.



Need for improved information dissemination to communities

In order to achieve empowered communities, it is critical that all communities and civil society understand the human settlements process, and the associated timeframes linked thereto. It is further also essential that communities understand the importance of registering on the housing demand database, and that they are engaged meaningfully, across scales, regarding human settlement development.

Implications for the IHSP

With due regard to the identified contextual realities and challenges, the IHSP is intended to inform and guide the actions of the Drakenstein Municipality in creating housing opportunities through an approach which is premised on enhancing existing living environments, establishing new housing opportunities, and effectively addressing challenges – all whilst maintaining an emphasis on efficiency, sustainability and resilience.

In light of the challenge to meet the demand for housing given existing mechanisms and funding available to the Drakenstein Municipality, the focus on issues such as in-situ informal settlement upgrading, the provision of serviced sites and an emphasis on enabling self-help, the facilitation of affordable housing opportunities in earmarked restructuring zones, and regularising and formalising backyard squatting is warranted. This is in line with the emphasis on sustainable densification in specific areas as outlined in the current SDF. Delivery and formalisation mechanisms such as these – which serve as alternatives to the mass provision of fully subsidised BNG units – will result in more people residing in household conditions deemed as adequate and dignified.

06 Strategic Framework

Municipal HSPs are often focused on selecting housing projects for implementation based on the potential numbers of units, with not enough attention being paid to the location, quality and sustainability of these settlements. Chapter 9 of the NDP sets out the foundation for the transformation of human settlements by 2030. In the vision, the NDP states the following:

- By 2030, measurable progress shall have been made towards breaking apartheid spatial patterns, with significant progress towards retrofitting existing settlements offering the majority of South Africans access to adequate housing, affordable services in better living environments, within a more equitable and functional residential property market
- By 2050 South African human settlements will have transformed with efficient human settlements with confident citizens living in close proximity to work and social facilities based on effectively coordinated spatial planning systems

The NDP also includes specific objectives to achieve this vision of transforming human settlements and Drakenstein Municipality's strategic direction should address these objectives:

- Strong and efficient spatial planning system, well integrated across the spheres of government;
- Upgrade all informal settlements on suitable, well located land by 2030;
- More people living closer to their places of work;
- Better quality public transport; and
- More jobs in or close to dense, urban townships.

The NDP further identifies the following actions to realise its objectives stated above:

- Reform the current planning system for improved coordination;
- Develop a strategy for densification of cities and resource allocation to promote better located housing and settlements;
- Introduce spatial development framework and norms, including improving the balance between location of jobs and people;
- Introduce mechanisms that would make land

markets work more effectively for the poor and support rural and urban livelihoods;

- Provide incentives for citizen activity for local planning and development of spatial compacts;
- Substantial investment to ensure safe, reliable and affordable public transport;
- Conduct a comprehensive review of the grant and subsidy regime for housing with a view to ensure diversity in product and finance options that would allow for more household choice and greater spatial mix and flexibility. This should include a focused strategy on the housing gap market, involving banks, subsidies and employer housing schemes;
- National spatial restructuring fund, integrating currently defused funding; and
- Establish a national observatory for spatial data and analysis thereof.

The Drakenstein Municipality Integrated Human Settlement strategy should ensure the realisation of the objectives as set out in the NDP. The strategies should support the spatial restructuring of rural and urban areas, compact and dense settlements, affordable housing that is close to job opportunities, public transport and economic activities, greater diversity of housing financing options to communities and, more importantly encourage integrated human settlements planning and improved coordination across various sectors and government organisations.

In aligning with the NDP (other national level policies and legislation guiding humans settlements planning), the WCDoHS has initiated a process of ensuring that housing implementation contributes to the creation of vibrant sustainable and integrated communities in the Western Cape. The National Housing Policy Breaking New Ground, Western Cape Provincial Strategic Plan (WCPSP), and the 2015-2020 Strategic Plan for the WCDoHS broadly provide the following strategic guidance to municipalities:

- Prioritising secure access to basic services;
- Acquiring well-located land for well-planned integrated human settlements;
- Increasing densities of new housing developments;
- Closing the gap in the property market;
- Inculcating a sense of ownership;
- Improving property management;
- A fairer allocation of housing opportunities;

- Reducing our carbon footprint; and
- Introducing a stronger co-ordinated and integrated approach to human settlements planning.

The WCDoHS also calls on all municipalities to revisit the housing chapters in their IDPs with a focus on delivering integrated sustainable human settlements, rather than only housing. To achieve the Department's vision, it will focus on increased housing opportunities and improved settlement functionality, efficiencies and resilience. Three strategic priorities have been developed to deliver on this mandate:

- Shift more resources to upgrade informal settlements in order to deal with problems of poor living conditions and insufficient access to basic services;
- Clean up the Housing Demand Database in municipalities in order to ensure that limited low-cost opportunities are allocated to the most deserving beneficiaries; and
- Embark on strategic partnerships in order to provide gap/affordable housing and rental opportunities.

In response to the national and provincial policy directives, this section of the IHSP address the strategic framework needed to deal with the challenges previously outlined as well as to align to the vision of transforming human settlements.



Photo: Incremental basic services, Simondium (Aurecon, 2018).

6.1 Development Objectives and Interventions

The Housing Policy for the Drakenstein Municipality (which is currently under review) seeks to ensure efficient and effective inter-departmental relations concerning housing administration and housing projects in the municipality. The policy emphasises the importance of the people of Drakenstein as a resource, the need to create multi-stakeholder partnerships, the quality and affordability of housing delivered, and the creation of a wholesome living environment which is conducive to attracting private investment. In terms of the Housing Policy, the primary role of the Drakenstein Municipality is to take all reasonable and necessary steps within the framework of the national and provincial legislation and policies to ensure that the

inhabitants within its jurisdiction have access to adequate housing opportunities on a progressive basis.

The intention of the IHSP is to guide the Drakenstein Municipality in improving existing and creating new living environments that promote more integrated and sustainable human settlements. This document recognises and builds on the strategies put in place in previous iterations of the IHSP. In achieving the goals and associated strategic objectives set on a National and Provincial level, the IHSP proposes seven development objectives and various strategies in key areas aligned to the key challenges experienced in human settlements in the municipality. The seven key objectives that will enable the realisation of the vision are:

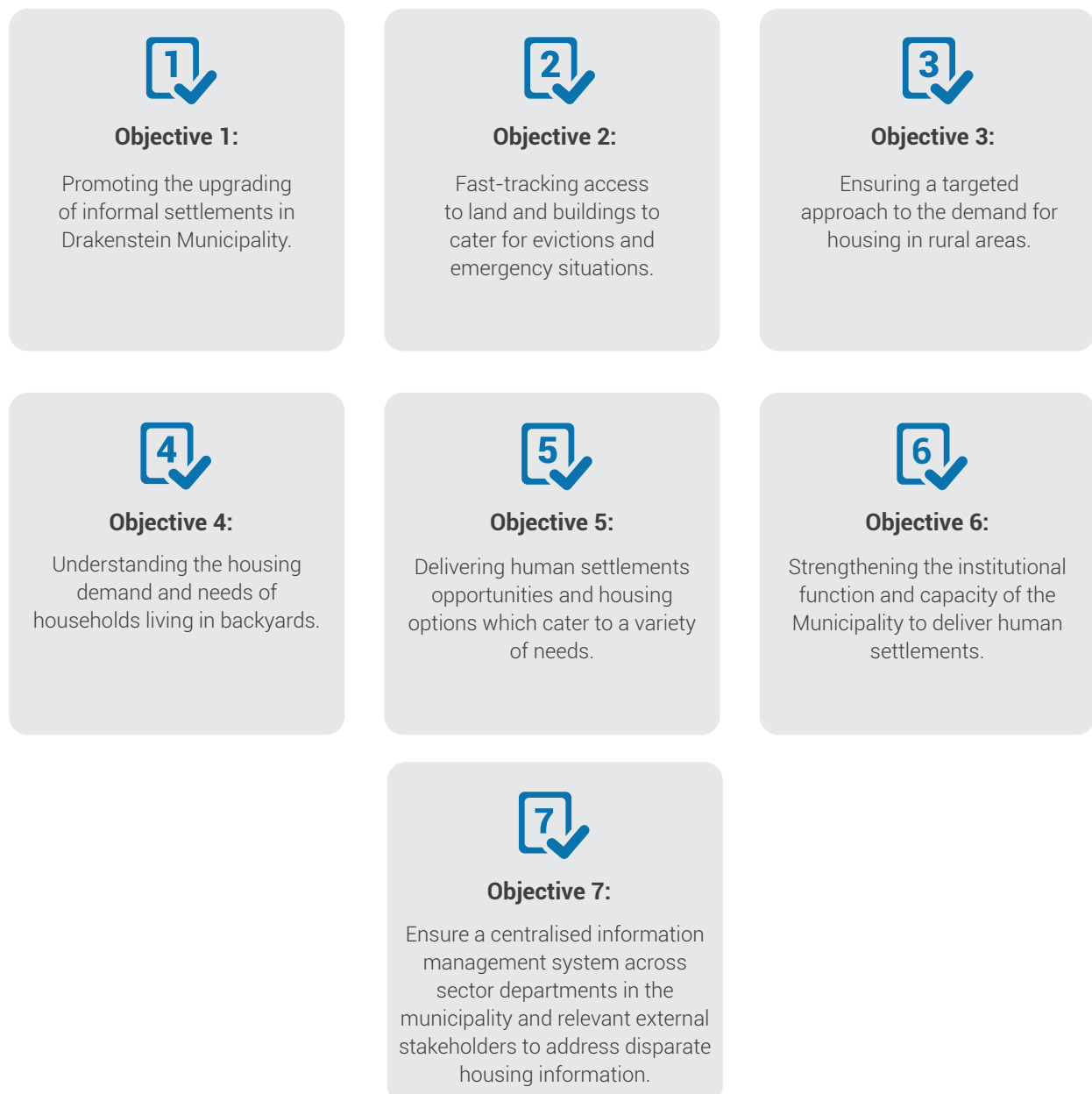


Figure 6.1: Development objectives

Each objective is addressed and the relevant strategies to achieve these objectives are explained in the following sections.



6.1.1 Objective 1: Promoting the upgrading of informal settlements in Drakenstein Municipality



Current state

- 41 informal settlements;
- Approximately 2 500 households live in informal settlements;
- Approximately 5 000 structures;
- Nearly 60% of these informal settlements have been in existence prior to 2000;
- In-migration – Drakenstein as an “arrival city”;
- Varying levels of basic services available to each household;
- Limited suitable land for relocation households in informal settlements; and
- Stages of planning for the upgrading of informal settlements and the supporting baseline information varies.



Desired state

- Residents of Drakenstein enjoy dignified living conditions with access to basic services;
- Freedom of access to key livelihood opportunities;
- Preemptive and proactive human settlements planning to mitigate the risk of settlement growth and new settlement development;
- Knowledge management; and
- Strong stakeholder partnerships between government spheres and other sectors (private sector, Non-Governmental Organisations (NGOs), etc.).

Objective:

Promoting the upgrading of informal settlements in Drakenstein Municipality

Interventions:

1. Accelerate the implementation of UISP projects;
 - 1A Logical and pragmatic relocation strategy for informal settlements;
 - 1B Inclusion of unplanned projects under UISP;
2. Create a consistent informal settlements baseline;
3. Provision of basic services in all informal settlements;
4. Develop a Community Engagement Framework; and
5. Create a multi-sector upgrading task team to support alignment.

Intervention 1: Accelerate the implementation of UISP projects

1.A Logical and pragmatic relocation strategy for informal settlements

The list of informal settlements in Table 6.1 are those that are already planned for in terms of UISP however will still need to be approved (endorsed by Council). The bulk of the projects (5 out of 8) require a relocation strategy for either permanent or temporary relocation, or a combination of both. This section also includes project outputs (relocation sites) identified under the sub-intervention. These projects are to be included in the housing pipeline of Drakenstein Municipality as well as the list of projects to be funded (see Multi-year Programme in Section 7.2).

A critical challenge in the Drakenstein Municipality is suitable land for either temporary relocation for upgrading to take place or permanent relocation in cases where in-situ upgrading is not feasible. This is especially the case for Mbekweni, Wellington and Paarl where there is limited well-located land for human settlements. As such, it should be acknowledged that the proposed relocation sites that have been identified will require in-depth internal municipal discussions and a process of dialogue between the local authority and informal settlement residents regarding relocation interventions. Internal municipal discussions will further play a critical role in cases where there are competing interests for the use of land on particular sites. All discussions and resolutions should be informed and guided by the vision set for Drakenstein to become a City of Excellence to ensure that the outcomes advance sustainability, integration and social cohesion.

Table 6.1 : Informal settlements yet to be approved for funding

Name of Project/ Settlement	Area and Location	Type of Project/ Subsidy Mechanism	Project Output/ Products	Estimated Number of Opportunities/ Beneficiaries	Estimated Date of Delivery/ Completion and/or Status of Project	Comment	Next Actions	Intervention Required in Terms of IHSP	Nature Of Intervention
1 Paarl Brickfields	Farms 832/8 & 832/38 (Simondium)	UISP	Unknown	289 (dwellings)	No planned project	The informal settlement cannot be upgraded in-situ. All the residents need to be relocated. There are currently interim services and there are no relocation plans for the settlement. Housing number might be a bit higher, closer to 140-160	Identify permanent relocation site/project	Y	Identification of permanent Relocation Site
2 Unathi	Erf 584 (Mbekweni)	UISP	Unknown	120	Implementation date to be decided.	Settlement has basic interim services (electricity). Pipeline project.	Pre-planning - NUSP	Y	Pre-planning - NUSP
3 Dalvey Store (Sand street)	Erf 6774 & 8930 (Wellington)	UISP	46 Serviced sites	46 (dwellings), 78 (residents)	Land Acquisition Required	Decanting space required. In-situ Upgrading project. Located on Privately owned land	Initiate UISP	Y	Land acquisition. UISP initiated
4 Plankiesdorp (Dietman Street)	Erf 6561 (Wellington)	UISP	30 Serviced Sites opportunities	41 (dwellings), 99 (residents)	Preliminary planning phase	Decanting space required. In-situ Upgrading project. Site is privately owned.	Decanting space required. In-situ Upgrading project. Site is privately owned. Initiate UISP	Y	Land acquisition. UISP initiated
5 Magnolia "Roo-land"	Erf 10553 (Paarl)	UISP	100 Serviced sites	100	Preliminary planning phase	Identified as possible decanting site for UISP upgrade	Determine if the site can accommodate additional households	Y	Assess potential of incorporation of Social Housing/ Gap housing
6 Swartberg Street (O.R)	Erven 1167,11566 & 11644 (Wellington)	UISP	N/A	127 (dwellings), 233 (residents)	No planned project	Decanting site required. 141 households based on 2018 Enumeration Study	Identify permanent Relocation Site	Y	Identification of relocation site
7 Mpumelelo Street (O.R)	Erf 11569 (Mbekweni)	UISP	Unknown	650	On hold	Decanting site required. Growth on the settlement. 772 households based on 2018 Enumeration Study	Identify permanent Relocation Site	Y	Identification of permanent relocation site
8 New Beginnings	Erf 10295 (Paarl)	UISP	Unknown	40	Planning Phase	Consideration to incorporate as part of dignified sites.	Municipality to decide on way forward	N	Finalisation on way forward

The following table provides a relocation strategy for the informal settlements that require relocation sites as part of the UISP Project. Given the limited space of suitable land for relocation, it is recommended that the Municipality explore, in conjunction with the WCDoHS, alternative subsidy/funding mechanisms for the delivery of human settlements. The purpose of this exploration would be targeted at finding solutions for densification either under the UISP or other housing programmes (that may not be linked to the National Housing Code). The desired outcomes of such an exploration would be the densification of human settlements in the context of scarce suitable land. It is also recommended that the municipality engage (workshops) with WCDoHS regarding the potential limitation of available subsidy mechanisms versus ideal and possible housing typologies. A Task Team (see page 82) has been proposed under this objective as a platform to deal with the recommendations noted above.

In addition, community engagement and involvement are integral components of a relocation process and should therefore form part of the relocation strategy. Without this engagement, relocation of the residents will likely not take place. Practical guidelines for community engagement are provided in Intervention 4 (Objective 1).

Intervention 1 A: Relocation Strategy

- Map 6.1 indicates an area that is earmarked for human settlements development in Simondium. It is recommended that a possible relocation site be identified within the area indicated on the map. There is currently no land owned by the Municipality that is within close proximity to Paarl Brickfields informal settlement indicated in the Vacant Land Study. Drakenstein Municipality will likely have to purchase land for the relocation of the residents of Paarl Brickfields.
- Residents of Swartberg Street (OR) should be to be relocated to Erf 5810 (Wellington). The site is currently under-utilised and has potential to be a mixed development (integration of the residential development into the current institutional land uses on the site). There is currently a library, clinic and a community hall on the site.
- Mpumelelo Street (OR) will be upgraded in-situ, however a proportion of residents will need to be permanently relocated. A portion of Erf 7916 (Weltevrede Sports Node) has been earmarked for infill development. It is recommended that this portion be used for permanent relocation of the Mpumelelo Street (OR) informal settlement. It is suggested that a social or gap housing project be pursued for qualifying residents. In addition, it is also suggested that Erf 557 housing projects be considered for residents in Mpumelelo Street (OR).
- It is also suggested that the Municipality acquire Erf 15124, 6446, 2234, 2233, 2231 (one pocket) located in Paarl as a possible relocation site for residents of Mpumelelo Street (OR) informal settlement.

	Name of Project/ Settlement	Location	HH	Proposed Relocation Site/s (Erf/ Farm/ Parcel)	Relocation Intervention	Relocation Site Details		
						Potential Yield	Site Constraints	Town Planning Requirements/ Actions
1	Paarl Brickfields	Farms 832/8 & 832/38 (Southern Paarl)	151	Specific sites should be investigated in the earmarked area on Map 6.1	Permanent Relocation Site	The area earmarked for the relocation of households in Brickfields is predominately privately-owned land. Municipality to consider relocation to another side.		
2	Swartberg Street (O.R)	Erven 1167, 11556 & 11644 (Wellington)	127	Efr 5810 (Wellington)	Permanent relocation site	359 units of Gap/Social/ Subsidised	No constraints	Rezoning and subdivision, EIA, bulk infrastructure
3	Mpumelelo Street (OR)	Erf 11569 (Mbekweni)	891	Erf 7916 (Weltevrede Sports Node-portion of the site),	Permanent relocation site	Potential yield of a portion of Erf 7916 should be investigated. The outcome of the yield assessment is dependent on community engagement regarding the maximum portion of the site to be used for housing development. 600 opportunities (beneficiaries may have been identified already)	Unknown	To be investigated
				Erf 557			No constraints	Rezoning and subdivision, EIA, bulk infrastructure. Funding Application submitted to Provincial Human Settlements. Upon approval, planning to commence.
				Paarl Multiple erven (15124, 6446, 2234, 2233, 2231)			30m Wetland buffer on portion of the site. Further site investigation to be done.	Land purchase/ swop, rezoning and subdivision, EIA, bulk infrastructure

Re-blocking as an approach to for the upgrading of informal settlements:

'Re-blocking' or 'blocking out' are terms used by the South African Shack/Slum Dwellers International (SDI) Alliance 29 to describe an approach to in-situ informal settlement upgrading that involves the positioning of shacks (informal dwellings) based on a spatial framework developed by the community. The process is used to mobilise the community and to involve them in the spatial reconfiguration of the area in which they live.

This approach is usually implemented in informal settlements with relatively high densities. A key focus is the development of communal spaces that would benefit the community as a whole. These spaces can be used for movement, for providing communal amenities, or for providing services such as water, sanitation and electricity.


Re-blocking is done in such a way that clusters of dwellings are grouped together to form courtyards. The dwellings face the courtyard to improve safety and provide space for washing lines, food gardens, etc. Re-blocking also creates space to provide protection against the spread of fires and provide access for emergency vehicles in case of disaster (The Neighbourhood Planning and Design Guide, 2019).

Consideration should be given to the Re-blocking to informal settlement upgrading where possible. Such initiatives should be championed by intermediaries together with the municipality.

Map 6.1: Proposed relocation area for Paarl Brickfields informal settlement



Temporary Relocation Sites

-  Railway Line
-  Roads
-  Erven
-  Informal Settlement
-  Earmark Relocation Area

0 0.05 0.1 0.2 km

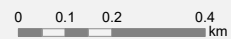


Map 6.2: Proposed relocation sites for Swartberg Street O.R and Mpumelelo Street O.R informal settlements



Relocation Sites in Paarl

-  Railway Line
-  Roads
-  Erven
-  Informal Settlement
-  Sportsground



1 B Inclusion of unplanned projects under UIISP

The table below provides a list of informal settlements for which there has been no project planning. It is proposed that these settlements be upgraded in terms of the UIISP in the medium to long term, with specific short-term interventions identified as per the interventions set out in the following section of the report.

Table 6.2: Unplanned Informal settlements requiring relocation sites and other interventions

Name of project/settlement	Main town/area and location	Proposed	Estimated number of opportunities/beneficiaries	Comment	Next Actions	Intervention Required in terms of IHSP	Nature of Intervention
Bhekela/New Rest	Erf. 12543 (Wellington)	UIISP	119 (dwellings), 209 (residents)	Decanting site required. Settlement was not part of any enumeration study.	Pre-planning - NUSP	Y	Pre-planning - NUSP
Chameleon	Erf 12607 (Wellington)	UIISP	49 (dwellings), 111 (residents)	Unregistered informal settlement.	Register informal settlement	Y	Potential inclusion of settlement as part of a pre-planning programme
Drommedaris Street	Erf 557 (Drommedaris St) & 591 (Mbekweni)	UIISP	333 (dwellings), 592 (residents)	"Transnet land (rail reserve), Erf 584 was identified as a potential decanting site; however, the site has been deemed inhabitable. Informal settlement included in the Enumeration and GIS Mapping study Note that majority which remain have been there since the area was decanted seven years ago as part of the housing project. Decanting space required. Settlement is located on"	Identification of Relocation Site	Y	Investigate requirements for relocation street
Fairyland (Adjacent to Groenheuvel Primary)/ Marikana	Erf 28277, 28278, 24144 & 17680 Paarl (Paarl)	UIISP	108 (dwellings), 399 (residents)	"No basic serviced are being provided for this settlement. No technical references to determine way forward for informal settlement."	Incorporate into strategy for Fairyland (Bo-dal)	Y	Identification of relocation strategy
Joe Williams Kamp	Erf 27929 (Paarl)	UIISP	100 (dwellings), 299 (residents)	"Informal settlement included in the Enumeration and GIS Mapping study. The settlement has interim basic services (electricity). Decanting site is required (overcrowded)."	Pre-planning - NUSP	Y	Pre-planning - NUSP
Langabuya (Floods)	Erf 557 (Future Ring Road) (Mbekweni)	UIISP	51 (dwellings), 140 (residents)	There is no strategy for this settlement. Settlement was not part of any enumeration study.	Pre-planning - NUSP	Y	Pre-planning - NUSP
Mfuleni Street (Transnet Wall)	Erf 1526, 34 & 6528 (Wellington)	UIISP	113 (dwellings), 399 (residents)	"Land was given by Transnet, housing were built until a certain point and a new informal settlement has been formed which has not been captured. Decanting space required. Note that only 113 structures are recognised within this settlement. The remaining 190 arose as a result of a land invasion."	Pre-planning - NUSP	Y	Pre-planning - NUSP

Intervention 1 A: Relocation Strategy

- Based on SDF recommendations the Municipality should explore Paarl Multiple Erven (Erf 2569) and well as a portion of Erf 361/0 as for a housing project. These sites can potentially accommodate Drommedaris Street, Next to Sports ground (Drommedaris Str) and Them bani 2 (Phokeng Street) with approximately 700 opportunities.

	Name of Project/Settlement	Location	HH	Proposed Relocation Site/s (Erf/ Farm/ Parcel)	Relocation Intervention	Relocation Site Details		
						Potential Yield	Site Constraints	Town Planning Requirements/ Actions
1	Drommedaris Street	Erf 557 (Drommedaris St) & 591 (Mbekweni) (Drommedaris St) & 591 (Mbekweni)	333	Paarl Multiple Erven (Erf 2569) and/or Erf 361/0	Permanent Relocation Site	Approximately 700 opportunities	Portion of site highlighted as critical biodiversity area. Non-irrigated land (portion)	land purchase/ swop, rezoning and subdivision, EIA, bulk infrastructure, obtain approval from dept of agriculture
2	Next to Sportsground (Drommedaris Str)	Erf 557 (Mbekweni)	116	Paarl Multiple Erven (Erf 2569) and/or Erf 361/0	Permanent Relocation Site		Portion of site highlighted as critical biodiversity area. Non-irrigated land (portion)	land purchase/ swop, rezoning and subdivision, EIA, bulk infrastructure, obtain approval from dept of agriculture
3	Them bani 2 (Phokeng Street)	Erf 557 (Mbekweni)	197	Paarl Multiple Erven (Erf 2569) and/or Erf 361/0	Permanent relocation site		Portion of site highlighted as critical biodiversity area. Non-irrigated land (portion)	land purchase/ swop, rezoning and subdivision, EIA, bulk infrastructure, obtain approval from dept of agriculture

Map 6.3: Proposed relocation sites for Drommedaris Street, Next to Sportsground (Drommedaris Str) and Thembani 2 (Phokeng Street) informal settlements



Relocation Sites in Paarl

-  Railway Line
-  Roads
-  Erven
-  Farm Portion
-  Relocation Site

0 0.05 0.1 0.2
km



Intervention 2: Create a consistent informal settlements baseline

There are currently 41 settlements in Drakenstein. 11 settlements out of the 41 have not yet undergone an assessment to determine whether they can be upgraded in-situ or will require relocation interventions.

There are four main categories of developmental response in respect of addressing informal settlement upgrading. This protocol of categorisation is informed largely by the need to determine, at a relatively early stage, the potential for long term formalisation on land which is informally occupied. Site developability is therefore the main determinant.

The four categories are described in detail in the below table:

Table 6.3: Description of settlement categories – common classification system used, and its rationale

Type of Upgrading		Categories of Informal Settlement Sites for Upgrade	Development Pathway	Rationale for Classification (High Level Criteria for Categorisation)
1	Full upgrading	A	Formalisation is possible in the short term individual services (individual plot-level), top structures and freehold tenure; however, the decision to move to stage 3 is a decision about how to prioritise resources across informal settlements within the municipality or the province and not a forgone conclusion.	Site viable and appropriate for formalisation; project is implementation ready.
2	Incremental in-situ upgrading	B1	Only interim basic services are possible in the short and medium term: full formalisation possible in the longer term.	Site viable and appropriate; but project not ready for implementation (significant delays due to e.g. lack of bulk infrastructure; land acquisition).
3	Emergency basic services	B2	Interim basic services in the short term not leading to formalisation, and ultimately relocation.	Site not viable but no imminent health and safety threat. If land and/or resources cannot be found for relocation in the short or medium term, interim services should be supplied.
4	Emergency Relocation	C	Relocation in the short term to a site that is already available or imminently available.	Sites currently not viable with significant health and safety threats present (serious flooding, slope instability, toxic waste exposure etc.).

One of the key programmes addressing informal settlements in South Africa is the Upgrading of Informal Settlements Programme (UISP). It seeks to improve the living conditions of all residents of informal settlements by ensuring access to basic services, tenure security and social and economic facilities, with minimal disruption to social networks.

In addition to the UISP, the Western Cape Department of Human Settlements has developed the Informal Settlement Support Programme Guidelines (ISSP, 2018) which aims to provide guidance on the approaches, practices, principles and actions for the upgrading of informal settlements as well as relocation practice in non-metropolitan areas in the Western Cape Province. Interventions for informal settlements in the IHSP take guidance from UISP (under the National Housing Code 2009) as well as the ISSP (2018). The ISSP prescribes assessment and categorisation of settlements as the first step towards the implementation of the UISP projects. This assessment should be done in sufficient numbers in a given locality to allow in-situ upgrading and/or and relocation actions to be scaled appropriately and within available financial resources.

To ensure that there is a consistent set of baseline assessment information for all settlements, the remaining 11 settlements require the following outcomes:

- Assessment and categorisation – to determine whether the settlements can be upgraded in-situ or whether they require relocation;
- Sustainable livelihood programmes – to understand the socio-economic profile and capital assets in these settlements; and
- The development of upgrading plans/relocation strategies – to understand the extent of the land to be upgraded in-situ, the associated yield and/or the relocation actions required to accommodate settlements that will be upgraded partially or where the relocation of whole settlements is required.

The typical scope of work for the NUSP is attached to Annexure 4. Table 6.4 is a list of the informal settlements requiring the interventions mentioned above.

The settlements in Table 6.4 should be covered under one housing project. This project will form part of the housing pipeline as the Participatory Planning Support for Informal Settlements project.

Table 6.4: Informal settlements requiring baseline assessments

Settlement	Households	Interventions Required				
		Assessment and Categorisation	Socio-Economic Survey/ Sustainable Livelihood Programmes	Upgrading Plans	Relocation Strategies	
1	Joe Williams Kamp	100	Required	Conducted	Dependent on assessment and categorisation	Dependent on assessment and categorisation
2	Langabuya (Floods)	51	Required	Required	Dependent on assessment and categorisation	Dependent on assessment and categorisation
3	Unathi (Langabuya)	138	Required	Conducted	Dependent on assessment and categorisation	Dependent on assessment and categorisation
4	Ntshamba Street	115	Required	Required	Dependent on assessment and categorisation	Dependent on assessment and categorisation
5	B & C Block (Hostels) (Backyarders)	26	Required	Required	Dependent on assessment and categorisation	Dependent on assessment and categorisation
6	Mfuleni Street (Transnet Wall)	303	Required	Conducted	Dependent on assessment and categorisation	Dependent on assessment and categorisation
7	Noodkamp and Maylaan	40	Required	Required	Dependent on assessment and categorisation	Dependent on assessment and categorisation
8	Bhekela/New Rest	119	Required	Required	Dependent on assessment and categorisation	Dependent on assessment and categorisation
9	Soetendal (Farm Residents Dietman Street)	23	Required	Required	Dependent on assessment and categorisation	Dependent on assessment and categorisation
10	Ntambanani Street (OR Tambo)	50	Required	Required	Dependent on assessment and categorisation	Dependent on assessment and categorisation
11	Palmiet rivier (Ribbok Street - Adjacent to Municipal Flats)	25	Conducted	Required	Upgrading plans not required. Remaining households after relocation had already been done.	Dependent on survey
12	Fairyland (Adjacent to Groenheuwel Primary)/ Marikana	108	Required	Required	Dependent on assessment and categorisation	Dependent on assessment and categorisation

Intervention 3: Provision of basic services in informal settlements

Access to basic services in informal settlements is critical for improving health and welfare, and is a basic human right. In alignment with national housing policy, the Draft ISSP (WCDoHS, 2018) places emphasis on the principle of “breadth rather than depth” in upgrading and servicing of informal settlements. This means that interventions that have a significant impact on the lives of residents, in terms of improving their health and welfare, should be undertaken first, and the number of people who benefit should be maximised. The upgrading and servicing of informal settlements is done through the UISP which provides guiding principles in terms of service standards for basic services:

- **Application of the UISP:** The programme is foremost applicable to the in situ upgrading of informal settlements. It will also apply in cases where communities are to be relocated for a variety of reasons including where settlements are too dense for all households to be fully accommodated through in-situ upgrading. The provision of this programme is applicable to both the upgraded and the relocation site.
- **Service standards:** The UISP provides funding for the installation of interim and permanent municipal engineering services. Where interim services are to be provided it must always be undertaken on the basis that such interim services constitute the first phase of the provision of permanent services. The nature and level of permanent engineering infrastructure must be the subject of engagement between the local authority and the community (which can include a community leader, Ward Councilor and an elected Community Liaison Officer (CLO)). Community needs must be balanced with community preferences, affordability indicators and sound engineering practices.

Annexure 5 provides a detailed breakdown of current levels of basic services in informal settlements in Drakenstein Municipality, including shortfalls and the indicative costs of catering for the shortfall. Below is a summary of the current shortfalls in provision of basic services across all 41 informal settlements. These statistics were updated in October 2018.

- 13 informal settlements have no electricity;
- A shortfall of 557 toilets (at a ratio of 1:5hh); and
- A shortfall of 103 taps (at a ratio of 1:25hh).
- All except for 1 informal settlements receive door-to-door waste removal services, however it is unclear whether this is a municipal service, private service or community driven.

Based on calculations provided in the Informal Settlements Database (Drakenstein Municipality, 2018) Drakenstein Municipality will require **R154 604 556.00** to accommodate the existing shortfall of basic services for all 44 informal settlements in the municipality. This clearly suggests that interventions towards bridging the gap between current levels of basic services and fully serviced informal settlements will require a robust strategy; the level and timeframes of which, are to a large extent, dictated by funding constraints and political/community backing. The section below provides possible approaches in which the municipality can consider the provision of basic services still required.

Approach 1: Emergency Services where necessary (with a short-term focus):

- Such interim basic services can be in the form of strategically situated and clustered shared chemical ablution facilities, potable water access points (at ratios much higher than the norm of 1:5 and 1:20 households respectively), situational dictated emergency vehicle access points and communal refuse disposal/collection points.

Approach 2: Shared Interim Basic Services to all surveyed/registered resident households in informal settlements where in situ formalisation and upgrading will be affected in due course, but where the underlying township layouts & development rights have not been secured yet (with a short- to medium term focus):

- Such interim shared basic services can then be in the form of strategically situated & clustered shared fully waterborne ablution facilities, potable water access points (at ratios equal to the norm of 1:5 and 1:20 households respectively), situation-dictated emergency vehicle access routes, interim storm water drainage interventions and communal refuse disposal/collection points, possible high mast area lighting. Water supply and sanitation to be connected to closest sewage and water networks in the area.
- In this scenario, the cost (separate from the UISP Grant) of such interim services can/will in due course be 'wasted' given that such infrastructure is (by and large) not constitute the 1st phase of the permanent services to be installed later.
- The provision of electricity (with Department of Energy grant funding) to each registered household in this unstructured informal settlement scenario, cannot be supported.

Approach 3: Shared Interim Basic Services to all surveyed/registered resident households in informal settlements where in situ formalisation and upgrading will be affected in due course, but where the underlying township layouts and development rights have already been secured, however, installation of full permanent services on a 1:1 ratio cannot yet commence (with a short- to medium term focus):

- In this scenario careful relocation and re-blocking of informal structures within the footprint of the planned formal residential blocks and sites can be supported by community based participatory planning facilitation. This can be done within the demarcations of the future residential sites, but to ensure optimum densification (2 households per site area). In this manner a form of densified Temporary Relocation Area (TRA) is established.
- Then furthermore selected components as a 1st stage/phase of the permanent water, sewer, storm water and street networks (basic access routes to support service delivery and emergency services access) can be installed. Such interim shared basic services can then be in the form of strategically situated and clustered shared fully waterborne ablution facilities, potable water access points (at ratios equal to the norm of 1:5 and 1:20 households respectively) connected to such 1st phase water and sewer networks, communal refuse disposal/collection points and possible high mast area lighting.
- The provision of electricity (with DOE grant funding) to each registered household in this more-structured informal settlement scenario, can be supported.
- In this scenario the costs (UISP Grant Funding) incurred on this intermediate stage of services infrastructure will to a large extent not be 'wasted'

It is suggested that the provision of basic services to informal settlements be phased over a long-term with the order of provision based according to age of the settlement.

It should be acknowledged, however, that there exists no clear-cut blueprint with respect to the provision of basic services in informal settlements, as such, a blanket approach should be cautioned.

Intervention 4: Develop a Community Engagement Framework

There are various different communities present in the informal settlements within Drakenstein area, and in order to support any upgrading activities, community engagement will need to take place. This intervention provides an overview of a general approach, and does not replace the need or level of engagement required under the UISP.

It must also be noted that the ISSP supports the involvement of intermediaries in the upgrading process, and the supports the involvement of intermediaries in the upgrading process. VPUUU (NGO) has been appointed to date.

The engagement spectrum, tailored for informal settlement upgrading and specifically for the Drakenstein NUSP project undertaken in 2013/14, is shown below.

The community engagement spectrum

The spectrum of engagement, which is based on work by the IAP2 includes:

- Inform;
- Consult;
- Involve;
- Collaborate; and
- Empower

Engagement can only be viewed as meaningful if there is a form of direct interaction with the community. Figure 6.2 provides an illustration of levels of engagement that will ensure that communities are empowered and involved in processes intended to create better living environments for informal settlements residents.

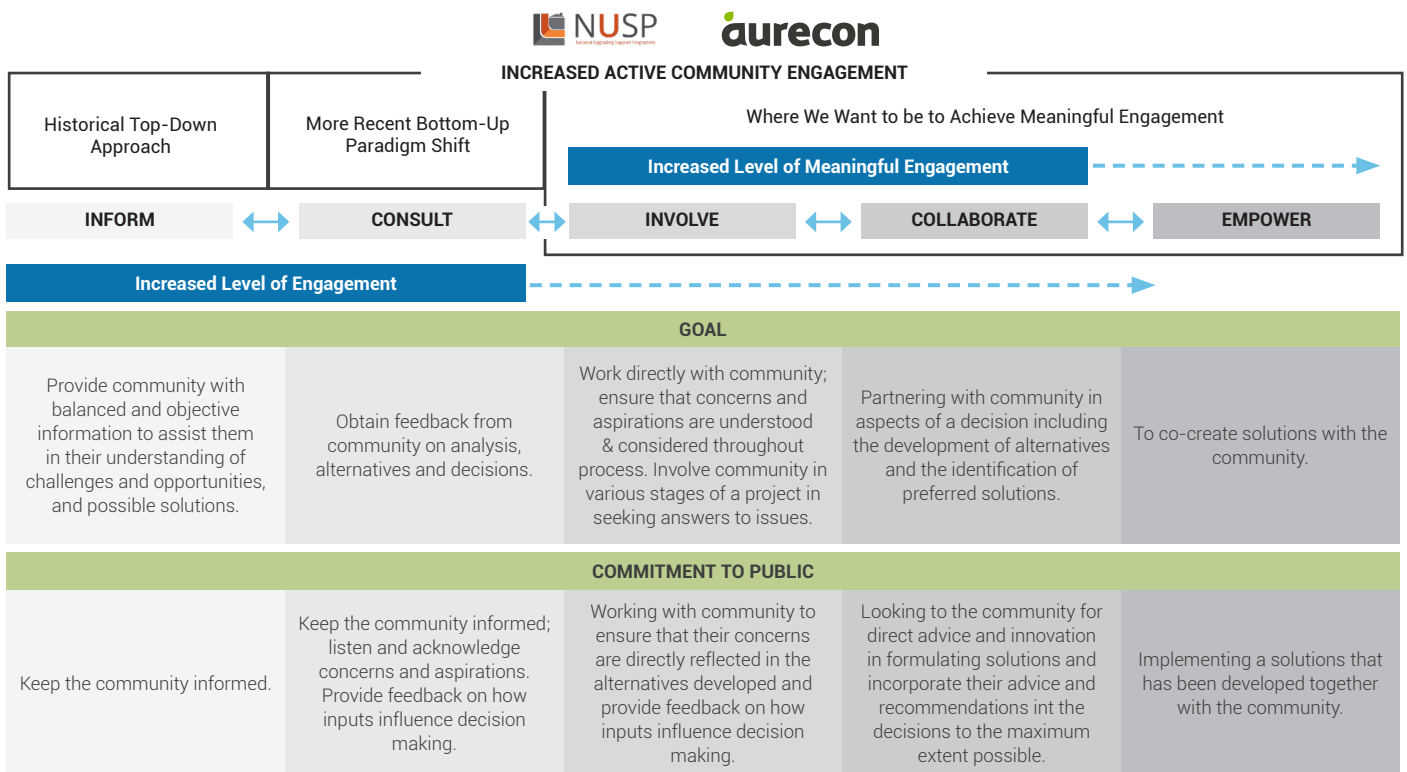
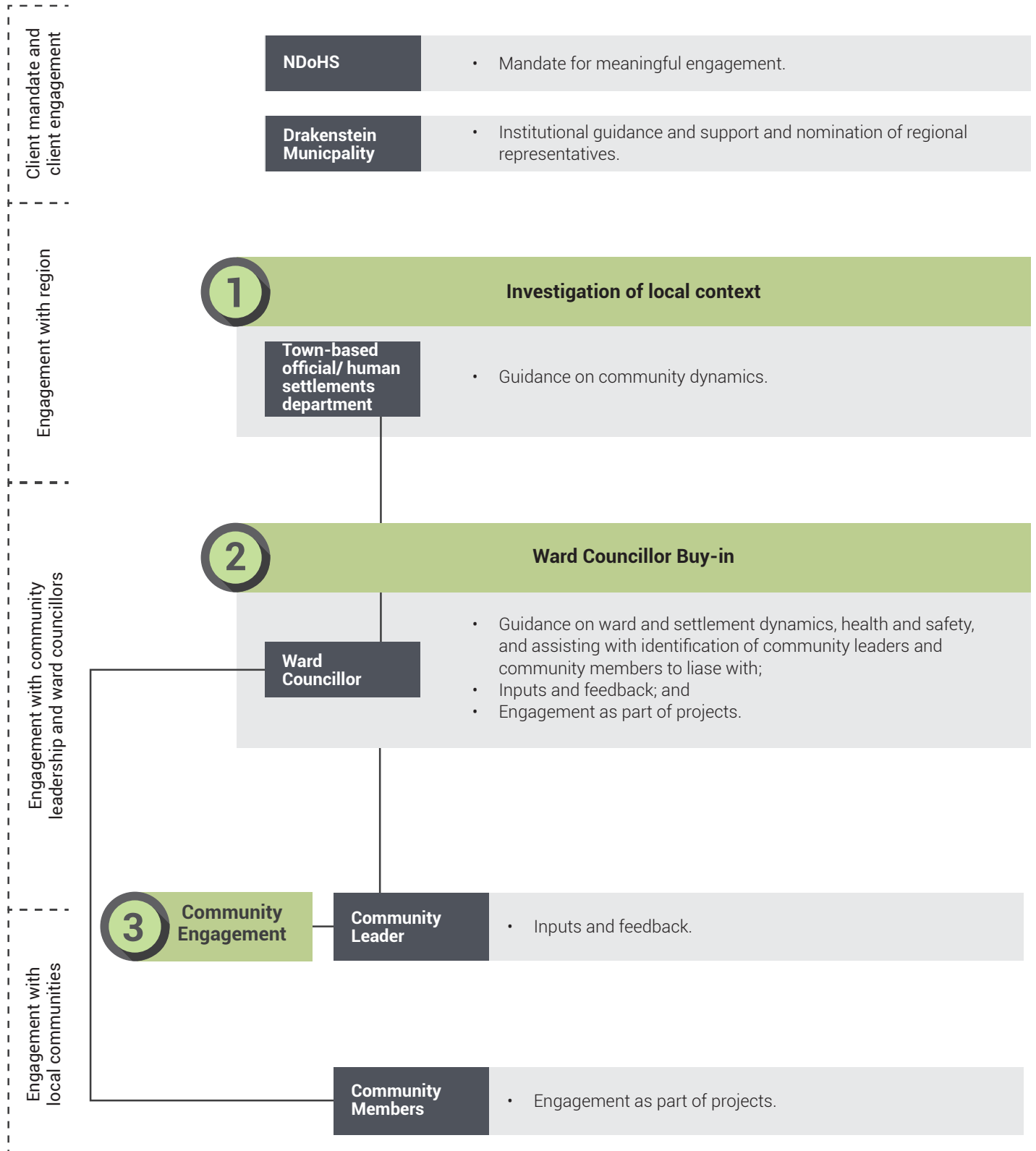


Figure 6.2: National Upgrading Settlement Programme Level of Engagement

Achieving empowerment through increased levels of engagement is aligned to the objectives of the the UISP.

Guideline to Community Engagement

■ Stakeholder ■ Role



Intervention 5: Create a multi-sector upgrading task team to support alignment

Engagements with various stakeholders in Drakenstein Municipality will be critical for the establishment of a multi-disciplinary Task Team for the upgrading of informal settlements. It is proposed that this team constitute the municipality's upgrading community of practice, whereby the body of practitioners or municipal officials are envisioned to be sourced from various municipal departments. The purpose will be to ensure ongoing engagement that facilitates the sharing of information, knowledge and experience. A further aim will be to facilitate a platform of engagement between different municipal departments, promoting the development of multi-disciplinary institutional arrangements.

As part of the development of the current IHSP, a Project Steering Committee (PSC) and Internal Municipal Working Groups (IMWG) have been established. It is proposed that this team be used as the basis for the Task Team, particularly to give support to the human settlements division in the municipality.

It should be noted that this task team will form a core team specifically for informal settlements under the Task Team that has been proposed under objective 6 (see page 106). As such, the task teams should be viewed as a single entity.

Key activities to support the establishment of the Task Team include:

The development of a Terms of Reference

The Terms of Reference should clearly articulate the purpose of the Task Team, including that:

The Task Team must create a platform for various municipal departments to share and align their sector plans and budgets related to service delivery in informal settlements, and proactively plan together for the betterment and upgrading of households living in informal settlements within the Municipality.

Proposed composition of the Task Team

The task team should consist of practitioners from a range of sectors including the following:

- IDP and Performance Management;
- Land Use Planning and Surveying;
- Spatial Planning, Heritage and GIS;
- Community Services; and
- Engineering Services.

Upgrading of informal settlements is not limited to services provided by the Municipality, therefore other representatives from outside the Municipality may be part of the Task Team as and when required. These will include but not be limited to: Department of Education, Department of Health, Department of Social Development, Department of Human Settlements, Department of Local Economic Development, Department of Agriculture, and NGOs. It should be noted however, that the Community Services Department should take the lead in co-ordinating the Task team and related activities.

Proceedings

- The Task Team shall meet on a monthly basis.
- The chairperson of the Task Team shall come from the Human Settlements Department. The Task Team may appoint sub-committees for specific purposes.
- The Human Settlements Sub-Unit shall provide the secretarial service for the Task Team, which shall include the preparation and distribution of notices, agendas and minutes.
- The Task Team shall endeavour to make recommendations to Council by consensus.
- Specific reports for decisions and resolutions by Council shall be tasked to the relevant departments/units.

Accountability

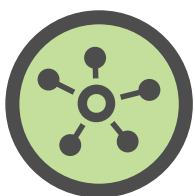
Attendance at Task Team monthly meetings will be compulsory and will form part of the monthly reporting to the Council Committees.

Roles and Responsibilities



**Chair Person:
Lead of Human
Settlements**

- Co-ordination of the Task Team including communication of meeting dates to all members;
- Preparation of agenda for the Task Team and incorporation of items from other members;
- Attendance at all Task Team meetings;
- Minute-taking at all Task Team meetings;
- Monthly reporting to the Council Committees with regular inputs from all members on predefined dates;
- Provision of inputs and comments on projects as requested by members of the Task Team;
- Promotion of knowledge sharing across the human settlements unit and the upgrading community as a whole; and
- Collection and facilitation of comments and ideas to improve the upgrading process as and when relevant.



**Line
Departments**

- Comment and confirmation of agenda for the Task Team;
- Attendance at all Task Team meetings;
- Monthly reporting to the Task Team co-ordinator to inform the overall monthly reporting process to the Human Settlements Forum on predefined dates;
- Provision of timeous inputs and comments on projects as requested by members of the Task Team;
- Promotion of knowledge sharing, sharing of experiences and lessons learnt; and
- Collection and facilitation of comments and ideas to improve the upgrading process as and when relevant.



6.1.2 Objective 2: Fast-tracking access to land and buildings to cater for evictions and emergency situations



Current state

- Council is struggling to pro-actively plan and implement processes to manage PIE and ESTA evictions in the municipal jurisdiction.
- The municipality has a disproportionate number of farm eviction cases when compared to the rest of the Western Cape which presents unique challenges in terms of housing provision and social integration.
- The high rate of farm evictions has exacerbated the need for housing in the Municipality and has put strain on government to identify land and implement rural housing projects as an immediate relief mechanism.
- In terms of the Western Cape Housing Demand Database (figures dated 23 November 2018), 3 262 farm residents in Drakenstein qualify for state assistance. Of these, 1 646 applicants reside in the Paarl area, while 1 074 applicants reside in the Wellington area.
- Informal settlements by their very nature are prone to disasters such as flooding and fires, as well as evictions given the wide-spread lack of tenure security.
- Land and buildings are not readily available to cater for emergency housing situations.



Desired state

- Resolution on all outstanding current eviction applications;
- Proactive identification of land and buildings to serve the need for emergency housing; and
- Provision of off-farm housing opportunities for rural dwellers to curb the high rate of evictions.

Objective:

Fast-tracking access to land and buildings to cater for evictions and emergency situations.

Interventions:

1. Identification and preparation of land for emergency housing;
2. Identification and refurbishment of vacant and underutilised buildings for emergency housing; and
3. Provision of permanent housing opportunities for households affected by emergencies.

Intervention 1: Identification and preparation of land for emergency housing

As framed in the Temporary Housing Assistance Policy, the purpose of temporary housing assistance is to provide a non-permanent accommodation solution which must be vacated by the beneficiary once suitable alternative accommodation or permanent housing opportunities are available. Certain situations which require a response can be anticipated, such as planned evictions or the need for informal structures to be moved to enable in-situ infrastructure provision. However, natural and man-made disasters cannot be anticipated and require very rapid responses, which imply that land parcels and buildings and the necessary supporting rudimentary basic services need to be ready and available (utilising the annual temporary housing assistance budget) to cater to the need of displaced persons in emergency or disaster-related circumstances.

A number of potential land parcels have been identified by Drakenstein Municipality for the purposes of emergency housing:

Table 6.5: Sites identified for emergency housing¹

Ward	Land Parcel	Extent (m ²)	Name/Address	Area	Ownership
31	1461/0	200 ha	Malan Stasie	Wellington	Private
29	544/0	32 778	Roggeland Rd	Groenheuwel	Private
29	545/0	10 542	Roggeland Rd	Groenheuwel	National Property
29	1347/0	38 288	Roggeland Rd	Groenheuwel	Private
29 and 25	548/0 and 550/0	114 122	Roggeland Rd	Groenheuwel	Private
28	904/1	127 584	Biendonne	Simondium	National Property
27	21128 and 13480	125 376	Langenhoven	Paarl East	Drakenstein Municipality
25	527/35	392 585	Bo Dal Josephat	Paarl East	National Property
20	19161	3644	Azalia	Paarl East	Private
17	486/0	125 376	Nieuwedrift	Northern Paarl	Drakenstein Municipality
12	557	29 602	Phokeng	Mbekweni Sport	Drakenstein Municipality
5	6573	2800	Blignaut	Van Wyksvlei	Private
5	9953	2800	Blignaut	Van Wyksvlei	Private
1	1477/0	190 420	Biodelta	Simondium	Private
1	1264/0	364 907	Mr. Goosen	Simondium	Private

¹ These sites are also earmarked for rural housing purposes

Intervention 2: Identification and refurbishment of vacant and underutilised buildings for emergency housing

An alternative to the identification of vacant land for emergency housing purposes is the use of vacant and underutilised buildings in strategic locations. This is seen as a quick-win opportunity given the fact that such buildings already have the required infrastructure in place and can be converted into emergency housing units through the necessary rezoning processes and basic refurbishment.

A number of buildings and facilities in the ownership of the Drakenstein Municipality is vacant, underutilised or not used to their full potential. A large number of these properties are located in the Paarl urban node and can therefore cater to emergency needs associated to Wellington, Mbekweni, Paarl, Simondium and areas

in close proximity hereto. Emergency situations in the rural northern parts of the Drakenstein Municipality can be served facilities in Gouda, which is located in close proximity to public transport facilities.

Given the limited number of buildings that have been identified and prioritised for emergency housing, it is recommended that an audit be done to determine which other buildings in the ownership of Drakenstein Municipality are fit for conversion for emergency housing purposes. As a last resort, Drakenstein Municipality can also identify vacant, derelict and underutilised buildings that are not in the Municipality's ownership and investigate options for acquisition.

Intervention 3: Provision of permanent housing opportunities for households affected by emergencies

It should be emphasised that emergency housing is a temporary solution, and that permanent housing solutions need to be found for households affected by emergencies to ensure that emergency shelter remains readily available. To this end, it is vital that households living in inadequate conditions and areas prone to disasters (such as informal settlements) and rural dwellers in particular apply for housing assistance and register on the municipal waiting list.

It should also be noted that the necessary attention be given to the specific housing needs and aspirations of the affected residents following community engagement processes.

Without a nuanced understanding of the housing needs of these households, the temporary relocation interventions will not yield meaningful outcomes and could potentially delay the permanent resettlement of households. The Eviction Management and Emergency Housing Planning Strategy (2019) prescribes the development of a report that provides full details of affected households (either during an emergency or eviction) such as names, certified copies of Identification Document (ID), income, place of employment, age of minors, location of school for children, disabilities, nature of disaster and homelessness. It is recommended this database be update on a continuous basis.

Objective 2 Key Outcomes:

1. Consolidated database of farm evictions for planning, monitoring and evaluation;
2. Refined Rural Development Strategy; and
3. Council approved Emergency Housing Sites.

A number of sites have been proposed in response to the need for land and buildings to cater for evictions and emergency situations. It is important to note that these sites have also been earmarked for rural housing. The list of proposed project does not includes building identified for emergency housing given the need for Drakenstein Municipality to undertake an audit to determine which vacant and underutilised buildings are in the ownership of Drakenstein Municipality.

The following projects have been proposed in achievement of Objective 2:

Table 6.6: Emergency Housing

Verified List of Housing Projects in Drakenstein Municipality 2019									
Name of project/settlement	Main town/area and location	Type of project/subsidy Mechanism	Opportunities	Status of project	Implementation time frames			Council Approval	Updated Comment
					0-3 years	3-5 years	5 years +		
Gouda Emergency Housing	Erf 1245 (Gouda)	Emergency Housing	25	Funding Application submitted to Provincial Human Settlements. Upon approval, planning to commence.	✓			Yes	Provision was to be made for this project on the Business Plan for the Implementation in the 2018/2019 Financial Year.
Phokeng	Erf 557	Emergency Housing	TBD	Under Consideration	✓			No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Langenhoven	Erf 21128 & 13480	Emergency Housing	TBD	Under Consideration				No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Azalia	Erf 19161	Emergency Housing	TBD	Under Consideration	✓			No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Bo Dal Josafat	Portion 35 of Farm 527 (Pearl East)	Emergency Housing	TBD	Under Consideration	✓			No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Roggeland Rd	Farm 544, Farm 545, Farm 550, Farm 548 and Farm 1347 (Groenheuvel)	Emergency Housing	TBD	Under Consideration	✓			No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Simondium Emergency	Farm 1264	Emergency Housing	TBD	Under Consideration				No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Bienedonne	Portion 1 of Farm 904 (Simondium)	Emergency Housing	TBD	Under Consideration	✓			No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Blignaut	Erf 573 & 9953 (Wellington)	Emergency Housing	TBD	Under Consideration	✓			No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Malan Stasie	Farm 1461	Emergency Housing	TBD	Under Consideration	✓			No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Drommedaris West	Erf 584 (Mbekweni)	Emergency Housing	946	Engagement with administrative and political structures			✓	No	Engineers report indicate that the site is not suitable or feasible for development even if the site is elevated. Project not to be considered further, although consideration may be given to swap this land for Sportsfield purposes.
Weltevrede Sports Node	Erf 7916 (Wellington)	Emergency Housing	110	Engagement with administrative and political structures			✓	No	Report submitted to MAYCO in September 2017. Initially considered to for Emergency Housing but following internal discussions, a portion to be investigated for Infill Housing. Given the scarcity of land in Wellington, it is suggested to subdivide the site, and develop the non-recreational land for housing.

Table 6.7: Informal Settlements

Verified List of Housing Projects in Drakenstein Municipality 2019									
Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Status of project	Implementation time frames			Council Approval	
					0-3 years	3-5 years	5 years +		
Langabuya (Floods)	Erf 557 (Future Ring Road) (Mbekweni)	Access to Basic Services	51 (dwellings), 140 (residents)	No planned project		✓		No	
Joe Williams Kamp	Erf 27929 (Paarl)	Access to Basic Services	100 (dwellings), 299 (residents)	No planned project		✓		No	
Mfuleni Street (Transnet Wall)	Erf 1526, 34 & 6528 (Wellington)	Access to Basic Services	113 (dwellings), 399 (residents)	No planned project		✓		N/A	
Noodkamp and Maylaan	Erf 6768, 11504, 6767, 11295, 11292, 11291, 11290, 11294, 11293, 11294 & 11295	Access to Basic Services	40 (dwellings), 120 (residents)	No planned project		✓		No	
Soetendal (Farm Residents Dietman Str)	Erf. 6559 & 6560 (Wellington)	Access to Basic Services	23 (dwellings), 72 (residents)	No planned project		✓		N/A	
Ntshamba Street	Road reserve (Mbekweni) or Erf 11772 (Wellington)	Access to Basic Services	115 (dwellings), 388 (residents)	No planned project			✓	No	
Unathi	Mbekweni	Access to Basic Services	N/A	No planned project			✓	No	
Fairyland (Adjacent to Groenheuwel Primary)/ Marikana	Erf 28277, 28278, 24144 & 17680 Paarl (Paarl)	Access to Basic Services	108 (dwellings), 399 (residents)	No planned project			✓	No	
Palmiet rivier (Ribbok Street - Adjacent to Municipal Flats)	Erf 27929 (Paarl)	Access to Basic Services	25 (dwellings), 130 (residents)	No planned project			✓	N/A	
New Rest (Bhekela)	Erf. 12543 (Wellington)	Access to Basic Services	119 (dwellings), 209 (residents)	No planned project			✓	No	
Ntambanani Street (OR Tambo)	Wellington	Access to Basic Services	50	No planned project			✓	N/A	
PA Kamp (Provincial Admin Land)	Erf 14385 (Simondium)	Land acquisition/Swop	N/A	Preliminary planning phase			✓	No	
Gouda	Erf 606 (Gouda)	Informal Settlement Registration	129 (dwellings), 312 (residents)	No planned project			✓	N/A	
Chameleon	Erf 12607 (Wellington)	Informal Settlement Registration	49 (dwellings), 111 (residents)	No planned project			✓	N/A	

Table 6.8: Informal Settlements Projects

Verified List of Housing Projects in Drakenstein Municipality 2019									
Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Status of project	Implementation time frames			Council Approval	
					0-3 years	3-5 years	5 years +		
Fairyland (Bo-dal Road)	Erf 23707 (Paarl)	Upgrading of Informal Settlement Project (UISP)	256	Construction on hold subject to relocation of overflow shack in way of construction	✓			Yes	
Next to Sportground	Erf 557 (Mbekweni)	Upgrading of Informal Settlement Project (UISP)	116 (dwellings), 172 (residents)	No planned project		✓		N/A	
Paarl Brickfields	Farms 832/8 & 832/38 (Simondium)	Upgrading of Informal Settlement Project (UISP)	289 (dwellings), 393 (residents)	Due to location, informal settlement must be relocated.		✓		No	
Swartberg Street (O.R)	Erven 1167, 11556 & 11644 (Wellington)	Upgrading of Informal Settlement Project (UISP)	127 (dwellings), 233 (residents)	Decanting site required		✓		N/A	
Dalvey Store (Sand street)	Erf 6774 & 8930 (Wellington)	Upgrading of Informal Settlement Project (UISP)	46 (dwellings), 78 (residents)	Land Acquisition Required		✓		No	
Drommedaris Street	Erf 557 (Drommedaris St) & 591 (Mbekweni)	Upgrading of Informal Settlement Project (UISP)	333 (dwellings), 592 (residents)	No planned project			✓	N/A	
Them bani 2 (Phokeng Street)	Erf 557 (Mbekweni)	Upgrading of Informal Settlement Project (UISP)	197 (dwellings), 289 (residents)	No planned project			✓	N/A	
Mpumelelo Street (O.R)	Erf 11569 (Mbekweni)	Upgrading of Informal Settlement Project (UISP)	650	On Hold			✓	No	
Plankiesdorp (Dietman Street)	Erf 6561 (Wellington)	Upgrading of Informal Settlement Project (UISP)	41 (dwellings), 99 (residents)	Land Acquisition Required			✓	No	
Silvertown 1 (Lobola Street)	Mbekweni	Upgrading of Informal Settlement Project (UISP)	93 (dwellings), 404 (residents)	Planning Phase	✓			Yes	
Silvertown 2 (Diniso Street)	Mbekweni	Upgrading of Informal Settlement Project (UISP)	35 (dwellings), 109 (residents)	Planning Phase	✓			Yes	
Bonaque Square	Erf 10552 (Paarl)	Upgrading of Informal Settlement Project (UISP)	59	Planning Phase	✓			Yes	
Bosbok Flats	Erf 10274 (Paarl)	Upgrading of Informal Settlement Project (UISP)	62	Planning Phase	✓			Yes	
Janfiskaal Street	Erf 13465 (Paarl)	Upgrading of Informal Settlement Project (UISP)	38	Planning Phase	✓			Yes	

Table 6.8: Informal Settlements Projects - (Continued)

Verified List of Housing Projects in Drakenstein Municipality 2019									
Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Status of project	Implementation time frames			Council Approval	
					0-3 years	3-5 years	5 years +		
Janfiskaal Street	Erf 13465 (Paarl)	Upgrading of Informal Settlement Project (UISP)	38	Planning Phase	✓			Yes	
Kamp Fresh	Erf 13453 (Paarl)	Upgrading of Informal Settlement Project (UISP)	39	Planning Phase	✓			Yes	
Kudu Street	Erf 10194 (Paarl)	Upgrading of Informal Settlement Project (UISP)	130	Planning Phase	✓			Yes	
7 de Laan	Erf 10552 (Paarl)	Upgrading of Informal Settlement Project (UISP)	37	Planning Phase	✓			Yes	
Chester Williams	Erf 13467 (Paarl)	Upgrading of Informal Settlement Project (UISP)	109	Planning Phase in process	✓			Yes	
Kingston Town	Erf 10568 & Erf 10571 (Paarl)	Upgrading of Informal Settlement Project (UISP)	122	Project Implemented. 88 houses completed to date. Progress stalled due to shack in way of construction.	✓			Yes	
Lantana & Kolbe Street	Erf 5959 & 10595 (Paarl)	Upgrading of Informal Settlement Project (UISP)	84	Project Implemented. 51 houses completed to date. 25 outstanding.	✓			Yes	
Lover's Lane	Erf 10545 (Paarl)	Upgrading of Informal Settlement Project (UISP)	156	Planning Phase	✓			Yes	
New Beginnings	Erf 10295 (Paarl)	Upgrading of Informal Settlement Project (UISP)	40	Planning Phase	✓			No	
Spooky Square	Erf 10197 & Erf 10198 (Paarl)	Upgrading of Informal Settlement Project (UISP)	33	Planning Phase	✓			Yes	
Magnolia "Rooiland"	Erf 10553 (Paarl)	Upgrading of Informal Settlement Project (UISP)	100	Proposed as a decanting site		✓		No	
Wellington Ou Ruigtevlei	Farm 1461 (Wellington)	Indeterminate	52	Under Consideration			✓	No	

Key

Proposal Call Projects
General Projects
Informal Settlements Projects



6.1.3 Objective 3: Ensuring a targeted approach to the demand for housing in rural areas



Current state

- Drakenstein only recently became involved in the provision of housing for households residing in rural areas.
- As a result of the increase in farm evictions and the drive toward tenure security, the need has emerged for housing opportunities to be proactively created for rural households (and not as an emergency response)
- Social challenges complicate matters as there is a tendency of hostility in urban areas toward rural dwellers being accommodated in pockets of infill land in urban areas
- To protect livelihoods, evicted individuals working on farms in the rural areas need to be accommodated in close proximity to their current employment and existing social networks. This is however challenging given the limited number of housing opportunities in rural areas.



Desired state

- Informed baseline information regarding nature of the current rural housing demand;
- Ability to anticipate future farm worker housing needs; and
- Positioned to proactively provide for farm worker housing needs (with an emphasis on tenure security and the provision of accommodation in close proximity to, or with good access to, employment opportunities, social service, community facilities and transport).

Objective:

Understanding the housing demand and needs of households living in backyard rentals

Interventions:

1. Forum for engagement on rural housing needs; and
2. Identification of land in rural nodes for the delivery of human settlement opportunities.

Intervention 1: Forum for engagement on rural housing needs

Based on engagements with municipal officials, there has been a growing trend in farm owners providing housing opportunities for farm workers. In addition, there have been cases where farm owners have expressed interest in partnership with Drakenstein Municipality for housing provision. This trend, coupled with the need to develop an enhanced understanding of rural housing needs, followed by supplying in this need, it is suggested that Drakenstein Municipality establish a forum for engagement with farm owners and farm workers.

This Forum can be utilised to have discussions on the typical human settlement challenges facing rural dwellers in order to guide implementation. An expression of interest to participate in the forum can be advertised on Drakenstein Municipality's website as a starting point. The establishment of the Forum will also require the nomination of a municipal official(s) (champion) to chair the initiative. Importantly, the Rural Housing Engagement Forum can provide rural dwellers with the opportunity to register on the housing waiting list, as well as obtain information on upcoming housing opportunities and other rural development initiatives not limited to housing.

Intervention 2: Identification of land in rural nodes for the delivery of human settlement opportunities

The Rural Housing Policy for Drakenstein Municipality provides a guiding framework for rural housing on the housing waiting list. In the policy, both off-farm and on-farm recommendations are made for housing rural dwellers, with emphasis placed on off-farm accommodation in existing towns. In line with the Housing Selection and Allocation Policy (which guides the allocation of urban housing to rural dwellers), a 20% quota is allocated to housing farm workers and farm residents in the appropriate project components.

In addition to this, a number of land parcels have been identified to supply in the need for rural housing. It is important to note that these sites are also earmarked for emergency housing. These sites include:

Table 6.9: Sites identified for rural housing²

Ward	Land Parcel	Extent (m ²)	Name/Address	Area	Ownership
31	1461/0	200 ha	Malan Stasie	Wellington	Private
29	544/0	32 778	Roggeland Rd	Groenheuwel	Private
29	545/0	10 542	Roggeland Rd	Groenheuwel	National Property
29	1347/0	38 288	Roggeland Rd	Groenheuwel	Private
29 and 25	548/0 and 550/0	114 122	Roggeland Rd	Groenheuwel	Private
28	904/1	127 584	Biendonne	Simondium	National Property
27	21128 and 13480	125 376	Langenhoven	Paarl East	Drakenstein Municipality

² These sites are also earmarked for emergency housing purposes

Table 6.9: Sites identified for rural housing - (Continued)

Ward	Land Parcel	Extent (m ²)	Name/Address	Area	Ownership
25	527/35	392 585	Bo Dal Josephat	Paarl East	National Property
20	19161	3644	Azalia	Paarl East	Private
17	486/0	125 376	Nieuwedrift	Northern Paarl	Drakenstein Municipality
12	557	29 602	Phokeng	Mbekweni Sport	Drakenstein Municipality
5	6573	2800	Blignaut	Van Wyksvlei	Private
5	9953	2800	Blignaut	Van Wyksvlei	Private
1	1477/0	190 420	Biodelta	Simondium	Private
1	1264/0	364 907	Mr. Goosen	Simondium	Private

In order to proactively supply in the demand for rural housing, the Drakenstein Municipality should continue identifying land in rural centres (i.e. in close proximity to the livelihoods and social networks of farm workers) to meet in the demand for housing. The information garnered during Rural Housing Engagement Forum engagements should be used to provide direction to the location and required size of such land parcels.

A number of sites have been proposed in response to the need for rural housing. It is important to note that these sites have also been earmarked for potential emergency housing.

The following projects have been proposed in achievement of Objective 3:

Table 6.10: Informal Settlements and PHP Housing

Verified List of Housing Projects in Drakenstein Municipality 2019									
Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Status of project	Implementation time frames			Council Approval	Updated Comment
					0-3 years	3-5 years	5 years +		
Gouda Emergency Housing	Erf 1 245 (Gouda)	Emergency Housing	25	Funding Application submitted to Provincial Human Settlements. Upon approval, planning to commence.	✓			Yes	Provision was to be made for this project on the Business Plan for the Implementation in the 2018/2019 Financial Year.
Phokeng	Erf 557	Emergency Housing	TBD	Under Consideration		✓		No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Langenhoven	Erf 21128 & 13480	Emergency Housing	TBD	Under Consideration		✓		No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Azalia	Erf 19161	Emergency Housing	TBD	Under Consideration		✓		No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Bo Dal Josafat	Portion 35 of Farm 527 (Paarl East)	Emergency Housing	TBD	Under Consideration		✓		No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Roggeveld Rd	Farm 544, Farm 545, Farm 550, Farm 548 and Farm 1347 (Groenheuvel)	Emergency Housing	TBD	Under Consideration		✓		No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Simondium Emergency	Farm 1264	Emergency Housing	TBD	Under Consideration		✓		No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Bienedonne	Portion 1 of Farm 904 (Simondium)	Emergency Housing	TBD	Under Consideration		✓		No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Blignaut	Erf 6573 & 9953 (Wellington)	Emergency Housing	TBD	Under Consideration		✓		No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Malan Stasie	Farm 1461	Emergency Housing	TBD	Under Consideration		✓		No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Drommedaris West	Erf 584 (Mbekweni)	Emergency Housing	946	Engagement with administrative and political structures			✓	No	Engineers report indicate that the site is not suitable or feasible for development even if the site is elevated. Project not to be considered further, although consideration may be given to swap this land for Sportsfield purposes.
Wetvrede Sports Node	Erf 7916 (Wellington)	Emergency Housing	110	Engagement with administrative and political structures			✓	No	Report submitted to MAYCO in September 2017. Initially considered to for Emergency Housing but following internal discussions, a portion to be investigated for Infill Housing. Given the scarcity of land in Wellington, it is suggested to subdivide the site, and develop the non-recreational land for housing.
Nieuwedrift	Farm 486 (Paarl/Paarl East)	Rural Housing	417	Further administration and political engagement required.				No	Should be considered for development for rural housing



6.1.4 Objective 4: Understanding the housing demand and needs of households living in backyards



Current state

- There is currently a limited understanding of the extent of backyarders in Drakenstein;
- According to the 2016 HSP, backyard structures in Drakenstein house an estimated 4 000 households (formal and informal). This figure is likely to be significantly higher at present;
- Municipally owned rental stock is characterised by overcrowding which has resulted in the use of space surrounding these buildings for the construction of backyard structures;
- Backyard living conditions are characterised by unhygienic living conditions, lack of access to proper services, illegal supply of electricity at cost and the illegal dumping of solid waste;
- The market requirements are poorly understood, and hence the affordability requirements to catering for backyarders are not well defined;
- Current reliance on 2011 census data for information on backyarders; and
- Some backyarders are on the provincial housing demand database, however this is not the complete picture of the market.



Desired state

- Informed baseline information regarding nature of the current demand created by backyarders in order to better understand the market; and
- The adoption of a clear policy and strategy for addressing backyarder needs and demands.

Interventions:

1. Develop a backyarder policy;
2. Conduct a profiling study on backyard rentals in Drakenstein Municipality to understand socio-economic conditions; and
3. Develop a backyarder strategy.

Intervention 1: Develop a backyarder policy

The backyard rental market is widely acknowledged to offer an affordable and adequate housing option to the gap market segment (those households that are unable to access government assisted housing, but also unable to access housing units offered by the private sector). Backyarders are often relatives of the occupant of the main dwelling on a property which is forced to set up home in 'unused' communal spaces and yards as a result of limited space in the main dwelling.

The backyard market is furthermore a lucrative economic opportunity and vital livelihood strategy for small-scale property owners in the housing market, and backyard structures are erected with the purpose of renting them out for a monthly income – often to individuals that earn an income which is above the threshold for government housing assistance. Given the challenges associated to the housing waiting list backlog and the time taken to receive a subsidised housing opportunity, many households opt to reside in backyard structures which have slightly better access to services than what would typically exist in informal settlements.

However, concerns exist about the adequacy of the living conditions in backyard living arrangements. The backyard market is not regulated and receives no direct state support, and present Drakenstein with a large service delivery burden without the necessary cost recovery. Drakenstein Municipality has a number of policies dealing with different facets of human settlements, which range from the provision of housing opportunities to rural dwellers to the provision of temporary housing assistance for households affected by evictions and disasters. There is however no Council approved policy which governs backyard housing in the Municipality, and this sector of the local housing market is currently unregulated.

The backyard market is an important livelihood strategy for many households and is an economically thriving segment of the housing market which should be supported and enabled. Due to the challenge in Drakenstein Municipality with available land for low-cost and inclusionary human settlements, consideration should be given to incorporate backyarders within upgrading solutions, including incremental upgrading.

In keeping with the need to embrace informality, it is recommended that Drakenstein Municipality investigate avenues to regulate and enable backyard living. However, mechanisms need to be put in place to ensure that living conditions meet basic levels of adequacy and that the necessary service delivery costs are recovered. Regulation of this market has to be governed by a Council-adopted policy to ensure that clarity exists on the exact manner in which backyarders will be managed.

Backyard living is a mechanism to (albeit informally and haphazardly) densify current residential areas. The policy should therefore also provide direction on backyard living with the densification zones which have been earmarked in the SDF. Importantly, the policy should stipulate minimum requirements to ensure adequacy in backyard arrangements, and should provide direction on acceptable housing typologies (based on densities, construction material, quality, etc.).

Intervention 2: Conduct a profiling study on backyard rentals in Drakenstein Municipality to understand socio-economic conditions

To adequately respond to the challenge presented by backyard living in Drakenstein, information is required on the prevailing backyarder population and their socio-economic conditions. To get a sense of the backyarder population in Drakenstein, Census 2011 and Community Survey 2016 data has been referenced in the 2018/2024 Integrated Development Plan (IDP). These data sets are however static and does not give a true reflection of the current backyarder population.

The WCDoHS Demand Database provides an indication of the number of people living in backyard rentals that are currently on the waiting list for government assisted housing. Although the housing demand database provides some information (i.e. personal details, type of dwelling, etc.), it does not provide a comprehensive picture of the housing needs of all backyard households in the Drakenstein Municipality. It is also safe to assume that not all backyarders are registered on the Demand Database, and that the backyard population is therefore significantly higher than the number of backyarders on the waiting list.

Based on the critical need to address the living conditions of backyarders in Drakenstein, coupled with lack of accurate baseline data on the number of households living in backyard conditions and their various socio-economic profiles and needs. Simply pushing backyarders into fully subsidised, minimum-standard owned accommodation may not suit them from a number of perspectives. Tenure preferences (rental versus ownership), ability to afford owned accommodation (both capital and running costs), the ability to access newly developed subsidised stock and the suitability of this accommodation given their household size are all factors to be considered.

Drakenstein Municipality should therefore utilise the backyarder policy to guide the undertaking of a profiling study which should have a spatial mapping and household enumeration component. The study should strive to assess the socio-demographic profile (household size, age, income, etc.) of households in backyards, as well as assess the tenant and landlord dynamics (transactional relations),

Intervention 3: Develop a backyarder strategy

The information obtained during the profiling study will provide insight into the economic potential and value of the backyard market in providing affordable and adequate rental options. The findings should be used to inform and guide the development of a dedicated strategy to address the backyarder phenomenon, which should address considerations such as the amount and type of housing products and tenure types potentially required to alleviate the backyarder challenge, as well as provide vital information to give direction to the management of the backyarder phenomenon in the Municipality.

To ensure that Drakenstein Municipality develops a robust and sound strategy which is able to effectively deal with the challenges presented by backyard living, it is recommended that discussions be convened with the City of Cape Town to determine how backyard challenges are perceived and understood, as well as to establish how backyard arrangements are supported and enabled in the municipality.



6.1.5 Objective 5: Delivering human settlements opportunities and housing options which cater to a variety of needs



Current state

- High levels of in-migration places pressure on the Drakenstein municipality to provide permanent housing opportunities in an integrated and sustainable manner
- The current active demand for housing stands at 19 790 individuals, of which 18 332 applicants (92.6% of the total number of applicants) qualify for fully subsidised housing assistance;
- A total of 1 384 applicants potentially qualify for an individual subsidy or FLISP based on the 2018 Provincial Housing Demand Database. There is however a limited supply of specifically FLISP housing opportunities as a result of the high barriers of entry faced by households in the lower income segments to access private finance from commercial banks and other lending institutions;
- Drakenstein has a scarcity of available and well-located land for human settlement purposes;
- Few housing options exist, especially for the affordable (gap) housing market segment;
- Poor communities, especially in Paarl East, are located on the urban periphery with limited access to economic and social opportunities;
- Need exists to restructure the urban fabric of town centers in Drakenstein to address issues of segregation, inefficiency and distortion, sprawl, access of the poor to town amenities, and ultimately to develop these areas to be more inclusive. Despite the establishment of Restructuring Zones in Paarl, Wellington and Mbekweni, no social housing stock has been developed to date;
- Restructuring sites (within the restructuring zones) have been identified, however the Council has not yet approved the implementation of the restructuring sites for social housing;
- The current Municipal portfolio of 3 772 residential rental units is the second largest public sector rental landlord after the City of Cape Town and provides shelter to between 15 000 and 20 000 people, often in overcrowded conditions;
- Serious municipal rental stock upgrading backlog due to the huge cost implications to upgrade which is estimated to be over R1 billion, while only R1.6m is spent on average per annum on rental stock; and
- Lack of information on privately and publicly owned buildings which are currently unused, underutilised or otherwise potentially available for redevelopment into social rental housing.



Desired state

- A spatially transformed urban fabric that addresses issues of segregation, inefficiency, distortion; sprawl and access of the poor to town amenities;
- Inclusive development that benefits all the inhabitants of the town, both wealthy and poor;
- Urban renewal of the decaying CBD areas of Paarl and Wellington;
- Revitalisation of Paarl and Wellington's town centres; and
- Greater variety of housing options (both in terms of typologies and tenure types) to serve a broader spectrum of needs.

Interventions:

1. Prioritise the identification, release and acquisition of well-located land
2. Create partnerships to support and enable the delivery of housing opportunities
3. Fast-track the supply of rental housing and improve efficacy of municipal rental stock
4. Initiate gap market housing opportunities

Intervention 1: Internal spatial database and monitoring tool

Given the urgent need for the delivery of human settlement opportunities, it is vital for Drakenstein Municipality to release well-located municipal land to achieve spatial restructuring and to cater to the ever-increasing demand for housing. However, Drakenstein Municipality does not have a large portfolio of centrally located vacant land which is suitable for the development of human settlements. To this end, the Municipality will have to investigate avenues to have land in the ownership of the state/parastatals acquired or expropriated for human settlement purposes.

Extensive work has been carried out to identify vacant land in the Drakenstein Municipality which is suitable for residential development. It is suggested that an in-depth analysis and feasibility assessment of the identified parcels be carried out to ensure and confirm that land is optimally utilised.

Intervention 2: Create partnerships to support and enable the delivery of housing opportunities

This intervention is linked to Objective 5 which addresses how municipal capacity can be enhanced.

The successful delivery of human settlements require a very broad set of inputs, skills and resources that fall outside the capabilities and scope of the state. In keeping with the WCDoHS's whole of society approach - an approach built on partnerships with citizens, civil society, business, and other spheres of government in the province and beyond - it is recommended that Drakenstein identify key strategic partners required to ensure the successful delivery of human settlement opportunities. A whole-of-society approach mobilises the resources, knowledge, creativity and concerns of all role-players in government, the private sector and civil society to bring about the desired change.

Meaningful partnerships are however complex in nature, as this interests and objectives of all role-players need to be considered and managed. Drakenstein Municipality should therefore develop a partnership framework to guide the establishment of partnerships for the delivery of human settlement opportunities which should detail the roles and responsibilities of all partners in the process. Once such a framework exists, Drakenstein can approach and enter into formal single entity or multi-stakeholder partnership arrangements with potential implementation partners (which include but are not limited to) financial institutions (commercial banks and other financing entities), private sector (such as large local corporates), NGOs, CBOs and others to ensure that multi-programme projects (mixed projects) are feasible and can be successfully implemented.

Furthermore, it is vital to facilitate partnerships and discussions with lending institutions and local employers to ensure that initiatives such as employer assisted housing opportunities and pension-backed loans can be pursued to address the financing and delivery challenges in the affordable housing market.

Partnership initiatives by Drakenstein Municipality (IDP, 2019)

Drakenstein Municipality is working with the provincial Departments of Human Settlements and Local Government, as well as SALGA, to manage the disproportionate number of farm eviction cases in the municipality's area of jurisdiction. Joint actions on consultations with the Department of Justice and assistance in terms of Emergency Housing have assisted the municipality to develop a response to the challenge. An effective response would however acquire further support and assistance.

Intervention 3: Fast-track the supply of rental housing and improve efficacy of municipal rental stock

Audit of municipally owned rental stock

Budget should be prioritised to carry out an audit of municipally owned rental stock in order to obtain information on the condition of the stock, the scope of works required to overhaul the stock inclusive of budget requirements, and operating cost to maintain along with a maintenance plan. To effectively deal with the maintenance backlog of municipally owned rental stock, Drakenstein Municipality has to formally approach the WCDoHS with the view to co-operate and assist the municipality with possible funding to upgrade the existing rental stock.

Conversion of buildings

In addition to this, vacant and underutilised buildings with high potential for conversion into residential rental units also need to be identified, and an assessment has to be done of municipally owned rental stock which can be placed under the management of external entities. To further ease the burden on Drakenstein Municipality a feasibility assessment has to be undertaken into the transfer of existing rental units to tenants.

Governance and education

To facilitate communication between tenant and the municipality, it is recommended that Tenant Committees be established to assist with the coordination and general liaison between the municipality and its tenants. Coupled with this, a housing consumer education program aimed at tenants of municipal rental stock should be developed and rolled out to enable tenants to better understand their roles and responsibilities as tenants of municipally-owned rental stock.

Tenant screening and updating of waiting list

To curb the high rate on non-payment, Drakenstein should conduct a social profiling/screening of apartment block/flat occupants to ascertain affordability levels and revise tenant placement. Drakenstein Municipality has to also ensure that all qualifying tenants are on the Housing Demand Database in order for them to access a housing opportunity should such opportunities become available.

Approval of Restructuring Zones

A number of Restructuring Sites have been identified within the Restructuring Zones in the Drakenstein Municipality. However, these sites have not yet been endorsed by Council. Council should therefore approve these sites as a matter of urgency to enable the delivery of social housing opportunities in well-located and strategic areas. In order to deliver social housing opportunities, Drakenstein Municipality should prioritise the identification and structuring of formal partnership agreements with reputable and experienced SHIs to facilitate the provision of social housing opportunities within Restructuring Zones.

Intervention 4: Initiate gap market housing opportunities

To supply in the need for gap housing opportunities, Drakenstein Municipality should identify IRDP and other mixed housing projects where gap market housing opportunities can be provided and engage private sector financing institutions and private property developers to ensure that affordable housing can be delivered. A significant obstacle which has an impact on the price paid by end-users is the lack of adequate project packaging, which results in the need for developers to incur costs to obtain land, secure development rights and pay development contributions which push up the price of housing units beyond the affordability threshold of many households. Drakenstein Municipality should therefore prioritise the adequate packaging of projects (through availing land, securing development rights upfront and accurately calculating development contribution discounts) to meet the demands and requirements of funders and developers.

Table 6.11: IRDP Housing

Verified List of Housing Projects in Drakenstein Municipality 2019									
Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Status of project	Implementation time frames			Council Approval	Updated Comment
					0-3 years	3-5 years	5 years +		
Simondium Housing Project on Portion 1 of Farm 1222 and Erf 941/4 & Erf 115 (Simondium)	Portion 1 of Farm 1222 and Erf 941/4 & Erf 115 (Simondium)	Integrated Residential Development Project (IRDP)	1033	Planning Phase	✓			Yes	Land acquisition has been granted to purchase Farm 1222/1. This project is part of the Simondium erf 115 & Farm 941/4. Total opportunities are 1033. 70% BNG and 30% GAP
Vlaakkend	Erf 8378 & Erf 8379 (Paarl)	Integrated Residential Development Project (BNG/GAP/Social Housing)	2556	Construction in progress	✓			Yes	Construction of civil engineering services and top structures (Phase 1) in process.
Carterville 106	Wellington	Integrated Residential Development Project (IRDP)	49	Project Incomplete	✓			Yes	No funding in the 2018/19 financial year
Carterville 1	Wellington	Integrated Residential Development Project (IRDP)	200	Project Incomplete	✓			Yes	No funding in the 2018/19 financial year
Chicago	Erf 10281 (Paarl)	Integrated Residential Development Project (BNG)	20	Planning Phase		✓		No	Consider for decanting purposes.
Erf 20725	Erf 20725 (Paarl/Paarl East)	Integrated Residential Development Project (IRDP)	130	Engagement with administrative and political structures		✓		Yes	Proposal to be advertised. Private Developer-driven.
Saron IRDP	Saron	Integrated Residential Development Project (IRDP)	356	Preliminary planning phase		✓		Yes	In the process of submitting the project application to council. Project consists of four vacant land parcels
Simondium Bio-Delta Farm 1477	Simondium	Integrated Residential Development Project (IRDP)	500	Offer to purchase subject to buying of land by Dep. of Public Development			✓	No	Offer to purchase was withdrawn and then offer to purchase was brought up again with owner of the site. Ongoing discussions and on hold. 5-10 years on hold, discussions to be held.
Wellington Pt 1 & Rem Farm 144 Uitspan	Farm 144 (Wellington)	Integrated Residential Development Project (IRDP)	170	Engagement with administrative and political structures			✓	No	Still to be decided upon and kept as potential site.
Gouda IRDP	Erf 1245 (Gouda)	Integrated Residential Development Project (IRDP)	270	Phase 1 Concluded. Discussions ongoing as to when Phase 2 will be developed.			✓	Yes	Phase 1 (150 units) Completed. Portion of next phase be used for emergency housing. Consideration to absorb informal settlement into Emergency Housing component
Erf 15964	Erf 15964 (Paarl/Paarl East)	Integrated Residential Development Project (IRDP)	416	Engagement with administrative and political structures			✓	Yes	

Table 6.12: Social Housing

Verified List of Housing Projects in Drakenstein Municipality 2019									
Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Status of project	Implementation time frames			Council Approval	Updated Comment
					0-3 years	3-5 years	5 years +		
Pentz Street, Wellington	Wellington	Social Housing	187	Engagement with administrative and political structures	✓			No	Proposal call. Council still need to give consideration to approve site for social housing.
Erf 17439 (Opposite Kraal)	Erf 17439 (Paarl/Paarl East)	Social Housing	513	Specific sites within restructuring zone to be approved			✓	No	Council resolution required to support proposal for social housing.
Erf 5390 (Opposite tennis courts)	Erf 5390 (Paarl/Paarl East)	Social Housing	650	Specific sites within restructuring zone to be approved			✓	No	Possible Social Housing project as site is located in restructuring zone. Further interdepartmental engagement required.
Erf 8431	Erf 8431 (Paarl/Paarl East)	Social Housing		Engagement with administrative and political structures			✓	No	Restructuring site for Social Housing. Pipeline project - Implementation date to be decided. Indicated as an unfavourable site as it is located on sports field. Site is very sensitive to council and implementation can only be possible within the next 5-10 years.
Around Paarl Station, Paarl South	Paarl	Social Housing	270	Implementation is subject to approval of site for social housing.			✓	No	Project requires further engagement on the way forward. Project still requires council endorsement. The restructuring site was identified before the restructuring zones were approved.

Table 6.13: Mixed Housing

Verified List of Housing Projects in Drakenstein Municipality 2019									
Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Status of project	Implementation time frames			Council Approval	Updated Comment
					0-3 years	3-5 years	5 years +		
Daijosaphat Erf 16161	Erf 16161 (Paarl)	Finance Linked Individual Subsidy Programme (FLISP)/Social Housing/GAP	2078	Construction in progress	✓			No	Purchasing of erven underway, construction of services and top structures in process (Phase 1). Private Company/Local/Provincial Partnership
Schoongezicht (Daijosaphat)	Portion 19 of Farm 527 (Paarl)	Integrated Residential Development Project (BNG/Emergency Housing)	347	Construction in progress	✓			Yes	Project is a combination of emergency housing and IRDP. 347 opportunities will be provided and 175 enhanced serviced sites. 56 structures have been completed. Sites serviced to date.
IRDP Paarl-East (above cricket ground)	Erf 13480 & Erf 21128 (Paarl)	Integrated Residential Development Project (BNG/GAP)	530	Planning Phase for mix typology (BNG/GAP) housing project	✓			Yes	Project feasibility report submitted to DHS on 31 March 2019.
Erf 557	Erf 557 & Erf 2316 (Mbekweni)	Integrated Residential Development Project (IRDP)/Social Housing Pilot Project	541	Funding Application submitted to Provincial Human Settlements. Upon approval, planning to commence.		✓		Yes	Project initiation document submitted to DHS during 2018. Awaiting approval.
Santraline St	Erf 7945 (Paarl/Paarl East)	Land uses to be determined	50	Engagement with administrative and political structures		✓		No	Envisaged for an Education facility. Consideration for serviced sites as part of development. Proposal call. Limited input cost required. Developer to package and finance. Possible municipal assistance to facilitate access to FLISP subsidies.
Nieuwedrift	Farm 486 (Paarl/Paarl East)	Integrated Residential Development Project (BNG/GAP)	417	Further administration and political engagement required.		✓		No	Should be considered for development for rural housing
Klein Parys	Erf 13932 (Paarl/Paarl East)	Land uses to be determined	160	Engagement with administrative and political structures		✓		Yes	Sectional title and GAP Housing is envisaged on the site, but the land use has not been decided as yet. The aim is to cross subsidise the lower end of the market with the higher end and create mixed use residential development. This is a Provincial Project. Engagement with administrative and political structures required. Proposal call. Limited input cost required. Developer to package and finance. Possible municipal assistance to facilitate access to FLISP subsidies.
Paarl Pt. 3 Farm Nederberg	Paarl/Paarl East	Integrated Residential Development Project (BNG/FLISP)	196	Preliminary planning phase			✓	No	Well located land that is privately owned. Council to be requested to consider acquiring land for housing development.
Wellington Erf 553 & 1680	Erf 553 & 1680 (Wellington)	Integrated Residential Development Project (BNG/AH)	151	Engagement with administrative and political structures			✓	No	Pipeline project - Implementation date to be decided. Planning should be linked to Pentz Street Social Housing Project.

Table 6.14: Infill Housing

Verified List of Housing Projects in Drakenstein Municipality 2019									
Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Status of project	Implementation time frames			Council Approval	Updated Comment
					0-3 years	3-5 years	5 years +		
Evans St	Erf 6081 (Paarl/Paarl East)	Infill housing	35	Engagement with administrative and political structures		✓		No	Consider serviced sites as part of development. One of land exchange sites. Possibility of selling erven. Still needs brainstorming.
Mountain View/ Amstelhof	Erf 16352 (Paarl/Paarl East)	Infill housing	100	Engagement with administrative and political structures		✓		No	Private developer-driven project. Proposals were requested. Tender was sent out, however there were no bids received. Proposed to combine the three sites. Erf 15964 Tender was put out for GAP Housing that is between R250 000- R750 000 per unit. There was a proposal to combine erf Amstelhof (16352) with Erf 15964. Consideration for serviced sites as part of development.
Amstelhof (Kiewiet St)	Farm 674/22 (Paarl/Paarl East)	Infill housing	32	Engagement with administrative and political structures		✓		No	Considering serviced sites as part of development. NGO, EOD process.

Key

	Proposal Call Projects
	General Projects
	Informal Settlements Projects



6.1.6 Objective 6: Strengthening the institutional function and capacity of the Municipality to deliver human settlements



Current state

- Need for a more integrated and consolidated approach to the institutional arrangements required to support human settlements planning and delivery;
- Opportunities exist to improve and enhance inter-governmental, intra-departmental and cross-sectoral collaboration on human settlement challenges;
- Need for greater clarity regarding the functions, roles and responsibilities of the various Divisions, Sections and Sub-sections responsible for human settlements;
- Need for shared ownership of human settlement challenges by municipal sector departments who do not have human settlements as a core mandate;
- Resource constraints in the municipal delivery environment impacts the efficacy of delivery
- Need for greater sharing of institutional knowledge and personal expertise;
- Limited community capacity to engage in participatory planning activities with the goal of supporting the municipality in the delivery of human settlement opportunities in a needs-oriented manner; and
- Lack of a formal partnership framework to govern human settlement planning and delivery partnerships.



Desired state

- Shared sense of responsibility by all sector departments on addressing human settlement challenges;
- Full integration between various sector departments as it pertains to project lifecycles (planning, delivery and maintenance);
- Enhanced capacity and capability to effectively address human settlement issues;
- Capacitated communities who are able to inform, guide and support human settlement interventions; and
- Committed partners to facilitate the delivery of integrated and sustainable human settlements.

Objective:

Ensure a centralised information management system across sector departments in the municipality and relevant external stakeholders to address disparate housing information

Interventions:

1. Streamline human settlement functions, roles and responsibilities;
2. Convene a Multi-Sector Task Team;
3. Enhance human resource capacity to enhance the existing efforts and initiatives;
4. Knowledge sharing platforms and horizontal learning opportunities;
5. Identify strategic partners and create partnership framework; and
6. Accreditation for accelerate human settlements delivery.

Intervention 1: Streamline human settlement functions, roles and responsibilities

The latest municipal organogram (supplied by the Municipal Human Settlements Department and reviewed and dated May 2018 and confirmed to be the latest version) provides an outline of the divisions within the Planning and Development Department which has human settlements as its key mandate, namely the Rental Stock and Support Services and Housing Projects and Technical Support Divisions.

The organogram as it currently stands depicts the human resources allocated to each respective division and outlines how each Division has been structured into various Sections and Sub-Sections.

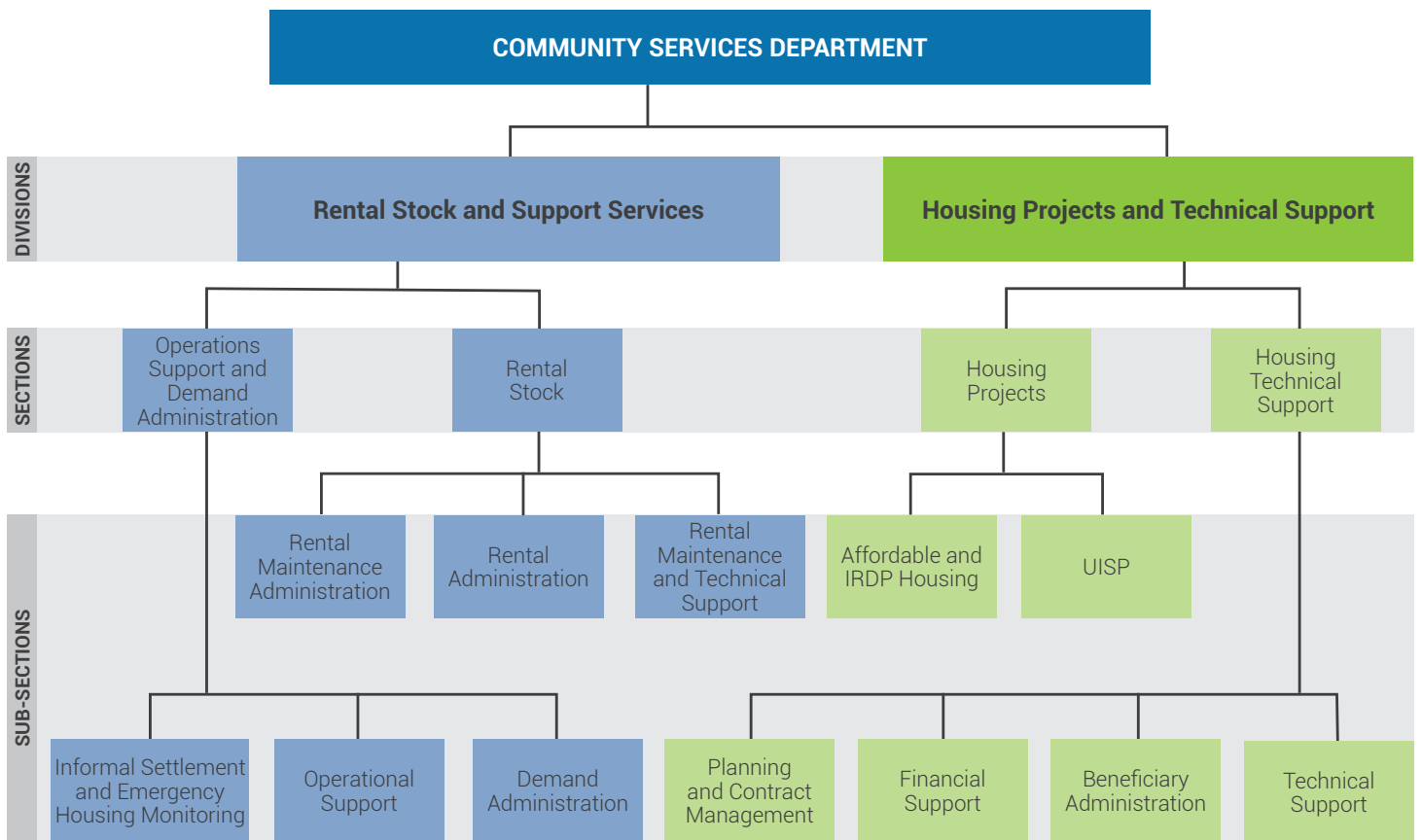


Figure 6.3: Department of Planning and Development Hierarchy

Informal settlement upgrading as a core departmental mandate appears in two separate Divisions as the Informal Settlements and Emergency Housing Monitoring Sub-Section under the Rental Stock and Support Services Division, as well as the UISP Sub-section under the Housing Projects and Technical Support Division. This is one example of a unction which can potentially be streamlined ad undertaken by one Sub-section in a dedicated Division.

It is important to note that the function of this intervention is not to further separate and compartmentalise functions. Rather, this intervention is aimed at streamlining key mandates to limit the duplication of responsibilities and ensure clarity on roles and functions, with the ultimate goal to improve efficiency within the human settlements delivery space.

Intervention 2: Convene a Multi-Sector Task Team

To ensure that all municipal departments with an interest in, and responsibility toward the successful creation of integrated and sustainable human settlements, a Multi-Sector Task Team should be convened. This task team will serve to create a platform in which various key Divisions and Sections within the Municipality will share and align their sector plans and budgets in so far as it relates to planning and service delivery linked to human settlements. This will create a mechanism to facilitate the proactive and coordinated planning for, and management of human settlement initiatives.

It is recommended that senior officials from the various Divisions and Sections form part of the Task Team to ensure that the required knowledge and information, as well as decision-making power exists on the platform. The Drakenstein Municipality should utilise its own discretion in the identification of the various role-players to form part of the task team, but it is recommended that dedicated stakeholders from the following fraternities be represented on the task team:

- Community services
- Integrated development planning
- Spatial and land use planning
- Environmental management
- Disaster risk management
- Human settlements
- Engineering
- Economic development
- Legal

The Task Team should meet on a monthly basis. It is advised that the chairperson of the Task Team come from the Housing Projects and Technical Support Division. The Task Team may appoint sub-committees for specific purposes or projects. The Housing Projects and Technical Support Division shall provide the secretarial service for the Task Team, which shall include the preparation and distribution of notices, agendas and minutes. The Task Team should endeavour to make recommendations to Council by consensus, and specific reports for decisions and resolutions by Council shall be tasked to the relevant Division/Section.

Intervention 3: Enhance human resource capacity to enhance the existing efforts and initiatives

Given the complexities surrounding the successful delivery of integrated and sustainable human settlements, high levels of municipal capacity are required. This intervention is aimed at ensuring that the Drakenstein Municipality has the necessary staff complement with the requisite capabilities to be able to fulfill its service delivery mandate, specifically in terms of participatory informal settlement upgrading, emergency housing (in terms of specifically managing and responding to evictions) and overall human settlements planning.

To this end, it is necessary for Drakenstein Municipality to fill core departmental vacancies and invest in key in the continuous skills development of its staff, specifically the facilitation of both short- and long-term socio-technical skills. The overall intent is to promote participatory planning approaches and expertise and mainstream this socio-technical approach driven by capacitated officials. Municipal officials should be encouraged to increase their knowledge of innovative human settlement interventions (most notably informal settlement upgrading and community capacity building) through on-going training, knowledge sharing and education. In doing so, the municipal officials capacitate themselves with the effect of producing high quality outcomes. This will also require financial support and will over time need to be woven into the operations of the municipality.

Intervention 4: Knowledge sharing platforms and horizontal learning opportunities

Each human settlement project has its own challenges, opportunities and successes which need to be shared for the benefit of other initiatives and projects. To this end, the Drakenstein Municipality should actively participate in knowledge networks and sharing of experiences. Therefore, project successes, opportunities, challenges and obstacles need to be captured, reflected on and learned from in order to facilitate efficiency, innovation and creativity. The conditions of each new human settlements project, as well as the lessons from previous projects, should be workshopped to better understanding opportunities for innovation and creativity.

The human settlements Planning and Development Department with its associated Rental Stock and Support Services and Housing Projects and Technical Support Divisions play an important role as the overall co-ordinator of human settlement projects within the Municipality. It is therefore important that department supports the practice of sharing knowledge within its Divisions and Sections and ensure regular communication between these structures. This information can in turn be leveraged to inform discussions and decisions at the Multi-Sector Task Team level.

In addition to this, it is crucial that the affected communities have an opportunity to share their needs, experiences, and lessons learnt. To this end, communities should have the opportunity and platform to actively provide feedback about what has worked well during a particular project/intervention, what the challenges have been and any new opportunities they have identified. This could relate both to participation and engagement as well as the actual implementation of a given project. Innovation and creativity is often found in local communities, and it is important that the municipality capture these ideas and solutions which can then be improved for the betterment of the community or rolled out in other communities where appropriate.

Furthermore, inter-municipal knowledge sharing is a vital part of this overall intervention. Drakenstein Municipality should frequently engage with other local municipalities (particularly those in the Cape Winelands region who share many of the issues and challenges Drakenstein has) in order to develop an understanding of previous projects and experiences. The WCDoHS has an ISSP Forum which was created in response to the adoption of the ISSP and the associated need to address the needs of informal settlement communities. The ISSP Forum is used to discuss strategic informal settlement interventions and topical issues and to provide updates on the various informal settlement initiatives and projects underway in the Province. It is recommended that the Drakenstein Municipality and its implementation partners play an active role on the ISSP Forum with the objective of knowledge sharing, learning and networking.

Purpose of the ISSP Forum chaired by the WCDoHS

The purpose of ISSP Forum is to facilitate the implementation of the Western Cape strategic priorities in accordance with the shifts identified in the ISSP and ultimately Outcomes 8 directives through the following approaches:

- Enhancing inter-governmental coordination and alignment with regard to the implementation of the comprehensive plan for the upgrading of informal settlements;
- Creating space for dialogue on pertinent issues between the public and private sector (including academia, NGOs and independent consultants who are role players in the informal settlement upgrade space); and
- Utilising a whole of society approach to battle challenges faced in informal settlements on a scale that encourages participatory planning.

Other learning platforms such as site visits and study tours can be arranged to facilitate sharing and learning. It is recommended that private sector and NGO partners accompany municipal officials on these excursions to create opportunities for enhanced learning and networking.

Intervention 5: Identify strategic partners and create partnership framework

In keeping with the WCDoHS's whole of society approach - an approach built on partnerships with citizens, civil society, business, and other spheres of government in the province and beyond – it is recommended that Drakenstein identify key strategic partners required to ensure the successful delivery of human settlement opportunities. A whole-of-society approach mobilises the resources, knowledge, creativity and concerns of all role-players in government, the private sector and civil society to bring about the desired change.

In this approach, the state must fulfil its role by expanding opportunities to individuals, families and communities so that they can take control of improving their lives, participate in the social and economic mainstream, and contribute meaningfully to society. Meaningful partnerships are however complex in nature, as this interests and objectives of all role-players need to be considered and managed.

Drakenstein Municipality should therefore develop a partnership framework to guide the establishment of partnerships for the delivery of human settlement opportunities which should detail the roles and responsibilities of all partners in the process. Once such a framework exists, Drakenstein can approach and enter into formal single entity or multi-stakeholder partnership arrangements with entities such as SHIs, commercial banks and other financing institutions, the private sector, NGOs and CBOs.

More informally structured agreements such as social compacts can be crafted to ensure that the broader Drakenstein community (which is currently very fragmented) can be integrated and tied into a commitment to the IHSP. Such an initiative will also ensure that greater awareness is created around the challenges and conditions of human settlements in the Municipality.

Intervention 6: Accreditation for accelerate human settlements delivery

Municipal accreditation is a capacitation mechanism that enables municipalities to carry out the full range of national housing instruments. This status enables municipalities to assume provincial level housing responsibilities by:

- Directing decision-making authority of the administration of National Housing Programmes at the local level for better coordinated development; and
- Ensuring accelerated delivery of human settlements through the de-centralisation of housing delivery.

In addition to structuring partnerships, it is recommended that the Municipality consider pursuing accreditation in the medium- to long-term in order to leverage from funding opportunities as well as potential value-add to human resources. In the meantime, the Municipality should prepare its readiness to be approved as an accredited housing authority and undertake the following:

- Approved Integrated Human Settlements Plan and budget;
- Upon approval of the Integrated Human Settlements Plan, the municipality should submit an application to the WCDoHS for accreditation as Level One, whereupon the WCDoHS will facilitate the application of intent to the Mayoral Executive Committee (MEC). The formal response from the MEC on the application, will state when the accreditation is likely to be granted, and the conditions of approval;
- Compile accreditation business plan for level one accreditation;
- Determine the necessary municipal capacity enhancements required to deliver Level One Delegation functions, confirmed by an Auditor, which should include:
 - Ability to draft a business plan for Level One Accreditation;
 - Ability to produce and implement housing strategies, plans and budgets, or commission and manage such functions;
 - Ability to do project identification and assessment;
 - Ability to conduct and undertake project feasibility assessments for priority programme(s), undertaken by professional engineers, town planners, certified project managers (in-house or contracted); and
 - Programme administration skills/experience relevant to the priority programme(s) and in line with the scale of activities planned for the Municipality.

Given the need to provide a greater variety of housing options to cater to the range of housing needs in the Drakenstein Municipality, the following projects have been proposed in achievement of Objective 5:



6.1.7 Objective 7: Ensure a centralised information management system across sector departments in the municipality and relevant external stakeholders to address disparate housing information



Current state

- Disparate housing related information - Information regarding human settlements is currently housed in various databases; and
- There is a need to consolidate all project information into a centralised database.



Desired state

- Credible and consolidated municipal information management system; and
- Spatial database for human settlements to assist in the monitoring and evaluation of projects.

Objective:

Ensure a centralised information management system across sector departments in the municipality and relevant external stakeholders to address disparate housing information

Interventions:

1. Internal spatial database and monitoring tool; and
2. Guideline document for Monitoring and Evaluation.

Intervention 1: Internal spatial database and monitoring tool

To assist the municipality to track and maintain the planning and implementation of human settlements projects, it is recommended that the Municipality develop a credible spatial dataset of the human settlements projects. This will include certain indicators such as (but not limited to) the nature of the project, stage of project, beneficiaries, implementation timeframes, and the partners relevant for implementation, as well as cost estimates. Given the spatial nature of this database, it should also include the relevant attribute data, for example affected land parcels including the ownership, zoning, extent, potential yield, current land use etc.

This IHSP has produced a consolidated list of housing projects based on current known information. This list will be updated during the course of the development of the future phases of this IHSP and should be treated as a living document going forward. However, such a spatial database can be augmented by including a spatial viewer that enables the municipality to have quick and easy access to information regarding human settlement interventions, which can also serve to enable cross-departmental accessibility to this information.

The tool should be able to track the status of affected land parcel, track project plans, implementation and expenditure. This will also allow for clear and transparent oversight of the human settlements pipeline and implementation. This will require the exploration of innovative technologies or a data management system that can assist the municipality with the monitoring and evaluation of human settlements projects. Drakenstein Municipality is in the process of developing/ securing a GIS-Centric (GIS-based) Customer Care and Asset Management Information System. The system is intended to address the public's complaints and service needs and to support the management of its infrastructure. Upon completion, the system will have the following functions:

- A user-friendly interface to record and manage event workflows; and
- Provide live status dashboards and customisable reporting.

In addition to these functions, the system will interact with already existing systems such as SOLAR (consumption of client/customer information), Drakenstein ESRI platform (ArcGIS), amongst others.

It is recommended that further evaluation should be undertaken to assess possible integration of the GIS-Centric (GIS-based) Customer Care and Asset Management Information System with capturing or monitoring land parcels, tracking of projects plans, as well as implementation timeframes of human settlements projects in Drakenstein Municipality.

It is recommended that the Communication Services, Asset Management as well as IDP and Performance Management departments take lead on coordinating this project with a service provider with the necessary expertise. The co-creation of the spatial database and monitoring and evaluation tool should promote self-sufficiency and autonomy of the municipality to maintain and update the tool.

Intervention 2: End-user guidelines for managing information on human settlements projects

As part of the preparation of this tool, it is proposed that a guideline be developed for use by the municipality to ensure that the relevant stakeholders populate and update relevant information as and when required, with a scheduled quarterly update that should be presented at Council and as part of the municipal reporting structures.

To ensure accountability, specific officials/departments should be held accountable for these actions. It is therefore further proposed that this be monitored and evaluated as a Key Performance Indicator (KPI) as part of the Key Performance Areas (KPA) to be included in the IDP.

This intervention may be best championed by the IDP and Performance Management Department.

07 Human Settlements and Implementation Plans

The previous sections of the IHSP laid the foundation to describe the housing challenges and needs existing in Drakenstein Municipality, followed by strategies to achieve the successful delivery of human settlements. The response to many of these strategies results in the building of a human settlements project pipeline for the short-term, medium-term and long-term timeframes. This section of the report sets out the envisaged project pipeline to be implemented and its associated multi-year programme with indicative budgets for the short-to-medium term. Lastly, this section also includes the associated risks to be mitigated through project implementation.

7.1 Planned Human Settlements Projects

The town-based profiles in Chapter 4 provided a detailed breakdown of the human settlements project pipeline for each main town/area highlighting the Municipality's current plans towards addressing its housing demands, some of which had already received council approval.

These profiles were reviewed in conjunction with that of the policy/legislative environment and of the institutional/organizational space, and through a technical and participatory manner identified the challenges and opportunities within the Municipality towards shifting the focus towards implementing key interventions. The result of these exercises is an updated and refined human settlements pipeline tailored to address the most pertinent needs within the Municipality over the current Integrated Human Settlements Plan lifecycle.

The prioritisation of projects and maintenance of a pipeline for implementation are necessary to enable the Municipality to motivate for project funding for human settlements projects within a given period. This prioritisation should ideally be based on an evaluation of the project readiness and suitability against compliance to policy imperatives. Critical elements of such an evaluation can include, but are not limited to:

- The project is to be situated on well-located land and support densification/efficient use of land;
- The project is to be aligned to the SDF and other relevant sector plans;

- The project should be design and implementation ready, thus planning, servicing and environmental authorisation are already in place;
- Beneficiaries have been confirmed; and
- Municipality should have capacity for property management if required.

In keeping with the spatially-driven narrative of town-based profiles, the current human settlements project pipeline is presented in the following section and also broken down per town. Colour coding is used to make the following distinctions:

- Informal Settlements Projects
- General Projects
- Proposal Call

The information provided includes the Project/Informal Settlement Name, the associated property descriptions, subsidy type, number of potential opportunities, current status of project, whether it has been approved by council or not and the timeframe for implementation to begin.

Projects are listed in order of implementation timeframe per town on each table.

Table 7.1: Gouda Housing Project Pipeline

Verified List of Housing Projects in Drakenstein Municipality 2019									
Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Status of project	Implementation time frames			Council Approval	Updated Comment
					0-3 years	3-5 years	5 years +		
Gouda Emergency Housing	Erf 1245 (Gouda)	Emergency Housing	25	Funding Application submitted to Provincial Human Settlements. Upon approval, planning to commence.	✓			Yes	Provision was to be made for this project on the Business Plan for the Implementation in the 2018/2019 Financial Year.
Gouda	Erf 606 (Gouda)	No project planned	129 (dwellings), 312 (residents)	No planned project			✓	N/A	Unregistered informal settlement. Discussions are happening if they need to be relocated or need to be upgraded. Will be moved to Gouda IRDP.
Gouda IRDP	Erf 1245 (Gouda)	Integrated Residential Development Project (IRDP)	270	Phase 1 Concluded. Discussions ongoing as to when Phase 2 will be developed.			✓	Yes	Phase 1 (150 units) Completed. Portion of next phase be used for emergency housing. Consideration to absorb informal settlement into Emergency Housing component

Key

	Proposal Call Projects
	General Projects
	Informal Settlements Projects

Table 7.2: Mbekweni Housing Project Pipeline

Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Verified List of Housing Projects in Drakenstein Municipality 2019				Updated Comment
				Status of project	Implementation time frames	Council Approval	5 years +	
Drommedaris 1407	Erf 1325 & Erf 584 (Mbekweni)	People's Housing Project (PHP)	1588	On Hold	✓	Yes	Discussions in process to implement.	
Paarl - New Siyazama	Mbekweni	People's Housing Project (PHP)	6	Construction of 6 outstanding houses near completion	✓	No	Existing project.	
Silvertown 1 (Lobola Street)	Mbekweni	Upgrading of Informal Settlement Project (UISP)	93 (dwellings), 404 (residents)	Planning Phase	✓	Yes	Dignified site. Informal settlement included in the Enumeration and GIS Mapping study	
Silvertown 2 (Diniso Street)	Mbekweni	Upgrading of Informal Settlement Project (UISP)	35 (dwellings), 109 (residents)	Planning Phase	✓	Yes	Dignified site. Informal settlement included in the Enumeration and GIS Mapping study	
Phokeng	Erf 557	Emergency Housing	TBD	Under Consideration	✓		Future Settling of Evictees and Emergency Housing, including Farm Worker Housing	
Drommedaris West	Erf 584 (Mbekweni)	Emergency Housing	TBD	Under Consideration	✓		Future Settling of Evictees and Emergency Housing, including Farm Worker Housing	
Langabuva (Floods)	Erf 557 (Future Ring Road) (Mbekweni)	No project planned	51 (dwellings), 140 (residents)	No planned project	✓	No	There is no strategy for this settlement. Settlement was not part of any enumeration study.	
Next to Sportground	Erf 557 (Mbekweni)	No project planned	116 (dwellings), 172 (residents)	No planned project	✓	N/A	Relocation is needed based on NUSP Categorisation. Currently there is no strategy for this settlement. Informal settlement included in the Enumeration and GIS Mapping study.	
Erf 557	Erf 557 & Erf 2316 (Mbekweni)	Integrated Residential Development Project (IRDP)/Social Housing Pilot Project	541	Funding Application submitted to Provincial Human Settlements. Upon approval, planning to commence.	✓	Yes	Project Initiation document submitted to DHS during 2018. Awaiting approval.	
Nshamba Street	Road reserve (Mbekweni) or Erf 11772 (Wellington)	No project planned	115 (dwellings), 388 (residents)	No planned project		No	Settlement was not part of any enumeration study. Decanting space required.	
Unathi	Mbekweni	No project planned	N/A	No planned project	✓	No	Settlement has basic interim services (electricity). Implementation date to be decided. Informal settlement included in the Enumeration and GIS Mapping study.	
Drommedaris Street	Erf 557 (Drommedaris St) & 591 (Mbekweni)	No project planned	333 (dwellings), 592 (residents)	No planned project	✓	N/A	Note that majority of residents which remain have been there since the area was decanted seven years ago as part of a housing project. Decanting space required. Settlement is located on Transit land (rail reserve). Erf 584 was identified as potential decanting site, however engineers deemed site inhabitable because floodline and stormwater pond are present. Informal settlement included in the Enumeration and GIS Mapping study.	
Them bani 2 (Phokeng Street)	Erf 557 (Mbekweni)	No project planned	197 (dwellings), 289 (residents)	No planned project	✓	N/A	Settlement has basic interim services (electricity). Decanting site required. Informal settlement included in the Enumeration and GIS Mapping study.	
B & C Block (Hostels)(Backyarders)	Erf 4593 & 4623 (Mbekweni)	Rectification	26 (dwellings), 78 (residents)	No planned project	✓	Yes	Done internally and keeping it on as a pipeline. Structural investigation with regards to structures. Survey to be conducted.	

Key

Proposal Call Projects
General Projects
Informal Settlements
Projects

Table 7.3: Paarl East Housing Project Pipeline

Verified List of Housing Projects in Driekenstein Municipality 2019									
Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Status of project	Implementation time frames			Council Approval	Updated Comment
					0-3 years	3-5 years	5 years +		
Vlaakkeland	Erf 8378 & Erf 8379 (Paarl)	Integrated Residential Development Project (BNG/GAP/Social Housing)	2556	Construction in progress	✓			Yes	Construction of civil engineering services and top structures (Phase 1) in process.
Daljosaphat Erf 16161	Erf 16161 (Paarl)	Finance Linked Individual Subsidy Programme (FLISP)/Social Housing/GAP	2078	Construction in progress	✓			No	Purchasing of seven underway, construction of services and top structures in process (Phase 1). Private Company/Local/Provincial Partnership
Schoongezicht (Daljosaphat)	Portion 19 of Farm 527 (Paarl)	Integrated Residential Development Project (BNG/Emergency Housing)	347	Construction in progress	✓			Yes	Project is a combination of emergency housing and IRDP. 347 opportunities will be provided and 175 enhanced serviced sites. 56 structures have been completed. Sites serviced to date.
IRDP Paarl-East (above cricket ground)	Erf 13480 & Erf 21128 (Paarl)	Integrated Residential Development Project (BNG/GAP)	530	Planning Phase for mix typology (BNG/GAP) housing project	✓			Yes	Project feasibility report submitted to DHS on 31 March 2019.
Siyahlala Phase 1	Erf 28279 & Erf 28280 (Paarl)	People's Housing Project (PHP)	50	Planning phase (on hold)	✓			Yes	Formal township establishment in process. Project cannot continue until structures are removed or shifted. 44 units outstanding
Siyahlala Phase 2	Erf 28275 & Erf 28276 (Paarl)	People's Housing Project (PHP)	193	Planning phase (on hold)	✓			Yes	Of the 193 units created, only 3 houses still need to be built. Formal township establishment in process. Project cannot continue before structures are removed or shifted.
Fairyland (Bo-dal Road)	Erf 23707 (Paarl)	Upgrading of Informal Settlement Project (UISP)	256	Construction on hold subject to relocation of overflow shack in way of construction	✓			Yes	Of the 256 opportunities, 80 top structures must still be constructed. Overflow shacks to be relocated to Schoongezicht site, currently in process of being serviced.
Bonaque Square	Erf 10552 (Paarl)	Upgrading of Informal Settlement Project (UISP)	59	Planning Phase	✓			Yes	Draft layouts concluded. Development rights in process of obtainment.
Bosbok Flats	Erf 10274 (Paarl)	Upgrading of Informal Settlement Project (UISP)	62	Planning Phase	✓			Yes	Draft layouts concluded. Development rights in process of obtainment.
Janfiskaal Street	Erf 13465 (Paarl)	Upgrading of Informal Settlement Project (UISP)	38	Planning Phase	✓			Yes	Draft layouts concluded. Development rights in process of obtainment.
Kamp Fresh	Erf 13453 (Paarl)	Upgrading of Informal Settlement Project (UISP)	39	Planning Phase	✓			Yes	Draft layouts concluded. Development rights in process of obtainment.
Kudu Street	Erf 10194 (Paarl)	Upgrading of Informal Settlement Project (UISP)	130	Planning Phase	✓			Yes	Layout plan complete. Development rights in process.
7 de Laan	Erf 10552 (Paarl)	Upgrading of Informal Settlement Project (UISP)	37	Planning Phase	✓			Yes	Draft layouts concluded. Development rights in process of obtainment.
Chester Williams	Erf 13467 (Paarl)	Upgrading of Informal Settlement Project (UISP)	109	Planning Phase in process	✓			Yes	Draft layouts concluded. Development rights in process of obtainment.
Kingston Town	Erf 10568 & Erf 10571 (Paarl)	Upgrading of Informal Settlement Project (UISP)	122	Project implemented. 88 houses completed to date. Progress stalled due to shack in way of construction.	✓			Yes	Project to be capped at 88 opportunities if no space can be created to decant those in the way of construction.
Lantana & Kolbe Street	Erf 5959 & 10595 (Paarl)	Upgrading of Informal Settlement Project (UISP)	84	Project implemented. 51 houses completed to date. 25 outstanding.	✓			Yes	Servicing of last 25 units in process. Construction of top structures to commence towards Sep/Oct 2019.
Lover's Lane	Erf 10545 (Paarl)	Upgrading of Informal Settlement Project (UISP)	156	Planning Phase	✓			Yes	Layout plan complete. Development rights in process.
New Beginnings	Erf 10295 (Paarl)	Upgrading of Informal Settlement Project (UISP)	40	Planning Phase	✓			No	Consideration to incorporate as part of dignified sites.
Spooky Square	Erf 10197 & Erf 10198 (Paarl)	Upgrading of Informal Settlement Project (UISP)	33	Planning Phase	✓			Yes	Service provider to be appointed for preliminary feasibility. No temporary relocation site identified
Langenhoven	Erf 21128 & 13480	Emergency Housing	TBD	Under Consideration		✓			Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Azalia	Erf 19161	Emergency Housing	TBD	Under Consideration		✓			Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Bo Dal Josafat	Portion 35 of Farm 527 (Paarl East)	Emergency Housing	TBD	Under Consideration		✓			Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Roggeveld Rd	Farm 544, Farm 545, Farm 550, Farm 548 and Farm 1347 (Groenheuvel)	Emergency Housing	TBD	Under Consideration		✓			Future Settling of Evictees and Emergency Housing, including Farm Worker Housing

Table 7.4: Saron Housing Project Pipeline

Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Verified List of Housing Projects in Drakenstein Municipality 2019			Status of project	Updated Comment
				0-3 years	3-5 years	5 years +		
Saron IRDP	Saron	Integrated Residential Development Project (IRDP)	356	✓		Preliminary planning phase	Yes	In the process of submitting the project application to council. Project consists of four vacant land parcels

Key

Proposal Call Projects
General Projects
Informal Settlements Projects

Table 7.5: Simondium Housing Project Pipeline

Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Status of project	Verified List of Housing Projects in Drakenstein Municipality 2019			Council Approval	Updated Comment
					0-3 years	3-5 years	5 years +		
Simondium Housing Project on Portion 1 of Farm 1222 and Erf 941/4 & Erf 115 (Simondium)	Portion 1 of Farm 1222 and Erf 941/4 & Erf 115 (Simondium)	Integrated Residential Development Project (IRDP)	1033	Planning Phase	✓		Yes	Land acquisition has been granted to purchase Farm 1222/1. This project is part of the Simondium erf 115 & Farm 941/4. Total opportunities are 1033. 70% BNG and 30% GAP	
Simondium Emergency	Farm 1264	Emergency Housing	TBD	Under Consideration		✓	No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing	
Blennedome	Portion 1 of Farm 904 (Simondium)	Emergency Housing	TBD	Under Consideration		✓	No	Future Settling of Evictees and Emergency Housing, including Farm Worker Housing	
Paarl Brickfields	Farms 832/8 & 832/38 (Simondium)	No project planned	289 (dwellings), 393 (residents)	Due to location, informal settlement must be relocated.		✓	No	The informal settlement cannot be upgraded in-situ. All the residents need to be relocated. There are currently interim services and there are no relocation plans for the settlement. Housing number might be a bit higher, closer to 140-160. Informal settlement included in the Enumeration and GIS Mapping study.	
PA Kamp (Provincial Admin Land)	Erf 14385 (Simondium)	Land acquisition/Swap	N/A	Preliminary planning phase			No	Public works property. Discussions are still underway. Relocation of people to another location (challenge). Not a project, but a land swap.	
Simondium Bio-Delta Farm 1477	Simondium	Integrated Residential Development Project (IRDP)	500	On-hold (subject to buying of land by Dep. of Rural Development and Land Reform)			No	Offer to purchase was withdrawn and then offer to purchase was brought up again with owner of the site. Ongoing discussions and on hold. 5-10 years on hold, discussions to be held.	
Around Paarl Station, Paarl South	Paarl	Social Housing	270	Implementation is subject to approval of site for social housing.			No	Project requires further engagement on the way forward. Project still requires council endorsement. The restructuring site was identified before the restructuring zones were approved.	

Key

Proposal Call Projects
General Projects
Informal Settlements Projects

Table 7.6: Wellington Housing Project Pipeline

Name of project/settlement	Main town/area and location	Type of project/Subsidy Mechanism	Opportunities	Status of project	Verified List of Housing Projects in Drakenstein Municipality 2019			Council Approval	Updated Comment
					0-3 years	3-5 years	5 years +		
Carterville 106	Wellington	Integrated Residential Development Project (IRDP)	49	Project Incomplete	✓			Yes	No funding in the 2018/19 financial year
Carterville 1	Wellington	Integrated Residential Development Project (IRDP)	200	Project Incomplete	✓			Yes	No funding in the 2018/19 financial year
Pentz Street, Wellington	Wellington	Social Housing	187	Engagement with administrative and political structures	✓			No	Proposal call. Council still need to give consideration to approve site for social housing.
Dalvey Store (Sand street)	Erf 6774 & 8930 (Wellington)	Upgrading of Informal Settlement Project (UISP)	46 (dwellings), 78 (residents)	Land Acquisition Required		✓		No	Decanting space required. In-situ Upgrading project. Located on Privately owned land
Mfuleni Street (Transnet Wali)	Erf 1526, 34 & 6528 (Wellington)	No project planned	113 (dwellings), 399 (residents)	No planned project		✓		N/A	Land was given by Transnet, housing was built until a certain point and a new informal settlement has formed which has not been captured. Decanting space required. Note that only 113 structures are recognised within this settlement. The remaining 190 arose because of a land invasion.
Noodkamp and Maylaan	Erven 6770, 6769, 6768, 11504, 6767, 11295, 11292, 11291, 11290, 11294, 11293, 11304 & 11303 (Wellington)	No project planned	40 (dwellings), 120 (residents)	No planned project		✓		No	Decanting site required. Settlement was not part of any enumeration study.
Soetendal (Farm Residents Dietman Str)	Erf. 6559 & 6560 (Wellington)	No project planned	23 (dwellings), 72 (residents)	No planned project		✓		N/A	Decanting site required. Used as an emergency site but has been invaded. Settlement was not part of any enumeration study.
Swarberg Street (O.R)	Erven 1167, 11556 & 11644 (Wellington)	No project planned	127 (dwellings), 233 (residents)	Decanting site required		✓		N/A	Decanting site required. Informal settlement included in the Enumeration and GIS Mapping study
Bilgnaut	Erf 6573 & 9953 (Wellington)	Emergency Housing	TBD	Under Consideration		✓			Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
Malan Stasie	Farm 1461	Emergency Housing	TBD	Under Consideration		✓			Future Settling of Evictees and Emergency Housing, including Farm Worker Housing
New Rest (Bhekele)	Erf. 12543 (Wellington)	No project planned	119 (dwellings), 209 (residents)	No planned project			✓	No	Decanting site required. Settlement was not part of any enumeration study.
Mpumelele Street (O.R)	Erf 11569 (Mbekweni)	Upgrading of Informal Settlement Project (UISP)	650	On Hold			✓	No	Decanting site required. Growth on the settlement. Informal settlement included in the Enumeration and GIS Mapping study.
Ntambani Street (OR Tambo)	Wellington	No project planned	50	No planned project			✓	N/A	Report submitted to MAYCO in September 2017. Initially considered to for Emergency Housing but following internal discussions, a portion to be investigated for Infill Housing. Given the scarcity of land in Wellington, it is suggested to subdivide the site, and develop the non-recreational land for housing.
Wetvrede Sports Node	Erf 7916 (Wellington)	Emergency Housing	110	Engagement with administrative and political structures			✓	No	Unregistered informal settlement.
Chameleon	Erf 12607 (Wellington)	No project planned	49 (dwellings), 111 (residents)	No planned project			✓	N/A	Still to be decided upon and kept as potential site.
Wellington Pt 1 & Rem Farm 144 Uitspan	Farm 144 (Wellington)	Integrated Residential Development Project (IRDP)	170	Engagement with administrative and political structures			✓	No	Pipeline project - implementation date to be decided. Planning should be linked to Pentz Street Social Housing Project.
Wellington Erf 553 & 1680	Erf 553 & 1680 (Wellington)	Integrated Residential Development Project (BNG/AH)	151	Engagement with administrative and political structures			✓	No	Decanting space required. In-situ Upgrading project. Site is privately owned.
Plankeisdorp (Dietman Street)	Erf 6561 (Wellington)	Upgrading of Informal Settlement Project (UISP)	41 (dwellings), 99 (residents)	Land Acquisition Required			✓	No	The current owner is not in the country and a small community lives on the farm. Department does not support IRDP project for this site.
Wellington Ou Ruigtevlei	Farm 1461 (Wellington)	Indeterminate	52	Under Consideration			✓	No	

Key

Proposal Call Projects
General Projects
Informal Settlements
Projects

For Southern Paarl/Simondium, the list of projects largely remains the same. However, the Nieuwehoop informal settlement is to be catered for under the Simondium Housing Project, which should provide over 1000 opportunities in the short term. In addition, two parcels of privately-owned land are under consideration for the Housing of Evictees, Farmworkers and for Emergency Housing.

Type of projects/Subsidy Mechanisms relevant to Southern Paarl, Simondium include:

- IRDP
- Emergency Housing
- Land acquisition/swop
- Social Housing

The list of Gouda projects also remains the same, since Phase 1 of the Gouda IRDP project with the pre-planning of Phase 2 is still underway. In the interim, the Phase 2 site will be planned for Emergency Housing once the funding has been approved in the short term.

Type of projects/Subsidy Mechanisms relevant to Gouda include:

- Emergency Housing
- IRDP
- Informal Settlement Upgrading

The IRDP project remains the sole proposed project in Saron, however, it has been suggested that the timeframe to begin implementation shift forward to between 3-5 years for the creation of 356 opportunities. Given the low demand for housing opportunities in Saron, and given the fact that the demand profile indicates that the majority of those on the waiting list earn between R0 – R3500, the planned IRDP opportunities is envisioned as sufficient to meet the housing demand for the area.

Type of projects/Subsidy Mechanisms relevant to Saron include:

- IRDP

The vast majority of human settlements projects within the Municipality have been focused on the Paarl East area. Given the high demand for housing, and the associated large number of informal settlements, it is vital to continue to deliver human settlement opportunities in this area. To this end, urgent attention must be given to the completion

of projects that are currently on hold. In addition, the Municipality needs to ensure that capacity is available to complete the projects already underway, whilst planning for the numerous medium to long term projects proposed for the area. To date, the bulk of the short-term projects have been UISP, IRDP and PHP. To address the diversity of the housing demand, it has been proposed that the opportunities be diversified to include Emergency Housing and Social Housing components. Overall, the pipeline has been refined to provide approximately 8000 housing opportunities over the following 10 years.

Type of projects/Subsidy Mechanisms relevant to Paarl East include:

- UISP
- IRDP
- IRDP including other components such as FLISP, GAP, Social Housing and Emergency Housing
- Mixed
- Emergency Housing
- PHP
- Infill housing
- Social Housing
- Access to basic services
- Infill housing
- Mixed
- GAP/FLISP

Mbekweni, like Paarl East, is home to numerous informal settlements. The demand for human settlement in intervention is predominantly linked to the need for the upgrading of informal settlements. The proposed projects and needs identified for Mbekweni are therefore directly targeted to service specific aspects of this demand, addressed through a variety of types of projects/subsidy mechanisms.

Type of projects/Subsidy Mechanisms relevant to Mbekweni include:

- PHP
- Access to Basic Services
- Relocation
- IRDP/Social Housing
- Rectification
- Emergency Housing
- UISP

Forming an urban conurbation with Paarl and Mbekweni to its south, the demand in Wellington is also closely linked to

the need for upgrading of informal settlements, particularly in terms of UISP and Access to Basic Services. Various proposed projects are currently incomplete, on hold or under consideration, thus reiterating the importance of institutional capacity to unblock and complete existing planned projects.

Type of projects/Subsidy Mechanisms relevant to Wellington include:

- Access to Basic Services
- UISP
- IRDP
- Informal Settlement Registration
- Emergency Housing
- IRDP (BNG/AH)

7.2 Financial Framework: Multi-year Programme

A multi-year programmatic approach to human settlements project implementation is necessary to maintain a steady delivery pipeline under significant fiscal pressure. A draft multi-year programme with budgetary allocations is provided in the following section from the 2018/2019 financial year to the 2026/2027 financial year. This draft programme is intended to be used as a vehicle to facilitate inter-departmental and inter-governmental planning for the development of the business plans for projects in the short to medium-term. It should be best served as a point of discussion in a workshop with all relevant stakeholders involved. These projects are inclusive of:

- Projects currently under implementation as budgeted for in the 2018/2019 financial year;
- Roll-over/incomplete projects that had been previously budgeted for;
- Greenfields projects for informal settlements communities requiring permanent relocation;
- Baseline studies and provision of interim basic services for informal settlements; and
- Proposed greenfields and brownfields housing projects, inclusive of IRDP, Social Housing, GAP and Emergency Housing.

The projects are grouped by subsidy type as best as possible and listed in chronological order for implementation starting year. A cost is apportioned to each year over the implementation period and the main component of the project lifecycle described for each year.

The approach used to cost the multi-year programme is as follows:

- Small sized projects (> 200 units) are to be implemented over 3 years, allowing for detailed planning and design in the first year (10%) and implementation over two years (75% in second year and 15% in third year).
- Medium sized projects (200 – 1000 units) are to be implemented over 4 years, allowing for detailed planning and design in the first year (20%) and implementation over three years (50% in the second year, 30% in the third year and 10% in the fourth year).
- Large projects (> 1 000 units) are to be implemented over a seven-year period, allowing for detailed planning and design in the first three years (5%, 10%, 15%) and for implementation to start in the third year (15%, 20%, 20%, 10%).

It has been observed that current subsidy levels are not enough to meet the inflating costs of the housing products they are intended to finance. In a study commissioned by The Centre for Affordable Housing Finance in Africa (CAHF). Estimated costing of projects were based on the number of opportunities to be provided and the typical unit cost for the appropriate subsidy scheme. These costs include Planning and Design Processes costs, Construction Costs and Infrastructure costs for internal reticulation as well as bulk, link and connector infrastructure costs; and has been used as a basis for the cost estimates in this programme. It should be noted that the estimates are subject to change following detailed costing verification for each housing project.

In addition to the numerous projects that will produce new housing opportunities, there is an expected expenditure upwards of R20 million to be allocated for rectification within the initial 3-year term.

Numerous Emergency Housing sites have been proposed on relatively large tracts of land. The extent of each portion intended for Emergency Housing will need to be decided upon prior to undertaking an analysis of the cost associated for the opportunities that will be created. As such, only the currently approved sites with Emergency Housing components have been catered for in the budget, namely Gouda and Schoongezicht

With the focus on upgrading informal settlements within the Municipality, all registered informal settlements with a shortfall in the provision of basic services are to be catered for in the medium-term. It should be noted that the cost estimates given include the provision of basic services such as water, sanitation, electricity and waste management in accordance with CSIR Red Book

Guidelines. Many of the informal settlements listed in the Programme are already receiving all or some of the above-mentioned basic services, thus it can be expected that the cost estimates should reduce upon detailed verification of the required services in each informal settlement. The provision of basic services in informal settlements has been phased over a three-year period starting with the 2021/2022 financial year.

It is necessary to conduct assessment and categorisation studies on a number of informal settlements to determine the developability of the occupied sites and further to inform the development pathways of the respective sites. These settlements would be suited for inclusion in a project under The National Upgrading Support Programme (NUSP) as it has been designed as a vehicle to fast-track the implementation of UISP whereby the informal settlements could be packaged under one project much like that of the Dignified Sites. The informal settlements are listed below:

- Noodkamp and Maylaan;
- Palmiet rivier (Ribbok Street - Adjacent to Municipal Flats);
- Ntshamba Street;
- B & C Block (Hostels)(Backyarders);
- Unathi (Langabuya);
- Joe Williams Kamp;
- Mfuleni Street (Transnet Wall);
- Fairyland (Adjacent to Groenheuwel Primary)/ Marikana;
- Langabuya (floods);
- Bhekela/New Rest;
- Soetendal (Farm Residents Dietman Str); and
- Ntambanani Street (OR Tambo).

Previously conducted studies have indicated that in-situ upgrading is not viable in some informal settlements. These communities can potentially receive sites and services and under UISP (or a top structure under the Housing Consolidation Subsidy Programme where possible) as per the relocation strategies recommended in the Strategic Framework (chapter 6).

Overall, all informal settlements that have been deemed suitable for UISP have been fiscally catered with their anticipated budget staggered across a seven-year period to maintain a steady pipeline. If the Municipality can rapidly secure land for relocation, then up to 2500 serviced sites can be provided by the year 2026, in addition to the 149 structures to be constructed through PHP by 2022.

Currently, the remaining Vlakkeland phases are expected to provide an additional 2500 housing opportunities inclusive of BNG/GAP and Social Housing. Given that Social Housing is new to the Municipality, it is expected that implementation will only begin in 2023.

Aside from Vlakkeland, there are a number of other mixed projects in the pipeline that consist of GAP, BNG and Social Housing components, all of which can be expected to be completed by 2025 with approximately 2800 opportunities to be provided.

Carterville and Saron are the only BNG exclusive projects on the pipeline, with Saron expected to be completed by 2026.



Photo: Scenic Landscape, R101 Road (Aurecon, 2018)

Table 7.7: Multi Year Housing Delivery Planning and Implementation Plan

Status	National Housing Subsidy Instrument	Project description	IS HH	No. of opportunities	Total	2018/2019
					R (value)	R (value)
						Y1
Rollover	Rectification	Dube Rectficiation		181		
Current	Rectification	Paarl Mbekweni Roofing			R 20,000,000	
Rollover	Emergency housing	Emergency Housing - Gouda		25	R 1,611,025	
Current	Mixed (BNG/Emergency Housing)	Schoongezicht (Daljosaphat)		347	R 90,631,542	
Current	Mixed (BNG/GAP/Social Housing)	Vlakkeland		2500	R 259,193,333	
Current	Mixed (BNG/GAP)	IRDP Paarl-East (above cricket ground)		530	R 160,359,291	
Rollover	Mixed (BNG/Social Housing)	Erf 557		541	R 154,676,988	
Proposed	Mixed (GAP/Social Housing)	Erf 6409 Wellington IRDP (Gap & Social housing) (657)		657	R 265,192,466	
Proposed	Mixed (GAP/Social Housing)	Amstelhof (Kiewiet St)		114	R 3,673,137	
Incomplete	IRDP	Carterville (BNG)		5	R 1,305,930	
Incomplete	IRDP	Carterville (BNG)		50	R 13,059,300	
Current	IRDP/UISP	Simondium Housing Project on Portion 1 of Farm 1222 and Erf 941/4 & Erf 115		1033	R 341,045,467	
Proposed	IRDP	Saron		356	R 92,982,216	

Table 7.7: Multi Year Housing Delivery Planning and Implementation Plan - (Continued)

2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
R (value)	R (value)	R (value)	R (value)	R (value)	R (value)	R (value)	R (value)	R (value)
Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Rectification	Rectification	Rectification						
R 5,000,000	R 5,000,000	R 10,000,000						
	Serviced Site and Structures							
	R 1,611,025							
Planning and Design	Services	Top Structure						
R 17,940,000	R 45,315,771	R 27,375,771						
Bulks and Phase 1 Units	Phase 1 Units	Phase 2 Units	Phase 2 Units					
R 104,030,000	R 34,830,000	R 38,000,000	R 82,333,333					
	Planning	Implementation	Services	Top Structures				
	R 16,035,929	R 80,179,646	R 48,107,787	R 16,035,929				
	Planning	Services	Top Structures					
	R 500,000	R 15,417,699	R 77,088,494					
		Planning	Implementation	Services	Top Structures			
		R 26,519,247	R 132,596,233	R 79,557,740	R 26,519,247			
			Planning	Services	Top Structures			
			R 367,314	R 2,754,853	R 550,971			
Top Structures								
R 1,305,930								
Top Structures								
R 13,059,300								
	Planning	Planning and Design	Implementation	Services	Top Structures			
	R 970,000	R 34,007,547	R 170,037,733	R 102,022,640	R 34,007,547			
		Planning	Planning and Design	Implementation	Services	Top Structures		
		R 347,400	R 9,263,482	R 46,491,108	R 27,894,665	R 9,298,222		

Table 7.7: Multi Year Housing Delivery Planning and Implementation Plan - (Continued)

Status	National Housing Subsidy Instrument	Project description	IS HH	No. of opportunities	Total	
					R (value)	2018/2019 R (value) Y1
Current	UISP	Lovers Lane		168	R 7,380,000	
Current	UISP	Chester Williams		139	R 5,640,000	
Rollover	UISP	Lantana		25	R 2,948,100	
Current	UISP	Dignified Informal Settlements		360	R 13,500,000	
Proposed	UISP (in situ)	New Beginnings		40	R 4,716,960	
Proposed	UISP (relocation)	Paarl Brickfields		151	R 19,587,176	
Proposed	UISP (in situ)	Dalvey Store (Sand Street)		46	R 5,424,504	
Proposed	UISP (relocation)	Drommedaris Street		333	R 43,195,561	
Proposed	UISP (relocation)	Them bani 2 (Phokeng Street)		197	R 25,554,131	
Proposed	UISP (relocation)	Next to Sportsground		116	R 15,047,102	
Proposed	UISP (relocation)	Swartberg Street (O.R)		127	R 16,473,983	
Proposed	UISP (relocation)	Mpumelelo Street (O.R)		650	R 84,315,660	
Proposed	UISP (decanting site)	Magnolia "Rooiland"		175	R 5,638,588	
Proposed	UISP (in situ)	Plankiesdorp (Dietman Str)	41	30	R 3,537,720	
Rollover	PHP (UISP)	Siyahlala Phase 1 & 2		47	R 5,098,043	
Rollover	PHP (UISP)	Fairyland (Bo-dal)		81	R 9,551,844	
Rollover	PHP (Greenfields)	Drommedaris 1407		21	R 2,277,849	

Table 7.7: Multi Year Housing Delivery Planning and Implementation Plan - (Continued)

Status	National Housing Subsidy Instrument	Project description	IS HH	No. of opportunities	Total	
					R (value)	2018/2019 R (value)
					Y1	
Proposed	Informal Settlements - Assessment and Categorisation	Participatory Planning Support for Informal Settlement Upgrading	919		R 1,408,500	
Proposed	Access to Basic Services	Noodkamp and Maylaan	40		R 600,000	
Proposed	Access to Basic Services	Palmiet rivier (Ribbok Street - Adjacent to Municipal Flats	25		R 375,000	
Proposed	Access to Basic Services	Ntshamba Street	115		R 1,725,000	
Proposed	Access to Basic Services	Unathi (Langabuya)	177		R 2,655,000	
Proposed	Access to Basic Services	Joe Williams Kamp	98		R 1,470,000	
Proposed	Access to Basic Services	Mfuleni Street (Transnet Wall)	113		R 1,695,000	
Proposed	Access to Basic Services	Fairyland (Adjacent to Groenheuwel Primary)/ Marikana	108		R 1,620,000	
Proposed	Access to Basic Services	Langabuya (floods)	51		R 765,000	
Proposed	Access to Basic Services	Bhekela/New Rest	119		R 1,785,000	
Proposed	Access to Basic Services	Soetendal (Farm Residents Dietman Str)	23		R 345,000	
Proposed	Access to Basic Services	Ntambanani Street (OR Tambo)	50		R 750,000	
Proposed	Social housing	Around Paarl Station, Paarl South (2-3 storey walkups)		270	R 110,205,360	
Proposed	Social housing	Erf 5390 (Opposite tennis courts) (2-3 storey walkups)		650	R 265,309,200	
Proposed	Social housing	Erf 17439 (Opposite Kraal) (2-3 storey walkups)		513	R 209,390,184	
Total				9742	R 2,252,105,134	R -
HSDG Allocation						R 101,810,000

* indicative amount subject approval

Table 7.7: Multi Year Housing Delivery Planning and Implementation Plan - (Continued)

2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028
R (value)	R (value)	R (value)	R (value)	R (value)	R (value)	R (value)	R (value)	R (value)
Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Status Quo Study								
R 1,408,500								
		Communal Services						
		R 600,000						
		Communal Services						
		R 375,000						
		Communal Services						
		R 1,725,000						
		Communal Services						
		R 2,655,000						
			Communal Services					
			R 1,470,000					
			Communal Services					
			R 1,695,000					
			Communal Services					
			R 1,620,000					
				Communal Services				
				R 765,000				
				Communal Services				
				R 1,785,000				
				Communal Services				
				R 345,000				
				Communal Services				
				R 750,000				
				Planning	Implementation	Services	Top Structures	
				R 11,020,536	R 55,102,680	R 33,061,608	R 11,020,536	
					Planning	Implementation	Services	Top Structures
					R 26,530,920	R 132,654,600	R 79,592,760	R 26,530,920
					Planning	Implementation	Services	Top Structures
					R 20,939,018	R 104,695,092	R 62,817,055	R 20,939,018
R 149,956,300	R 140,016,247	R 253,269,737	R 579,638,863	R 367,785,180	R 233,219,662	R 288,671,746	R 153,430,351	R 47,469,938
*R134,020,000	*R160,160,000							

7.3 Enabling infrastructure implementation

The IHSP presents the strategic approach and roll out for unlocking human settlement opportunities in Drakenstein Municipality. However, in order to ensure integration, the various municipal sector plans need to be considered, including the various infrastructure master plans of the municipality.

Enabling infrastructure is a pre-requisite to unlocking any human settlements project. As such, it is essential that the human settlement plans presented in this report are evaluated against the various infrastructure master plans, by the various municipal service departments.

It is understood that the following human settlement projects, which are either classified as 'current' or 'roll over', are aligned to the SDF and IDP, and do have sufficient bulk and link infrastructure to service them, or the necessary upgrades have been budgeted for:

- Gouda emergency housing
- Schoongezicht (Mixed)
- Vlakkeland (Mixed)
- IRDP Paarl East (Mixed)
- Erf 557 (Mixed)
- Simondium housing project on Portion 1 of Farm 1222 (IRDP / UISP)
- Lover's Lane (UISP)
- Dignified Informal Settlements (UISP)
- Siyahlala Phases 1 and 2 (UISP)
- Fairyland (UISP)
- Drommedaris (UISP)

For the balance of human settlement projects listed in the IHSP (Multi-year Programme and the Housing Pipeline), integration with the water, wastewater, electricity and solid waste departments is required to determine, for each project:

- Whether there is sufficient bulk supply to supply the project;
- Whether there is sufficient link infrastructure to service the site, or whether a link upgrade is required; and
- The feasibility of any infrastructure upgrades required to supply sufficient utilities to the project.

Such an evaluation needs to consist of a joint operation between the municipal Human Settlements department and each sector department in which the various opportunities and constraints, for both parties, are evaluated in terms of the broader ambitions of the Drakenstein Municipality. This needs to consist of an analysis – through the infrastructure master plans – of existing infrastructure constraints, future infrastructure upgrading plans and the needs of Human Settlements. The IHSP on its own cannot achieve this level of integration and is dependent on the sector department's evaluation and feedback to determine the viability of each project.

7.4 Risk Assessment

A number of key project implementation risks were identified that should be managed and mitigated throughout the housing process. Individual project risk assessments should be in place during the project life cycle to ensure successful implementation.

Table 7.8: Risk mitigation

Risk categories		Identified risk	Risk analysis	
			Likelihood (H; M; L)	Proposed actions to mitigate risk
1	Land	Land invasion	H	Property Management and Political support required. Approved Policy to be in place to guide and support the municipal actions.
		Unwilling private owners to sell land for upgrading	H	Drakenstein Municipality to consider incentives for private owners as far as possible (if possible) .
2	Infrastructure	Sufficient serviced erven not available for disposal	H	Housing Unit to drive/ champion process. Town planning division should initiate township establishment in time and the engineering department must ensure that sufficient serviced stands are then available.
		Limited funding for servicing of erven	H	Drakenstein Municipality to explore alternative funding streams for bulk services as a coordinated effort with other sector departments.
		Lack of interest from Social Housing Institutions to take over old municipal rental stock due to conditions of the buildings	M	Engagements with HAD for additional funding to rehabilitate/rejuvenate/ renovate old municipal rental stock for Social Housing.

Table 7.8: Risk mitigation - (Continued)

Risk categories		Identified risk	Risk analysis	
			Likelihood (H; M; L)	Proposed actions to mitigate risk
3	Environment	Environmental constraints on land for green fields development	L	Environmental screening, authorisation and management plan to mitigate the risks.
4	Funding	Funding Allocations insufficient to deliver on targets	M	Develop a strong motivated business plan.
5	Institutional	Weak interdepartmental coordination	M	Housing Unit to drive/ champion process of human settlements planning and delivery in municipal area.
		Capacity constraints with respects to the implementation of non-spatial interventions	H	Evaluation of current capacity and resourcing.
6	Beneficiaries	Social tensions with regards to relocation sites (territoriality)	H	Improve community engagement
		Unmet expectations of households on the Housing demand Waiting list	H	Improve community engagement

Conclusion

The IHSP set out to provide a framework in which the Drakenstein Municipality can resolve some of the challenges experienced in human settlements within the Municipality. To achieve this, a detailed situational analysis was conducted, which culminated in targeted objectives and interventions. Subsequently, a housing pipeline was developed for the five-year planning period to address the housing demand in the Municipality.

Overall, there is a need to for a robust approach to the upgrading of informal settlements and affordable housing opportunities that will cater for the vast majority of people in the low and middle income brackets in the municipality. Informal settlements upgrading is key to addressing the housing backlog and demand in Drakenstein Municipality. A challenge that will require further engagements is the issue of suitable and well-located land for relocation, as well as addressing the social tensions associated with territorialism in the communities. In addition, interventions proposed are also geared towards improving the inefficiencies and the efficacy in the admiration of delivering human settlements in the municipality.

References

- Cape Winelands District Municipality (2017a) Integrated Development Plan (2017/18-2021/22)
- Cape Winelands District Municipality (2017b) Rural Development Plan
- Council for Scientific and Industrial Research (CSIR), 2000. Guidelines for Human Settlement Planning and Design: Volume 2.
- Design Guide: Creating Sustainable Humans Settlements (Red Book).
- Drakenstein (2018b) Drakenstein Spatial Development Framework: A spatial Vision 2015-2035 (Annual Review 2017/2018)
- Drakenstein Municipality (2014a) Drakenstein Spatial Development Framework: Status Quo Report
- Drakenstein Municipality (2014b) Housing Selection and Allocation Policy
- Drakenstein Municipality (2015b) Emergency Housing Policy
- Drakenstein Municipality (2016b) Drakenstein Municipality Housing Policy
- Drakenstein Municipality (2016c) Human Settlement Plan
- Drakenstein Municipality (2017a) Integrated Development Plan (2017-2022)
- Drakenstein Municipality (2017b) Rural Development Strategy 2032
- Drakenstein Municipality (2017c) Drakenstein Spatial Development Framework: A spatial Vision 2015-2035 (Annual Review 2016/2017)
- Drakenstein Municipality (2018c) 2017-2022 Integrated Development Plan (2018/2019 Review)
- Drakenstein Municipality (2018f) Rural Housing Policy
- Drakenstein Municipality (2018g) Temporary Housing Assistance Policy
- Drakenstein Municipality (2018h) Database of registered, unregistered and emergency informal settlements
- Drakenstein Municipality, 2017. Spatial Development Framework Review (2017/2018)
- Drakenstein Municipality, 2019. Integrated Development Plan Review 2018/2019.
- Drakenstein Municipality, 2019. Spatial Development Framework Review (2018/2019)
- Gardner, D., 2018. South African Urbanisation Review. Analysis of the Human Settlement Programme and Subsidy Instruments. Cities Support Programme CSP.
- National Department of Cooperative Governance and Traditional Affairs (2016) Integrated Urban Development Framework
- National Department of Human Settlements (2018) Strategic Plan (2015-2020)
- National Planning Commission (2012) National Development Plan 2030
- Republic of South Africa (1997) National Housing Act (Act 107 of 1997)
- Republic of South Africa (2008) Social Housing Act (Act 16 of 2008)
- Republic of South Africa (2013) Spatial Planning and Land Use Management Act (Act 16 of 2013)

- Statistics South Africa (2011) Census 2011: Households
- Statistics South Africa (2016) Community Survey
- Statistics South Africa, 2011. Census 2011.
- Statistics South Africa, 2016. Community Survey 2016.
- Western Cape Department of Human Settlements (2015) Strategic Plan for the Fiscal Years 2015 – 2020
- Western Cape Department of Human Settlements (2016) Informal Settlements Support Plan
- Western Cape Department of Human Settlements (2017a) Drakenstein Municipality: Outcomes of the Municipal Affordable Housing Survey
- Western Cape Department of Human Settlements (2017b) Annual Performance Plan (2017-2018)
- Western Cape Department of Human Settlements (2018b) Housing Demand Database
- Western Cape Government (2013d) Municipal Guideline for Responding to Frame Residents Housing Needs in the Western Cape
- Western Cape Government (2014a) Western Cape Provincial Spatial Development Framework
- Western Cape Government (2014b) Growth Potential of Towns Study
- Western Cape Government (2014c) Land Use Planning Act (Act 3 of 2014)
- Western Cape Government (2015a) Municipal Human Settlement Demand Profile: Drakenstein Local Municipality
- Western Cape Government (2015b) A Human Settlement Demand Study in the Western Cape: Housing Market Segment Report
- Western Cape Government (2015d) Living Cape: Establishing Sustainable Human Settlements (FuturesCape Policy Research Paper)
- Western Cape Government (2017a) Socio-economic Profile: Drakenstein Municipality

Annexures

1. Annexure 1: Informants to the IHSP (legislative and policy)
2. Annexure 2: 2018/2019 Business Plan (funded by the Western Cape Department of Human Settlements)
3. Annexure 3: Initially proposed projects for the 2018/2019 financial year (Submitted to the Western Cape Department of Human Settlements)
4. Annexure 4: Typical scope of work for the National Upgrading Support Programme
5. Annexure 5: Detailed breakdown of current levels of basic services in informal settlements in Drakenstein Municipality

Annexure 1: Informants to the IHSP (legislative and policy)

Please see separate document

**Annexure 2: 2018/2019 Business Plan
(funded by the Western Cape Department of
Human Settlements)**

Annexure 2: Summary of housing projects in the 2018/2019 Business Plan

Drakenstein		Subsidy mechanism	Planned 2018/2019		
			Sites	Units	Funding (ZAR)
1	Paarl Vlakkeland (Phase 1 972)	IRDP	554	240	54 440 000
2	Paarl Vlakkeland Bulks				10 000 000
3	Paarl Vlakkeland ext Traffic				13 900 000
4	Paarl Vlakkeland Electricity				8 400 000
5	ISSP Lovers Lane (168 sites) UISP	UISP	168		310 000
6	ISSP Chester Williams (139 sites) UISP	UISP	139		260 000
7	ISSP Paarl 10 Dignified Informal Settlements. These are: <ul style="list-style-type: none"> • 7 de Laan • Bonagee Square • Bosbok (backyarders) • Kuduland (Chicago) • Spooky Square • Janfiskaal Street • Kamp Fresh /Bokmakierie Street • Silvertown 1 (Lobola Street) • Silvertown 2 (Diniso Street) • H1 (Luhlaza Street) 	UISP	360		1 500 000
8	Schoongezicht (360)	Emergency Housing	360		8 000 000
9	Paarl Mbekweni Roofing	EPHP			5 000 000
Sub total			554	240	101 810 000

Annexure 3: Initially proposed projects for the 2018/2019 financial year (Submitted to the Western Cape Department of Human Settlements

Annexure 3: Initial 2018/2019 Business Plan for human settlements projects in Drakenstein Municipality

Proposed Project Pipelines For 2018/2019 Business Plan					
Project (No. of Opportunities)		Units/Sites Planned for Year	Type of Development	Projected DORA Required in 2018/2019	Comment/Status
1	Vlakkeland (2500)	554 Sites 240 houses.	IRDP (Gap/ BNG/Rental/ Institutional)	R 96 740 000.00	Implementation for phase one commenced (additional amounts for bulks included).
2	Mbekweni Rectification	Implementation	Rectification of Problematic roofs	R 15 000.00	Project already approved by Provincial Human Settlements. Funding resolution already passed.
3	Erf 557 (550 Units).	Planning	IRDP (GAP/BNG)	R 500 000.00	Feasibility studies and planning to be undertaken in 2018/2019 financial year.
4	Paarl Farm worker project (600 Units)	Planning	IRDP (BNG/GAP)	R 750 000.00	Feasibility studies and planning to be undertaken in 2018/2019 financial year.
5	Chester Williams & Loverslane	Planning	UISP upgrade (serviced sites)	R 570 000.00	Feasibility studies and planning to be undertaken in 2018/2019 financial year.
6	Dignified Sites (360 sites). NUSP supported projects	Planning	UISP upgrade (serviced sites)	R 3 000 000.00	Combination of 10 informal settlements for upgrade under the UISP program. Feasibility studies and planning to be undertaken in 2018/2019.
7	Schoongezicht -360	Implementation (50 sites and 100 emergency structures)	Emergency housing	R 8 000 000.00	Completion of Phase one anticipated in May / June 2018.

Annexure 3: Initial 2018/2019 Business Plan for human settlements projects in Drakenstein Municipality - (Continued)

Proposed Project Pipelines For 2018/2019 Business Plan					
Project (No. of Opportunities)	Units/Sites Planned for Year	Type of Development	Projected DORA Required in 2018/2019	Comment/Status	
8	Simondium Erf 115 & 941/4 -300	Planning	UISP/IRDP (GAP/ BNG)	R 1 300 000.00	Feasibility planning to be completed and possibility to commence with detail approval requirements (EIA/ HIA).
PROPOSED ADDITIONAL COMMITTED PROJECTS AS WELL AS NEW PROJECTS					
1	Emergency 25 Housing - Gouda (25)		Emergency Housing	R 2 500 000.00	Provision must be made for this project on the BP for Implementation in 2018/2019 financial year.
2	Hostel B & C	2 blocks	Hostel upgrade	R 2 000 000.00	Application to be re-submitted to Provincial Department of Human Settlements. Can be considered once funding becomes available.
3	Saron (300 UNITS)	Planning	IRDP (100%BNG houses)	347 400.00	Application to be submitted to release funds for preliminary planning.
4	Carterville	150	Completion of Incomplete project	R 2 000 000.00	Potential Implementation 2018/2019 financial year.
5	Carterville	200	Completion of Incomplete project	R 1 000 000.00	Potential Implementation 2018/2019 financial year.

Annexure 3: Initial 2018/2019 Business Plan for human settlements projects in Drakenstein Municipality - (Continued)

Proposed Project Pipelines For 2018/2019 Business Plan					
Project (No. of Opportunities)	Units/Sites Planned for Year	Type of Development	Projected DORA Required in 2018/2019	Comment/Status	
PROPOSED ADDITIONAL COMMITTED PROJECTS AS WELL AS NEW PROJECTS					
6	Lantana - 76	25 units	UISP upgrade (100% BNG Houses)	R 2 800 000.00	Current Rollover Project. Committed project. Discuss with province before business plan is finalised.
7	Drommedaris - (1500)-21 new qualifiers	Complete Incomplete Project (21Units)	PHP project (100% BNG Houses)	R 2 154 600.00	Motivation to MAYCO to reconsider previous resolution regarding the 21 non qualifiers.
8	Siyashlala Phase 1 & 2 T/S(194)	44 (Units)	UISP UPGRADE (100% BNG HOUSES)	R 4 881 316.00	Current Rollover Project. Completion of project pending finding alternative relocation area for overflow of borders.
9	Fairylands T/S -259	81 (Units)	UISP UPGRADE (100% BNG HOUSES)	R 9 325 368.00	Current Rollover Project. Completion of project pending finding alternative relocation area for overflow of borders
10	Dube	181	RECTIFICATION	R 1 000 000.00	The completion of the project is subject to the availability of funds.

Annexure 4: Typical scope of work for the National Upgrading Support Programme

Annexure 5: Scope of work for the National Upgrading Support Programme

NUSP process

The six phases of this project ultimately aim to provide practical strategic and settlement level interventions toward the upgrading of the informal settlement communities.

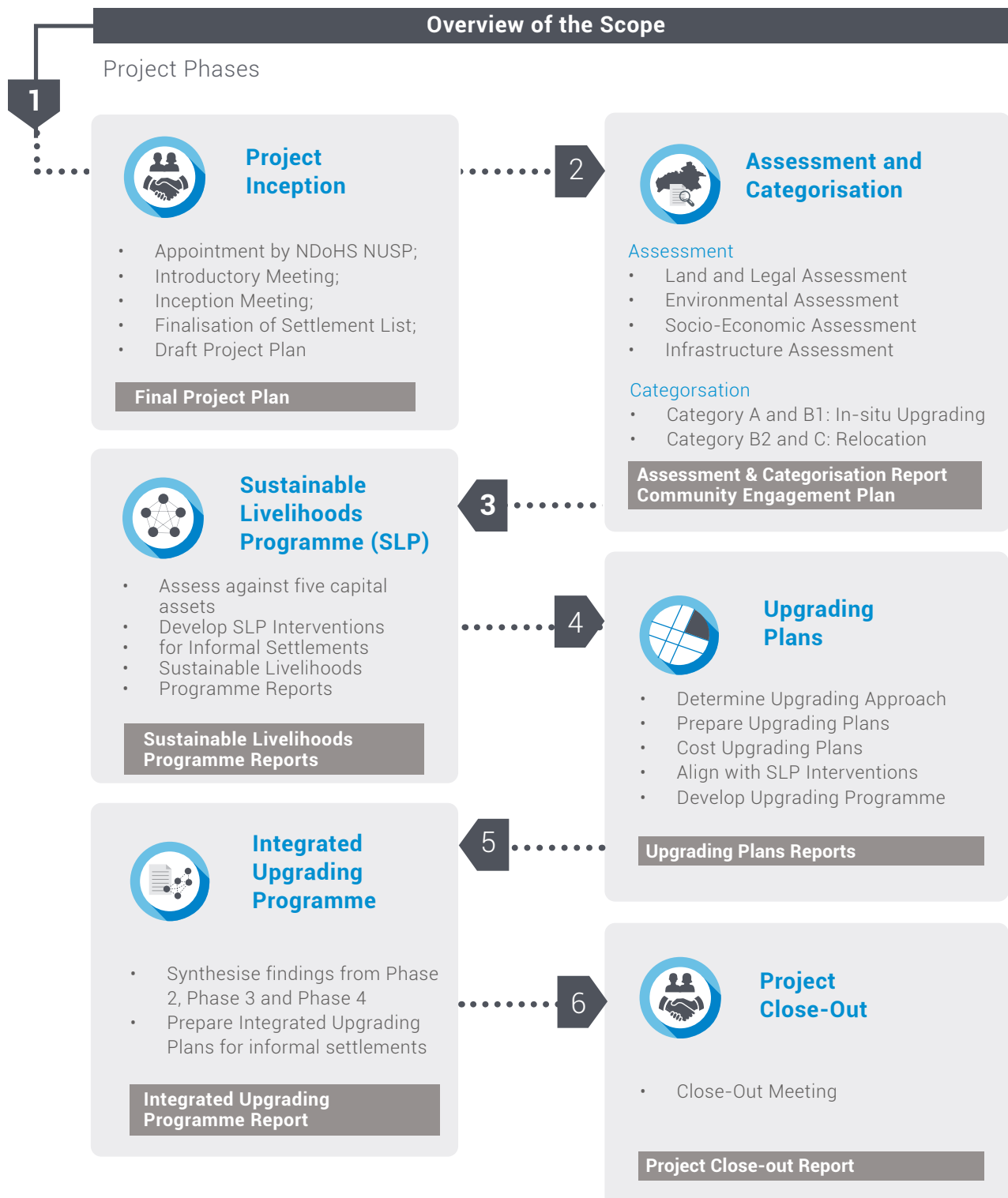


Figure I: NUSP Project Overview

Annexure 5: Detailed breakdown of current levels of basic services in informal settlements in Drakenstein Municipality

Annexure 6: Detailed breakdown of current levels of basic services in informal settlements in Drakenstein Municipality

	Name	No of dwellings	Level of water provision (1-25hh)	Water provision shortfall (taps)(minus indicates additional to requirement)	Level of sanitation (1-5hh)	Sanitation shortfall (toilets) (minus indicates additional to requirement)	Level of electrification	Solid waste	Subsidy (R34 401.00 per stand)	Estimated shortfall of UIISP to enhanced serviced sites (wetcore, base and electricity and electricity point - R25 000.00 per stand)
1	Fairyland (Bodal Street)	285	4 communal taps	8	2 X 8 Container toilets and 60 Precast toilets	0	4-plug spires, not metered	Door	R 9,769,884.00	R 7,100,000.00
2	Siyahlala 1 (Bodal Street)	335	23 taps	-10	21 brick toilets, formal houses partially completed	17	Pre-paid meter for 33 hh in L-shape	Door	R 11,524,335.00	R 8,375,000.00
3	Siyahlala 2 (Bodal Street)	509	11 communal taps	9	3 (10,10,10) containers and 9 block bricks toilets	44	No electricity, 2 light poles	Door	R 9,288,270.00	R 6,750,000.00
4	Kolbe Street/Lantana	9	Individual taps	0	1 Container toilet - how many in container	1	Pre-paid meter (Development ongoing)	Door	R 309,609.00	R 225,000.00
5	Kingston Town/Pointsettia Street	11	2 communal taps	-1	1 x 6 container toilet at Pointsettia, Kingston Town formal houses	0	Pre-paid meter (Development ongoing)	Door	R 344,010.00	R 250,000.00
6	Chester Williams	121	2 communal taps	3	3 x 10 container toilets initially provided, none operational due to vandalism	24	Pre-paid meter per unit	Door	R 4,162,521.00	R 3,025,000.00
7	Lovers Lane (Bauhenia Street)	171	5 taps, Some have illegal connection taps	2	32 Chemical toilets	2	Pre-paid meter	Door	R 5,882,571.00	R 4,275,000.00
8	Simondium	71	4 communal taps	-1	20 Concrete VIP toilets	14	Pre-paid meter per unit	Door	R 2,442,471.00	R 1,775,000.00
9	Nieuwehoop (Simondium)	22	3 communal taps	-1	14 Precast VIP toilets and 4 Chemical toilets	0	Pre-paid meter per unit	Door	R 756,822.00	R 550,000.00
10	7 De Laan (Paarl East)	35	1 communal tap	1	1 x 6 Container toilets	1	Pre-paid meter per unit	Door	R 1,204,035.00	R 875,000.00
11	Bonnagee Square (Paarl East)	34	No communal tap but illegal connected taps	2	No toilets	7	Pre-paid meter per unit	Door	R 1,169,634.00	R 850,000.00

Annexure 6: Detailed breakdown of current levels of basic services in informal settlements in Drakenstein Municipality - (Continued)

	Name	No of dwellings	Level of water provision (1-25hh)	Water provision shortfall (taps)(minus indicates additional to requirement)	Level of sanitation (1-5hh)	Sanitation shortfall (toilets) (minus indicates additional to requirement)	Level of electrification	Solid waste	Subsidy (R34 401.00 per stand)	Estimated shortfall of UIISP to enhanced serviced sites (wetcore, base and electricity point - R25 000.00 per stand)
12	Bosbok (Backyarders)	100	No basic services available, inside taps illegal connected	10	Residents depend on tenants for basic services	20	No electricity	Door	R 3,440,100.00	R 2,500,000.00
13	Kuduland (Chicago)	132	1 communal tap	4	6 Chemical toilets	20	None	Door	R 4,540,932.00	R 3,300,000.00
14	Spooky Square	107	1 communal tap	3	None due to theft	21	Pre-paid meter per unit	Door	R 3,680,907.00	R 2,675,000.00
15	Janfiskaal Street	51	1 communal tap and illegal connected taps	1	1 x 8 Container toilets	0	Pre-paid meter per unit	Door	R 1,754,451.00	R 1,275,000.00
16	Kamp Fresh/ Bokmakierie Street	28	No communal tap but illegal connected taps	1	7 Chemical toilets	6	Pre-paid meter per unit	Door	R 963,228.00	R 700,000.00
17	Silvertown 1 (Lobola Street)	93	1 communal tap	3	2 x 10 Container toilets	0	Pre-paid meter per unit	Door	R 3,199,293.00	R 2,325,000.00
18	Silvertown 2 (Diniso Street)	35	2 communal taps	0	1 x 10 Container toilets	1	Pre-paid meter per unit	Door	R 1,204,035.00	R 875,000.00
19	H1 (Luhlaza Street)	1	1 communal taps	1	1 x 10 Container toilets	0	No electricity	Door	R 206,406.00	R 150,000.00
20	New Beginnings/ Bontebok Street	37	s 1 x communal tap & illegal connected tap	1	7 Portable toilets	0	Pre-paid meter per unit	Door	R 1,272,837.00	R 925,000.00
21	Fairyland (Adjacent to Groenheuwel Primary)/ Marikana	108	1 communal tap	3	6 Chemical toilets	16	None	Door	R 3,715,308.00	R 2,700,000.00

Annexure 6: Detailed breakdown of current levels of basic services in informal settlements in Drakenstein Municipality - (Continued)

	Name	No of dwellings	Level of water provision (1:25hh)	Water provision shortfall (taps)(minus indicates additional to requirement)	Level of sanitation (1:5hh)	Sanitation shortfall (toilets) (minus indicates additional to requirement)	Level of electrification	Solid waste	Subsidy (R34 401.00 per stand)	Estimated shortfall of UJSP to enhanced serviced sites (wetcore, base and electricity point - R25 000.00 per stand)
22	Joe Williams Kamp	98	2 communal taps	2	1 x 10 and 1 x 8 Container toilets	0	No electricity	Door	R 3,440,100.00	R 2,500,000.00
23	Palmiet rivier (Ribbok Street - Adjacent to Municipal Flats)	25	The residents depend on tenants for basic services	1	The residents depend on tenants for basic services	5	No electricity	Door	R 860,025.00	R 625,000.00
24	Brickfields	289	3 communal taps	9	8 Precast VIP toilets and 15 Chemical toilets	35	No electricity, high lights to be installed	Door	R 9,941,889.00	R 7,225,000.00
25	PA Kamp (Provincial Admin Land)	23	4 communal taps	-3	No toilets	5	No electricity	None	R 791,223.00	R 575,000.00
26	Langabuya (Floods)	51	0 communal tap	2	No toilets	10	No electricity	Door	R 1,754,451.00	R 1,754,451.00
27	Drommedaris Street	333	9 communal taps	4	9 X 10 Container toilets	67	No electricity	Door	R 11,455,533.00	R 8,325,000.00
28	White City/ Cornershop	62	9 communal taps	-6	2 (6,6) Container toilets	0	No electricity	Door	R 2,132,862.00	R 1,550,000.00
29	Unathi (Langabuya)	138	3 communal taps	3	1 x 10; 1 x 8; 1 x 4 Container toilets	6	Pre-paid meter	Door	R 4,747,338.00	R 3,450,000.00
30	Them bani 2 (Phokeng Street)	197	2 communal taps	6	2 x 10 Container toilets	19	None, under Eskom powerline	Door	R 6,776,997.00	R 4,925,000.00
31	Next to Sportsground (Drommedaris Str)	116	2 communal taps	3	1 x 10 Container toilets	13	None, under Eskom powerline	Door	R 3,990,516.00	R 2,900,000.00
32	Ntshamba Street	115	3 communal taps	3	1 x 10; 1 x 8 Container toilets	5	Pre-paid meter per unit	Door	R 3,956,115.00	R 2,875,000.00
33	B & C Block (Hostels) (Backyarders)	26	1 communal taps	0	Pre-cast toilet	5	No electricity	Door	R 894,426.00	R 894,426.00

Annexure 6: Detailed breakdown of current levels of basic services in informal settlements in Drakenstein Municipality - (Continued)

	Name	No of dwellings	Level of water provision (1:25hh)	Water provision shortfall (taps)(minus indicates additional to requirement)	Level of sanitation (1:5hh)	Sanitation shortfall (toilets) (minus indicates additional to requirement)	Level of electrification	Solid waste	Subsidy (R34 401.00 per stand)	Estimated shortfall of UISP to enhanced serviced sites (wetcore, base and electricity point - R25 000.00 per stand)
34	Mfuleni Street (Transnet Wall)	303	3 communal taps	2	4 x 10 Container toilets	0	Pre-paid meter to all units	Door	R 3,887,313.00	R 2,825,000.00
35	Noodkamp and Maylaan	40	3 communal taps	-1	2 (10,10) Container toilets	0	No electricity	Door	R 1,375,040.00	R 1,000,000.00
36	Bhekela/New Rest	119	2 communal taps	3	2 (6,10) Container toilets	8	Pre-paid meter to all units	Door	R 4,093,719.00	R 27,975,000.00
37	Plankiesdorp (Dietman Str)	41	1 communal taps	1	1(6) Container toilets	2	No electricity	Door	R 1,410,441.00	R 1,025,000.00
38	Mpumelelo Street (O.R)	847	5 communal taps	29	9 (10) Container toilets - many not operational	169	No electricity - planning started	Door	R 29,137,647.00	R 21,175,000.00
39	Soetendal (Farm Residents Dietman Str)	23	2 communal taps	-1	1(10) Container toilets	0	Pre-paid meter to all units	Door	R 791,223.00	R 575,000.00
40	Dalvey Store (Sand Street)	46	1 communal tap	1	1 (10) Container toilets	0	No electricity	Door	R 1,582,446.00	R 1,150,000.00
41	Swartberg Street (O.R)	127	1 communal taps	4	No toilets	25	No electricity	Door	R 4,368,927.00	R 3,175,000.00
42	Ntambanani Street (OR Tambo)	50	No basic services available	2	No toilets	10	No electricity	Door	R 1,720,030.00	R 1,720,030.00
43	Chameleon	49	No drinking water taps	2	9 chemical toilets	1	No electricity	Door	R 1,685,649.00	R 1,685,649.00
44	Gouda	129	No basic services available	5	No toilets	26	No electricity	Door	R 4,437,729.00	R 3,225,000.00
										R 154,604,556.00

Document Produced by

Aurecon South Africa (Pty) Ltd

1 Century City Drive, Waterford Precinct,
Century City
South Africa
7441
