

Catalytic Projects Identification and Assessment

Introduction

Thank you for submitting a proposal for consideration as a DHS MSP catalytic project.

As the next step in this process, the Department of Human Settlements would like to invite you to describe the submitted project/s in more detail.

To ensure an objective process and in order to expedite and ease the review process, we have developed an assessment tool that includes 2 sections: Form A (factual information) and Form B (descriptive information).

The assessment is based on the core criteria of IMPACT & INTEGRATE as described in the MSP concept document.

The submission must not exceed 20 pages.

Please submit the narrative on or before DATE, TIME and PLACE.

For questions or inquiries on these submission instructions, please contact
JACQUI SAMSON, CHIEF DIRECTOR: PLANNING, PG:WC 021 483 2869
SHEHAAM SIMS, DIRECTOR: URBANISATION, CoCT, 021 400 4585

FORM A

Name: MS JACQUI SAMSON, CD: PLANNING
Organisation: WC DHS
Address: 27 WALE STREET, CAPE TOWN
City/Province: CAPE TOWN/ WESTERN CAPE
Telephone number: 021 483 2869
E-mail: Jacqueline.Samson@westerncape.gov.za

Name: MS SHEHAAM SIMS, DIR: URBANISATION
Organisation: CoCT HS DIRECTORATE
Address: 25 HERTZOG BOULEVARD, CAPE TOWN
City/Province: CAPE TOWN/ WESTERN CAPE
Telephone number: 021 400 4585
E-mail: Shehaam.Sims@capetown.gov.za

Date of submission: 2015

Name of project: SOUTHERN CORRIDOR SUSTAINABLE
NEIGHBOURHOODS PROJECT
Location of project: METROPOLITAN CAPE TOWN

Summary of project/Overview:

A multi-year, mega project that focusses on upgrading living conditions and creating a sense of belonging and citizenship in some 27 informal settlements located in proximity to the N2. It includes the N2 Gateway Phase 2 projects' communities and project areas. All the informal settlements currently have access to basic services at varying levels to the maximum that the current situation (i.e. densities, ownership of land etc.) allow. The development potential of settlements that are to be targeted have been graded as follows:

- a. Can be upgraded in situ
- b. Can only be upgraded if accompanied by de-densification and the relocation of some households to other land parcels
- c. Cannot be upgraded for health and safety reasons
- d. Cannot be upgraded due to land being needed for other development purposes e.g. the realignment of the N2 i.e. the T2.

The project will have two sub-programmes namely:

- In situ upgrade sub-programme
- Mixed use green field developments programme which will draw beneficiaries from the Housing Database and include informal settlements to be de-densified or relocated

Approximately 51 540 households will benefit from the project.

INTEGRATE CRITERIA: CRITICAL REGIONAL MASS
Total Points 10

1. Project details:

- a) number of residential units, service stands, land acquisitions to be delivered:

PROJECT/ SUB-PROGRAMME	Project name	Total potential properties	Total Potential Opportunities				
			Serviced sites only	BNG	GAP	MARKET (rental and ownership)	
				Serviced site & top structure	Serviced site & top structure	Serviced site & top structure	
Southern corridor sustainable neighbourhoods project # 1	Insitu	Kosovo	1 100		825	275	
		8 ste Laan Valhalla Park	540	540			
		BM Section	4230	4230			
		Lotus park	1631	1631			
		Monwood	2700	2700			
		Phola Park Gugulethu	640	640			
		N2 Rehabilitation	7400		1 000	800	
		Sweet Home Farm	3745	3745			
	Greenfield	Blueberry Hill	2 400		960	960	480
		Driftsands	2 776	2 776			
		Macassar	2 469	988	1 481		
		Forest Village	4 280	1 626	2 654		
		Itemba	2 120		2 000		120
		Lourensia Park	151		125	26	
		Mfuleni Ext 1	500	500			
		Morkel's Cottage	547		547		
		Penhill	10 000		5 074	2 000	1 000
		Vlakteplaas	4 311	3 018	1 293		
		TOTAL		51 540	22 394	15 959	4 061

- b) housing options (ownership, rental/government subsidized, private funding/etc.):

The beneficiaries, qualifying for a subsidy will receive full ownership of either a serviced site or a serviced site and top structure. The FLiSP units will be marketed for sale to qualifying beneficiaries. Rental housing options will be offered through the CRU and Social Housing programmes. The above subsidy/open market will include ownership and rental housing options.

The targeted split in government/private sector investment will be in the region of 80/20.



c) density (ideally the minimum net density should be 60 du/ha):

Average: 100du/ha

d) coverage and floor area ratios:

50-80% coverage

INTEGRATE CRITERIA: SITE SELECTION INNOVATION/AREA-BASED PLANNING

Total Points 15

2. Location:

Describe the proposed project site and explain how does the proposed development intend to integrate with the existing government investment (i.e. proximity to or use of existing bulk infrastructure, schools, health centres, parks and other government-funded amenities)? How is the project included in or reflective of the goals and intentions of local SDF, IDP plans and MTSF targets? How does the proposed project improve the spatial layout of the city/town?

1. **FOREST VILLAGE:** Site is located within existing medium density residential area. Surrounding vacant land planned for medium income open market residential. Site planned to accommodate subsidy

qualifiers and non-qualifiers. The proposed development is in line with spatial planning documents.

The surrounding area comprises of medium density single residential neighbourhoods, a closed landfill site currently being rehabilitated and vacant public-owned land.

The proposed development will improve the property values in the surrounding area by providing formal development on this underutilized site. Regional public facilities can be shared between existing and future communities thereby encouraging integration. Public transport thresholds are increased.

2. *BLUEBERRY HILL: Site is located north of Forest Village and surrounded by medium density, middle income housing to the east and high density, subsidized housing to the west. It has the same locational advantages as Forest Village. The site is 75 ha and could yield in excess of 2 400 housing opportunities. It is envisaged that up to 40% of the housing opportunities will be BNG housing and the balance will be targeted at the gap and open private market.*
3. *PENHILL SITE: is owned by WC: DHS, undeveloped and currently used for informal (illegal) farming activity. The extent is ± 200ha and represents one of the largest available public-owned landholding in the Metro. It is the most significant opportunity to deliver housing opportunities “at scale” and within the shortest delivery time frames. Owing to its size, the site can accommodate whole existing communities (thereby not impacting on existing social networks) and will provide for a range of beneficiaries in an integrated settlement with appropriate social and commercial facilities. The site is well located in relation to public transport, work opportunities and regional community facilities, i.e; hospitals. The size of the site and its location on the urban edge provides an ideal opportunity to address specific cultural needs of the beneficiary community, including possibly the need for initiation space and agriculture. The proposed development is in line with spatial planning documents.*
4. *N2 INFORMAL SETTLEMENTS PRECINCT: The N2 informal settlement precinct comprising of the communities commonly known as Gxagxa, Kanana, Barcelona, Europe, Vukuzenzele, Lusaka. The land they are located on is owned by the City of Cape Town.*

The location of the site along the N2 national road and in close proximity to the airport and airport and Phillipi industrial area, provides an excellent opportunity for improving this precinct through formal development and providing additional commercial sites. The development will also improve the aesthetics of the area as the sites serve as a gateway to Cape Town for visitors landing at the airport.

5. *ITHEMBA SITE: The site is partially used for informal farming and is surrounded by high-order institutional uses and existing medium density*

residential areas. The proposed development aims to accommodate subsidy qualifiers and non-qualifiers. The proposed development is in line with spatial planning documents as it is located within the urban edge. The surrounding predominantly underdeveloped areas will be improved by the formal development at the site. Thresholds will be increased for community facilities, economic development and transport facilities thereby improving the urban environment in the area.

6. **KOSOVO SITE:** The Kosovo informal settlement area is located in Philippi and measures approximately 21.4ha. The site is under the ownership of the City of Cape Town and with a small portion owned by PRASA. The site, which is located in a low lying and uneven area, is currently occupied by approximately 6300 families. Two small, heavily polluted wetlands border the site at the northern and south eastern corners.

In terms of the Cape Town Spatial Development Framework the property is designated for urban development and further supports the upgrade of existing informal settlements. Spatially, the overall concept is to extend the central strip on the adjacent training college land across the site, within which all the public facilities and commercial uses required on the site is to be included. The remainder of the site is proposed exclusively for high density residential development. The private access road north of the existing stadium is proposed to become a high mobility public road, linking to Weltevrede Parkway at OR Tambo Drive.

It is proposed that mostly double storey clustered high density subsidy housing is utilized as the housing typology for the majority of the site with social housing as part of central spine. With a school site and public open space, a density of 140du/ha is achievable on the site.

7. **DRIFTSANDS:** The site is partially occupied by the Green Park (382 hh) and Los Angeles (354 hh) informal settlements and is situated at the intersection of the R 300 and N2. The land amounts to 48 ha and is owned by the Provincial Department of Public Works and requires the de-proclamation of a portion of the Driftsands Nature Reserve. The potential yield is 2 776 housing opportunities. The land is being transferred to the City and the de-proclamation of the nature reserve is at an advanced stage. It is envisaged that the greenfield portion of the site will be used to kick start the hostels transformation process in Gugulethu. The site is in close proximity to Mfuleni and the residents already make use of the social and economic facilities in Mfuleni.
8. **MFULENI EXTENSION 1:** This site is ideally situated on the corner of Eersteriver Way and Mfuleni Road in Mfuleni, and is thus in close proximity of transport routes and existing amenities in both Mfuleni and Malibu Village. The site is in the ownership of the City of Cape Town and is approximately 7.8 ha in extent. The site is adjacent to the Bardale development and will also form a natural continuation of this development.

9. *MACASSER: The proposed Macassar housing project is located directly abutting the N2 freeway. The immediate surrounding area consists of BNG housing, medium income residential areas and community facilities. The area measures a total of approximately 67 ha. The properties are under the ownership of the City of Cape Town. The proposed development aims to accommodate qualifiers and non-qualifiers (those currently living in the informal structures on the site) from the City's housing database.*

The site is, in terms of the SDF, designated for urban development. The proposal includes the provision for industrial and business opportunities to provide much needed employment in this neighborhood, community facilities (school, multifunctional sites for churches, crèches). A total of 2469 opportunities are planned for.

10. *VLAKTEPLAAS: The City of Cape Town has purchased approximately 132ha of land with the specific intention of providing much needed housing opportunities in the Strand area. The area is well located in terms of accessibility to major existing and future roads. The immediate surrounding includes existing BNG housing, small holdings, industrial uses (employment opportunities) and community facilities. Although no detailed planning and design has been made, It is anticipated that approximately 4000 opportunities will be made available with the required sites for community facilities .*

11. *LOURENSIA PARK: The strategic location of Lourensia Park abutting the Somerset West Business Mall, office developments, high income residential flats and medium income residential areas, makes this housing project an extremely well integrated development.. The project's first phase has been completed and the second phase will yield 151 housing semidetached housing opportunities.*

12. *MORKELS COTTAGE - This proposed housing development is in line with the City's SDF plans. This site is well located in terms of community facilities. It abuts a major district route and a secondary school. 547 housing opportunities and associated social facilities are to be developed on the site. The identified beneficiary group is predominantly the inhabitants of three informal settlements in the immediate area as well as those from the City's database.*

13. *PHOLA PARK: The settlement is approximately 19868 m². The settlement currently has a density of 320 du/ha. There are currently 609 households on Phola Park. To ensure the successful implementation of the current UISP it has been advised that 384 households need to be relocated. This will yield a density of 118.42 du/ha.*

14. *SWEET HOMES FARM: The settlement, which measures 23.16 hectares, is located off Duinefontein Road which forms the western boundary. Vanguard Road forms the southern boundary. The eastern edge is the existing Cape Flats railway line. Situated north of the settlement is Vukuzenzele, which is a People's Housing Process project.*

The informal settlement of Sweet Home Farm is home to 3745 households. The settlement occupies a total area of 23.16 hectares and comprises 13 separate erven owned by PRASA and the City. There are currently 110 informal traders within the community.

15. LOTUS PARK: It is located on a portion of land owned by the PRASA and the City is currently still in discussion with PRASA to acquire the land in order for the upgrade of Lotus Park to commence.

Lotus Park is an informal settlement bound by the railway line on the west, the Lotus River canal on the east and the NY3 road to the north, with the western forecourt of the Nyanga Junction station being adjacent to the informal settlement.

16. 8ste LAAN, VALHALLA PARK: The existing informal settlement is located on Erf 3460 and portions of Erf 1210 and 1209. The site is bordered by Robert Sobukwe Drive to the south, Angela Street to the north; Tuna Street to the east and the Beauvallon High School to the west.

The site occupies approximately 9.5ha of land and is spread across Erf 3460, Erf 1210 and the remainder of Erf 1209 in the Valhalla Park area. The approved proposed layout accommodates 576 opportunities (548 serviced sites and 28 BNG sites).

17. MONWOOD: Monwood is just off Sheffield Road in Phillipi and is situated in an established industrial area. The area is surrounded by a number of high level activities such as the Phillipi industrial area. The subject area comprises of a number of different erven. The project incorporates two informal settlements, Siyahlala (1998), and Siyanyanzela (2003) located south of Sheffield Road. The settlement has steadily grown and is now home to 2437 households. The land available for the upgrading of the informal settlement is 18.7 ha.

18. BARNEY MOLIWANA (BM) SECTION: BM Section and France informal settlements are located between the N2 and Japhta K Masemola Road in Khayelitsha. The 2 informal settlements have a combined household count of 4071, with 51 Informal Traders.

BM Section was affected by a fire that occurred on 1st January 2013 which razed 854 informal dwellings. This event necessitated an expedited plan of action referred to as the Barney Molokwane Rescue Plan.

IMPACT CRITERIA: BUILT ENVIRONMENT CAPACITY

Total Points 30

3. Condition of the current project site: Describe the current condition of the site physically, spatially, economically and the profile of the existing community.

1. *FOREST VILLAGE: This site is partially developed with bulk services and infrastructure. There are no bio-physical constraints on site although the adjacent site is a former land-fill site currently closed and being rehabilitated. The other surrounding developments are generally low-density, medium income residential developments. A vacant publicly-owned site is located to the north and is earmarked for medium income open market development. The project will intensify the urban fabric and improve property values through the development of this underdeveloped site.*
2. *BLUEBERRY HILLS – the site is developable but requires the upgrading of the Zandvliet WWTW to be completed before it can proceed. The surrounding area has most of the social facilities required. The sub-project will intensify the urban fabric and improve property values through the development of this underdeveloped site.*
3. *PENHILL SITE: The site has even topography with minimum environmental constraints. Spatially well-located with good access to public transport and economic opportunities. Located along urban edge and adjacent high-intensity agricultural activities (vineyards). Adjacent to low-density smallholding residential area for medium to high income community. Proposed development will promote integration with existing surrounding communities. Development will further enhance the main road corridor through the proposed land use mix including commercial and industrial. It will provide thresholds for public transport services along main routes.*
4. *N2 INFORMAL SETTLEMENT SITE: The N2 informal settlement precinct comprising of the six communities commonly known as Gxagxa, Kanana, Barcelona, Europe, Vukuzenzele and Lusaka is currently owned by the City of Cape Town. The extent of the land parcels is ±74ha in total.*

According to desktop evaluations conducted, the site was used for disposal of solid waste for 31 years (1956-1987) for:

- *Household, Commercial, Industrial, Builders rubble, Green waste*
- *Landfill produces gases – carbon dioxide and methane (flammable and explosive)*
- *No measures to prevent contamination and pollution of ground water were implemented.*

More than 95 % of the site is underlain by landfill, leaving less than 5 % of the site suited for housing development in its current state and thus requiring extensive ground improvement and remediation. The

Southern Corridor project will include the relocation of part of these communities in order to clear land for safe and intensive geotechnical assessments. The locality as a gateway to the City and in relation to the airport, national road and other transport routes and economic opportunities, presents an excellent opportunity for high intensity residential and commercial development. The advantage of this is that minimal relocation of communities can be accommodated with further access to work opportunities through this development.

5. *ITHEMBA SITE: The site is currently occupied by some 170 illegal farmers spread throughout to site. The development will accommodate these farmers by providing urban agriculture plots. This will create work opportunities and promote food security. An integrated development is proposed for site which will attract further investment in this essentially underdeveloped area.*

The mega project will improve the urban fabric by establishing acceptable levels of tenure security, health, and safety. The development will reduce poverty and vulnerability, and promote the social, cultural and economic empowerment of communities, households and individuals, taking into account the existing livelihood and survival strategies of households. Dignified and safe public spaces will be created. Industrial and commercial development in proximate locations will provide economic opportunities. Overall the reduction of informal settlements through the renewal of urban areas are promoted. This mega project will address informal settlement upgrading within a broader framework of the management of urbanisation and the on-going, rapid release of serviced land.

6. *KOSOVO SITE: The site constitutes one of the oldest and most dense informal settlements in Cape Town. Situated within the Philippi area, it is surrounded by low-income households residing in formal overcrowded areas and within informal settlements. The site has good access to economic and transport opportunities. The proposed development will improve the living conditions in this established community.*
7. *MACASSER: The site is very flat with exiting storm water canals traversing the area. These will be incorporated into the storm water system of the new development. One larger and formalized canal will be an integral part of the layout design. Being part of an agricultural farm, the original farm dam is still on the site, although the inlet has been closed and redirected. The walls will be flattened to make the area developable. Although red data plant species have been identified on the site, search and rescue actions will be undertaken to relocate these plant species to predetermined conservation areas. Due to the soil conditions, the area is subjected to seasonal wetlands. The wetland study that was undertaken has, however, indicated that the proposed storm water system would provide sufficient off flow to resolve the existing situation.*

8. **VLAKTEPLAAS:** This vacant agricultural land is well located in terms of accessibility and other land uses. It is in close proximity to other RDP housing developments as well as a large industrial neighborhood which could act as a source of possible work opportunities.

The development of these land portions depends on the upgrading of the Sir Lowry's Pass River to ensure that the land is above the 1:100 year flood line. Other conditions might be identified when the EIA and Planning processes commence.

9. **LOURENSIA PARK:** The site was under the 1:100 flood line, but with the upgrading of the Geelsloot, the land could be developed. Due to geotechnical conditions, the developer has had to strengthen the foundations of the units.
10. **MORKELS COTTAGE:** *This housing project was initiated to accommodate the informal structures on the site (Morkel's Cottage) as well as the inhabitants of the informal settlements of Beverly Hills and Dark City. The remaining beneficiaries will be from the City's data base.*

The land has red data plant species which has restricted the development potential of the site. After search and rescue work was done, a portion of the site has been planned for the development for this housing project. Furthermore, being located along a river and a storm water canal, the site will have to be lifted to raise it above the 1:100 year flood line. Special attention to the banks of the river and canal has been taken into consideration.

11. **PHOLA PARK:** *The site is already transformed by the informal settlement. The geology of the site is fit for housing. The underlay of the site, however, comprises of fill material such as domestic and garden rubble. There is ground water that will need to be taken into consideration when development takes site. There are sufficient bulk services in the adjacent development to cater for the capacity of Phola Park. Main access to the site is currently from NY 61. There is an informal road network in the settlement.*
12. **SWEET HOMES FARM:** *The settlement has a combination of chemical and water borne communal toilets, water supply is via standpipes, gravel access roads, storm water channels have been provided along access roads and electricity is available. This servicing does not extend to those portions of the settlement that are situated within the railway reserve and north western portion.*

The community of Sweet Home Farm has an established leadership structure made up of a number of representatives across the settlement. The community had begun a self-organizing process. They have begun mobilizing themselves for self-led development through the establishment of savings groups. Ubuhle Bakha Ubuhle (UBU) is a

community resource organization that is facilitating the savings group process and is also be involved in the participatory planning currently underway.

13. *LOTUS PARK: Lotus Park is a relatively small existing informal settlement and is set out on a grid basis with relatively well-defined roads which mark out blocks. According to an on-site assessment, approximately 52% of homes have a floor level that is below the prevailing ground level.*
14. *8ste LAAN, VALHALLA PARK: The settlement is serviced by chemical communal toilets (1:5 ratio, water supply is via standpipes, informal access roads and electricity.*

The site occupies approximately 9.5ha of land and accommodates 576 opportunities (548 services sites and 28 BNG sites). The land use rights have been secured..

15. *MONWOOD: The informal settlements occupied land that was part of a serviced industrial area. The site is reasonably flat, sloping gently to the south-west. This could be problematic, for both surface run-off management, as well as the ability to extend the level of water-based services (water, sanitation, stormwater management) from the existing roads. Water and electricity connections are available.*

The residents make use of the surrounding social facilities and the commercial activity along Govan Mbeki Rd. Additional social facilities are required to reduce the pressure on the existing schools etc.

16. *BARNEY MOLOKWANA: BM Section and France informal settlements – currently have 694 full flush toilets, 65 Chemical, 154 Container and 930 Portable flush Toilets, which are within the toilet/household ratio of 1/5.*

It has 254 standpipes with 267 Taps, which are within the stand pipe/household ratio of 1/25. The formal electrical connections appear to be concentrated in France and the E and F Sections of BM Section . There is a considerable number of informal connections. Sections D and C. There is a cluster of reportedly unconnected homes in F Section.

The existing site constraints which are as follow: a) an existing Eskom servitude which runs North west to South East across the site; b) a bulk water pipe line servitude that runs North – South across France; c)existing wetlands which are located predominantly on the eastern edge of the site and along the northern boundary and; d)50 year flood line that affects the easternmost portion of the site. As a consequence only 12.4ha of the initial ±40ha is suited to development and relocation of a large proportion of the existing residents will be required.

4. Stakeholders involved: Which other stakeholders are involved in the project? Has the approval of the municipality/province been secured? Will the existing and new communities be consulted?

- *All relevant provincial and national departments have been consulted*
- *The sub projects are listed in the City of Cape Town's 5 Year Integrated Development Plan and funding has been secured for the sub-projects that are implementation ready/ will be implementation ready in the next 3 years.*
- *A full public consultation process will take place when each sub-project applies for environmental and land use authorisations.*

5. Community engagement: What community engagement strategy exists to integrate the existing community into the development, including input throughout the project, creation of access to jobs and skills development, promoting home-based and small business enterprises etc.? Will relocation be required of any residents currently living on the site, and if so, how will that be carried out?

- *Project Steering Committee to be established for each sub-project.*
- *All ward councilors and council sub-structure committees to be consulted.*
- *Surrounding property owners and community organisations to be consulted.*
- *Beneficiaries to include surrounding backyarders and quota from housing database applicable to area.*
- *Local contractors and labour to be accommodated during construction phase.*
- *Current Penhill informal farmers to be accommodated on site with urban agriculture sites.*

6. Implementation of the project:

- a) *Outline the project phases, including the estimated timeframe for each phase, such as planning, predevelopment and acquisition, construction and delivery, closeout and marketing. Note the current status of the project within the phases, including site control, municipal reviews and approvals, plans and hiring.*

Project Name	Units	Application Submitted Date	Planning Approval date	Construction Starts	Construction Ends	Budget* (Estimated)
Blueberry Hill	2 400	Jul-16	Jul-17	Feb-18	Jun-21	164 160 000*
Driftsands	2 776	Nov-16	Dec-17	Jul-18	Dec-21	130 472 000*
Forest Village	4 280	03-Sep-13	Dec-16	Nov-15	Mar-19	566 856 025
Itemba	2 120	Nov-15	Nov-16	Feb-17	Feb-19	403 500 000
Kosovo	1 100	Apr-16	Apr-18	Nov-18	Nov-21	451 304 180
Lourensia Park	151	Done	Approved	Jan-16	Aug-16	25 821 000
Macassar	2 469	Done	Dec-16	Jul-16	Jun-20	301 168 000*
Mfuleni Ext 1	500	Jul-16	Jul-17	Feb-18	Jun-15	25 778 500*
Morkel's Cottage	547	Done	Approved	Jan-16	Jun-18	115 537 000
Insitu upgrades	13 486	Various programmes				633 842 000*
N2 Informal Settlements Precinct	7 400	Various programmes				2 474 060 866
Penhill	10 000	Done	May-16	Apr-18	Mar-22	1 865 408 524
Vlakteplaas	4 311	Nov-16	Dec-17	Jun-18	Jun-22	364 242 000*

Note: Does not include bulks

- b) Highlight the development team, including the current and proposed owner/s, and key staff (such as project/financial management, construction supervision, architecture and design, and construction). Summarize development experience, and the extent to which team members have worked together before.

Some of the sub-projects will make use of Professional Resource Teams (PRT's) appointed for the Metro area. Two PRT's have already been appointed for 3-5 year periods. They have extensive experience in integrated human settlement planning and implementation of projects. Other project will be advertised on a project by project basis. Both the WC: DHS and City of Cape Town have designated internal resources i.e. project managers to oversee the planning and implementation of the projects, and sector representatives to facilitate the development of the social and economic facilities.

FORM B

IMPACT CRITERIA: SUPPLY AND DEMAND

Total Points 25

1. Market analysis:

- a) Describe how the project is fulfilling supply and demand in the particular context. Provide a chart or matrix of the project housing options (ownership, rental, other) and sizes (bedroom and/or m²), prices or rents, and target incomes for each.

Housing need / Backlog	No. of Units
Estimated WC Provincial Backlog	521 000
Estimated Cape Town Backlog	375 000
Informal settlement structures in Cape Town	141 000
Barcelona Precinct (N2 informal settlement)	15 000

This mega project will provide housing opportunities for persons currently living in the oldest and most hazardous informal settlements in Cape Town. A full range of housing opportunities are offered. Four different housing models are proposed for the development, namely:

- BNG – with a density proposed at 120u/ha;
- FLISP - with a density proposed at 85u/ha;
- Social Housing, with a density proposed at 100u/ha; and
- Open Market, with a density proposed at 50u/ha

- b) How will the demographic and deprivation profile of the area change with the proposed intervention?

The project will:

- *Create a sense of citizenship and belonging to Cape Town.*
- *build inclusive, vibrant neighbourhoods, where residents have a strong sense of belonging and community and enjoy good access to the city's resources*
- *create healthy, safe living environments*
- *enhance households' participation in the economy through improved health and access to infrastructure and services*
- *reduce the negative environmental impacts associated with informal settlements*
- *unlock occupied land parcels that are needed for metro/ regional significant infrastructure e.g. the T2 freeway*

IMPACT CRITERIA: DEMOGRAPHIC/DEPRIVATION PROFILE

INTEGRATE CRITERIA: SITE SELECTION INNOVATION/PROJECT-LEVEL INNOVATION

Total Points 35

2. Innovative approach:

- a) Describe what is innovative and catalytic about the project. Has the site been selected with a view to recycling of land, re-appropriation of existing buildings, revitalising an economically distressed area or the innovative siting/location of housing? Will it create a new community, bring new resources/partners to the area, provide significantly new housing opportunities, or fill a spatial gap in the city's layout? How will the project stand out nationally, contribute to national housing objectives or spatial priorities?

Outcome 1: Sustainable Ecological and Agricultural Resource Base

(i) Programme 1: Water for Sustainable Growth and Development

The layout design will facilitate a live-work-play concept through an emphasis on a mixture of land uses and the central locations of socio-economic facilities. The principle of improved water-use efficiency will be applied by minimising infrastructure pipe lengths, reducing cost and improving efficiencies.

(ii) Programme 2: Sustainable Waste Management

The layout will be designed to promote the live-work-play concept by placing emphasis on minimum distances and central points for refuse collection thereby increasing efficiencies in solid waste collection. Other consideration such as on-site recycling will be promoted.

(iii) Programme 3 : Land-Care – Land acquisition programme to focus on land within the urban edge

The project location has been carefully selected to expand and strengthen the corridor. The location is within the City of Cape Town municipal urban edge and positively contributes towards locating beneficiaries closer to urban opportunities.

Outcome 2: Climate change response

(i) Programme 1: Air Quality Management Programme

The application of the live-work-play with the central location of socio-economic facilities and economic opportunities reduces travel distances and reduces the need for private motorized transportation, thereby minimizing air pollution.

Outcome 3: Better living through Live-Work-Play

(i) Programme 1: Disaster Resilience Programme

The live-work-play approach will focus on sustainability and resilience. The layout will be designed to canalise on-site water courses as well as to provide large storm water retention ponds to mitigate any future flooding and storm water runoff risks. Fire-risk will be reduced through fire-resistant building material and minimal building set-backs. Better living enabled through sustainable infrastructure for growth and quality of life and resilient, sustainable, quality and inclusive settlements.

(ii) Human Settlements Programme

The enhancement of human settlement delivery and increased opportunities will be encouraged through a more diverse range of housing typologies and tenure options. Both government-subsidised and open market housing will be provided to encourage private sector involvement.

The better living challenge will be enabled through sustainable infrastructure for growth and quality of life and resilient, sustainable, quality and inclusive settlements

- b) How will the project represent best practice in the built environment, spatial planning, financing innovation and community and income integration? What are the selling points that will make this development desirable?

1. Planning Principles

The planning principles that have informed the approach to the design concept include the following:

(i) Create safe and secure environments:

- Layouts that promote passive surveillance of semi-private space and public space (parks, roads, recreation areas etc).
- Frequently used spaces within houses (kitchen, living rooms) should overlook public spaces.
- Avoid areas that present environmental danger: flooding, fire risk, unstable geology, noise, poor air quality.
- Promoting a layout that allows for roads wide enough for emergency vehicles to access residential units.

(ii) Respond to the movement needs of the end users

- Need to accommodate different movement patterns: public / non-motorised / private
- Need to accommodate different conditions of movement: late at night / early morning / inclement weather / with shopping bags / with children
- Recognition that people will take the shortest route between two points.

(iii) Respond to the lifestyle of the end users:

- Multiple children and minimal number of care givers.
- Limited funds to 'purchase' recreational activities.

- The reliance on social facilities (public clinics, schools, libraries, social workers, parks, public spaces etc).

(iv) Consideration of the physical characteristics of the site:

- The natural gradient of the site;
- The existing overhead electrical servitude located on the western edge of the site;
- Access limitations;

(v) Cost-effective design i.t.o. the engineering services required to sustain the proposed development:

- Consideration for road widths;
- Consideration for an appropriate density that will utilise and support the engineering services optimally and to the benefit of all residents.

(vi) Promoting a functional and sustainable neighbourhood:

- Consideration for the safety of the residents;
- Providing opportunities other than residential opportunities through the inclusion of informal trading areas, community facilities and recreational facilities.

IMPACT CRITERIA: ECONOMIC ACTIVITY

INTEGRATE CRITERIA: AREA-BASED PLANNING

Total Points 40

3. Socio-Economic activity: Describe how the project will contribute to the socio-economic growth (commercial, retail, community space etc.) of the area. How will the local economy benefit in a) the conceptualising of the project; b) the implementation, and c) the life of the project? Describe the impact that the project will have with regards to the livelihoods of the new and existing communities. Have local systems of food production been considered?

(i) Social amenities like transport, clinics, schools and other amenities

- Most civic uses are located in the northern and north-eastern sector of Blue Downs. A day hospital/clinic lies in close proximity to the site (north and south-east). The new developments / upgraded settlements will integrate with existing surrounding communities through joint use of high order community facilities.
- The necessary lower order civic uses would need to be accommodated within the proposed development in order to meet the needs of the beneficiary community.
- The proposed development would need to accommodate sufficient spaces that would satisfy the recreational needs of the affected community.

Economic opportunities

All the sites are located either in close proximity to either local work or retail opportunities and/or able to access supra-local and economic amenities. In addition to the above, the design of the layouts will ensure that provision is made for the establishment of a public transport service to improve access to economic opportunities. The layout will also provide for commercial and industrial uses. Some 47 013 jobs will be created during the implementation of the project.

4. Financing:

- a) Provide a development budget, including costs of site acquisition, construction (housing and other), associated services and fees (architecture/engineering, legal, marketing, etc.). Provide the sources of funding, including private loans or equity, government subsidies, and any other financing. What is the status of the funding? How much are committed, applied for, identified, and/or not yet known?

Project Name	Units	Professional services	Development cost	Other Cost*	Total project cost
Blueberry Hill	2 400	R 15 735 072	R 148 424 928	Bulks not included	R 164 160 000
Driftsands	2 776	R 18 200 233	R 112 271 767	Bulks not included	R 130 472 000
Forest Village	4 280	R 39 110 131	R 438 963 894	88 782 000	R 566 856 025
Itemba	2 120	R 3 500 000	R 300 000 000	100 000 000	R 403 500 000
Kosovo	1 100	R 16 595 023	R 296 610 575	138 098 582	R 451 304 180
Lourensia Park	151	R 989 998	R 24 831 002	Bulks done	R 25 821 000
Macassar	2 469	R 16 187 455	R 284 980 545	Bulks not included	R 301 168 000
Mfuleni Ext 1	500	R 3 278 000	R 22 500 000	Bulks not included	R 25 778 500
Morkel's Cottage	547	R 3 586 285	R 89 950 715	22 000 000	R 115 537 000
Insitu upgrades	13 486	R 88 417 992	R 545 424 008	Bulks not included	R 633 842 000
N2 Informal Settlements Precinct	7 400	R 11 485 798	R 115 577 907	2 346 997 161	R 2 474 060 866
Penhill	10 000	R 52 855 939	R 1 231 276 926	581 275 659	R 1 865 408 524
Vlakteplaas	4 311	R 28 264 123	R 335 977 877	Bulks not included	R 364 242 000
TOTAL	51 540	R 298 206 050	R 3 946 790 144		R 7 522 150 096
Note:	Source of income: USDG; HSDG; MIG and other government grants				
	*Other costs are the costs not covered by housing subsidy grants				
	*Other costs will be recovered from sale of open market residential and non-residential sites				

- b) To what extent (percent of total investment) and in what way (mechanisms and tools) will government investment leverage private sector participation? What percentage of the total project budget will the government fund? What percentage will the private sector fund?

- Private sector funding will be leveraged through the sale of open market, commercial and industrial sites.

- *Government funding: 58 % (not including bulks on all projects) of which 27% is already secured from HSDG and USDG funds over MTEF period.*
- *Non-government funding: 42 % will be procured through partnership arrangements with the private sector and through sale of open market residential, commercial and industrial.*

5. Risks – how to mitigate risks

Possible risk	Frequency	Probability	Severity/ impact	Tot	Risk rating	Risk mitigation	Responsibility
On-site labour issues	2	2	5	9	Med	Economic opportunities for local labour	Contractor
Inclement weather during construction	2	2	5	9	Med	Maximise hours during summer season	Contractor
Load shedding	1	2	5	8	Low	Alternate power supply on site	Contractor
Shortage of material supply	1	1	3	4	Low	Alternate material supply	Contractor