

EXECUTIVE SUMMARY :HOUSING OVERVIEW

The current need for low-income subsidised housing is estimated at 8600 units. The table below indicates slightly higher backlog requirements. At an estimated population growth rate of 2,4%, this figure will rise to 9250 units in 2007. The influx of people to the area is placing tremendous pressure on the Municipality as informal settlements are expanding rather than declining. This is of particular reference to urban centres where people are flocking towards job opportunities. Currently over 10776 households live in informal and traditional houses (27,1% of all households). The approved housing projects for 2007 – 2010 intend to deal with 8600 households that is 82 % of the affected households.

The Municipality has in 2008/2009 financial year established a Housing unit in a structure accessible to the community. In all Kouga settlements housing clerks have been appointed, to date all vacancies have been filled. In 2009 the council received the Premiers Award for Housing Facilitation.. The Council has adopted a Housing Sector Plan in 2009 that deals with all housing approach to attend to the demand, Further drafted is a Policy Framework with the following issues for consideration in terms of a local housing policy include the following:

- ❖ The influx of people is associated with temporary housing arrangements, as many of the migrants maintain links with their places of origin, where they are in the process of, or already own, a RDP house. This requires the Municipality to consider the creation of rental stock or alternative accommodation that is of a temporary nature.
- ❖ Creating housing options for middle class households.
- ❖ Target housing delivery towards areas where female-headed households are able to benefit from the investment.
- ❖ Use of housing delivery programmes as poverty alleviation measures in the most affected areas, for example making houses available as shelter for the most vulnerable groups such as abused women, street children and the elderly.

NATURE OF BACKLOG	HOUSING BACKLOG (SHORT TERM)	CURRENT HOUSING PROJECTS (NUMBER OF UNITS)	APPROVED HOUSING PROJECTS FOR 2007 - 2009
Kouga	10776	1037	633
Ward 1	840	Nil	Nil
Ward 2	2710	Nil	Nil
Ward 3	Nil	Nil	Nil
Ward 4	2000	607	Nil
Ward 5	860	Nil	Nil
Ward 6	860	Nil	Nil
Ward 7	910	40	273
Ward 8	680	Nil	360
Ward 9	1840	310	Nil
Ward 10	740	80	Nil

HOUSING BACKLOG

Unfortunately the Housing Delivery Programme is flawed with **additional challenges**. These include:

- ❖ Dissatisfaction with the quality of housing.
- ❖ Unfair distribution of houses to beneficiaries i.e. the administrative procedures, even though an allocation policy does exist in the Municipality.
- ❖ Very slow delivery processes, considering the backlog versus the approved projects for 2007/ 09.
- ❖ Beneficiaries - RDP houses being used as a source of income rather than a shelter.

In response to the difficulties, the Provincial Department of Housing appointed a Provincial Project Management Team to supervise all Housing Projects. In addition, greater care will be taken to ensure that the allocation of houses will be dealt with in terms of the allocation policy, and measures will be introduced to monitor and remedy the illegal selling of RDP houses.

The Kouga Municipality requires an estimated 270ha to meet the housing demands - this is problematic, specifically in two areas:

Table: 75

NAME OF AREA	WARD	NUMBER OF UNITS OUTSTANDING	HA REQUIRED
Sea Vista	1	840	40
Loerie	7	610	30

LAND REQUIREMENTS FOR HOUSING

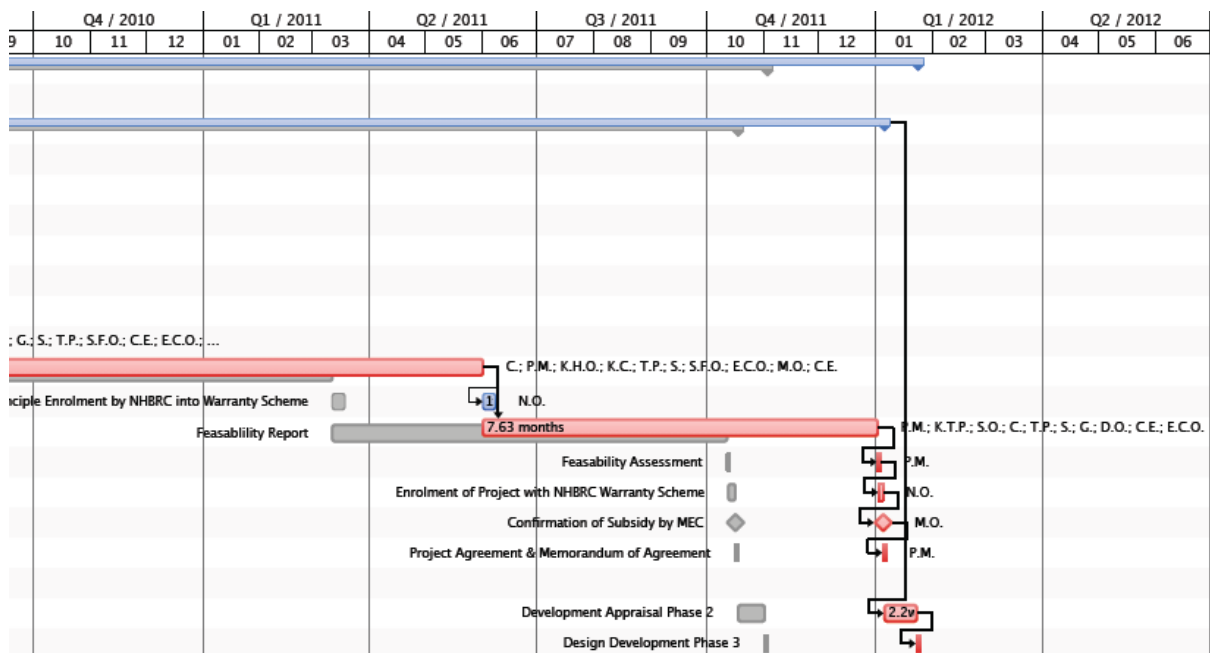
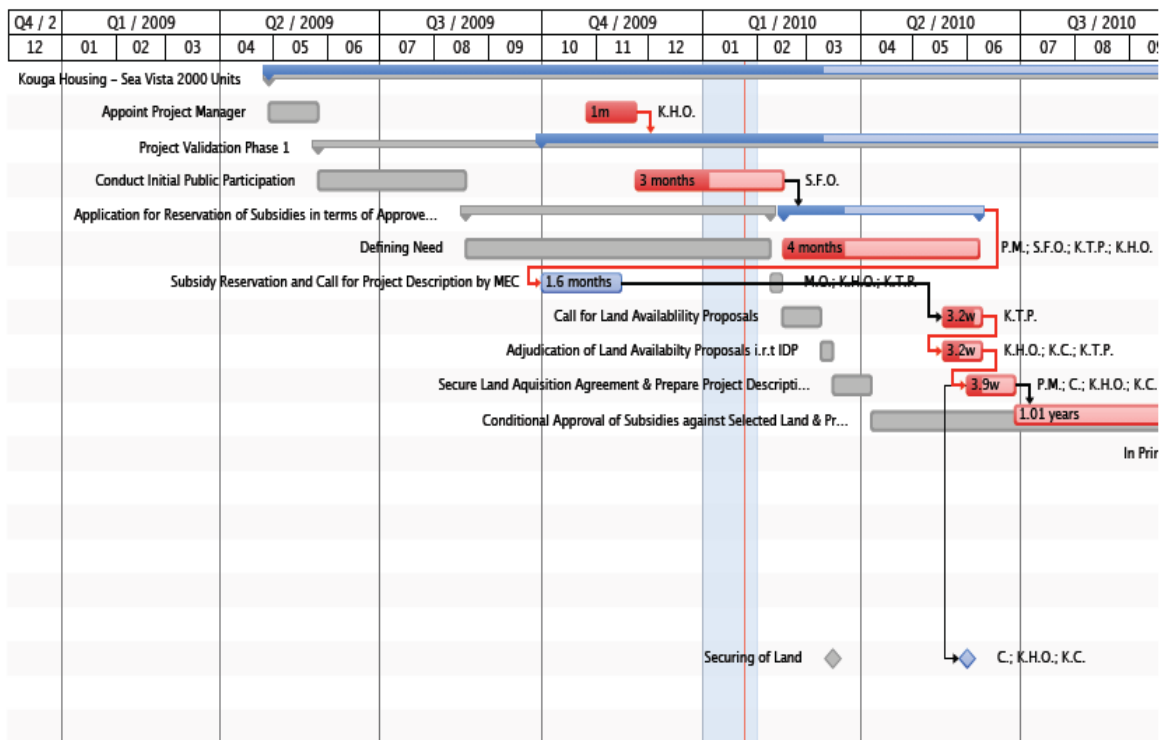
The Council introduced a program in 2007 to assist the National objective of the President to formalise informal settlements and to provide quality and affordable housing to its residents by 2014.

The following anticipated projects were identified:

Ward 1	-	Sea Vista	-	2000 Units
Ward 2	-	Pellsrus	-	220 Units
Ward4-	-	Kruisfontein	-	2500Units
Ward 5	-	Arcadia	-	139 Units
Ward 6	-	Kwanomzamo	-	400 Units
Ward 7	-	Weston	-	196 Units
	-	Thornhill	-	390 Units
Ward 8	-	Ocean View	-	500Units
Ward 9	-	Hankey	-	990 Units
Ward10	-	Patensie	-	278 Units
TOTAL			=	8613 UNITS

In order for the Council to deliver the programme within the framework of the priorities of our Integrated Development Plan the consideration of the provision of funds to proceed with preliminary activities will be highly appreciated. The above needs is estimated at to R 152 750 435.31.

Process Plan towards realising the development



Council has in August 2009 appointed Kwezi V3 consultants to assess the status and capacity of its bulk Infrastructure to accommodate the ten projects. Subsequently a bulk infrastructure master plan was adopted by council in December 2009 and it gives a reflection of critical areas with infrastructure challenges and capacity to accommodate the proposed development. Details are found in the engineer report incorporated in the Service Delivery section in section f of this document. Further the council appointed the consultants to conduct

land survey Environmental Impact Analysis and all other required pre planning reports required for the housing projects. Below is a detailed list of service breakdown.

AREA	PRE PLANNING	TOWN PLANNING	LAND SURVEY	EIA	SOCIAL FACILITATION
Sea Vista	Urban Dynamics	Urban Dynamics	S.T Maarschalk	TSA	Amaza Consulting
Pellsrus	MTO	MTO	S.T Maarschalk	√	Amaza Consulting
Kruisfontein	Setplan	Setplan	S.T Maarschalk	TSA	Amaza Consulting
Arcadia	Setplan	Setplan	S.T Maarschalk	√	Amaza Consulting
Kwanomzamo	Setplan	Setplan	Hemsley	TSA	Amaza Consulting
Weston	Metroplan	Metroplan	S.T Maarschalk	√	Amaza Consulting
Thornhill	MTO	MTO	S.T Maarschalk	√	Amaza Consulting
Ocean View	Metroplan	Metroplan	S.T Maarschalk	Bopite	Amaza Consulting
Hankey	Metroplan	Metroplan	S.T Maarschalk	TSA	Amaza Consulting
Patensie	Urban Dynamics	Urban Dynamics	S.T Maarschalk	TSA	Amaza Consulting

Project Financial Implication

Below is a cost breakdown per ward as agreed with the department of Human Settlement Department

WARD 1: SEA VISTA: ST FRANCIS BAY

INDIRECT COST

Preplanning Studies	@	2000	x	R 290.71=	R 581420.00
Project Management	@	2000	x	R 596.31=	R 1192620.00
Environmental Control Officer	@	2000	x	R 43.47 =	R 86940.00
Geotechnical Evaluations	@	2000	x	R 71.57 =	R 143140.00
Contour Survey	@	2000	x	R 47.71 =	R 95420.00
Surveying and Pegging	@	2000	x	R 238.52=	R 477040.00
Survey Examination Fee	@	2000	x	R 73.95 =	R 147900.00
Town Planning	@	2000	x	R 321.99=	R 643980.00
		TOTAL		R 1684.23	= R 3368460.00

b) WARD 2: PELLSRUS: JEFFREYS BAY

Beneficiary Administration	@	220	x	R 203.76=	R 44827.20
Safety inspector	@	220	x	R 54.34 =	R 11954.80
Environmental Control Officer	@	220	x	R 43.47 =	R 9563.40
Preplanning Studies	@	220	x	R 290.71=	R 63956.20
Project Management	@	220	x	R 596.31=	R 131188.20
Geotechnical Evaluations	@	220	x	R 71.57 =	R 15745.40
Civil Engineer Services	@	220	x	R 715.57=	R 157425.40
Site Supervision: Clerk of Works	@	220	x	R 181.27=	R 39879.40
Social Facilitation	@	220	x	R 238.53=	R 52476.80
Legal Fees	@	220	x	R 16.33 =	R 3592.60
SUB TOTAL (indirect cost)	=	R 2411.86		=	R 541105.80

DIRECT COST

Water Reticulation	@	220	x	R 3573.25	= R 786115.90
Sanitation Reticulation	@	220	x	R 4269.54	= R 939298.80
Roads	@	220	x	R 2742.99	= R 603457.80
Stormwater	@	220	x	R 3971.39	= R 873705.80
SUB TOTAL (direct cost)	=	R 14557.17		=	R 3202577.40

TOTAL COST TO SERVICE ON ERF

SUB TOTAL (indirect cost)	=	R 541105.80
SUB TOTAL (direct cost)	=	R 3202577.40

TOTAL = R 3743683.20

c) WARD 4: KRUISFONTEIN: HUMANSDORP

INDIRECT COST

Beneficiary Administration	@	2500	x	R 203.76=	R 509400.00
Safety inspector	@	2500	x	R 54.34 =	R 135850.00
Environmental Control Officer	@	2500	x	R 43.47 =	R 108675.00
Preplanning Studies	@	2500	x	R 290.71=	R 726775.00
Project Management	@	2500	x	R 596.31=	R 1490775.00
Geotechnical Evaluations	@	2500	x	R 71.57 =	R 178925.00
Land Surveying and Pegging	@	2500	x	R 238.52=	R 596300.00
Land Surveying examination fee	@	2500	x	R 73.95 =	R 184875.00
Town Planning	@	2500	x	R 321.99=	R 804975.00
Civil Engineer Services	@	2500	x	R 715.57=	R 1788925.00
Site Supervision: Clerk of Works	@	2500	x	R 181.27=	R 453175.00
Social Facilitation	@	2500	x	R 238.53=	R 596325.00
Legal Fees	@	2500	x	R 16.33 =	R 3592.60

SUB TOTAL (indirect cost) = R 3077.70 = R 7694250.00

DIRECT COST

Water Reticulation	@	2500	x	R 3673.25 =	R 9183125.00
Sanitation Reticulation	@	2500	x	R 4269.54 =	R 10673850.00
Roads	@	2500	x	R 2742.99 =	R 6857475.00
Stormwater	@	2500	x	R 3971.39 =	R 9928475.00

SUB TOTAL (direct cost) = R 14657.17 = R 36642925.00

TOTAL COST TO SERVICE ON ERF

SUB TOTAL (indirect cost) = R 3077.70
 SUB TOTAL (direct cost) = R 14657.17

TOTAL = R 17734.87

d) WARD 5: ARCADIA: HUMANSDORP

INDIRECT COST

	UNITS	AMOUNT	TOTAL
Beneficiary administration	139	R 203.76	R 28322.64
Safety inspector	139	R 54.34	R 7553.26
Environmental Control Office	139	R 43.47	R 6042.33
Preplanning studies	139	R 290.71	R 40408.69
Project Management	139	R 596.31	R 82887.09
Geotechnical Evaluation	139	R 71.57	R 9948.32
Contour Survey	139	R 47.71	R 6631.69
Land Surveying and Site Pegging	139	R 238.52	R 33154.28
Land Surveying Examination fee	139	R 73.05	R 10153.95
Town planning	139	R 321.99	R 44756.61
Civil Engineer Services	139	R 715.57	R 99464.23
Site Inspection: Clerks of Works	139	R 181.27	R 25196.53
Social Facilitation	139	R 238.53	R 33155.67
SUB TOTAL: INDIRECT COSTS		R 3076.80	R 427675.20

DIRECT COST

	UNITS	AMOUNT	TOTAL
Water Reticulation	139	R 3673.23	R 510648.47
Sanitation Reticulation	139	R 4269.54	R 593466.06
Roads	139	R 2742.99	R 381275.61
Stormwater	139	R 3971.39	R 552023.21
SUB TOTAL: DIRECT COST		R 14657.65	R 2037413.35

TOTAL COST TO SERVICE ON ERF

SUB TOTAL (indirect cost) = R 3076.80
 SUB TOTAL (direct cost) = R 14657.65

TOTAL = R 17734.45

e) WARD 6: KWANOMZAMO: HUMANSDORP**INDIRECT COST****PROFESSIONAL FEE**

	UNITS	AMOUNT	TOTAL
Beneficiary administration	400	R 203.76	R 81504.00
Safety inspector	400	R 54.34	R 21736.00
Environmental Control Office	400	R 43.47	R 17386.00
Preplanning studies	400	R 290.71	R 116284.00
Project Management	400	R 596.31	R 238524.00
Geotechnical Evaluation	400	R 71.57	R 28628.00
Contour Survey	400	R 47.71	R 19084.00
Land Surveying and Site Pegging	400	R 238.52	R 95408.00
Land Surveying Examination fee	400	R 73.05	R 29580.00
Town planning	400	R 321.99	R 128796
Civil Engineer Services	400	R 715.57	R 286228.00
Site Inspection: Clerks of Works	400	R 181.27	R 72508.00
Social Facilitation	400	R 238.53	R 95412.00
SUB TOTAL: INDIRECT COSTS		R 3077.70	R 1231078.00

DIRECT COST

	UNITS	AMOUNT	TOTAL
Water Reticulation	400	R 3673.23	R 1469300.00
Sanitation Reticulation	400	R 4269.54	R 1707816.00
Roads	400	R 2742.99	R 1097196.00
Stormwater	400	R 3971.39	R 1588556.00
SUB TOTAL: DIRECT COST		R 14657.17	R 5862868.00

TOTAL COST TO SERVICE ON ERF

SUB TOTAL (indirect cost) = R 14657.17

SUB TOTAL (direct cost) = R 5862868

TOTAL = R 5877525.17

f) WARD 7: WESTON: HANKEY (200)

INDIRECT COST

	UNITS	AMOUNT	TOTAL
Beneficiary administration	196	R 203.76	R 39936.96
Safety inspector	196	R 54.34	R 10650.64
Environmental Control Office	196	R 43.47	R 8520.12
Preplanning studies	196	R 290.71	R 56979.16
Project Management	196	R 596.31	R 116876.76
Geotechnical Evaluation	196	R 71.57	R 14027.72
Contour Survey	196	R 47.71	R 9212.00
Land Surveying and Site Pegging	196	R 238.52	R 46749.92
Land Surveying Examination fee	196	R 73.05	R 14494.20
Town planning	196	R 321.99	R 63110.04
Civil Engineer Services	196	R 715.57	R 140251.72
Site Inspection: Clerks of Works	196	R 181.27	R 35528.92
Social Facilitation	196	R 238.53	R 46751.88
SUB TOTAL: INDIRECT COSTS		R 3077.70	R 603090.04

DIRECT COST

	UNITS	AMOUNT	TOTAL
Water Reticulation	196	R 3673.23	R 719957.00
Sanitation Reticulation	196	R 4269.54	R 836773.00
Roads	196	R 2742.99	R 537626.04
Stormwater	196	R 3971.39	R 778392.44
SUB TOTAL: DIRECT COST		R 14657.17	R 2872748.48

TOTAL COST TO SERVICE ON ERF

SUB TOTAL (indirect cost) = R 3077.70

SUB TOTAL (direct cost) = R 14657.17

TOTAL = R 17734.87

g) WARD 7: THORNHILL

INDIRECT COST

	UNITS	AMOUNT	TOTAL
Beneficiary administration	390	R 203.76	R 79466.40
Safety inspector	390	R 54.34	R 21192.60
Environmental Control Office	390	R 43.47	R 16953.30
Preplanning studies	390	R 290.71	R 113376.90
Project Management	390	R 596.31	R 232560.90
Geotechnical Evaluation	390	R 71.57	R 27912.30
Contour Survey	390	R 47.71	R 18603.00

Land Surveying and Site Pegging	390	R 238.52	R 93022.80
Land Surveying Examination fee	390	R 73.05	R 28840.50
Town planning	390	R 321.99	R 125576.10
Civil Engineer Services	390	R 715.57	R 279072.30
Site Inspection: Clerks of Works	390	R 181.27	R 70695.30
Social Facilitation	390	R 238.53	R 93026.70
SUB TOTAL: INDIRECT COSTS		R 3077.70	R 1200299.10

DIRECT COST

	UNITS	AMOUNT	TOTAL
Water Reticulation	390	R 3673.23	R 1432567.50
Sanitation Reticulation	390	R 4269.54	R 166120.60
Roads	390	R 2742.99	R 1069766.10
Stormwater	390	R 3971.39	R 1548842.10
SUB TOTAL: DIRECT COST		R 14657.17	R 5716296.30

TOTAL COST TO SERVICE ON ERF

SUB TOTAL (indirect cost)	=	R 3077.70
SUB TOTAL (direct cost)	=	R 14657.17
TOTAL	=	<u>R 17734.87</u>

h) WARD 8: OCEAN VIEW: JEFFREYS BAY

INDIRECT COST

PROFESSIONAL FEE

	UNITS	AMOUNT	TOTAL
Beneficiary administration	1500	R 203.76	R 305640.00
Safety inspector	1500	R 54.34	R 81510.00
Environmental Control Office	1500	R 43.47	R 65205.00
Preplanning studies	1500	R 290.71	R 436065.00
Project Management	1500	R 596.31	R 894465.00
Geotechnical Evaluation	1500	R 71.57	R 107355.00
Contour Survey	1500	R 47.71	R 71565.00
Land Surveying and Site Pegging	1500	R 238.52	R 357780.00
Land Surveying Examination fee	1500	R 73.05	R 110925.00
Town planning	1500	R 321.99	R 482985.00
Civil Engineer Services	1500	R 715.57	R 1073355.00
Site Inspection: Clerks of Works	1500	R 181.27	R 271905.00
Social Facilitation	1500	R 238.53	R 357795.00
SUB TOTAL: INDIRECT COSTS		R 3077.70	R 4616550.00

DIRECT COST

	UNITS	AMOUNT	TOTAL
Water Reticulation	1500	R 3673.23	R 5509875.00
Sanitation Reticulation	1500	R 4269.54	R 6404310.00
Roads	1500	R 2742.99	R 4114485.00
Stormwater	1500	R 3971.39	R 5957085.00
SUB TOTAL: DIRECT COST		R 14657.17	R 21985755.00

TOTAL COST TO SERVICE ON ERF

SUB TOTAL (indirect cost)	=	R 3077.70
SUB TOTAL (direct cost)	=	R 14657.17
TOTAL	=	<u>R 17734.87</u>

i) WARD 9: EXT 5: HANKEY

INDIRECT COST

	UNITS	AMOUNT	TOTAL
Beneficiary administration	990	R 203.76	R 201722.40
Safety inspector	990	R 54.34	R 53796.60
Environmental Control Office	990	R 43.47	R 43035.30
Preplanning studies	990	R 290.71	R 287802.50
Project Management	990	R 596.31	R 590346.90
Geotechnical Evaluation	990	R 71.57	R 70854.30
Contour Survey	990	R 47.71	R 47232.90
Land Surveying and Site Pegging	990	R 238.52	R 236134.80
Land Surveying Examination fee	990	R 73.05	R 73210.50
Town planning	990	R 321.99	R 318770.10
Civil Engineer Services	990	R 715.57	R 708414.30
Site Inspection: Clerks of Works	990	R 181.27	R 179457.30
Social Facilitation	990	R 238.53	R 236144.70
SUB TOTAL: INDIRECT COSTS		R 3077.70	R 3046922.60

DIRECT COST

	UNITS	AMOUNT	TOTAL
Water Reticulation	990	R 3673.23	R 3636517.50
Sanitation Reticulation	990	R 4269.54	R 4226844.60
Roads	990	R 2742.99	R 2715560.10
Stormwater	990	R 3971.39	R 3931676.10
SUB TOTAL: DIRECT COST		R 14657.17	R 14510598.30

TOTAL COST TO SERVICE ON ERF

SUB TOTAL (indirect cost)	=	R 3077.70
SUB TOTAL (direct cost)	=	R 1465.17
TOTAL	=	<u>R 17734.87</u>

j) WARD 10: STUURMANSKOP: PATENSIE

INDIRECT COST

	UNITS	AMOUNT	TOTAL
Beneficiary administration	278	R 203.76	R 56645.28
Safety inspector	278	R 54.34	R 15106.52
Environmental Control Office	278	R 43.47	R 12084.66
Preplanning studies	278	R 290.71	R 80817.38
Project Management	278	R 596.31	R 165774.18
Geotechnical Evaluation	278	R 71.57	R 19896.46
Contour Survey	278	R 47.71	R 13263.38

Land Surveying and Site Pegging	278	R 238.52	R 66308.56
Land Surveying Examination fee	278	R 73.05	R 20558.10
Town planning	278	R 321.99	R 89513.22
Civil Engineer Services	278	R 715.57	R 198928.46
Site Inspection: Clerks of Works	278	R 181.27	R 50393.06
Social Facilitation	278	R 238.53	R 66311.34
SUB TOTAL: INDIRECT COSTS		R 3077.70	R 855600.60

DIRECT COST

	UNITS	AMOUNT	TOTAL
Water Reticulation	278	R 3673.23	R 1021163.50
Sanitation Reticulation	278	R 4269.54	R 1186932.12
Roads	278	R 2742.99	R 762551.22
Stormwater	278	R 3971.39	R 1104046.42
SUB TOTAL: DIRECT COST		R 14657.17	R 4074693.26

TOTAL COST TO SERVICE ON ERF

SUB TOTAL (indirect cost)	=	R 3077.70
SUB TOTAL (direct cost)	=	R 14657.17
TOTAL	=	R 17734.87

TOTAL

Project Implementation and Status Report

1 PELLSRUS 220

Progress:

2 Discipline	Comments
3 Town Planning	Complete. Possible densification discussed with the Town Planner and quotation submitted to the Municipality in November 2009 (attached).
Surveying (contour, pegging & fees)	Complete. Possible densification discussed and awaiting a draft layout to determine costs for resubmission.
EIA	Complete.
Engineering Services	Service provider not appointed yet.
Social Facilitation	Ongoing. Housing needs analysis.
Geo-technical Investigation	Complete. Report submitted to Municipality.

Cashflow:

Months	Estimated Cashflow	Actual Cashflow	Difference
4 Nov. '09	R 101,126.63	5 R 0.00	6 R -101,126.63
Dec. '09	R 76,504.49	R 0.00	R -76,504.49
Jan. '10	R 76,504.49	7 R 0.00	8 R -76,504.49

Feb. '10	R 76,504.49	9 R 0.00	R 0.00
Mar. '10	R 57,158.53	R 0.00	R 0.00
Apr. '10	R 26,380.86	R 0.00	R 0.00
May '10	R 15,388.84	R 0.00	R 0.00
Jun. '10	R 10,112.66	R 0.00	R 0.00
10 TOTAL	11 R 439,681.00	R 0.00	12 R-254,135.61

13 KRUISFONTEIN 2500

Progress:

14 Discipline	Comments
15 Town Planning	Incomplete. 250 sites still to be added to the layout. Awaiting EIA, geo-technical and completion of contour survey..
Surveying (contour, pegging & fees)	Awaiting appointment of service provider to do lidar survey, tender is closing on the 12 th February 2010.
EIA	In progress. Awaiting inputs from geo-technical, surveyor and heritage assessment (quotation submitted to the municipality).
Engineering Services	Service provider awaiting completion of the layout.
Social Facilitation	Ongoing. Housing needs analysis.
Geo-technical Investigation	Service provider not appointed yet.

Cashflow:

Months	Estimated Cashflow	Actual Cashflow	Difference
16 Nov. '09	R 1,149,166.25	17 R 0.00	18 R -1,149,166.25
Dec. '09	R 869,369.25	R 0.00	R -869,369.25
Jan. '10	R 869,369.25	19 R 0.00	20 R -869,369.25
Feb. '10	R 869,369.25	R 0.00	R 0.00
Mar. '10	R 649,528.75	R 0.00	R 0.00
Apr. '10	R 299,782.50	R 0.00	R 0.00
May '10	R 174,873.13	R 0.00	R 0.00
Jun. '10	R 114,916.63	R 0.00	R 0.00
21 TOTAL	22 R 4,996,375.00	R 0.00	23 R -1,853,654.75

24 ARCADIA 139

Progress:

25 Discipline	Comments
26 Town Planning	Complete. Awaiting geo-technical input and EIA (basic assessment).
Surveying (contour, pegging & fees)	Awaiting appointment of service provider to do lidar survey, tender is closing on the 12 th February 2010.
EIA	Service provider not appointed yet.
Engineering Services	Service provider not appointed yet.
Social Facilitation	Ongoing. Housing needs analysis.
Geo-technical Investigation	Service provider not appointed yet.

Cashflow:

Months	Estimated Cashflow	Actual Cashflow	Difference
27 Nov. '09	R 63,893.64	28 R 0.00	29 R -63,893.64
Dec. '09	R 48,336.93	R 0.00	R -48,336.93
Jan. '10	R 48,336.93	30 R 0.00	31 R -48,336.93
Feb. '10	R 48,336.93	32 R 0.00	R 0.00
Mar. '10	R 36,113.80	R 0.00	R 0.00
Apr. '10	R 16,667.91	R 0.00	R 0.00
May '10	R 9,722.95	R 0.00	R 0.00
Jun. '10	R 6,389.36	R 0.00	R 0.00
33 TOTAL	34 R 277,798.45	R 0.00	35 R -160,567.50

36 KWANOMZAMO 400

Progress:

37 Discipline	Comments
38 Town Planning	Complete. Awaiting EIA, contour survey and geo-technical investigation.
Surveying (contour, pegging & fees)	Awaiting appointment of service provider to do lidar survey, tender is closing on the 12 th February 2010.
EIA	In progress. Awaiting inputs from geo-technical, surveyor and heritage assessment (quotation submitted to the municipality).

Engineering Services	Service provider not appointed yet.
Social Facilitation	Ongoing. Housing needs analysis.
Geo-technical Investigation	Service provider not appointed yet.

Cashflow:

Months	Estimated Cashflow	Actual Cashflow	Difference
39 Nov. '09	R 183,866.60	40 R 0.00	41 R -183,866.60
Dec. '09	R 139,099.08	R 0.00	R -139,099.08
Jan. '10	R 139,099.08	42 R 0.00	43 R -139,099.08
Feb. '10	R 139,099.08	R 0.00	44 R 0.00
Mar. '10	R 103,924.60	R 0.00	R 0.00
Apr. '10	R 47,965.20	R 0.00	R 0.00
May '10	R 27,979.70	R 0.00	R 0.00
Jun. '10	R 18,386.66	R 0.00	R 0.00
45 TOTAL	46 R 799,420.00	R 0.00	47 R - 462,064.76

48 WESTON 196

Progress:

49 Discipline	Comments
50 Town Planning	Incomplete. Awaiting EIA, land availability from Dept. Education, contour survey and geo-technical investigation.
Surveying (contour, pegging & fees)	Awaiting appointment of service provider to do lidar survey, tender is closing on the 12 th February 2010.
EIA	Service provider not appointed yet.
Engineering Services	Service provider not appointed yet.
Social Facilitation	Ongoing. Housing needs analysis.
Geo-technical Investigation	Service provider not appointed yet.

Cashflow:

Months	Estimated Cashflow	Actual Cashflow	Difference
51 Nov. '09	R 90,094.63	52 R 0.00	53 R -90,094.63
Dec. '09	R 68,158.55	R 0.00	R -68,158.55
Jan. '10	R 68,158.55	54 R 0.00	55 R -68,158.55
Feb. '10	R 68,158.55	R 0.00	R 0.00
Mar. '10	R 50,923.05	R 0.00	R 0.00
Apr. '10	R 23,502.95	R 0.00	R 0.00
May '10	R 13,710.05	R 0.00	R 0.00
Jun. '10	R 9,009.46	R 0.00	R 0.00
56 TOTAL	57 R 391,715.80	R 0.00	58 R -226,411.73

59 THORNHILL 390

Progress:

60 Discipline	Comments
61 Town Planning	<ul style="list-style-type: none"> There is a tri-party agreement between Kouga Development Agency, Kouga Municipality and Provincial Housing Settlement Department to reserve 14 sites from 390 sites. 13 of these 14 sites will provide housing for the aged, disabled, orphans and 1 site for community facility (unidentified). The remaining 376 sites layout awaiting the EIA, contour survey and geo-technical investigation.
Surveying (contour, pegging & fees)	Awaiting appointment of service provider to do lidar survey, tender is closing on the 12 th February 2010.
EIA	Service provider not appointed yet.
Engineering Services	Service provider not appointed yet.
Social Facilitation	Ongoing. Housing needs analysis.
Geo-technical Investigation	In progress. Completion expected end February 2010

Cashflow:

Months	Estimated Cashflow	Actual Cashflow	Difference
62 Nov. '09	R 179,269.94	63 R 0.00	64 R -179,269.94
Dec. '09	R 135,621.60	R 0.00	R -135,621.60
Jan. '10	R 135,621.60	65 R 0.00	66 R -135,621.60

Feb. '10	R 135,621.60	R 0.00	R 0.00
Mar. '10	R 101,326.49	R 0.00	R 0.00
Apr. '10	R 46,766.07	R 0.00	R 0.00
May '10	R 27,280.21	R 0.00	R 0.00
Jun. '10	R 17,926.99	R 0.00	R 0.00
67 TOTAL	68 R 779,434.50	R 0.00	69 R -450,513.14

70 OCEAN VIEW 1500

Progress:

71 Discipline	Comments
72 Town Planning	Revised layout complete. To be submitted to the Municipality for approval.
Surveying (contour, pegging & fees)	Contour survey complete.
EIA	Complete.
Engineering Services	Draft designs in progress, awaiting the ROD comments, geo-technical report and approval of revised layout.
Social Facilitation	Ongoing. Housing needs analysis.
Geo-technical Investigation	Awaiting the approval of revised layout.

Cashflow:

Months	Estimated Cashflow	Actual Cashflow	Difference
73 Nov. '09	R 689,499.75	74 R 0.00	75 R -689,499.75
Dec. '09	R 521,621.55	R 0.00	R -521,621.55
Jan. '10	R 521,621.55	76 R 0.00	77 R -521,621.55
Feb. '10	R 521,621.55	R 0.00	R 0.00
Mar. '10	R 389,717.25	R 0.00	R 0.00
Apr. '10	R 179,869.50	R 0.00	R 0.00
May '10	R 104,923.88	R 0.00	R 0.00
Jun. '10	R 68,949.98	R 0.00	R 0.00
78 TOTAL	79 R 2,997,825.00	R 0.00	80 R -1,732,742.85

81 HANKEY 990

Progress:

82 Discipline	Comments
83 Town Planning	Revised layout complete. To be submitted to the Municipality for approval. Awaiting EIA, land availability from PPC, contour survey and geo-technical investigation.
Surveying (contour, pegging & fees)	Awaiting appointment of service provider to do lidar survey, tender is closing on the 12 th February 2010.
EIA	In progress. Awaiting inputs from geo-technical, surveyor and heritage assessment (quotation submitted to the municipality).
Engineering Services	Service provider not appointed yet.
Social Facilitation	Ongoing. Housing needs analysis.
Geo-technical Investigation	Service provider not appointed yet.

Cashflow:

Months	Estimated Cashflow	Actual Cashflow	Difference
84 Nov. '09	R 455,069.84	85 R 0.00	86 R -455,069.84
Dec. '09	R 344,270.22	R 0.00	R -344,270.22
Jan. '10	R 344,270.22	87 R 0.00	88 R -344,270.22
Feb. '10	R 344,270.22	R 0.00	R 0.00
Mar. '10	R 257,213.39	R 0.00	R 0.00
Apr. '10	R 118,713.87	R 0.00	R 0.00
May '10	R 69,249.76	R 0.00	R 0.00
Jun. '10	R 45,506.98	R 0.00	R 0.00
89 TOTAL	90 R 1,978,564.50	R 0.00	91 R -1,143,610.28

92 PATENSIE 278

Progress:

93 Discipline	Comments
94 Town Planning	Revised layout submitted to Municipality for approval. Awaiting EIA and engineering input.
Surveying (contour, pegging & fees)	Contour survey complete.
EIA	In progress. Awaiting inputs from geo-technical, civil engineer for determination of 1:100 flood lines and heritage assessment (quotation submitted to the municipality).
Engineering Services	Service provider not appointed yet.
Social Facilitation	Ongoing. Housing needs analysis.
Geo-technical Investigation	Service provider not appointed yet.

Cashflow:

Months	Estimated Cashflow	Actual Cashflow	Difference
95 Nov. '09	R 127,787.29	96 R 0.00	97 R -127,787.29
Dec. '09	98 R 96,673.86	R 0.00	99 R -96,673.86
Jan. '10	R 96,673.86	100 R 0.00	101 R -96,673.86
Feb. '10	R 96,673.86	R 0.00	R 0.00
Mar. '10	R 72,227.60	R 0.00	R 0.00
Apr. '10	R 33,335.81	R 0.00	R 0.00
May '10	R 19,445.89	R 0.00	R 0.00
Jun. '10	R 12,778.73	R 0.00	R 0.00
102 TOTAL	103 R 555,596.90	R 0.00	104 R -321,135.01

Breaking New Grounds

Kouga Local Municipality is establishing the Eastern Cape at the forefront of the Development of Sustainable Human Settlements as embodied by the government's imperative on housing delivery in South Africa, through the two breaking new grounds projects in Humansdorp and Sea Vista

The area received extensive coverage on national media and the plight of families living in the stressed areas on the outskirts of the Kosovo and Zwelitsha Townships were brought to the attention of the former MEC of Housing, Local

Government and Traditional Affairs who then identified the eradication of informal settlements in this area as an expansion of projects under the Breaking New Ground Strategy.

This Interim Business Plan captures the intent, the nature and scope, as well as an interim budget and the institutional arrangements of the Sea Vista Housing Project.

The interim nature of the Business Plan is emphasised as certain aspects that would give direction to programmes, budget estimates, funding arrangements, etc., are not known at this stage. It is foreseen that these unknowns would be addressed as an output of the feasibility studies currently being conducted.

This document commences with an **Introduction** which firstly provides the reader with a background on the national imperative for housing delivery in South Africa and secondly, with an understanding of the local context of the Cacadu District Municipality Area and the challenges to the Kouga Local Municipality in particular.

It then proceeds with a **Project Background** introducing an understanding of the historical context of informal settlement development in the areas. The background section further states the key problem areas which *inter alia* include:

- Need for permanent housing opportunities for families living in informal settlements in the project area
- Lack of adequate service infrastructure
- Over dense areas with exceptionally small sites and housing structures
- Need for diverse housing scenarios
- Lack of economic development and employment opportunities

Against this background this document then states the purpose of the Sea Vista Housing Project as being to address the housing and development needs of the communities located in the areas in a manner that would result in:

Sea Vista municipality being a growing and investment-friendly region that provides sustainable, efficient, cost-effective, adequate and affordable services to all citizens in a healthy and safe environment.

The document also covers the **underlying principles** against which the project will be planned and implemented. In this regard emphasises is placed on the principles of the National Spatial Development Perspective (NSDP) and the Comprehensive Plan for the Development of Sustainable Human Settlements. In addition the Kouga Municipality's IDP and SDF as well as a number of general development principles are also captured.

Under the heading of **Project Design** the document covers specific project phases as well as the estimated budget. In this regard the project will be conducted in four **phases** i.e., a *pre-planning phase* which includes the formulation of co-operative and development agreements and the interim business plan; an *audit / feasibility phase* which will focus on the feasibility and baseline studies; a *planning phase* that will tie the outputs of the previous phase together in clear and firm planning and development proposals that will guide a final business plan and budget; and, lastly, an *implementation phase* involving the installation of infrastructural and other socio-economic services, as well as housing structures.

Funding will be primarily through the allocation of the Provincial Department of Housing, Local Government and Traditional Affairs and in terms of integrated development principles, private sector funding will also be applied

on the portions of the development that will not qualify for housing subsidies. Other funding sources, especially in respect of socio-economic infrastructure and services will be through the other National and Provincial Sectoral Departments. Certain aspects will be funded by the local authority as part of its normal capital programmes, e.g. electrical reticulation, tree-planting, etc.

This document furthermore references the **Institutional Arrangements** required to implement the project. Project structures include the Development Forums comprising of key community stakeholders, Ward Councillors and Ward Committees; Project Management Team (Unit) driven by a Project Manager with support staff and a team of technical professionals from internal as well as external stakeholders (Business Units and Sector Departments) that will be responsible for the further development and implementation of the project; a Technical Task Team providing strategic direction; and, a Steering Committee comprising of representatives from the two spheres of government, key stakeholders, portfolio and ward councillors, etc., fulfilling the oversight role required for the implementation of the project.

The Interim Business Plan concludes with referencing to the **Monitoring and Evaluation** responsibilities as well as various **Operational Strategies** including procurement procedures, risk assessment and communication strategies.

Identified Project for Breaking New Grounds .

National Imperative

The imperative to provide decent housing was reflected in the Freedom Charter of 1955 which provided for “houses, security and comfort” and that “slums shall be demolished, and new suburbs built where all have transport, roads, lighting, playing fields, crèches and social centres”.

This imperative is also captured in the Constitution which provides that everyone has the right to have their dignity respected and has the right to have access to adequate housing.

The Constitution, the Housing Act and the Systems Act give all three spheres of government, the responsibility for the provision of access to adequate housing and basic services, and mandate all spheres of government to co-operate with one another in mutual trust and good faith in matters of common interest.

Municipalities are required, within the process of integrated development planning, to take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy, to ensure that people who live within the municipality’s jurisdiction have access to adequate housing, on a progressive basis.

Breaking New Ground: A Comprehensive Plan for the Development of Sustainable Human Settlements, approved by Cabinet in September 2004, requires all three spheres of government to collaborate to ensure the development of sustainable human settlements that provide residents with a safe environment with adequate access to economic opportunities, basic services, transport, education, health and community facilities.

The Sea Vista Housing Project was identified as a project under this strategy in which the two spheres of government will work together with the private sector to pioneer an innovative approach to developing sustainable settlements, providing security of tenure, access to an asset, basic services and privacy, etc.

This document presents an Interim Business Plan for the planning and implementation of the Sea Vista Housing Project. A MOU signed by the parties, i.e. Department of Housing, Local Government and Traditional Affairs of the Province of the Eastern Cape; the Kouga Local Municipality, ABSA and the Cacadu District Municipality captures the institutional arrangements with regards to the project (Refer to Annexure A).

As per the Census 2001 data the Municipality has a population of approximately 72695 people living in an estimated 19512 households with 28.3% of the population below the age of 20 years. The Census data (2001) indicate that 55% of the population earn below R800 per month, 38% of which is located in the town of Sea Vista.

Sea Vista is the main urban node within the Kouga Municipality and it falls within the category of a Regional and District Centre as defined by the Province of the Eastern Cape Spatial Development Plan (PSDP).

The recently adopted Spatial Development Framework Plan (SDF) for the Kouga Municipality included the following spatial priorities for the St. Francis Bay Node that may be relevant to this proposed development:

- A current low cost housing need of 13000 units which increases to 30% by 2020 requiring 563 ha of land
- Land for middle income housing to service this rapidly growing sector of the economy who does not qualify for housing subsidies but also can't access financing from established financial institutions
- Land for high income housing to address the demand for holiday and retirement accommodation
- Land to locate water purification facility to services the proposed Sea Vista Farm development
- Land to locate a water reservoir to service the Sea Vista farm development
- Land to accommodate the upgrading of the sewer treatment works
- Location of a new solid waste facility
- Expansion of current industrial node to accommodate demand for industrial zoned land
- Additional social and institutional facilities in Sea Vista

As indicated above a large housing backlog (13000 units) exists with those households needing houses living illegally in very poor over crowded conditions in shacks that are in areas unsuited for housing. In addition these informal areas are poorly serviced with inhabitants having no sanitation and only communal taps where available.

The above scenario represents an enormous challenge to the leadership of the Kouga Municipality in order to ensure that the quality of life for all is ultimately defensible from a planning and human rights perspective.

PROJECT BACKGROUND

St. Francis Bay received extensive coverage on national media and the plight of families living in the stressed areas on the outskirts of Sea Vista was brought to the attention of the former MEC of Housing, Local Government and Traditional Affairs Mr Kwelita, who then identified the eradication of informal settlements in this area as an expansion of projects under the Breaking New Ground Strategy.

This section provides a background understanding of the historical, as well as the subsequent establishment of informal settlements in these areas and the various initiatives initiated to address such development.

Historical Development

In order to address the growing housing need within St. Francis Bay the Municipality identify Portion 62 of the farm Sea Vista: No. 746 as ideally located for the future expansion of Sea Vista (as per St. Francis Bay Structure Plan and the Kouga IDP).

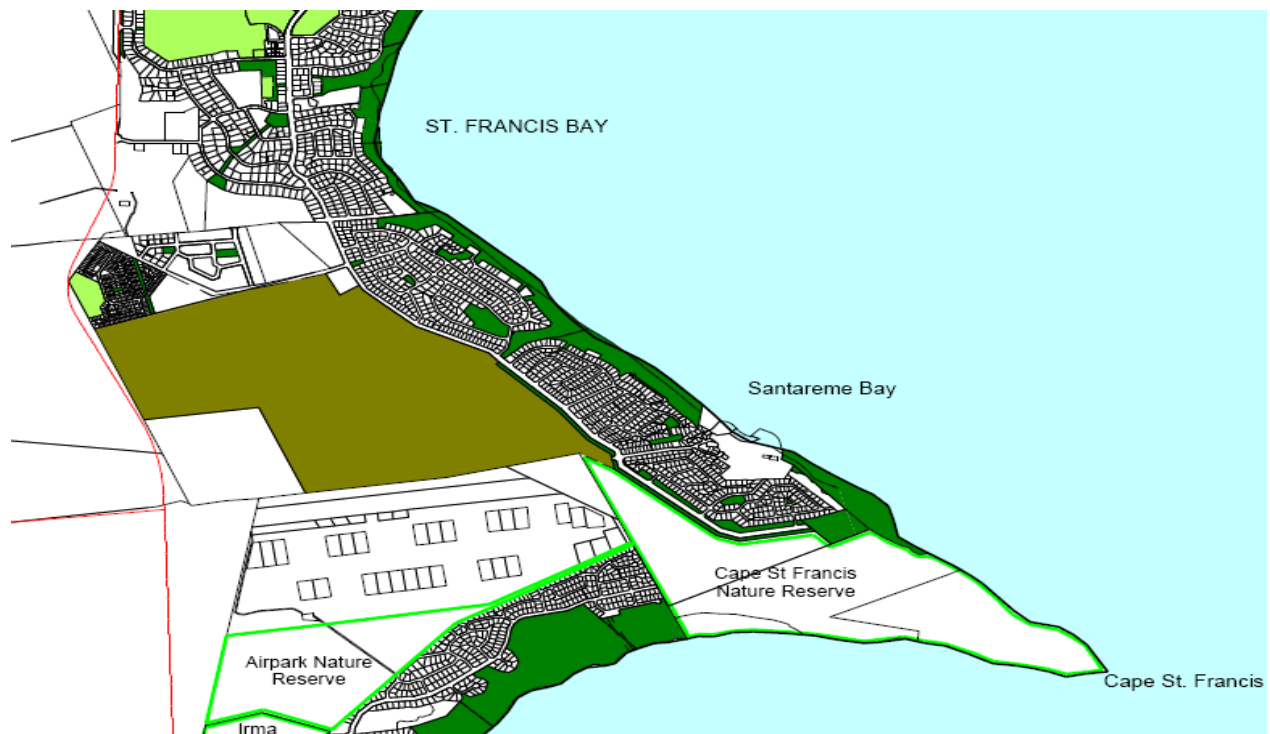
This Municipality is not the legitimate owner of this particular piece of land. The land vest with the National Department of Public Works and the Regional Department of DEDEA is jointly responsible for the management of activities on this land.

After a Fire Disaster in two settlements at Sea Vista that this ideally located land should be made available within the Framework of Breaking New Ground to offer this community the opportunity to integrate and to be provided with a Better Life.

This land is located between the St. Francis Bay Drive, Terrogoma Road and the Sub District Road which links St. Francis Bay with Cape St. Francis Bay.

The land comprises an area of 211.2840h and it bordered the existing Sea Vista low Cost Residential area.

Figure 1: Locality Map – St. Francis Bay -Sea Vista



At a meeting held on 12 April 2007 with the erstwhile MEC (HLGTA) and on the 5 July 2008 with the MEC (Public Works) the identification and the utilization of this portion of land to implement a New Housing Development. A memorandum of understanding between Kouga Municipality, Department of Public Works and Department of Housing are in the process to be drafted.

In order to facilitate the development of the land portion for subsidy housing purposes, the Municipality appointed a Service Provider in 2006 to facilitate the planning process. Our preliminary layout (total \pm 300 erven) were subsequently prepared. The capacity of bulk services are also in the process to be evaluated. Approval for subsidies will be entertained after the preparation of the General Plan. The Council recently upgraded the Bulk Water Supply at a cost of R12 million. Environmental constraints pertaining to this land is in the process to be addressed.

In addition to the above processes the Municipality confirmed its commitment for the development of Sea Vista Farm in its Spatial Development Framework (SDF) approved in July 2003. As indicated in the Figure 13 the full extent of Sea Vista Farm. The existing zoning of this property is agriculture and steps are in the process to amend the SDF and the zoning .

Informal Settlement Development

Lack of sufficient funding to provide for bulk services to allow for the development of Sea Vista Farm has subsequently prevented the establishment of acceptable alternatives for the residents of Sea Vista. This has resulted in informal residential developments occur primarily within and along the outskirts of Sea Vista. These include:

- Informal settlement on land designated as Agriculture Zone 1.
- Informal settlement on ground earmarked for a Nature Reserve.

The general conditions within these settlements are not conducive to healthy living and a good standard of quality of life. In addition most of these areas have very limited access to basic or other socio-economic services further contributing to an impoverished quality of life.

Sea Vista Housing Problem Statement

The following aspects are of relevance in defining the problem statement of the Sea Vista Housing Project:

- **Informal Settlement Expansion** – As indicated above informal settlements have been developing on land unsuitable for residential development primarily on the outskirts of Sea Vista. Exact figures in respect of the number of households that are living in informal settlements in these various localities are not available and would have to be verified during the Audit phase.
- **Backyard Shacks** – A large number of backyard shacks occur within the developed area of the informal settlements. No information is currently available in respect of the number of families that live in backyard shacks and more specifically the number that would require relocation to new development nodes
- **High Density Areas** – Some of the informal settlements are characterised by residential densities of such a nature that it is not contributing to healthy and acceptable standards of living. Very small dwelling units on small erven and dwelling units that abut another in an unacceptable manner are typical problems requiring rectification.
- **Lack of Bulk Service Infrastructure** – The lack of bulk infrastructure to service new settlement development on Sea Vista Farm provides for the primary stumbling block in addressing the housing need within Sea Vista. Feasibility studies are currently under way to determine servicing alternatives in this regard.

PROJECT PURPOSE

The purpose of the Sea Vista Housing Project is to address the housing and development needs of the communities located in the St. Francis Bay Area in a manner that will:

- Enable access to habitable, affordable and sustainable housing opportunities ,
- Contribute to the improvement of the individual and household income levels through the establishment of new opportunities,
- Facilitates urban renewal, urban regeneration and socio-economic development; and,
- Contributes to the mobilisation of institutional capabilities and capacities to execute sustainable and integrated settlement development at scale and requisite speed.

The proposed Sea Vista Housing Project complements and strengthens other National, Provincial and local government initiatives directed at restructuring the municipality's spatial economy to ensure more equitable distribution of public and private resources, benefits and opportunities. Reference is in this regard made to the relationship of the Sea Vista Housing Project to development plans at all three levels of government.

Relationship to NSDP

The NSDP envisages a South Africa in which investment in infrastructure and development programmes support government's growth and development objectives. As such the NSDP promotes the following principles for prioritising infrastructure investment and development spending:

- Economic growth is a prerequisite for the achievement of other policy objectives
- Government spending on fixed investment (beyond basic services) should focus on localities of economic growth and/or potential
- In order to address social inequalities, the focus should be on skills development of the people rather than investment in the settlements
- Spatial distortions should be overcome through channelling investment along activity corridors and nodes adjacent or linked to growth centres

By applying the principles of Comprehensive Humans Settlement Planning (Breaking New Ground Strategy) i.e. *"Utilising housing as an instrument for the development of sustainable human settlements, in support of spatial restructuring"*, the proposed project will ensure compliance with the NSDP principles.

Relationship to PGDP

The PGDP was prepared to guide development of the Eastern Cape Province over the next ten years (2004 – 2014). The Strategy Framework for Growth and Development was adopted by the Executive Council, Province of the Eastern Cape, on 4 June 2003.

The nature and scope of the Project is such that it would align with the following Provincial Growth & Development Plan (PGDP) priority areas:-

- access to economic opportunities in the Implementation Phase of the Project, will contribute to economic growth in the Kouga Municipality with a multiplying effect on economic growth in the Cacadu District; and
- project beneficiaries will have access to basic services, including water and sanitation, thus contributing to the Provincial priorities in this regard.

Relationship to the Kouga IDP and SDF

The nature and scope of the Sea Vista Housing Project is such that it, as a sustainable human settlement project, meets all these strategic priorities of the Kouga Integrated Development Plan (IDP).

As an integral component of the IDP the Municipal SDF provides for a visual presentation of the priority areas in the municipal area which require strategic intervention. In this regard the Kouga SDF (July 2003) identifies Sea Vista Farm for the future urban expansion of St. Francis Bay and Sea Vista

UNDERLYING PRINCIPLES

The Sea Vista Housing Project will firstly be planned and implemented in terms of the framework, guidelines and principles of the Comprehensive Plan for the Development of Sustainable Human Settlements.

Further principles relate to the planning methodology and other general underlying principles captured in the following paragraphs.

Sustainable Human Settlement Principles

In its aim to move beyond the provision of basic shelter towards achieving the broader vision of sustainable, integrated human settlement, the Department of Housing initiated the Comprehensive Plan for Development of Sustainable Human Settlements (Breaking New Ground initiative). Sustainable human settlements referring to:

“well managed entities in which economic growth and social development are in balance with the carrying capacity of the natural systems on which they depend for their existence and result in sustainable development, wealth, poverty alleviation and equity.”

This housing framework provide for comprehensive oversight by government in promoting the residential property market. This includes the development of low cost housing, medium density accommodation and rental housing; stronger partnerships with the private sector; social infrastructure; amenities. The plan also aims to change spatial settlement patterns, informed by the need to build multicultural communities in a non-racial society.

With the above in mind the Sea Vista Project adheres to the following principles as defined in the Housing Atlas (2005):

- **Priority** – Giving the highest priority to a locality where high levels of economic opportunity, livelihood opportunity and need overlap
- **Balance** – Balancing the uses of resources for infrastructure development and operation with the carrying capacity of the ecosystem thus ensuring the wise use of natural resources and environmental services
- **Integration** – Designing and location of a new settlement in such a manner as to facilitate structural and functional integration i.e. providing a spectrum of amenities and

opportunities within walking distance. This includes integration of settlements with natural areas through open space systems

- **Choice** – This includes a focus on skills development and access to knowledge of opportunities. This implies a continued parallel investment in “people” (and not only infrastructure or “place”) thus facilitating choice and an ability to move to areas of greater potential
- **Intensity and Diversity** - Provision of a variety of housing typologies in settlement development including greater investment in higher density housing forms and a greater range and diversity of support services.
- **Affordability** – Includes consideration for differentiated needs in terms of income levels in relation to housing product.
- **Clustering** – Provision of a range of social, economic and recreation opportunities in reasonable proximity to different housing types.

General Underlying Principles

The following more general underlying principles will be applicable to the Sea Vista Housing Project: -

- Providing a mix of housing typologies including, Freestanding Bonded, Freestanding Subsidised, Semi-detached Subsidised, Row Housing Subsidised and Apartments Subsidised or Bonded
- Creating an integrated residential development of scale with a density of 40-50 dwelling units per hectare
- Designing an environment that promotes safety and security
- Creating an environment that provides ease of movement and access for both vehicles and pedestrians
- Providing development flexibility thus ensuring that completed structures can respond to changing markets and requirements
- Identifying lead projects and phasing methods to ensure a holistic approach through the lifespan of the development
- Ensure a spatial model that is based on sustainable development scenarios, feasible projects and balanced infrastructure upgrades
- Creating a sense of place / identity which enhances the existing public environment
- Providing for social, institutional and economic amenities within walking distance
- Ensuring community and stakeholder participation during the planning and implementation process
- Adopt and apply the principles and guidelines of the Expanded Public Works Programme (EPWP)