



HUMAN SETTLEMENTS SECTOR PLAN



1. INTRODUCTION, BACKGROUND AND PROBLEM STATEMENT

1.1 INTRODUCTION

Promotion of Sustainable Human Settlements Development has been a key subject debated at countless platforms of the United Nations with various resolutions taken. Agenda 21 dealt with the matter in chapter 7 of the report where they listed key components of Sustainable Human settlements as follows:

- Providing adequate shelter for all.
- Improving human settlements management.
- Promoting sustainable land-use planning and management.
- Promoting the integrated provision of environmental infrastructure: water, sanitation, drainage and solid waste management.
- Promoting sustainable energy and transport systems in human settlements.
- Promoting human resource development and capacity-building for human settlements development

Key focus of Sustainable human Settlements is on improved quality of household life defined by:

- Access to adequate accommodation that is suitable, relevant, appropriately located, affordable and fiscally sustainable
- Access to basic services (water, sanitation, refuse removal and electricity)
- Security of tenure irrespective of ownership or rental, formal or informal structures
- Access to social services and economic opportunity within reasonable distance.

South African Parliament, amongst others, adopted the outcomes-based approach as a basis through which the accelerated delivery of human settlements is to be realized with emphasis on the following outputs which remain relevant.

Performance Outputs	Agreement	Priority Programmes
Accelerated delivery of shelter (housing) opportunities		Programme 1: Accelerate Upgrading of Informal Settlements
		Programme 2: Upscale development of Affordable Rental Housing Stock
Access to Basic Services		Programme 3; National Settlement Infrastructure Development Programme
More efficient land utilization		Programme 4: Land Assembly for Human Settlements
Improved (Residential) Property Market		Programme 5: Facilitate increased supply of affordable housing finance

The human settlements perspective requires several shifts in the way the National department, provincial departments and municipalities as well as the Housing institutions conduct business. This therefore has an impact on the capacities that are required by the three spheres of government, at both individual, institutional, and delivery environment levels. It is critical that

there is congruency between the (new) mandate of the human settlements department and the department's strategies, systems, processes, capabilities, culture, structures, to ensure the effective and efficient delivery of sustainable human settlements. It is therefore also critical that the (current) human settlements development strategy be revised to align it to the new mandate and material conditions within the NMBMM.

Any Plan developed or a discussion on Sustainable Human Settlements can never be complete if the above aspects are not included. Most importantly, Human Settlements is a critical service delivery sector affecting all income groups and it carries the hopes and aspirations of millions of households regardless of the income groups as the discussion shifted from just the delivery of a house to provision of a housing opportunity. It therefore follows that the plan cuts across other functions within a built environment Infrastructure, Public works, Basic services Infrastructure Investment Master Plan, Spatial Development Plan (SDF), Land Use Management Strategy (LUMS), Integrated Development Plan (IDP), Service Delivery Plan (SDBIP). It is therefore critical that the above sector plans are integrated for the realisation of sustainable Human settlements as one of the critical aspects of this plan is addressing economy of space in relation to land, bridging the gaps and contribute towards transformation.

The constitution of the republic clearly specifies that Human Settlements is a concurrent function of both National and Provincial Governments with Municipalities playing an agency or developer role in support of the function. The role of a municipality in the achievement of the function is therefore key, thus a need for a Human settlements Sector Plan as the Municipality amongst other functions is ceased with the Planning function within its geographical area. The other sphere's key role is around policy development, funding and implementation of the programs while Planning in the Local government spheres rests solely with the Municipality. Other Plans which include an Integrated Development Plan, Spatial Development Framework, Water Services Development, Plan, Strategic Environmental framework and other Master Plans are critical in addressing the Human Settlements agenda. Further on, all decisions related to Land Use Management vests with the Municipalities including development of land parcels within the geographical boundaries of a Municipality thus it is critical for a Human Sector Plan to be developed at Municipal level as a component of the Integrated Development Plan.

A paradigm shift in Human Settlements was introduced through the approval by National Government of the Comprehensive Plan for the Creation of Sustainable Human Settlements (commonly referred to as a Housing Code) in 2004, where it was emphasised, that Sustainable Human Settlements is not an additional responsibility, but is about doing things differently. Following this, were several guidelines developed by CSIR which stems from the previously used guidelines called the red book. This key document is a design manual to be used at implementation phase of the Human settlements Development, however, there are key thresholds that are specified which are applicable in city wide planning exercise such as the Human settlements Sector Plan as there is a spatial component applicable.

The above-mentioned Comprehensive Plan "shifts the focus to not only providing a shelter for low-income households to improving the quality of housing and housing environments by integrating communities and settlements through holistic development", focusing on various programs affordable, rental, inclusionary and social housing programs. As such, Provision of Human Settlements can not only be defined as only meant for Low-income households, but addressing all income groups within a town or a city.

In preparation of the Human settlements Sector Plan for Knysna Municipality, it is critical that key documents applicable to spatial planning, environment and other Local and National Government legislation, guidelines and prescripts are reviewed as will be discussed further in the document. The preparation of the Human Settlements Sector Plan for Knysna Municipal

area a Human Settlements Vision and effect compliance with policies and programs contained in the Housing Code and other key legislative framework.

1.2 BACKGROUND AND PURPOSE

In South Africa, Human Settlements mandate is derived from Chapter 2, the Bill of Rights, Chapters 3 and 6 of the Constitution of the Republic of South Africa, 1996 (Act No. 108 of 1996). Section 26 in the Bill of Rights, guarantees the right to have access to adequate housing. The State is mandated to take steps to achieve the progressive realization of this right. Schedule 4A makes the housing function a concurrent national and provincial legislative competence whilst Local Government Plays a supporting role to the function.

Further on, In terms of Section 9(1) of the National Housing Act 107 of 1997, every municipality is mandated to take all reasonable and necessary steps to ensure that households within its area of jurisdiction have access to adequate housing on a progressive basis by setting housing delivery vision, goals, identifying suitable land for human settlements and planning, facilitating, initiating and coordinating human settlements development in its area of jurisdiction.

Central to the provision of integrated and sustainable human settlements is Outcome 8.

- *Output 1:* Accelerated delivery of housing opportunities
- *Output 2:* Improve access to basic services
- *Output 3:* Facilitate the provision of accommodation units within the gap market for people earning between R3 500 and R12 800
- *Output 4:* Mobilisation of well-located public land for low-income and affordable housing with increased densities on this land and in general

Outputs 1 and 2 of Outcome 8 provide for the upgrading and improvement of informal settlements while Output 3 of Outcome 8 provides for the Gap market, which is a segment of the market that does not qualify for a full housing subsidy and therefore needs to finance its own housing

The Housing Act 107 of 1997 further places a responsibility for municipalities to compile housing vision, strategies and targets which forms part of the Integrated Development Plan. This serves as a critical guiding tool and framework in the engagements with the responsible sphere of Government and private sector investors in respect of Future Human Settlements growth and development in areas around Public and Private Sector Investment and where focus on this investment should be within a Municipality in line with the principles of the National Development Plan wherein the following is stated:

- Spatial justice: addressing historic policy position confining groups to limited space and reversal of unfair allocation of public resources between areas.
- Spatial sustainability: ensuing that sustainable patterns of consumption and production are supported and promoting ways of living that do not damage the natural environment. Promoting walkable neighbourhoods and reduce a need to travel to limit greenhouse gas emissions.
- Spatial resilience: Protection of ecological systems against replenishment.
- Spatial quality: improving on aesthetics and functional features of housing and built environment.
- Spatial efficiency: supporting productive activity and jobs.

(National Development Plan, 11 November 2011)

The above principles are also found in other legislative documents and will be key in the formulation of the Human Settlements Sector Plan for Knysna. Key emphasis of the Plan will be around creating “*Sustainable Human settlements*” as envisaged in most of the guiding

documentation. Conformity to not only the Housing Act, but also other important legislative frameworks such as:

- Breaking new ground, 2005.
- Municipal Systems Act, 32 of 2000.
- Municipal Finance Management Act, 2003
- Intergovernmental relations Framework Act 13 of 2005.
- District Development Model, 2019.
- Spatial Planning and Land Use Management Act, 2013.
- Environmental Management Act.

Primarily, the Objective of developing a Human Settlements Sector Plan is to give recognition to, and inclusion of, human settlements within the integrated development planning to include the housing input; and priorities identified, to be planned in a holistic and integrated manner which align with various other plans; and therefore, enable implementation.

Further emphasis will have to be placed on District Development Model as a recent policy shift towards human settlements which aims to

- Solve the Silos at a horizontal and vertical level.
- Maximising impact and align plans and resources at our disposal through the development of One District, One Plan, and One Budget
- Narrow the distance between people and government by strengthening the coordination role and capacities at the District and City levels.
- Ensure inclusivity by gender budgeting based on the needs and aspirations of our people and communities at a local level.
- Build government capacity to support to municipalities.
- Strengthen monitoring and evaluation at district and local levels.
- Implement a balanced approach towards development between urban and rural areas.
- Ensure sustainable development whilst accelerating initiatives to promote poverty eradication, employment and equality; and • Exercise oversight over budgets and projects in an accountable and transparent manner.

(COGTA, DDM, 2020)

In 2019, Knysna Municipality supported the need for a dedicated and capacitated Integrated Human Settlements Directorate to address the Human Settlements agenda as it was seen to be critical for Knysna. This was done cognisant of the constitutional provisions in relation to the assignment of the function as the function carried a lot of weight within the organization. Following this decision was development of various strategic document in response to the human settlements question and how the Municipality will respond to this matter. It has always been identified that there is a need for a comprehensive Human settlements vision for the area which will address various prescripts. This process was started in 2015 already but never completed as at the time the focus was mainly on project implementation instead of creating a long-term planning vision for Human settlements within Greater Knysna Municipal Area.

National and provincial Government has to date played a pivotal role in encouraging the structured pursuit of sustainable human settlements programmes by encouraging the need for development of respective Strategic Human Settlements Plans for those towns with catalytic projects that are informed by best practice, aligned to each municipality' corporate IDP process, related legislation and programmes which put together inclines such programmes and project in well located areas. The value of such a strategic objective remains the realisation of well-located human settlements housing products that best compliment efforts for long term socio-economic integration as covered and encouraged by the National Government' National Development Programme that talk to Corridors or Nodes of long-term socio-economic integration and sustainability.

Consideration and adoption of the Human Settlements Plan remained outstanding since 2019. This is despite Knysna Municipality having realigned previously its IDP and related Spatial Development Framework Plan to guide the determination and confirmation of the critical zones of socio-economic integration, which relate to the Restructuring Zones (RZs). These zones are critical for determining newly located social housing hubs and related projects by partnering social housing institutions who have been chosen by the participating municipalities as social housing development partners or SMART partners.

Most Wards within Knysna have made it clear that they need a vision and plan to ensure that provision of housing needs are undertaken within a comprehensive Framework that will not only address the construction of low income housing top structures but also addresses the location, the density and urban form of human settlements, the provision of community amenities and services, including public transport facilities, as well as address poverty and unemployment, in the beneficiary communities.

The communities were also clear that they require the Municipality to address other forms of Housing like Social, affordable and middle-income housing as it has been seen as a great need within Knysna area.

The current housing environment is beset with several challenges expressly addressed in the problem statement, which are critical to addressing the Human Settlements Agenda.

1.3 PROBLEM STATEMENT

Crafting of a long-term strategy and vision for Human settlements requires a description of the problem and issues the plan seeks to address or critical areas of improvement. Below are some of the areas that can best describe these areas needing improvement in Knysna:

1.3.1 Long-Term Spatial Planning vision for human settlements Agenda

Since the establishment of Knysna Municipality, there has never been an all-encompassing Human settlements Vision except for Vision 2000, with the focus on informal settlements upgrading. No focus whatsoever was placed on implementation of the provisions of the housing code with epical emphasis on outcome 8 which stresses areas to address.

Knysna Municipality approved the IDP, SDF, Water Services Development Plan, Environmental Strategy Integrated Human Settlements Strategy and other master Plans, but such plans have not been integrated to address an all-encompassing plan for Sustainable Human settlements. These plans are critical in the achievement of outcome 8 resolutions as the focus is on accelerated delivery of housing opportunities, access to basic municipal services in newly formalized human settlement, more efficient land utilization and Supply of affordable housing finance. The above plans and policies are segregated and have addressed current built-up areas thus a need update and review to enable a futuristic approach.

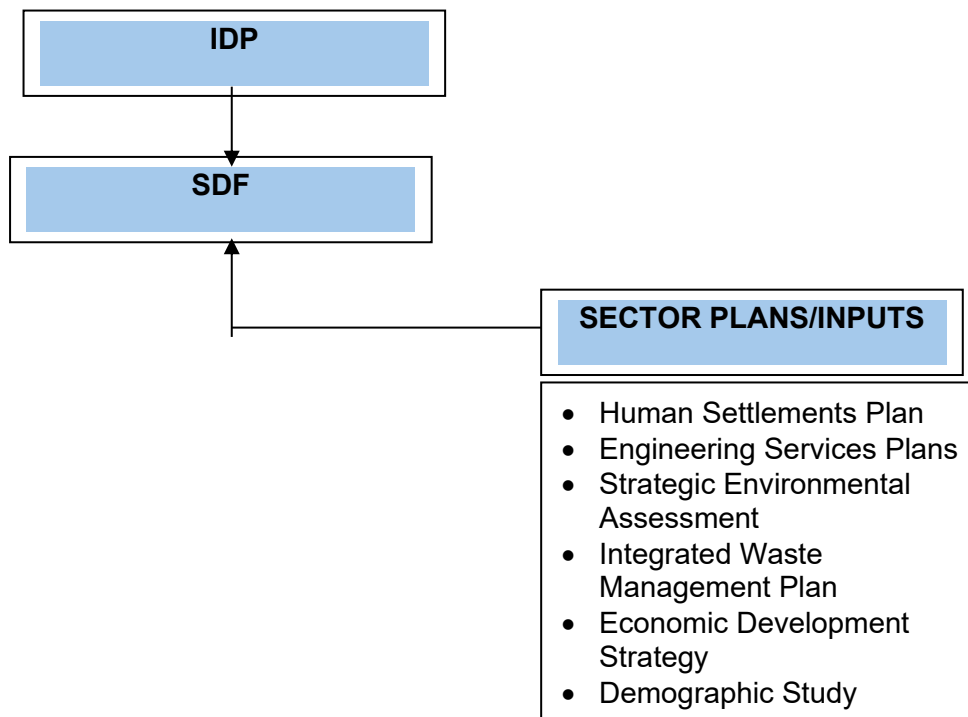
The Integrated vision should spatially address the following:

- Compliance in terms of the Housing code, 2009.
- Compliance with Guidelines for Human settlements Developments Manual, CSIR.
- Spatial Planning and Land Use Management Act and its requirements of settlements in relation to principles of spatial justice.
- Incorporation of Priority Human Settlements Development Areas (PHSDA).
- Socio-economic integration though conceptualization and realisation of human settlements products.

- Developing a criterion for prioritization of development areas in respect for a coherent response. and
- Prioritisation of mixed-use developments for accommodation of all income groups.

Lack of a vision has resulted in a random development approach where the communities with the loudest voices are heard, and development initiatives responded to them first. Whilst this has been taking place, little or no emphasis has been given to crumbling infrastructure or the shortfalls of the Bulk infrastructure thereby resulting in degradation of the natural environment due to spills and other problems caused by the adopted approach.

A need for a plan that will be understood, accepted and embraced by all stakeholders is required for the future of Knysna. Such a plan should be in line with the SDF and other sector plans of the Municipality as illustrated below:



1.3.3 Topographical challenges

Sites are typically steep and often there are other constraints such as challenging geotechnical conditions and high-water table. Most current projects are focussed on upgrading of Informal settlements with in-situ layout plans having been approved between 1996 and 2003. Most of these Layout plans accommodated current situation at the time in relation to informal structures. At the time of preparing in-situ Layout Plans, no coherent layout was prepared as the focus was on maintenance of the status quo.

2. METHODOLOGY

Human settlements Sector Plan forms part of the IDP process and its outcomes will be incorporated in the broader IDP Document for Knysna Municipality. Process followed is in the preparation of this document is as follows:



Step 1: Analysis: The focus is on gathering information relevant to housing and compile it in the form of a report. Most of this information is documented in various plans and documents within the Municipality, therefore desktop research is the preferred methodology. Where further clarity is required from service departments, departmental meetings are a preferred engagement method. Information in the IDP document is critical as all the priorities are listed and some of the critical challenges are documented.

The municipal housing waiting list is very important in guiding the whole process, as it shows areas of greatest need for housing exists. The data collection will include the status of existing infrastructure, waiting list, housing backlog and the economic status of different household.

To this end, all required documentation Internally and externally have been collected and reviewed for inclusion in the document, resulting in the formulation of the problem statement.

Chapter 2 and 3 (Legal Framework, Demographic profile, assessment of the housing need, infrastructure provisions, review of other sector plans and policies) deals with situational analysis specifically to Knysna. Housing Demand Database is critical for this phase as it deals with determining of who the customer is and what needs exist. Of importance is to deal with the full spectrum of the Human Settlements and not only Low income.

Step 2: Strategies In this step, stakeholders will have to develop a vision, and this will be based largely on the housing situation as revealed in phase 1. For this to take place, a vision document tabled before council in 2019 will have to be tabled before Council for review to ensure that Council maintains or require a new vision for Human Settlements purposes. Obviously, the Institutional vision remains important, and any vision will not be contrary to this vision as well as legal framework. A draft document will be prepared for tabling to a Council workshop/Ward Committee workshop where a vision for Human settlements will have to be developed. A need therefore exists for a session with the ward committees via the office of Council Speaker where a discussion will have to take place.

Step 3: Projects formulation This is a stage where possible housing projects are developed based on identified resources and bulk services capacity. This step entails aspects such as capacity at the municipal level to handle housing issues, project management, funding sources, monitoring, and evaluation. Each project will have to be designed and implemented in a way that is geared towards accomplishing the housing vision. This stems from strategies workshop with ward committees where vision and strategies will have been developed with the input from Councillors and ward committees.

Step 4: Integration At this stage, other sector plans will be evaluated to ensure that there is concurrence between them and human Settlements Sector Plan. Of importance will be divergent viewpoints in terms of future developments and resolving these to ensure alignment. This flows from the analysis planned for

Step 5: Approval Once the programmes (housing projects) have been integrated and aligned with other sector plans, the document will be workshopped before ward committees and council for adoption.

2.1 EXPECTED OUTCOMES

The Human Settlement Plan ought to achieve the following outcomes:

- **Restructure the Town through implementation of Human Settlements Programs:** Implementation of all the programs to ensure integration of communities within Knysna. To this end, Social Housing and Gap Housing are to be implemented. These programs ensure that poor people to live within or close to the Town Centre, and close to places of employment. This will mean the acquisition of well-located private and state land on which for implementation of Integrated Human Settlements projects.
- **Land Assembly:** Mobilise Public Land (State and Municipal) and private land in strategic locations for the delivery of integrated housing projects. Search for suitable land parcels in areas of Sedgefield, Rheenendal and Knysna to address the backlog.
- **Community Buy In:** Knysna has over the years experienced community anxiety during project implementation phases. It is therefore imperative to canvas broad community support through ensuring understanding of policy imperatives.
- **Build Partnerships:** Build partnerships with the Public and Private Sector to secure land on preferential basis, for example, the Department of Public Works should be approached to ensure that suitable State land is set aside, allocated and used for integrated residential development programmes through Land Availability Agreements (LAA) for land to be developed under municipal auspices.
- **Integration of Sector Plans:** Most of the Sector Plans have been developed without a Human settlements sector plan although the backlog grows by the day.
- **Private Sector Participation:** Create space for a range of housing delivery partners (Private sector) to participate human settlements developments to maximise synergies and to mobilise a range of resources and support from all sectors of the society towards housing delivery. Key projects include Heidevallei and Fisherhaven where this principle can be achieved.
- **Bulk Services provision:** Identification of future land parcels for Human settlements growth will ensure that the Municipality is proactive in the provision of bulk services.
- **Ensuring Densification:** Every area is unique, however the most critical consideration in Knysna is insufficiency in respect of land. As such, it is required that the products differ based

on the profile of the project. This process should consider current Municipal Spatial Development Framework proposals and then translate these into detailed proposals and development packages to guide housing development as deemed appropriate for the respective areas.

- **Promote in-Situ Upgrading:** Existing Informal settlements should be upgraded in-situ at higher densities to accommodate all dwellers and avoid permanent Temporary relocation areas. Further on, the Plan will guide in the implementation and prioritisation of in-situ upgrading projects and ensure the mobilisation of state resources. Just like in the vision project, this plan will ensure a focus towards upgrading before Greenfields to ensure compliance with Spatial Planning principles of compaction and avoiding urban sprawl.

3. LEGISLATIVE FRAMEWORK

Key legislative documentation is critical in the formulation of the Human Settlements Sector Plan and more so in the implementation of the plan itself within Municipal Space. Some of the key legislative documents are listed below:

Constitution of the Republic of South Africa, 1996	Local Government: Municipal Structures Act, 1998 (Act No.117 of 1998)
National Housing Code of 2000	Local Government: Municipal Systems Act, 2000 (Act No. 32 of 2000)
HDA Act, 2008 (Act No. 23 of 2008);	Local Government: Municipal Property Rates Act, 2004 (Act No. 6 of 2004)
Housing Act, 1997 (Act No. 107 of 1997) as amended	Local Government: Municipal Finance Management Act, 2003 (Act No. 56 of 2003);
Social Housing Act, 2008 (Act No. 16 of 2008)	Intergovernmental Fiscal Relations Act, 1997 (Act No. 97 of 1997)
Rental Housing Act, 2021 (Act 50 of 2021)	Intergovernmental Relations Framework Act, 2005 (Act No. 13 of 2005)
Western Cape Land Use Planning Act, 2014 (Act No. 3 of 2014)	National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977)
Public Finance Management Act, 1999 (Act No. 1 of 1999)	Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013)
Municipal Asset Transfer Regulations	Annual Division of Revenue Act, 2013 (Act No. 2 of 2013)
Supply Chain Management Policy of the Implementing Agent (GRDM and B Municipalities)	Related Municipal By-Laws
National Human Settlements Policies and Programmes read together with the Implementation Guidelines for the Comprehensive Plan for the Development of Sustainable Human Settlements.	Preferential Procurement Policy Framework Act, 2000 (Act No. 5 of 2000 and Regulations)
Section 11 (1) and Schedule 1 of the National Environmental Management Act, 1998 (Act No. 107 of 1998), approval and promulgation of Environmental Implementation Plan for Human Settlements (GG 9 Feb 2024, 4 th Edition)	National Development Plan

3.1 THE CONSTITUTION OF THE REPUBLIC OF SOUTH AFRICA, 1996

Above all other legislative documents, the Constitution of the Republic of South Africa, Act 108 of 1996 is a supreme law of the country, to which all other laws must adhere to.

Chapter 2 of the Constitution, act 108 of 1996 contains a Bill of Rights with an articulation of freedoms to be enjoyed by **citizens** of the Republic. It imposes an active duty on the state to “respect, protect, promote and fulfill the rights as captured in the Bill of Rights”. The following sections are applicable:

- *Section 26 (1): Everyone has the right to have access to adequate housing”.*
- *Section 26 (2): The state must take reasonable legislative and other measures within its available resources, to achieve the progressive realization of this right.*

The above are two of the most important sections in relation to Integrated Human Settlements.

3.2 NATIONAL HOUSING ACT, RENTAL HOUSING ACT AND SOCIAL HOUSING ACT

The Act focuses on facilitating the sustainable housing development process by defining the general principles and functions (including roles and responsibilities) of national, provincial and local government with respect to housing development.

S 3 (2)(c) Provides that, "The Minister must monitor the performance of the national government and, in cooperation with every MEC, the performance of provincial and local government against housing delivery goals and budgetary goals".

Whilst S 3 (4) (i) Indicates that, "The Minister may evaluate the performance of the housing sector against set goals and equitableness and efficiency requirements".

Chapter 6 of the **Housing Code** deals with institutional subsidies and rules governing them. The significant phases of the housing code relate to institutional subsidies can be as follows:

- The institution is the entity qualifying for a subsidy. A beneficiary does not qualify for the subsidy on an individual basis.
- To obtain the subsidy, the institution does not necessarily have to provide the beneficiary with individual ownership, as other forms of tenure can also qualify.

It is not essential that all the residential properties contained in any institutional projects should be sold to qualifying beneficiaries only. There is no minimum requirement as to qualifying beneficiaries within a project and the percentage of qualifying/non-qualifying beneficiaries is to be included in the application for the institutional subsidy/project approval.

Institutional are only granted to established legal entities such as a company incorporated according to the Companies Act, or the Share Block Control Act, 1980; a co-operative incorporated according to the Co-operative Act, 1981; or an association formed within the terms of any legislation based on the Communal Property Associations Act, 1996.

The institution applying for institutional subsidies must have as its primary objective the acquisition, development and holding of immovable property stock for the occupation and/or acquisition by both qualifying and non-qualifying beneficiaries. This immovable property stock must be held by the institution for a minimum period of four years. The housing institution is prohibited from carrying on any other business other than its primary objective. This is subject to the proviso that if the project contains a non-residential component, the housing institution may let, sell or otherwise dispose of this non-residential component in any manner that it deems fit.

The institution must show that it has both the financial capacity not only to develop the project but also to maintain and manage it effectively from its own funds. In this regard, the institution must also indicate its management capacity and skills base, which will enable it to construct or upgrade residential housing stock which would otherwise be inaccessible due to the financial constraints of the beneficiaries. Institutions are required to make a capital contribution to the project. An institution is normally required to own immovable property, but this is not an essential requirement. Where the institution holds rights such as a long-term lease, or other secured rights, the institution can also qualify for a subsidy.

Where the institution does not own the immovable property, it must indicate in its application the form of its entitlement to the property as well as whether such entitlement is registered in the Deeds Office or not.

The institution must allow occupants to occupy residential properties for a period of at least four years, during which time the institution must remain owner of the property occupied.

The following forms of tenure are available to the institution to use in its agreement with the qualifying beneficiary: lease, instalment sale transactions, share block or other approved tenure options.

The Housing Code specifies the five central themes that the National Department of Housing has emphasized:

- Harnessing the energy of the people
- Partnerships
- Quality and affordability
- Assisting the poorest
- Opportunities for creativity

Flowing from National Housing Act is the **Rental Housing Act (1999)** and its amendments which addresses the responsibilities of government in the rental housing sector, as well as the rights and responsibilities of tenants and landlords.

Further on is the **Social Housing Act (2008)** which deals with the establishment of sustainable social housing environment and defines the functions of all spheres of government with respect to social housing. This Act also provides for the establishment of the Social Housing Regulatory Authority (SHRA). Social Housing Act outlined the following principles:

- **Equity:** ensuring that all applicants or households applying for an affordable housing opportunity have equal access for related services to avoid any inference or claims of special treatment or bias.
- **Transparency:** creating necessary understanding and confidence by allowing all approved policies and procedures to be readily available to allow anyone to scrutinize related documents / publications, which outline how such processes for allocating housing opportunities are applied. This will allow as well for evidence of irregular, unfair or corrupt practice to come through and be mitigated against to minimize associated risks and the company' standing.
- **Pragmatism and Functionality:** ensuring that related policies and procedures must always be practical and less costly. The need to edge rather towards pragmatic judgement in implementing such policies and procedures is a key requirement that preserves its intent whilst at the same time saving undue costs and ensure greater pragmatic progress.
- **Social Cohesion:** need to minimize divisions and bias through coordinated and synergized efforts and programmes, the spirit of any formulated policies and procedures will be responsive to social conflicts and tensions whilst ensuring need to move towards long-term development of all clients, local communities, and staff/management as well as service providers.
- **Long Term Socio:** economic Integration - given that the long term goal in providing equitable and qualitative affordable housing opportunities of a mixed range is to enhance sustainable growth and integration, the allocation policy in particular must be applied in such a manner that promotes such an ideal and objectives as advocated and legislated by government (e.g. the RSA Constitution, the National Housing Code, the Social Housing Act, Rental Housing Act, etc.) as well as through its key programmes represented by the National Development plan, Breaking New Ground, New Rental Housing Strategy.

- **Keeping the Related Policies and Procedures Current and Relevant** - related policies constantly evolve to avoid becoming rapidly outdated and irrelevant. This therefore necessitates in the main an agreed and effective policy coordination function or unit within any resulting institutional structure that is an obligatory feature and practice.

3.3 THE DIVISION OF REVENUE ACT

Section 9 (b) States that, "The transferring national officer of a schedule 4 allocation must monitor financial and non-financial performance information on programmes partially or fully funded".

3.4 PUBLIC FINANCE MANAGEMENT ACT

Section 38 (k) Directs that the accounting officer of a department, "Must enforce compliance with any prescribed conditions if the department gives financial assistance to any entity or person".

3.5 MUNICIPAL FINANCE MANAGEMENT ACT

The Municipal Finance Management Act, 2003 was enacted with the purpose of creating and regulating norms for fiscal management in local government. The MFMA applies to all municipalities, all municipal entities, and to national and provincial institutions of the state, providing they are dealing with municipalities. The Municipal Systems Act (MSA), the Companies Act, and the Public Finance Management Act (PFMA) are important acts in combination with the MFMA. Provision of the MFMA prevails in the event of any inconsistency between the MFMA's provisions and any other legislation which regulates any aspect of the fiscal and financial affairs of municipalities or municipal entities.

Both Municipal Systems and Municipal Finance Management Acts do allow for pursuit of private public partnerships which extend as well as to the Human Settlements delivery chain based on ensuring structured use of public assets and resources to attain social equity. This then creates a firm basis together with the other legislative pieces and national programmes to seek coherent partnerships with delivery agents to allocate assets and resources to support the development of affordable housing opportunities.

S 21 (2) (e) indicates that "municipalities shall provide, on request any information relating to the budget to the national department responsible for water, sanitation, electricity and any other service as may be prescribed".

S 35 (a) states that "national, provincial department and public entities must in the fiscal and financial relations with the local sphere of government promote cooperative governance in accordance with chapter 3 of the Constitution."

3.6 COMPREHENSIVE PLAN FOR HOUSING DELIVERY (BNG)

The Breaking New Ground (BNG) document placed high on its change agenda "a new housing vision" with which it aimed to promote the achievement of a non-racial, integrated society that would be achieved via the development of sustainable human settlements and quality housing. The new plan recognized that the delivery of housing would actively contribute towards the alleviation of asset poverty.

To transform the space economy, the plan advocated for compact urban development, higher densities, mixed land use developments coupled with integrated land use and public transport planning.

3.7 THE NATIONAL HOUSING CODE

In pursuit of its mandate to create sustainable human settlements that affirm the dignity of its inhabitants, the National Department of Human Settlements has established various housing programs designed to improve the living conditions and life quality of indigent and middle income-earning households.

The National Housing Code sets and draws attention to underlying policy principles, guidelines, norms, and standards to facilitate the practical implementation of all housing programs. Fittingly, it is essential for all the stakeholders who operate in the human settlements sector to comprehend and adhere to the provisions of the National Housing Code.

The code contains a broad overview of the housing programs. It outlines the policy principles, guidelines and norms and standards of the housing programs. The Code outlines national housing policy in a comprehensive and comprehensible way, while providing a series of suggested guidelines on policy implementation. The document sets out national government's activities and describes the role of each government organization in these activities. It also explains and discusses the roles and activities of the various parastatals and NGOs that are currently engaged with housing issues.

Chapter 6 of the **Housing Code** deals with institutional subsidies and rules governing them. The significant phases of the housing code relate to institutional subsidies is summarized as follows:

- The institution is the entity qualifying for a subsidy. A beneficiary does not qualify for the subsidy on an individual basis; and
- To obtain the subsidy, the institution does not necessarily have to provide the beneficiary with individual ownership, as other forms of tenure can also qualify.

It is not essential that all the residential properties contained in any institutional projects should be sold to qualifying beneficiaries only. There is no minimum requirement as to qualifying beneficiaries within a project and the percentage of qualifying/non-qualifying beneficiaries is to be included in the application for the institutional subsidy/project approval.

Institutional subsidies will only be granted to established legal entities such as a company incorporated according to the Companies Act, or the Share Block Control Act, 1980; a co-operative incorporated according to the Co-operative Act, 1981; or an association formed within the terms of any legislation based on the Communal Property Associations Act, 1996. The institution applying for institutional subsidies must have as its primary objective the acquisition, development and holding of immovable property stock for the occupation and/or acquisition by both qualifying and non-qualifying beneficiaries. This immovable property stock must be held by the institution for a minimum period of four years. The housing institution is prohibited from carrying on any other business other than its primary objective. This is subject to the proviso that if the project contains a non-residential component, the housing institution may let, sell, or otherwise dispose of this non-residential component in any manner that it deems fit.

The institution must show that it has both the financial capacity not only to develop the project but also to maintain and manage it effectively from its own funds. In this regard, the institution must also indicate its management capacity and skills base, which will enable it to construct or upgrade residential housing stock which would otherwise be inaccessible due to the

financial constraints of the beneficiaries. Institutions are required to make a capital contribution to the project. An institution is normally required to own immovable property, but this is not an essential requirement. Where the institution holds rights such as a long-term lease, or other secured rights, the institution can also qualify for a subsidy.

Where the institution does not own the immovable property, it must indicate in its application the form of its entitlement to the property as well as whether such entitlement is registered in the Deeds Office or not.

The institution must allow occupants to occupy residential properties for a period of at least four years, during which time the institution must remain owner of the property occupied. The following forms of tenure are available to the institution to use in its agreement with the qualifying beneficiary: lease, instalment sale transactions, share block or other approved tenure options.

The Housing Code specifies the five central themes that the National Department of Housing has emphasized:

- Harnessing the energy of the people
- Partnerships
- Quality and affordability
- Assisting the poorest
- Opportunities for creativity

3.8 THE NATIONAL DEVELOPMENT PLAN (2030)

Cabinet adopted the National Development Plan as South Africa's strategic framework that serves as the basis for future government planning and is also a blueprint for eliminating poverty and reducing inequality. Accordingly, planning in contemporary South Africa will be guided by a set of normative principles to shape a society that is characterized by spaces that are livable, equitable, sustainable, resilient, efficient, and strategically designed to enable the growth of economic opportunities and foster social cohesion. (*The National Development Plan 2030, as crafted by the National Planning Commission*).

Chapter 8 of the document describes the Human Settlements Strategy of transforming human settlements and the national space economy. The NDP contains proposals for tackling the problems of poverty, inequality, and unemployment. It is also presented as a 'roadmap' to a South Africa where all will have *inter-alia* water, electricity, sanitation, housing, public transport, education, social protection, quality healthcare, and a clean environment. The proposals are modelled around the Sustainable Development Goals (SDGs) that were committed at the United Nations Rio+20 summit in Brazil in 2012. The South African government committed itself to creating a set of SDGs that would be integrated to the Millennium Development Goals (MDGs) after their 2015 deadline.

The Human Settlements Strategy of the NDP proposes to address the apartheid geography and create sustainable human settlements. The NDP discourages the development of low-income housing on poorly located land and promises to shift more resources to upgrading informal settlements if they are in areas close to jobs. Furthermore, the NDP plans to fix a vital gap in the housing market by combining what banks have to offer with state subsidies as well as employer housing schemes. This strategy responds to Sections 24, 26 and 27 of the Constitution, and more especially the Bill of Rights that seeks to affirm that all citizens have the right to a healthy environment, to adequate housing and to basic services.

The NDP encourages scaled delivery of a mixed range of affordable rental opportunities as well as mixed tenure opportunities in well located areas to complement efforts for long term socio-economic integration. Therefore, Municipalities have an obligation to create such

enabling environments for delivery of affordable housing by looking at creative and innovative means instead of the tried and failed mechanisms characterized by spatial planning development distortions.

It is these principles that should govern the actions of Municipalities/Social Housing Institutions (SHI's) or Rental Entities and ensure that their policies and strategies are aligned with these national themes. The Code also outlines the place that Municipalities/SHIs or Rental Entities have in the overall housing sector in South Africa, which is to say that they form a part of the housing support network. The government sees them as having a 'critical role' in helping to provide housing for those who need it and ensuring that the product delivered is suitable for the intended market.

Considering the mandate of the National Department of Human Settlements focusing on building sustainable human settlements and an improved quality of household life, it makes sense that the human settlements sector is at the focal point of driving the bold vision of the National Development Plan.

3.9 PROVIDING ACCESS TO INFORMATION ACT (PAIA)

The Act addresses the lack of access to information that characterized the apartheid state, under which much information was held secret and even asking for it was brave request. With that in mind the new government sought to find a way of ensuring that the public had access to any information held by the state (if it does not compromise state security). In the spirit of transparency both the government and any individual may be requested to reveal information if it is deemed that the provision of the information will protect individual or collective rights.

There are two different effects on Social Housing Institutions/Rental Entities: the request for information from the government and the provision of information on request. SHIs/Rental Entities, just as all other entities in South Africa, have the right to request information from public bodies and can expect to have their requests responded to. If the request is refused the SHI/Rental Entity has the right to know why and to have that refusal explained. SHIs/Rental Entities can also be asked for information but can refuse to provide certain financial, research or trade information, which may be detrimental to its future or be detrimental to its place in the market. If none of these factors are a concern, however, it will be required to hand over the relevant information. If there is suspicion of crime or financial mismanagement, or if the information poses danger to the public, then the SHI/Rental Entity is legally required to hand over the information to the relevant parties.

3.10 THE VALUE-ADDED TAX ACT, 1991

This Act ensures that the provision of residential accommodation through rental of a dwelling, except for certain defined commercial and residential rental establishments, is an exempt supply and VAT cannot be levied on such a transaction. The Value-Added Tax Act, 1991 adds that, where an exempt supply is made, input tax paid out while providing such supply may not be reclaimed.

Neither the "rent-to-buy" nor conventional rental schemes fall within the definition of commercial rental establishments and VAT cannot therefore be levied on payments by the lessee/purchaser. Input tax paid out during the acquisition of the housing stock may also not be reclaimed by the housing institution.

Housing subsidies and payments made by way of housing subsidies constitute transfer payments as defined in the Act. The transaction becomes zero-rated for VAT purposes: i.e.,

VAT is theoretically payable but at the rate of zero percent. The effect of this is that no output tax will be accounted for when receiving the payments, but input tax may still be claimed in respect to expenses incurred. If the enterprise executed by a vendor is an exempt supply, the zero rating of subsidies will not thereby enable input tax to be claimed – it means that no VAT will have to be paid on the subsidies themselves. The supply of rental accommodation will continue to be an exempt supply and input tax cannot be claimed in this respect.

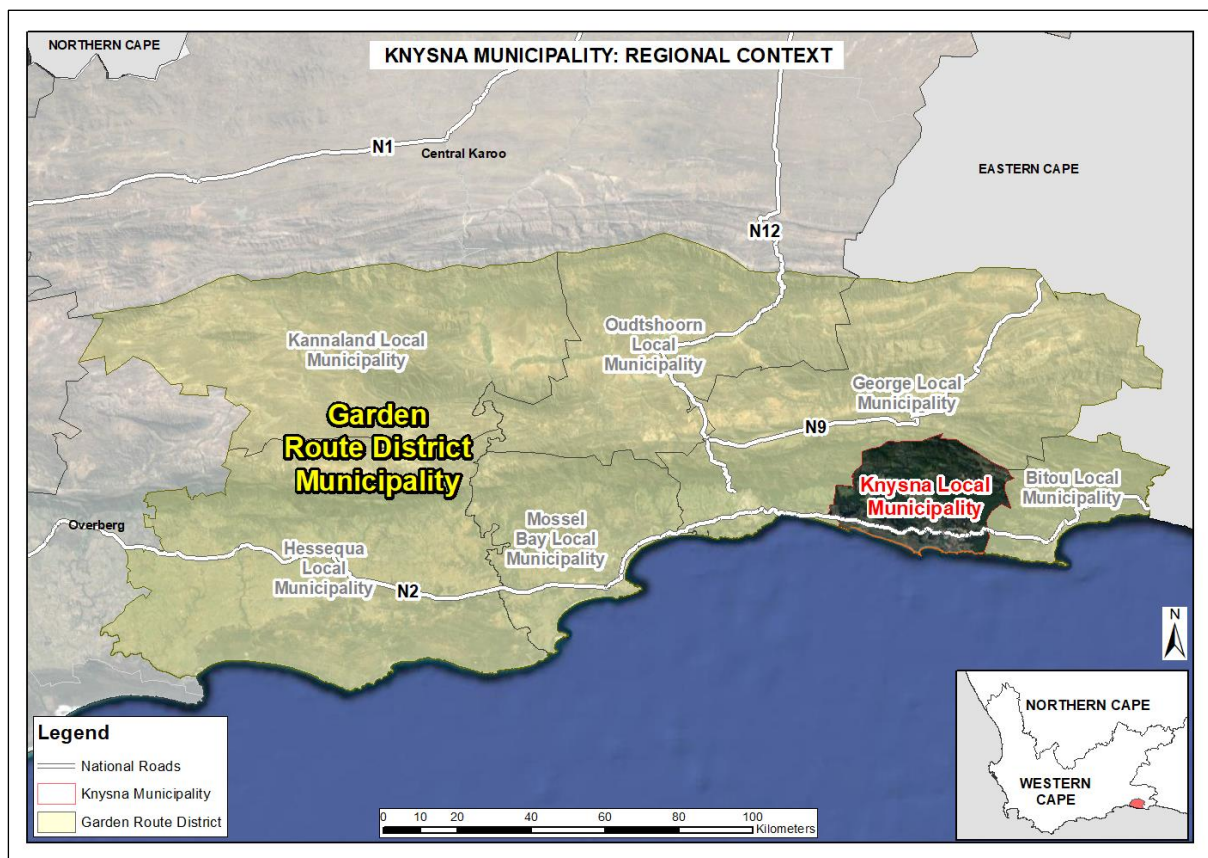
A housing institution is required to pay VAT on its supply of properties or on the goods and services utilized in the construction of rental stock, but it is not able to claim such amounts back by way of an input tax credit.

If a housing institution wishes to make use of rental and rent-to-own forms of tenure, the increased costs occasioned by the Act will inevitably be recovered by the consumer by way of higher rents or otherwise. This will affect the affordability of such properties and lessen the effectiveness of housing programs.

4. SITUATIONAL ANALYSIS

4.1 SPATIAL CONTEXT

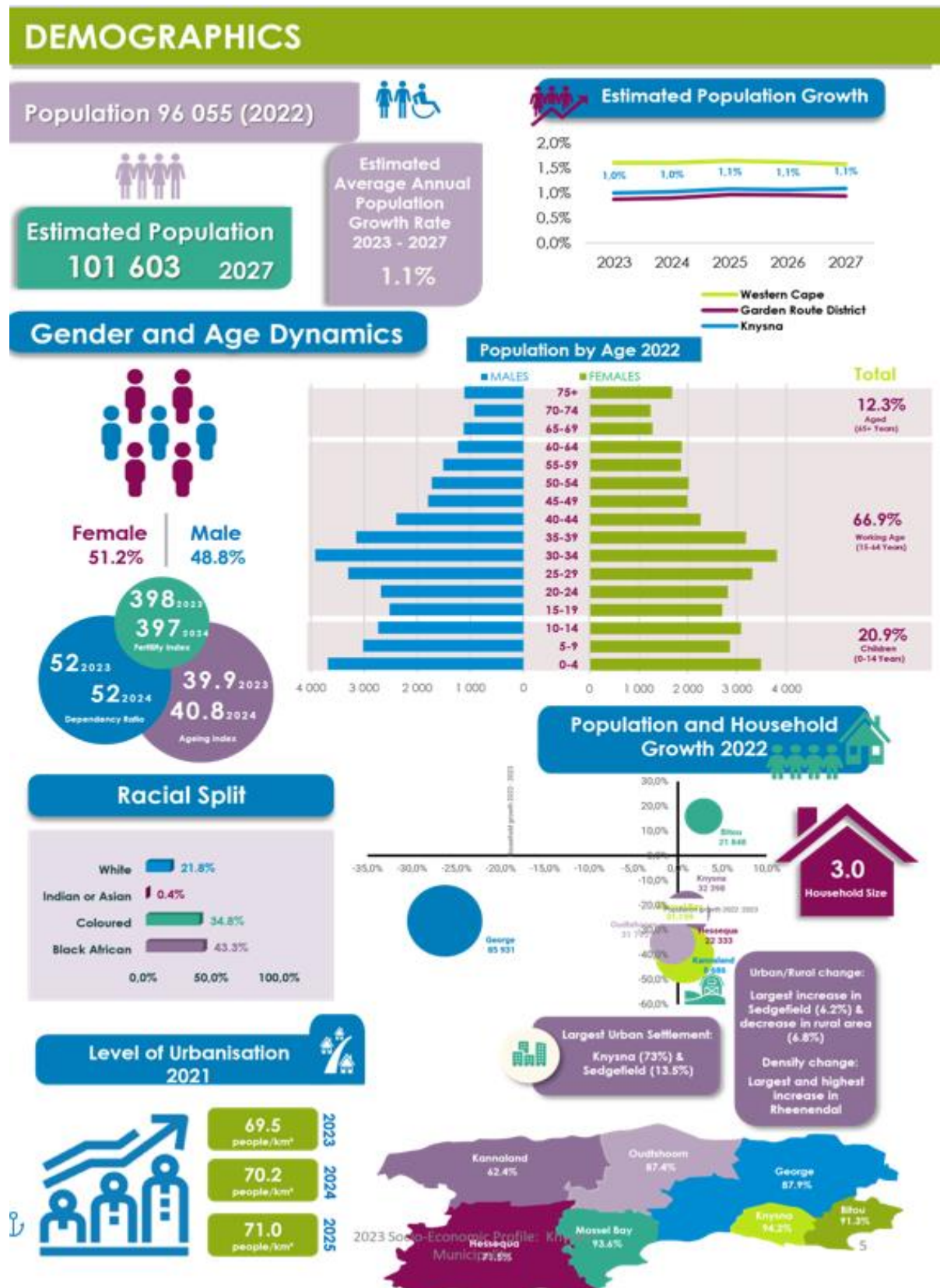
Knysna Municipality is located in the Garden Route District Municipal Area (Western Cape) and it covers an area of 1 109 square kilometres (km²) between the Indian Ocean and the Outeniqua Mountains. It is one of the 7 Local Municipalities within Garden route District area. It abuts George Municipality to the north and west, and on the Bitou Municipality to the east. Indian Ocean Acts as a boundary on the Southern side. The national road N2 transverses the municipal area from west to east west direction acting as the main connector to main towns like Port elizabeth and CapeTown, George, Bittou and other towns. This road being part of th Garden Route coridor plays a vital role in the tourism economy, which is the main economic sector in the region. Uniondale road, the R339 connects with the N2 on the Nekkie's Interchange on the South and provides a north-south connection linking with N9 on the Northern side. The Map below shows its location within Garden Route District.



Locality Plan

The municipality is divided into 10 wards which are divided which includes settlements of Major business node of Knysna, Sedgefield, Brenton, Belvedere, Rheenendal, Karatara, Knoetzie and Buffalo Bay. These settlements are mostly connected via the N2 and other main roads connecting to the N2. Rheenendal is situated approximately 22km north-west of Knysna along the Rheenendal road and 31km northeast of Sedgefield. The closest settlement to Karatara is Rheenendal, which is situated approximately 17km towards the east. Although branch offices exist in the surrounding areas, the main municipal activities take place in Knysna.

4.2 DEMOGRAPHIC INFORMATION



According to 2022 National Census, Knysna has a population of approximately 96,055 people, positioning it as the fourth largest municipal jurisdiction within the Garden Route District Municipal Area. In 2011 census, the population was at 68,659 showing a growth of 27,396 showing massive growth in ten (10) years which is attributed to in-migration. In 2001, Knysna had a total population of 52035 people with a growth rate of 3,54%. In 2011, the Population growth rate was sitting at 2.77% showing a decrease from the 2001 growth rate. Knysna Municipal area is home to approximately 32398. Of the settlements in Knysna Municipal area, Knysna town constitute 73% of the population with Sedgefield constituting 13%,. The remainder of the population resides in Rheenendal, Karatara and farm areas. Between now and 2027, it is projected that Knysna's population growth rate will be at a steady rate of 1,1% pe annum, making it the smallest rate of between 2001 and 2022.

YEAR	TOTAL POPULATION
2001	52035
2011	68659
2022	96055
2027	101603

Source: Stats SA: Population estimates 2001-2027

It is estimated that the population will increase to 101,603 by the year 2027 as set out above based on estimates compiled in 2022. Majority of Knysna Municipality Population is within the Economic Active Group (15-64) where this comprises 66.9%. Furthermore, most of the population reside in the Knysna area Where the population density is at 73% followed by Sedgefield with 13,5% demonstrating that the greatest need for service delivery is on the two areas as they are heavily populated. Rheenendal shows the largest increase in population although the density is still low.

This male-female gender imbalance may suggest male migration to major centres nationally.

4.3 KNYSNA ECONOMY AND EMPLOYMENT CREATION

2024/25 Municipal Economic Review & Outlook Report (Western Cape Government MERO, November 2024) stated that Knysna Municipal area's GDP was worth R4.9 billion in 2024 and estimated to increase by 0.1 % annually until 2026. The estimated increase in employment opportunities from a previous year amount to 323, thereby increasing employment opportunities to a total of 25 684 employment opportunities (2024-25 MERO, Garden Route District). The main sectors of employment remain public administration/Government (15,326 Jobs), Construction (6 275) and Tourism (12,015). Public Administration and Tourism (Formal or informal) are the key sectors of the economy in Knysna Municipal area with tourism being the only sector with real prospects for growth. Construction shows potential for growth as the industrial sector in Knysna is limited and unless a new area for industrial expansion is identified. In the construction sector, main activities are around housing developments, whether public or private.

Knysna's economy is driven by the tertiary sector, with finance, insurance, real estate, and business services contributing 35.1 per cent to GDP, followed by wholesale and retail trade (15.9 per cent) and community services (13.1 per cent). The secondary sector, led by manufacturing (10.0 percent) and construction (5.5 percent), and the primary sector, primarily agriculture, contribute 4.0 percent to GDP (2024-25 MERO, Garden Route District). As it is, the economy is limited in terms of growth thereby limiting the scope in terms of employment creation. It is critical that there are strategies to grow the economy beyond the traditional

Tourism sector which is the backbone of the municipality as without more economic investment and in particular, job generating economic activity it will be difficult for the Municipality to maintain a sustainable revenue base and raise sufficient revenue to subsidise a growing poor population.

4.4 MUNICIPAL HOUSING DEMAND

4.4.1 District Overview

The table below depicts total housing demand for the Garden Route District Municipality (GRDM) is 70 672 beneficiaries (WCDDDB, September 2024). From the table, it is evident that the highest demand is registered in George (28%) and Mossel Bay (15%) thereby constituting 43% of the total demand in the Garden Route. Knysna Municipality is fourth in terms of the Housing demand based on beneficiaries registered in the provincial waiting list.

Garden Route District Human Settlement Status		
Municipalities	No. Beneficiaries	No. Informal Structures
Bitou LM	9 111	2543
George LM	20 147	6963
Hessequa LM	5 793	550
Kanna land LM	3 420	407
Knysna LM	9 491	6620
Mossel Bay	10 879	7033
Oudtshoorn	11 831	2487

Table 3: Garden Route District Human Settlement Status (September 2023)

4.4.2 Knysna Human Settlements overview

The Municipality has a significant housing backlog of **9 491** low - income households which grows annually by 3%. Before 2021 financial year, the municipality was delivering a maximum of 550 units pe annum with a budget of up to R80 Million and this has been decreasing over the years. To date it delivers per annum an average of 100 units on the based on allocated funding. This entails primarily providing a one-dimensional housing typology product characterized by interim services to informal settlements which are densely populated, PHP and BNG (formerly known as RDP) housing products. These are funded primarily by the Western Cape Department of Human Settlements' capital and operating budget sources.

The highest demand is registered in the town of Knysna (3 092 beneficiaries). WCHDD currently shows 9038 beneficiaries earning between Zero and R 3 500.00 per month, 325 beneficiaries earning R 3 501 to R 7 000.00, 105 beneficiaries earning between R 7 001 and R 22 000.00 and 19 beneficiaries earning more than R 22 000.00 per month (See Table 1), with 95% of the total beneficiaries within the Zero - R3 500 income bracket.

WCHDD Beneficiaries Income Bracket	
Zero - R3 500	9038
R 3 501- R 7 000	325
R 7 001 – R 22 000	105
R 22 001 and above	19

Table 1: WCHDD Beneficiaries income Bracket (September 2024)

In terms of the beneficiaries age bracket the following breakdown can be seen, 7% of the beneficiaries are under 30 years old, 25% are 30-39 years old, 32 % between 40-49 years old, 21% between 50-59 years old and 15% being >60 years of age (See Table 2). The largest group being the 40-49 years old, followed by the 50-59 years old and >60 years of age respectively.

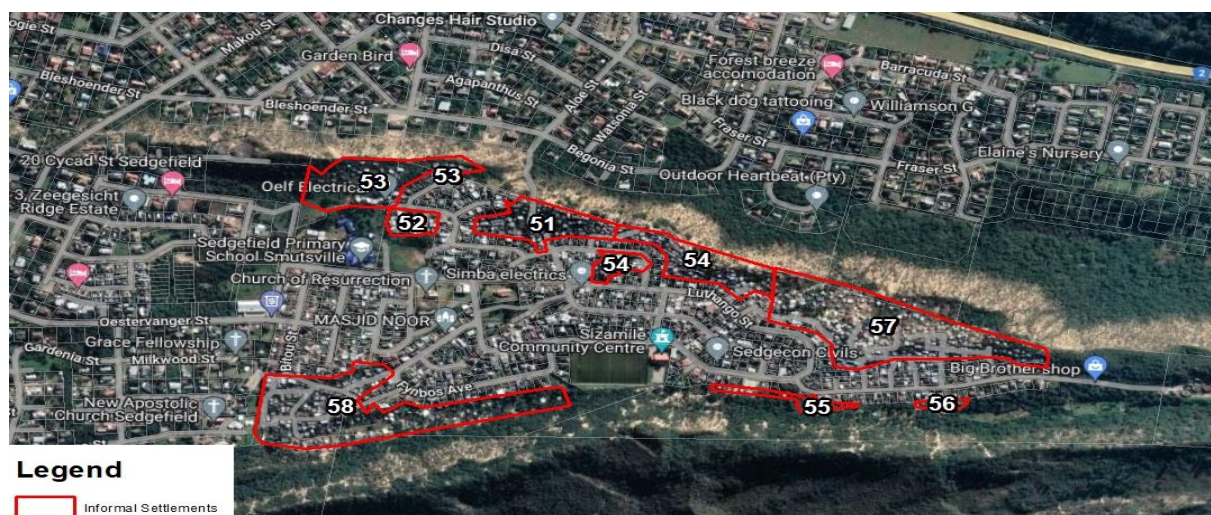
WCHDD Beneficiaries Age Bracket	
< 30	618
30-39	2329
40-44	1688
45-49	1403
50-54	1168
55-59	884
>60	1401

Table 2: WCHDD beneficiaries age bracket (September 2024)

Knysna has the third largest number of land invasions and informal settlements within the garden route district, and these are densely populated often located in steep slopes and rough terrain coupled to its status as an environmentally sensitive areas given its forestry and exposures to numerous fire incidents. There is limited municipal land parcels and buildings, which have hardly been creatively optimized in their use to create and attain much-required corridors of integration. This is despite government legislation encouraging realization of appropriate use of municipal assets for affordable housing products in inner city areas where land and properties have been used to date in an unequal manner. This unfortunately has limited the ability to gravitate towards the realization of the desired long term socio-economic integration as advocated by national government legislation, like NDP as well as the Municipality's own IDP, SDF and other sector plans. Table below shows areas that have been targeted by informal dwellers:

WARD	DESCRIPTION	OWNERSHIP	SIZE
1	Sedgefield Dunes	Knysna Municipality	100 hectares
2	Northern side of N2 in the vicinity of new cemetery	Partially Aviemore Property, partially Knysna Municipality	10 hectares
3	Land strip along Noetzie Road, extension to Hlalani and hill overlooking Hornlee	Knysna Municipality	10 hectares
	Nekkies, Oupad, 7de Laan	Knysna Municipality	5 hectares
4	Land parcel at the bottom of Councillor's Office, White Location	Knysna Municipality	10 hectares
	Land parcel above Rio Street	Knysna Municipality	10 hectares
5	Land adjacent to existing sport field at the entrance of Keurhoek	Knysna Municipality	3 hectares
6	Harker Street, Hornlee	Knysna Municipality	3 hectares
7	Bongani Valley	Knysna Municipality	5 hectares
	Khayaletu South	Knysna Municipality	5 hectares
8	Concordia, in the vicinity of MTO Training Centre	Partially MTO, partially Knysna Municipality	10 hectares
	Concordia, in the vicinity of Thembelitsa School	Knysna Municipality	5 hectares
9	Heidevallei	Knysna Municipality	200 hectares
	Costa Sarda	Knysna Municipality	3 hectares
10	Erf 9249 in the vicinity of Waste Transfer Station	Transnet	2 hectares
	Salt River, Simola Road, Knysna	SANRAL	3 hectares
11	Kalender Street, Hornlee	Knysna Municipality	2 hectares

Informal settlements are in different areas of Knysna as follows:



The Municipal area comprises 72 informal settlements of which 9 are in the Sedgefield or ward 1 area (Sizamile/Smutsville). In this area, there is a total of over 1300 families residing in the informal area. Land is a scarce resource in the Sedgefield area, and this is further exacerbated by the sand dunes on the northern and southern sides of the Smithville area where most of

the informal settlements are found. Future planned projects will not be able to address the need in this area as the dune areas are to be cleared and rehabilitated.



Ward 3 and 7 Knysna

13 Informal settlements are found in wards 3 and 7 with majority of these located on land parcels that have high slopes with high development cost especially in relation to bulk services provision. Most of these are within the service and urban edges of the Municipality where compaction and densification are encouraged.



Ward 4 and 8

The bulk of informal settlements are found in these two wards. Bulk services remain a major impediment in these two wards with the Wintheuvel being the answer in respect of sanitation services. However, that may be, investigations are taking place on implementation of projects incrementally based on current spare capacity.



Ward 3 and 6

Dam se bos, Nekkie's, Hlalani and Oupad constitute 16 informal settlements with two in the Hornlee area (ward 6). Hornlee alone, has a backlog of over 2000 households.



Ward 6 and 11

As already indicated above, Hornlee area has a backlog of over 2000 low-income households. Some of these can be accommodated on the land parcels they currently occupy, while new land parcels are to be identified for future development.



Rheenendal area comprises 4 informal areas which have already been planned for in-situ development. Currently bulk services are not sufficient to service more than 300 beneficiaries in need of Housing in Rheenendal area. Other land parcels outside the current built up area are to be identified.

As indicated above, Knysna Local Municipality has a breakdown of 9 491 beneficiaries on the waiting list with 72 informal settlements consisting of 6 620 informal structures. Most people in the Housing waiting list are residing in the informal areas. This does not include prospective beneficiaries for affordable and rental housing market.

The projects reflected on the housing pipeline respond to the concentration of housing demand indicated above. To overcome past spatial disparities and promote compaction, public resources should ideally be prioritised towards areas with greatest growth potential for future human settlement development. To provide alternative accommodation options to single and younger people working in the area, it will be useful to also commence with a process of prioritising and packaging potential affordable housing projects.

Given this context which is patently not sustainable and further coupled to lack of optimization of its current land and properties for densification in its endeavour and commitment to meet its affordable housing stakeholders' needs for adequate shelter and housing, the Knysna Municipality has resolved to adopt a typology driven housing model. This is driven primarily by the need to turn around the current paralysis around delivery by providing different forms of affordable housing products that best respond to the diverse range of choice for the targeted low-income housing market as well as meeting its corporate IDP and SDF framework that talks to sustainability and development of the people of Knysna in a fair and just manner. Further to this and the reality that this is driven by the need to eventually satisfy long term sustainable socio-economic integration, the Knysna Municipality through its Integrated Human Settlements Directorate, has subsequently during September 2019, considered and approved a new Strategic integrated

Whilst the Municipality has not yet delivered any requisite social housing products at this stage through partnerships as envisaged in this framework, it has however resolved to pro-actively formulate related housing policy guidelines which link and align to its strategic plans and objectives of being a known and recognized player and contributor within the SA housing delivery context. It intends doing this by primarily promoting the long - term development needs of low-income households within its existing jurisdictional area and landscape. It intends to affirm and strengthen its housing programmes through greater yields and requisite management capacity whilst being guided by this framework.

In anticipation of this, it has committed itself to the evaluation of its internal management capacity, policy framework and current relationship with its external stakeholders and delivery programmes. This is anticipated to be instrumental in enhancing our standing in the low-income housing delivery chain through the planned re-building of Knysna profile and commitment to be a known and recognized stakeholder in the affordable housing sector.

4.5 FORESTRY VILLAGES

Numerous engagements took place between role players to discuss the potential transfer of forestry land to be under the management of Knysna Municipality. Whilst this will ensure availability of sizable land for potential decanting and densification to deliver low-cost housing opportunities at a large scale as envisaged by the District Development Model, there are various challenges in respect of funding for bulk infrastructure as these properties have been serviced by various companies independently.

Northern Areas of Knysna are significantly bursting at the seams with more informal settlements. Land or property encroachments, lack of building control presence and monitoring, pose a significant burden and limitation to land optimization by the Municipality. Most projects under implementation have been approved a long ago and land is limited with excess beneficiaries not accommodated thereby causing conflict between the Municipality and these communities.

SALGA and Garden Route District Municipality has been working towards transfer of these properties to the Municipality through engagements with Department of Forestry and MTO. None of the parties are opposed to the idea of the properties being transferred. The engagements included other affected National and Provincial Departments, as well as Forestry Business entities like PG Bison, and affected local community forestry stakeholders. Some of these land parcels are strategically located alongside the N2 (less than 2 km from Nekkie), when formally transferred to the municipality, will service in particular the densification requirements of low income households currently located in the Northern area townships which have high levels of densification, periodical land invasions, socio-political tensions around settlement requirements,

4.6 SOCIAL AND AFFORDABLE HOUSING

Both Social/Rental Housing and Affordable Housing are vital in the Knysna Human Settlements agenda and several resolutions have been taken in this respect. Implementation of both is different from the traditional low-income program in that there is private sector involvement in the implementation. Municipal Finance Management Act, 2003, Supply Chain Management guidelines must be followed for interested accredited social housing institutions and developers operating within the South African housing environment to respond with related proposals. These should primarily indicate readiness and commitment to partner the Knysna Municipality in the development and management of viable social housing projects over long term periods in a manner that is mutually viable for both the Municipality and prospective qualifying partner.

4.6.1 Social Housing

Social Housing is a subsidized rental housing instrument of Government aiming to provide qualifying tenants with housing at affordable rentals. The Rental housing sector is regulated by the Social Housing Regulatory Authority (SHRA, 80% funding) who provide the majority of grant funding (up to 80%) towards the capital cost of the project (Land, Services and Apartments) with the balance of the capital costs (from 20%) made up of Debt Funding, usually a mortgage bond, from the National Housing Finance Corporation.

The Social Housing Act as argued above provides guidelines the policy as well as programme instruments for the attainment of a social housing support programmes which must be driven and coordinated by a fully capacitated internal Human Settlements Directorate. This is a key requirement that even the SHRA and other key independent bodies representing the interests of the various registered social housing institutions require within the social housing institutional environment.

Accredited Social Housing Institutions are mostly registered as Public Benefit Organizations and are therefore non-profit organizations. It is therefore critical that Social Housing institutions are Accredited by Social Housing Regulatory Authority, or a developer has an agreement with a Social Housing Institution for the Management of Units. According to the Social Housing Act, its purpose is providing good quality rental housing in well located parts of the Municipality at rentals affordable to people on low incomes. Through this contribute to the Economic, Spatial and Social integration of the municipality. The Social Housing Policy and Legislation allows Municipalities or Social Housing Institution to receive extra funds through the following grants:

- **Capital Investment Grants** to cover portion of capital cost of social housing units, especially in designated restructuring zones with the aim of improving the quality of life for low-income residents in these areas.
- **Institutional Investments grants** for support and capacitation of Social Housing Institutions, enabling them to develop, hold and administer affordable rental units in identified restructuring zones.
- **Other Grants** such as staff gear grants, capacity building grants and project feasibility grants to support the operational and developmental needs of social housing projects.
- **Social Housing Companies** contributes the rest of the funds through loan funding or equity funding. In Short, the State contributes about 70% of the funding and the Social Housing companies contributes about 30% of the funds from private sector funders or other institutions.

In terms of the Social Housing Act, the following are the conditions apply to the program:

- The Income Band for entry to Social Housing of the Tenant Group, is limited to between R1850 – R22 000 per month, who have stable employment and the capacity to service a Lease Agreement with the Social Housing Institution.
- In most instances, 30% of the rental stock are to be reserved for lower income band.
- A social Housing Institution cannot charge more than 33⅓% of a prospective tenant's monthly income for rental. Therefore, rent setting is always controlled and based on the tenant's income, irrespective of the size of the unit. Units generally range from a regulated minimum of 30m² upwards and typically consist of studio, 1- and 2-bedroom apartments of varying floor area in walk ups of 2, 3 and 4 storeys.

	UNIT TYPES	SIZE	%	RENTAL RANGE
Primary market - 30% of units	Nano unit	10-12	5	R671
	Bachelor	18-25	5	R1377
	1 Bedroom	25-30	10	R1377
	2 bedroom	35-36	10	R1377
Secondary market - 70% of units	2 bedroom	42 -46	20	R2880
	2 bedroom	48-50	30	R4603
	3 bedroom	52-60	20	R6845

For successful implementation of the Social Housing Program, it is pertinent to address viability as an important component especially when dealing with the disposal of land or buildings because the expected outcome is to achieve integration.

Generally South African municipalities which have long term plans to be involved in the development of social housing delivery require a firm Social Housing Policy normally regarded as the beginning of the planning process for this programme. To this end, Knysna Municipality developed a strategic plan (2019) incorporating such intent in the form of understanding the demand, spatial planning requirements and the impact on future budgets.

Social Housing delivery programme and related plans must be aligned with other municipal service Imperatives such as bulk infrastructure, basic services, commercial and community facilities/social development programmes, transport, thus its location in restructuring zones where most of these aspects are addressed.

Knysna Municipality committed and aligned itself to the long-term development of affordable rental and social housing through the policy and programme instruments that have been approved through the attainment of the following key milestones by the Knysna Municipality, namely:

- An approved IHS Strategic Plan — 2019
- Restructuring Zones (RZs) — 2010
- Integrated Human Settlements Policy Guidelines — approved during September 2020
- Formal adoption of a typology driven housing model in which Social Housing as a critical component to ignite strategic use of its land and properties for medium to high density products developed and anticipated to be managed by partnering social housing institutions that meet the Knysna Municipality's set criteria.

Through the above, the Municipality has committed itself to plan, coordinate and implement its social housing programme given the levels of demand and socio-economic needs from its surrounding communities.

Social Housing Act read together with National Housing Code, the MFMA and Asset Transfer Regulations, collectively encourage public authorities including Municipalities to create an enabling environment through use of public land and properties. The main objective being to ensure sustainable development and realization of affordable rental housing opportunities in well located areas for ease of long-term socio-economic integration. The rationale behind this affordable rental housing model by accredited social housing institutions, is based mainly on the following key considerations:

- Targeting of a specific housing income group within the affordable rental space;
- Defined Restructuring Zones (RZs) as defined and gazetted formally by the National Department of Human Settlements working together with the Social Housing Regulatory Authority (SHRA), provincial and local government authorities;
- Participation in social housing delivery programmes and conducive delivery environment. This allows for future development of affordable rental opportunities based on the medium to high density model;
- To enhance the viability of the project and related scale and quantities, Knysna Municipality identified infill land within the for additional social housing units;
- Establishment of coherent partnership arrangements between the Knysna Municipality and Social Housing Regulatory Authority (SHRA) accredited Social Housing Institutions viable enough together with a track record to develop and manage identified social housing projects. Western Cape Department of Human Settlements.

4.6.1.1 Role of Knysna Municipality in Development of Social Housing

Although the National and Provincial government are legally required to take all reasonable measures to provide South African citizens with access to adequate housing, municipalities play an important role in this.

The municipality is an important factor in the social housing sector that initiates and coordinates social housing, whilst the Municipality or Social Housing Institution or Rental Entity are the implementing agencies. According to the National Social Housing Policy (NSHP), local government plays a key role in initiating and facilitating social housing. The task of municipalities is to create an enabling environment for Social Housing Institutions/Rental Entities and other developers, by providing the necessary incentives and support, and by facilitating the social housing process. Moreover, the municipality plays a central role in identifying the Restructuring Zones (RZs) where social housing will be initiated.

The municipality initiates, coordinates and must create an enabling environment to facilitate the development of rental housing units, making the municipality an important actor for the relationship between the delivery agents, the provincial government and other stakeholders. Some of the main tasks of municipalities in rental housing are to:

- Create an enabling environment to facilitate the development of rental housing;
- Plan for sustainable human settlements;
- Facilitate delivery;
- Identify the land for the development of rental housing; and
- Create the accurate infrastructure for the development of rental housing projects.

When identifying the location of rental housing, it is important that projects are developed in areas with access to economic and social amenities. However, for rental housing projects to be implemented and well-coordinated, it is important to appoint a *champion* within the municipality. The champion will be the central contact person and coordinator of the housing projects in the municipality, thereby responsible for monitoring the projects and maintaining contact with all the relevant stakeholders.

By law, a municipality is required to plan for rental housing through the Housing Chapter in the Integrated Development Plan (IDP). To do this properly, the municipality must formulate its objectives and goals regarding (rental) housing. This creates a clear framework for the formulation of a rental housing policy, and in turn the policy must ensure to contribute to the

objectives and goals stated in the IDP and its Housing Chapter. Overall, a compatible IDP, Housing Chapter, and rental housing policy, will contribute to an integrated and sustainable development of the municipality.

In terms of the Social Housing Act, the role of the Municipality is as follows:

FACILITATING	•Relationship with Social Housing Institution's •Proposal call/Expression of Interest for projects •Co-ordination of development for infrastructure and services
PLANNING	•Coordination of IDP, Setting of targets, strategy and planning, •Identification of Restructuring Zones, submissions and management thereto •Development Control and township establishments and rezoning
RESOURCING	•Provision of Infrastructure, Land and Buildings •Operational support to SHI's (capacity and equipment)
PARTENERSHIP AGREEMENTS & SLA's	•General signing of Partnership Agreements and SLA's which are project specific

Based on the above as previously resolved by Council, Knysna Municipality plans to implement the program as follows:

- Together with the Western cape Government and SHRA consider and support where viable, relevant institutional subsidy and restructuring grant requirements as well as targeted municipal or public land parcels and properties for the purpose of enhancing the viability of proposed social housing projects in well located areas within gazetted Restructuring Zones;
- In terms of the Social Housing Act, in combination with the provisions of the National Housing Code, Asset Transfer Regulations as well as the Municipal Finance Management Authorities (MFMA) consider the related conditions that allow for use of public assets to realize social equity for the benefit of low-income households;
- Facilitate finalization of a 30-year lease agreement with and performance agreement with successful Social Housing Institutions partnering with Knysna on the implementation of the programme in line with legislative and policy provisions allowing for consideration of long-term lease arrangement of up to 30 years or longer for use of such public assets based on a formal contractual arrangement;
- Formulate a separate formal contract that tracks, monitors and ensure performance and adherence to the conditions and obligations of each party to the lease arrangement and a performance agreement to be concluded separately with the chosen Social Housing Institutions. This allows for structured use of both State Institutional Grants and Subsidies, Restructuring Grants and any additional grant support emanating from public authorities;
- As an incentive, enhance project viability and to encourage development of affordable rentals, and in instances where freehold ownership is preferred over a long-term lease, the Municipality consider the option of availing land 10% of its market value;

- Further on, social package as has been the practice in other participating local authorities to incentivize the required mobility from poverty zones and long-term operational sustainability of the identified projects which allow the consideration of zero-rating municipal charges (rates and utilities) for a defined period of 5 years and thereafter levy 50% of the charges. This is an acceptable standard concession in some municipalities to make such social housing initiatives successful by being responsive to affordability challenges;
- Provision of technical planning and engineering support to the participating housing institutions to enhance project viability;
- Participating successful institutions to be allowed to use their own respective internal equity and raising of bank finance to enhance the viability of capital and operating requirements of the institution towards long term development and management of each project as a business unit relative to the conditions and requirements of the SHRA and those of the KM;
- The successful SHI will independently manage the development and management of completed developments independently of the KM as outlined in the provisions of the Social Housing Act and SHRA Regulatory Framework; and
- Any transgression or non-adherence to any of the conditions of the contract by both parties will result consequentially with the review of the legal contract, lease arrangements and development agreement with the prior guidance and involvement of the SHRA;

The above is dependent on full compliance of the Municipal Finance Management Act, 2003, Knysna Supply Chain Management policy, governance and protocols as prescribed by Knysna Delegations of Authority.

4.6.1.2 Types of delivery agents

For the delivery of rental or Social housing, the municipality needs an independent company that will deliver and manage these rental housing units. To deliver and manage the rental housing stock, each municipality will need to decide which type of company will best suit their situation. There are several options that the municipality can choose from, and the choice largely depends on the local circumstances in each municipality. What also affects the decision is the fact that different types of delivery agent have different levels of control so that the municipality can exercise over it.

Depending on these factors, the Municipality will be able to make a suitable option:

Option 1 Municipal entity

The first option would be to establish a municipal entity as a delivery agent. In this case the municipality is the owner of the delivery agent and will monitor it, although most tangible work is done by the entity itself.

Option 2 Public Private Partnership (PPP)

The second option of rental housing is through the establishment of a Public Private Partnership (PPP). This entails the municipality by creating a joint venture with a private body. It is important to understand that a PPP is not a delivery agency in itself; it is simply a partnership between the municipality and another company that will be doing the delivery of rental housing units. Commercial property management companies include companies such as Trafalgar.

Option 3 Third party

The third and last option is the delivery of rental housing through a third party. This means that a company, other than a municipal entity, will do the delivery. This can be a non-profit such as NGOs or a for-profit company, such as a Municipality/SHI or an independent for-profit company. This is the current option chosen by the municipality in 2019 as it is less risky and places the financial burden on the Social Housing institution.

4.6.1.3 Targeted Properties — Social Housing

If there are municipal properties, it may be worthwhile considering the transfer of these properties or lease them to the rental housing provider of a Social Housing Institution for a long-term lease. This may be an appealing option, as the municipal properties may be putting a burden on the municipality, while it may be financially attractive for a delivery agent to obtain. This is due to the possibility of the extra housing units making the delivery agent more financially viable. Yet, if the properties are in a poor condition or there are other problems such as non-payment or an unfavorable geographical location, the transfer of units may threaten the economic position of the agent. This will make it less attractive for delivery agents, reducing the probability that the delivery agent will want to accept the transfer of stock.

While a municipal entity cannot own units, it can manage units that remain municipal property. In the case of a Public Private Partnership (PPP), ownership is shared, although the stock is returned to the municipality once the PPP has ended. In the case of third parties, the ownership of stock can be managed in diverse ways. If both parties sign a lease agreement, the agreement holds that the municipality will remain the owner of units, even if it is temporarily transferred to the third party. On the other hand, the municipality can choose to sell the units, in which case the third party will obtain permanent ownership. As always, both options have their advantages and disadvantages. A municipality often finds it important to maintain control over the land involved, in which case a lease agreement would be the best option. However, for the delivery agent it can be important to obtain full ownership since it will increase their opportunities to access loans. Both options should be discussed, to decide the best option for the specific circumstances of both parties.

Department of Human Settlements and SHRA only gives subsidies to delivery agents that are accredited and economically viable. Nonetheless, there are cases in which a delivery agent can come to an agreement with a municipality on taking over economically non-viable stock, especially when the municipality has an incentive. This can be, for example, a profitable piece of land or units, which will compensate for the costs. However, also keep in mind that a municipality is not allowed to transfer properties when it is suspected that this can jeopardize the minimum level of basic municipal services.

Milkwood Flat, Knysna (Erf 1343, Knysna)

Given the location of Milkwood Flats which currently used as part of the stock portfolio of the Municipality to accommodate tenants based on a formal lease arrangement. There are currently 4 units accommodating municipal staff at an average monthly rental of R5,500. The Municipality is the de-facto Landlord and is primarily responsible for provision of customer relations management, technical maintenance, utilities, insurance requirements, safety and security.



The buildings are on two portions of the same erf with one having heritage restrictions which must be observed and complied with. The current zoning status is General Residential which would allow for optimization of the property to yield outputs. There is also potential for additional infill blocks which together with the proposed redevelopment of the units in terms of size and additional units to be derived from the existing blocks and infill blocks could potentially see a maximum yield of 220 units being realized with appropriate 3 — 5 storeys walk up flats relative to further densification and optimization.

Curley Court located on erf 4440 Knysna:

These are also commonly referred to as public rental flats currently managed by the Municipality with minimal rental consisting of 24 units accommodating senior citizens as tenants. The average rental is based on monthly lowest amount of R53 to R83 per month. Ideally these should have at least been subjected to 30% of the social grant and amounting to R570 per month with an annual CPI and inflation adjustment of 7%. Given the historically low rental base and form of clientele base, it is not possible for this facility to be self-sustaining as a business unit to offset the management and maintenance costs.

The facility is currently in need of renovation and upgrading and is a significant financial drain to the Municipality. It is intended to increase the yield through potential infill blocks by optimizing the use of the property towards further densification of 3 -5 storey walk ups. This will allow for mixed tenants or clients which will be critical for long-term sustainability of the facility through generation of appropriate rental revenues.

Erven 568 and 571 Knysna

The two even are in Godon Street within the the CBD area of Knysna close to major areas of interest like Waterfront, a Spots field, Knysna Mall and several other business facilities. It is an ideal property for Social Housing purposes.



Erf 3534, Knysna

To this end, the municipality engaged in an Expression of Interest process for a period of 3 years with the aim of contracting with three Social Housing Institutions for development of 4 properties owned by Knysna Municipality through increased densification as guided by the Social Housing Act, MFMA, Asset Transfer Regulations and the National Housing Code.

4.7 AFFORDABLE HOUSING

4.8 INFRASTRUCTURE

In terms of the Constitution of the Republic of South Africa, 1996, the objectives of municipalities as follows:

- To provide a democratic and accountable government for local communities
- **To ensure the provision of services to communities in a sustainable manner**
- To promote social and economic development
- To promote a safe and healthy environment, and
- To encourage the involvement of communities and community organisations in matters of local government

From the above, Municipalities are responsible for providing infrastructure services to all its communities, industries, and other consumers in its area of jurisdiction, whether it is supplying new infrastructure to meet the backlog in the provision of basic services and broadening the service delivery footprint across its area of jurisdiction while keeping abreast of growth and migratory patterns within society. Critically principle is to ensure sustainability in future, and that the necessary institutional, financial and technical measures are in place to achieve this goal.

National Development Plan considers infrastructure investment as key to stimulating economic growth, increasing employment, and reducing inequality. To unlock private sector investment or participation, it is essential that government invest in the provision of Bulk services.



Source: Knysna MSDF:2025

Knysna sector plans, identified the following bulk infrastructure requirements:

Different areas of Knysna Municipality need bulk water supply increased to cater for current and future developments. As a result of this, some of the projects in areas like Karatara, Rhenendal and Knysna town could not commence until such time as bulk services are addressed thus bulk services are seen to be one of the impediments needing to be addressed. It has been identified that one of the main priorities is to increase the capacity of Raw water source and storage Dam as the current facility is not sufficient. This is especially so for the Knysna area (upper Knysna River) where population density is higher than any other area. This area houses majority of the population and contain majority of informal dwellers and as a result focus in terms of Capital infrastructure investment should focus.

Storage capacity of reservoirs in several areas especially in Knysna Northern areas need to be augmented to cater for the increased population over the years. Water treatment works facility in areas of Knysna, Sedgfield and Karatara need to be upgraded to allow for future capacity requirements.

The capacity of the current WWTW needs to be upgraded to cater for additional load requirements. The only solution to this impasse is for constructing a new WWTW at Windheuwel to accommodate all existing and proposed developments in the Knysna Northern Areas to free up capacity at the existing plot on George Rex Drive. Once that is done,

developments like Heidevallei and farm areas at the boundary of Knysna town along the N2 to Bitou will be unlocked.

An extra capacity of 80 MVA to the municipal area is needed to eliminate any restrictions on new developments that utilise the Eskom network in the Knysna Local Municipality

N2 national highway is the main road connecting Knysna to different municipal areas and connecting different areas within Knysna, supported by several local passes, such as the R339 or Prince Albert Pass to Uniondale, the Rheenendal / Seven Passes Roads to Rheenendal and Karatara, the Karatara Road from the N2 to Karatara and the road to Goukamma and Buffalo Bay.

Rail system is currently inactive and in need of revitalization to ease the pressure on the N2 especially during peak season where this road is congested. A line exists between Sedgefield and Knysna but has not been used for some time.

Below is a summary of Bulk services requirements:

SERVICE	ESTIMATED COST
Raw water supply augmentation	R58 000 000
Bulk raw water pumping stations at Charlesford	R95 812 839
Bulk water pipeline at Charlesford	R13 834 748
New Wastewater Treatment Plant at Windheuwel	R129 960 000
Minor Upgrades of Wastewater Treatment Plant at Knysna	R8 000 000
Upgrading of Sedgefield Wastewater Infrastructure	R68 031 760
Electrical Network Capacity Upgrade	R50 000 000
Rheenendal	R20,000 000
Karatara	R41,430,000
Kruisfontein	R62,884,000
Heidevallei	R54,971,000
Phelandaba (Soutrivier)	R9,710,000
Ethembeni extensio	R43,700,000
Total	R604,134,347

Processes are underway for the upgrading of the above and it is envisaged that all will be completed by 2029 thereby allowing for total delivery of the projects identified in this document. Some of the projects like Sedgefield and Rheenendal are on implementation stage already.

Social Amenities

The Guideline for Human Settlements Planning and other guidelines specify important principles critical for planning purposes and stipulate guidelines provision of social facilities. The figure below from the *Sustainable Community Planning Guide*, dated June 2007 (Nelson Mandela Bay Municipality illustrate some of the important principles and considerations.

5. VISION, OBJECTIVES AND STRATEGIES

5.1 Vision

The main vision should not only eradicate the current housing backlog, but to develop and plan for future integrated communities and settlements that would be able to sustain the growing needs for housing in such a way that all people will benefit from the housing developments. Thus, it is imperative for clear and concise goals and objectives to be set out firmly supported by the vision. The intention is to achieve the following three goals to realize the vision of sustainable and integrated human settlements:

- Accelerated delivery of housing opportunities,
- A sense of ownership, rights and responsibilities amongst beneficiaries, and
- Optimal and sustainable use of resources.

The aim of the respective Municipality Human Settlements Programmes (HSP - 2015) is to enhance settlement integration and to respond to demand over a wide spectrum of incomes. The purpose is to create opportunities for quality housing and varying housing options, in appropriate locations.

A key objective of the HSPs is to promote the socio-economic development, integration of human settlements and providing for the socioeconomic gradient in part to achieve the integration of communities within the municipality. A part of this is the intent to provide rental housing options in well-located areas to provide low and moderate-income households with the opportunities to access the socio-economic resources of the respective municipalities and reduce their transactional costs e.g. transport in doing so.

This requires a strong linkage with the municipality's spatial development framework and their transport plans. This strategy builds on the principles of compact urban settlements close to economic and social amenities. A coherent strategy on the government assisted rental housing strategy requires a proper analysis of the constraints and opportunities and the consequences of these related to the 4 key areas of risk in developing this strategy:

- Real demand across the whole spectrum of income groups;
- Availability of Suitable Land and Buildings, to enhance settlement integration;
- Financing the rental housing developments; and
- Organizational Capacity to enhance delivery.

Based on above elements, it is proposed that the Knysna Municipality Strategic Vision should be as follows:

“Building Knysna communities through a cohesive Strategic Human Settlements Plan that advocate for realization of sustainable programmes and long-term socio-economic integration.”

5.2 Objectives

Objectives of Integrated Human settlements delivery are:

- To facilitate the planning and development of Integrated Sustainable Human Settlements;

- To eradicate housing backlog and informal settlement by 2030 depending on allocation of funding by National and Provincial Spheres of Government;
- To implement community and people driven housing development processes through continuous engagements with the community and structures;
- To develop a competent and professional housing team through the recruitment of skilled professionals and the development of the capacity of current staff members;
- To facilitate partnership with key stakeholders (Social Housing Institutions, Developers, Government, Parastatals, NGO's, Community organizations, and other organizations);
- To ensure a fair, efficient and transparent system for the allocation of houses according to an integrated housing demand database;
- To enhance stakeholder participation (Government, Parastatals, NGO's, Residents Associations, and other stakeholders) in the planning and development of policies
- To review land use management tools towards ensuing implementation of new methodologies and/or innovative solutions;
- To investigate alternative sources of funding for housing delivery;
- To Investigate alternative methods of delivering Integrated Housing solutions to the residents; and
- To ensure synergy among Municipal Directorates to ensure resources are clearly allocated.

5.2 STRATEGIES

In line with the with provisions of Municipal Systems Act, Knysna Municipality adopted an Integrated Development Plan (IDP) for 2024/25 financial year and is in the process of developing reviewing it for the financial year 2025/26 financial year. The Integrated Development plan is a critical encompassing the development agenda of the municipality and is a document where the vision of the municipality and development goals are encompassed thus it is dealt with in this document. Also encompassed in this document is the wish list of each ward as well as agreed priorities. From a Human Settlements perspective, such cannot only be limited to a period of five years although the document lifespan is five years. Most projects that are in the pipeline will be implemented over a longer time span.

The goals in the IDP document stems from the SWOT analysis conducted as well as community meetings that have been taking place since 2019. Critically for Human Settlements Sector Plan is to understand the key priorities of Knysna Municipality as this will guide how resources are to be allocated as well as the time horizon for each project to ensure that there are limited struggles during consultation phase. This document cannot be finalised outside the parameters of the IDP as itself is a chapter in the IDP document.

Knysna Municipality Council committed itself on the following:

- Facilitate interventions that are going to ensure the creation of new business enterprises,
- Fostering partnerships with other government entities and private sector for creation of suitable business environment.
- Improve access to land, markets and finance.
- strive to achieve its developmental mandate.

It is therefore critical that when developing strategies and key performance areas for Human settlements purposes, that it addresses the commitments as outlined above. All the commitments above are relevant to the human settlements program and the strategic focus areas of the National Department of Human Settlements.

To achieve the above, the following are key Performance areas the Municipality adopted:

KEY PERFORMANCE AREA	STRATEGY
Institutional Capacity and Municipal Transformation	Structure and manage the municipal administration to ensure efficient service delivery.
Basic Service and Infrastructure Development	improve and maintain current basic service delivery through specific infrastructural development projects.
Financial Viability	Grow the revenue base of the municipality.
Local Economic Development	Encouraging business development.
Public Participation and Good Governance	Encourage the involvement of communities in the matters of local government, through the promotion of open channels of communication.

Based on Government programs, these are the core values (Batho Pele Principles) for the development of Strategies for Human Settlements

VALUE	EXPLANATION
Courtesy and People First	Residents to be always treated with courtesy and consideration
Consultation	Residents to be consulted about service levels and quality whenever possible
Service Excellence	Residents must be made aware of what to expect in terms of level and quality of service to be provided
Access	Residents should have equal access to the services to which they are entitled
Information	Residents to receive full and accurate information about their services
Openness and Transparency	Residents to be informed about government departments
Redress	Residents are entitled to remedial action of promised service standards are not delivered
Value for Money	Public Services should be provided economically and efficiently

To achieve above key performance areas as documented in the IDP document, Knysna Human Settlements Plan responds as follows:

OUTCOME	STRATEGY
Restructure the Town through implementation of Human Settlements Programs:	• Development of new project pipeline for implementation of new projects within Knysna area based on availability of suitable well located land parcels; • Ensure compliance with principles of spatial justice, spatial sustainability, efficiency, Spatial resilience and good administration as outlined in the Spatial Planning and land Use Management Act, 2013; • Ensure that projects comprise of all programs (Affordable housing, Social Housing and BNG Housing) to ensure integration of communities within Knysna; • Prioritising resource allocation to areas of greatest need; • Ensure achievement of sustainable development and growth. • Extend services to all residents rather than concentrate on the subsidy market which has limited ability to pay for rates and service charges to increase rate base;
Land Assembly	• Identify Land parcels owned by the state within the defined urban edge for guidance on engagements with the state on the acquisition and planning purposes;

OUTCOME	STRATEGY
	• Location of land parcels within the urban edge and in areas where bulk infrastructure already exists; and • Identification of land parcels in private hands in areas of Sedgfield, Rheenendal and Knysna to address the backlog where no state land is available.
Community Buy In	• Ensure that members of the community are aware about future Human Settlements program and its implementation; • Provide realistic time frames for the implementation of the pipeline; • Facilitating community sessions towards greater understanding of programs, policies and applicable procedures; • Ensure focused and continuous engagements with the community and explain current policies and procedures. • Housing to be delivered with the maximum participation of communities • Allow people to use their own resources, savings and skills to deliver housing wherever possible to create sense of ownership • Residents to exercise choice on where they will stay, house type, tenure and whether to relocate away from key areas of key economic activity
Build Partnerships	• Ensure continuous engagement with the government and parastatals to ensure swift implementation of the program. • Build partnerships with other institutions; • Partnerships with private sector organisations like Social Housing institutions; and • Strengthen partnership with other spheres of government through IGR forums and ensure continuous engagement on matters related to Human Settlements.
Integration of Sector Plans	• Ensure that the Housing Sector plan is aligned with other sector Plans; • Ensure adoption of the PHSHDA by Council
Private Sector Participation	• Create space for a range of housing delivery partners (Private sector) to participate human settlements developments to maximise synergies and to mobilise a range of resources and support from all sectors of the society towards housing delivery. Key projects include Heidevallei and Fisherhaven where this principle can be achieved; • Encourage private sector investment for implementation of Affordable Rental Housing and FLISP programmes of the Housing Code; • Identify and approve a restructuring zone in Sedgfield for implementation of the Social Housing Programme. •
Bulk Services provision:	• Proactive Identification of future land parcels for Human settlements growth to ensure bulk services planning and implementation. • Ensure realistic planning of areas without bulk services. • Engage with funders through the assistance of the Provincial Department of Infrastructure • Ensuing integration with internal departments dealing with Planning and Infrastructure to ensure synergy on project implementation. • Ensuring that applications for bulk services improvement are submitted timeously
Ensuring Densification	• Ensure acceptance of the densification principles by the community. • Explain advantages of densification to communities.

OUTCOME	STRATEGY
	• Promote integrated development to reverse racial and spatial separation • Encourage densification to accommodate backyarders • Mixed rather than mono-functional settlements • Walkable settlements and public transport dominated settlement patterns
Promote in-Situ Upgrading	• Ensure upgrading of current informal areas where feasibility has been proven. • Prioritise informal settlements based on feasibility and availability of bulk services; • Relocation to other areas to be the last option in any development of informal settlements; and • Ensure that layout plans are approved, and general plans are approved for previously approved townships. • Provide Interim basic services to informal settlements that cannot be developed; • Implement Alternative Building technologies • Residents in informal settlements to be provided with basic services (water, sanitation, roads & electricity) which would be upgraded incrementally as finance and capacity allows
Economic Development and SMME development	• Encouraging business development and job creation through the encourage SMME participation in Human settlements program; • Improve the skills base of the SMME • Job creation as a critical part of housing delivery • Housing delivery to provide opportunities for employing local people in construction and post construction jobs to create jobs, build local skills and promote community ownership of projects. • Houses to be located close to places of economic activity to minimise travel cost, promote better use of available financial resources and increase property asset values (better located properties normally attract higher values) •
Compliance with Spatial Planning and Land Use Management Act, 2013/ National Environmental Management Act (NEMA)	• Follow the development process in accordance with legislation to ensure approval of the General Plans prior to the development. • Encourage Densification in line with the SDF and Bulk Services capacity; • Walkable settlements and public transport dominated settlement patterns; • Mixed rather than mono-functional settlements; • Amend planning tools like SDF and Zoning Scheme to allow for densification in areas that were not seen to be feasible; • Educate communities on the possibility of Sectional title schemes and shared access; • Compact and dense settlements that will enable more efficient layouts that can be efficiently serviced; • Promote the development of affordable and higher income housing to expand City's rates and revenue base as well; • Create an enabling environment for housing needs for the middle to high income groups.
Provision of Amenities	• Ensure that the community understand the provision of amenities in line with the Guideline for Human Settlements Planning.

OUTCOME	STRATEGY
	• Inform the relevant sector department (Provincial and National) of planned sites for provision of amenities such as schools and clinics through the IDP process. • Ensure participation of all stakeholders in the IDP stakeholder forum and ensure they make undertakings on implementation of some of the key priorities; • Submit requests for provision of various facilities to various stakeholders. • Access to all social amenities in residential neighbourhoods • Planning to promote safe, dense and walkable settlements
Backyard upgrading Shacks	• The backyard shacks fulfil a significant housing need. The practice to relocate backyard shacks to Greenfield areas, where they are eligible for project linked subsidies exacerbate urban sprawl; • This policy is preferred partly because the subsidy policy up to now did not cater for housing subsidies for beneficiaries in the backyard at their current place of abode. Given the proposals to extend subsidies to backyard shacks that are contained in the Outcome 8 Policy Statement and the National Housing Code 2009 the current practice of relocating backyard shacks to Greenfield areas needs to be relooked in favour of amongst others the on-site upgrading of backyard shacks in consultation between the backyard shack dwellers and landlords; • It is proposed that a Study be undertaken to determine the willingness of families in the backyard to accept the formalisation in situ as a housing solution. • Residents in informal settlements to be provided with basic services (water, sanitation, roads & electricity) which would be upgraded incrementally as finance and capacity allows

In responding to the challenges posed by the Wards during IDP engagements, it is critical to keep in mind the above.

5.3 KEY IDP PRIORITIES AND STRATEGIES PER WARD

The key priorities that emerged from the IDP consultation process undertaken as part of the IDP review are:

5.3.1 Ward 1

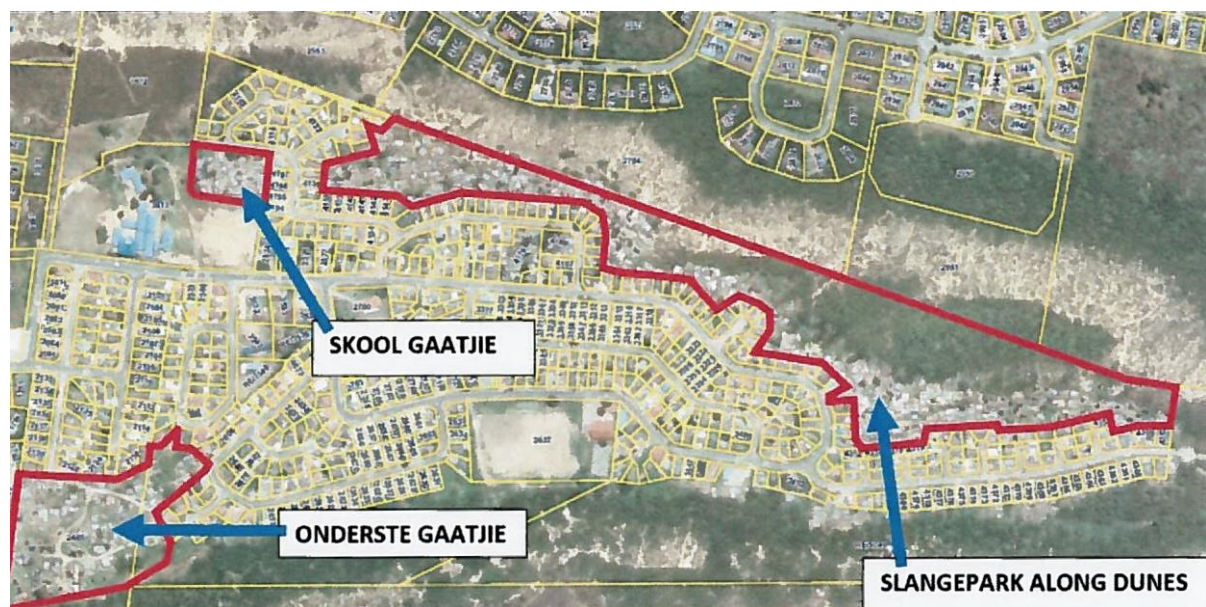
PRIORITY	COMMENT
1	<u>Low-cost housing development:</u> Completion of the current pipeline low-cost housing and interim basic services projects Acquisition of Land and Services for Greenfields Development Retaining walls in currently built-up area Rectification of older housing stock and removal of asbestos Densification (Backyarder upgrading) Upgrading of Informal settlements and implementation of Alternative Technology Housing solutions

Sedgefield have over the years undergone a surge of immigration resulting in a formation of informal settlements in the dune areas. Various reports on this matter have been completed and approved by various institution with the conclusion that the informal dwellers in the identified areas are to be relocated to a developable land parcel due to dangers associated with building on the dune. Sedgefield Local Spatial Development Framework emphasized the following in dealing with this phenomenon:

- The use of innovative solutions such as high-density housing.
- Redevelopment of vacant stands and densification near the CBA are key strategies to address this backlog.

The number of informal and backyard dwellers in this area are in excess of 2000 families, thereby posing a challenge as developable land is limited. Not all the families appearing on the housing waiting list can be accommodated on the infill housing project taking place in Simazine/Smutsville area.

Informal structures have mushroomed in the Dunes Area of Sedgefield thereby affecting both wards 1 and 2. Western Cape government committed R9 million in capital for provision of basic services on an interim basis for provisioning of communal concrete toilets and sanitation services in the form of communal standpipes for 600 households linked to the informal settlements and backyard communities of Smutsville and the Dunes area. In the process the WC government extended the appointment of an NGO called DAG which has been assisting with the facilitation process for this project by interacting with the local communities and households affected by the project and the Knysna Municipality. Notwithstanding this, the growth and proliferation of additional shacks through land invasion has not stopped despite concerted efforts through our law enforcement agencies. Most of this growth happened during the COVID lockdown where eviction was halted.



Informal areas (IBS project)

Further on, the following as outlined in the LSDF are critical recommendations:

- **Implement Comprehensive Upgrading Plans:** Develop detailed upgrading plans for informal settlements in Smutsville, incorporating infrastructure improvements and community facilities. This is a consideration in this document especially in the informal settlements that are on the dune areas.

- **Enforce Zoning Regulations:** Strengthen enforcement of zoning regulations to protect sensitive areas from encroachment. This remains a challenge in these areas as most informal areas have been in existence longer and the zoning has not been enforced. Enforcing it would result in a decision for the Municipality to find a remedy wherein alternative accommodation must be found and this is a challenge in this area.
- **Promote Vertical Development:** Encourage the construction of walk-up units and other high-density housing types in strategically located areas. Densification is encouraged in this area as have been workshoped with the community on several occasions.
- **Diversify Housing Options:** Ensure the availability of a mix of housing typologies to accommodate various income groups. Current projects on the pipeline have embraced this proposal.

An infill project has been planned for some time now in Smutsville but could not be implemented due to insufficient land for the accommodation of over 2000 families in the Housing Waiting list. The current project is planned to accommodate 207 beneficiaries far below the actual demand which is in excess of 2000 families. Whilst it will address a portion of the demand, it will not wipe the backlog thus a need exists for further land to be identified for future Human settlements purposes. The project is to be implemented over a three-year period with the first year focusing on servicing of erven in preparation of the Top structure to be implemented in the two outer years. This forms part of the projects under the next chapter. The project mostly focusses on low income while one of the sites is identified for identified for middle income in the form of FLISP.

As is the case in most areas of Knysna Land is a scarce resource. It is especially so in this ward due to the high demand for residential land and challenges with the soil conditions on available land which include the dune areas. A survey of vacant land parcels was done, and it was found that no land exists within Sizamile is suitable for Human habitation (low-income housing) development purposes, thus a need to look outside of the current footprint. It is a possibility that land will be identified outside the boundary of ward one thereby resulting in a political contest caused by the ward delineation process which will have to change due to number of people who will constitute the ward. Sizamile/Smutsville is identified as a densification zone in terms of the LSDF due to lack of available land to address human settlements needs.



Human settlement development areas (Sedgefield LSDF)

Whilst there are legal challenges in respect of the informal structures situated in the dune area, it is pertinent that Council to consider the possibility of formalising informality instead of wiping it. One of the risks of removing an existing informal settlement is that the removed structures are replaced by the new ones thus it is better to either re-block or formalise the existing informal settlement. Currently, there are other alternatives building technologies that can be implemented in areas with difficult terrain. It is proposed that Knysna Municipality consider the use of alternative building technology for informal settlement dwellers in the dune. Obviously, a process in accordance with SPLUMA and NEMA must be followed to get the desired outcome. It is necessary for the Municipality to implement strict measures to stop further degradation of the dune outside of the current invaded area. A Land invasion strategy must be drafted and resourced accordingly to manage growth of the informal areas.

Government have invested in provision of services in the form of Sanitation, Water and Electricity and due to the decreasing budgets in the National and provincial sphere of government, consideration needs to be placed on utilising services provided instead of funding an area already funded. The area is now ready for phase two of the Interim Basic Services.

Over the years back yard dwellers have not been serviced in Knysna as the focus have only been on upgrading informal settlements and not Greenfields. Sedgefield is one of the fortunate areas where current projects will not only service informal dwellers, but also backyard dwellers. Some erven in the Smutsville area are large enough to accommodate more than one dwelling unit thus a need to further densify by acknowledging second dwellings and provide necessary services. The need for densification is acknowledged and emphasised in the Sedgefield Local Spatial Development Framework as one of the strategies. For this to succeed, a feasibility study must be conducted to establish bulk services capacity and ensure that there is buy in from the community as there might be a need for further sub-division of some of the property and sectional title schemes on other where the backyarder is a family member.

Soil erosion is a major problem in the area especially during rainy seasons and it cannot merely be managed by vegetation. It is mostly required that retaining structures are installed in the area, failing which the actual built structures are affected resulting in disasters. Whilst this can be disastrous during winter, funding is provided through Municipal internal sources and has limitations. Educational campaigns are required so that communities can utilise alternative and environmentally friendly methods to curb soil erosion.

Table below illustrate human Settlements Priorities as well as strategies for Ward 1. These are not in the order of the IDP document; however, they have been incapsulated in the IDP document Top five priorities as well as the long list of priorities.

OUTCOME	PRIORITY	STRATEGY
- Restructure the Town through implementation of Human Settlements Programs: - Build Partnerships - Promote in-Situ Upgrading	Implementation of the current infill project.	- Lobby Western Cape Government to move funding forward for the implementation of the Current housing projects in Sedgefield. - Appointment of the Professional team and contractor for the execution of the project; - Ensure continuous engagement with the Western Cape Provincial government; - Implement in-situ developments or infill developments; - Encourage densification in line with the principles of Spatial Planning and land Use Management Act, 2013 - Encourage partnerships with affected communities, community organisations and NGO's in addressing Integrated Human settlements matters; - Encourage formation of structures (Beneficiary committees) that will act as an extension of Council in the areas; - Encourage the participation of the Ward Committees on Integrated Human settlements matters;

OUTCOME	PRIORITY	STRATEGY
		- Inform residents about policies affecting Human settlements to ensure that there are no issues during execution. - Develop generic terms of reference for every Project committee to ensure that responsibilities are clearly outlined; - Workshop Ward Committees on human Settlements Policies.
- Land Assembly - Community Buy In	Identification of additional land for relocation of families in the dune area.	- Hold information sessions regularly informing members of the public about land shortages - Inform residents' associations and other public organizations about land needs issues and involve them in the efforts to acquire land; - Discuss prospective solutions and SDF proposals with residents - Engage Private sector on viable land within the Urban Edge and SDF proposals - Identify suitable land parcels with the support of the SDF; - Engage HDA, Public works and other government entities and Department on land availability near the current built up area; - Commission feasibility studies on prospective land parcels; - Request assistance from the Provincial department of Infrastructure in respect of identification of land through the appointment of professional service providers;
Bulk Services provision/ Basic Service and Infrastructure Development:	Increasing bulk capacity for areas not currently serviced.	- Ensure synergy between Municipal Directorates especially Integrated Human Settlements, Infrastructure and Planning; - Identify bulk services requirements in the area to ensure that Infrastructure directorate is aware of the need; - Continuous engagement to take place on bulk services requirements; - Ensure that Bulk services requirements are prioritised during IDP preparation engagements; - Review of the current sector plans critical for quantification of the bulk requirements; - Ensure that human Settlements projects appear on the pipeline in respect of applications for MIG funding; - Ensure prioritization in the yearly budget. - Ensure the finalization of the Capital Investment framework
- Integration of Sector Plans - Promote in-Situ Upgrading	Protection of the dune and ensure it does not expand beyond the current boundary	- Consider that informality is permanent and consider improvement measures rather than eradication; - Study the dune area further to determine possibility of implementing innovative technologies for building and provision of services; - Approach Western Cape Government for funding to appoint specialists to study possibilities of development on the dune; - Apply to set aside or revise the court order
Community Buy In	Implementation of mitigation measures to counter soil erosion.	- Ensure implementation of necessary measures during project execution phase; - Ensure constant monitoring and evaluation of the problem to decide on improvement measures especially during winter season; - Through Environmental Management services, ensure continuous workshopping of communities on mitigation measures; - Through the Ward Councillor and Ward Committee, prioritise necessary projects for implementation through the Ward based budgeting.
Bulk Services provision/ Basic Service and Infrastructure Development:	Servicing of informal areas with interim basic services including electrification	- Consider servicing and formalization of informal settlements with minor improvement measures to ensure accessibility, provision of basic services, security of tenure and safety; - Introduction of Innovative technologies for construction and services
- Bulk Services provision/ Basic Service and Infrastructure Development: - Build Partnerships	Electrification of backyarders Densification	- Formalization of second dwelling in the low-income areas especially in areas where the erven are bigger needs to be considered as a densification solution instead of looking for land elsewhere; - Amendment of the SDF and the Zoning Scheme/By-law to allow for increased densities in these areas; - Tenure options are to be examined and workshopped with the community; - Sectional title option explored for low-income housing;

5.3.2 Ward 2

PRIORITY	COMMENT
Priority 1	Accelerated implementation of low-cost housing projects & development & allocation of vacant land parcels for families on the updated Housing Waiting List.
Priority 2	Procurement of Land Parcels in ward 2 for FLISP & GAP housing & related services planning

Ward 2 comprises of a part of Sedgefield, Karatara and some farmlands in between with major activities expected for the Sedgefield and Karatara area. Sedgefield area as discussed above experienced several challenges in relation to Integrated Human settlements as follows: Informal settlements that have mushroomed on the Sedgefield dune has been raised by the resident's association and various other institutions including landowners who have been requesting the municipality to intervene. Most of this is in ward 1, but it affects both wards. It therefore is critical that there should be combined approach in addressing Sedgefield matters as they affect the residents in totality as raided by the resident's association. Legal processes have been followed resulting in a decision for the eradication of the informal structures in the dune area

The LSDF has identified an area to the North of the Sedgefield Central Business District for future Human Settlements expansion. Whilst this area has been identified, an impediment in the form of bulk services provision exist and it is required that such is addressed prior to any development taking place. Applicable projects in this area are mostly for the Middle-income group (FLISP/GAP/Social Housing) due to the location in an area that needs to be designated as a restructuring zone.

Karatara is one of the settlements suffer from lack of investment due to its location far from the economic active area of the Municipality thus is considered an area of need with high levels of poverty, isolation and inaccessibility entrenched. To address investment and development needs of this area focus must be on:

- Promote the consolidation of the settlements, focusing on infill, redevelopment and balancing land uses to improve economic opportunity rather than encouraging lateral expansion and perpetuating low income, dormitory development.
- Basic service needs and social facilities as well as regeneration of the streets, open spaces and supporting economic activities to serve existing development areas.
- Retain small town character through careful design and control of infill development and making a complete village.

Karatara, a process was started for the development of several properties for Human Settlements purposes and needs to be completed once bulk services matter is addressed. Whilst that is the case. The municipality proceeded with the allocation of vacant erven to the families residing in the area. A formal application for residential development of these erven is to be submitted.

OUTCOME	PRIORITY	STRATEGY
- Restructure the Town through implementation of Human Settlements Programs: - Build Partnerships	Accelerated implementation of low-cost housing projects & development & allocation of vacant land parcels for families on the updated Housing Waiting List.	- Resuscitate human settlements projects in Karatara by ensuring that Bulk Services are provided to pave way for implementation; - On provision of bulk services, submit necessary applications to Western Cape Government for Execution; - Revise Development Plans; - Ensure continuous engagement with Western Cape Government to keep the projects alive; - Continuous update of the Housing Waiting List; - Continuous engagement with Members of the Public, NGO's and other community organisations on policy and matters relating to Human settlements - Development of 188 serviced sites in Karatara - Construction of 188 low-cost housing units in Karatara
- Provision of Amenities - Restructure the Town through implementation of Human Settlements Programs:	Relocation of families occupying Tsiba College	- Ensure that the College is unoccupied so that it is ready for an educational institution to occupy; - Finalise arrangements for the occupation of the college by an accredited institution; - Protect the college from further invasion;
- Land Assembly - Community Buy In	Procurement of Land Parcels in ward 2 for FLISP & GAP housing & related services planning	Finalise procurement process with HDA
- Land Assembly - Community Buy In	Identification of additional land for relocation of families in the dune area.	- Hold information sessions regularly informing members of the public about land shortages - Inform residents' associations and other public organizations about land needs issues and involve them in the efforts to acquire land; - Discuss prospective solutions and SDF proposals with residents - Engage Private sector on viable land within the Urban Edge and SDF proposals - Identify suitable land parcels with the support of the SDF; - Engage HDA, Public works and other government entities and Department on land availability near the current built up area; - Commission feasibility studies on prospective land parcels; - Request assistance from the Provincial department of Infrastructure in respect of identification of land through the appointment of professional service providers;
Bulk Services provision/ Basic Service and Infrastructure Development:	Increasing bulk capacity for areas not currently serviced.	- Assessment of Bulk Services capacity and future needs based on the proposals of the Local Spatial Development Framework. - Bulk services infrastructure to be upgraded in Karatara before application can be considered;
Community Buy In Compliance with Spatial Planning and Land Use Management Act, 2013/ National Environmental Management Act (NEMA)	Protection of the dune and ensure it does not expand beyond the current boundary	

5.3.3 Ward 3

PRIORITY	COMMENTS
1	Accelerate the completion of the Vision 2002 project by construction of units for approved beneficiaries on identified land parcels in Nekkies, Hlalani, Dam sebos and Oupad;
	Provision of Formal services to areas of Nekkies and Dam sebos through Vision 2002 project
	Register properties to respective owners (General plans)
	Provision of Interim Basic Services to undevelopable informal settlements
	Identification and procurement of a land parcel for the relocation of families residing on the N2 road reserve affecting the Nekkies Traffic interchange (SANRAL)
2	Identification and procurement of land for access beneficiaries approved on the Housing waiting list
	Identification of a land parcel for the construction of units for the families residing in the slippery soil
	Appointment of an engineer to study and provide a solution for families residing on the slippery soil.

There are no Human Settlements Priority in the top 5 priorities on this ward, although Human settlements is the major subject of discussion in each IDP engagement. Perhaps it is because projects are on-going from Vision 2002 projects. These include Nekkies, Damsebos, Oupad and Halani projects which are implemented on a phased approach. A portion of Oupad along the N2 poses a challenge in terms of development cost and an alternative solution needs to be sought for this area.

Several Temporary Relocation Areas exist in the ward as have been established sometime back and remains in a poor state for the occupants who were moved due to projects being executed. This needs to be addressed through the development of the remaining phases in Nekkies, Damsebos, Hlalani and Oupad. The remaining land is not sufficient to accommodate all the approved beneficiaries as at the beginning the informal settlements were not properly structured to allow for services. It therefore is critical that remaining beneficiary are relocated to a Greenfields area.

As already alluded to above, Vision 2002 project is funded in phased approach thus some areas of Damsebos are not completed. The project focussed on the upgrading of informal settlements within Knysna, and it started in 2008. The strategy was to implement these projects through Peoples Housing process. In the interim while some of the areas are not provided with services, interim basic services are provided and include the unsightly chemical toilets which pose health risk as they are used by many families. Part of what needs to be addressed is the change of the current service in informal areas to a healthier and more hygienic method.

Many of the Households in the Knysna Northern areas do not have title deeds due to incomplete township establishment process or alteration of boundaries due to platforming. Ward 3 is highly affected by security of tenure matter. A project was started and needs to be completed to ensure that residents have security of tenure.

Oupad and Nekkies area have received negative reports that impact on development in these areas. Nekkies area have a condition referred to as slippery soil due to some of the houses located close to the riverbed along the flood line. Flood line was not a requirement during the

development of the Nekkie area as the township was approved through the LFTEA processes.

The area is subject to soil erosion and unstable topsoil. Large parts of the erosion and collapse at the upper east of the site seems to have occurred within the fill platforms. The widespread erosion of the fill horizon, evidence of in situ material sloughing is observed in limited places closer to the stream within the steeper sections of the stream embankment. The stream bed exposes conglomerate rock at the base with some outcrop observed higher up the embankments in places. Sewage pipes and drains also skirt the site between the residential buildings and the stream and are in disrepair with most of the drains either overflowing, leaking, or blocked.



Soil erosion closer to the Bongani stream



Condition of the imported material

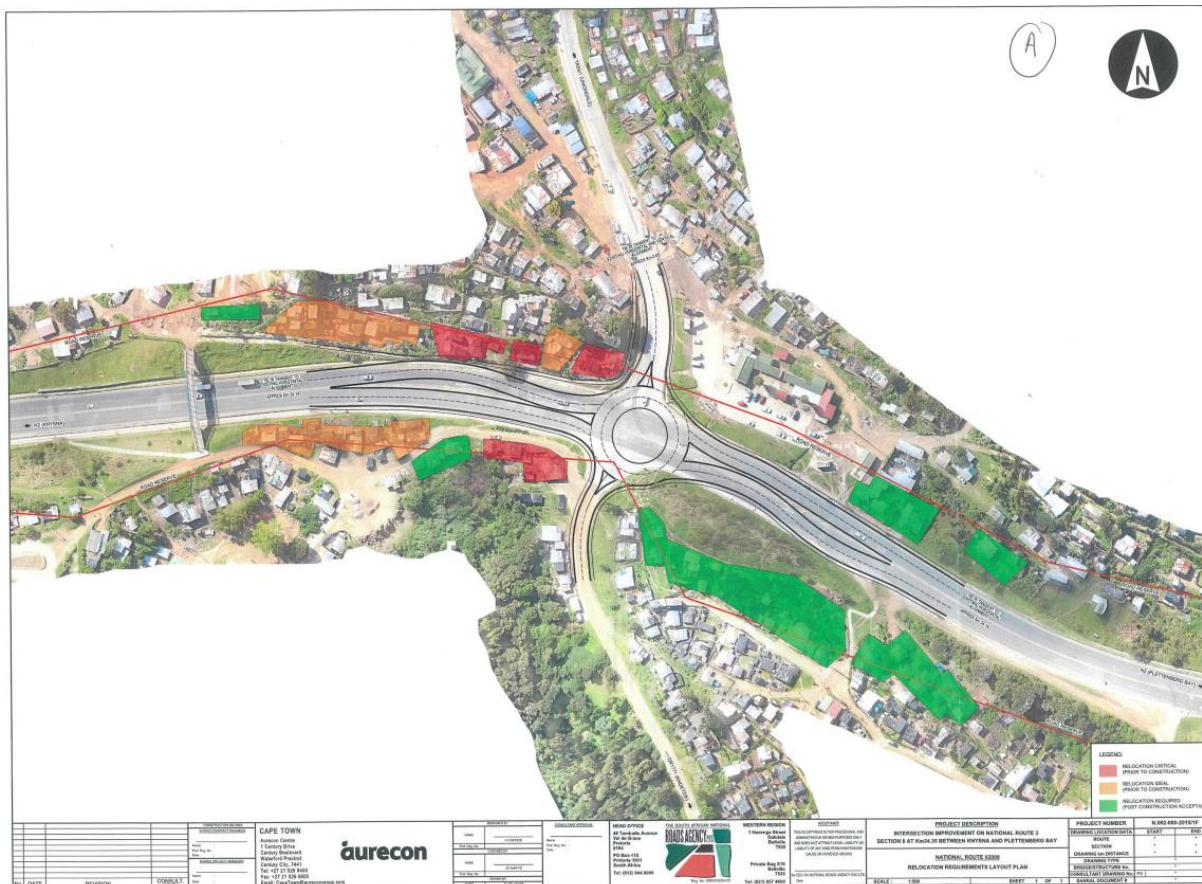
To make matters worse, the imported material was of poor quality with some showing material that should not have been part of the topsoil. Soil analysis was conducted, and it showed the anomalies. From these, a safety measure to ensure stability of the structures is required. To this end a geotechnical Engineer is to be appointed.

Again, in Oupad, it was discovered that there is instability of topsoil in areas along the N2 thereby requiring extensive soil import with rocky material for stabilization. A second opinion is however required as there are approved beneficiaries waiting for houses longer now. Most of these beneficiaries are residing in TRU's that are now degrading. An approved layout plan

exists although soil condition shows viability issues. It is however possible that another engineer will arrive at a different conclusion or more viable option than the earlier desktop study.

Most of the areas identified for Top Structure development purposes have been developed with only a small area left for development in the Damsebos, Oupad, Nekkie's and Hlalani areas. Beneficiary process for Hlalani Phase 2 to be completed and an application to be submitted for this phase.

Some of the families around the N2/Uniondale Road are within the road reserve thereby delaying an interchange project that when complete will ensure safety of pedestrians. Various land parcels have been identified for the relocation of these families. The most suitable land parcel is to the north of Damsebos North in the intersection of N2 bypass and Uniondale Road in the informal area called Sewende laan. Enumeration of the residents have been started by SANRAL. What is left now is finalization of the process towards the actual relocation of the affected families. It is pertinent to ensure that processes outlined in SPLUMA and NEMA are followed as the said land parcel is less than 20 ha and more than 1ha.



Some of the beneficiaries awaiting houses are residing in dangerous conditions under the powerline on the TRU's and this is a safety hazard to which Knysna Municipality is liable.



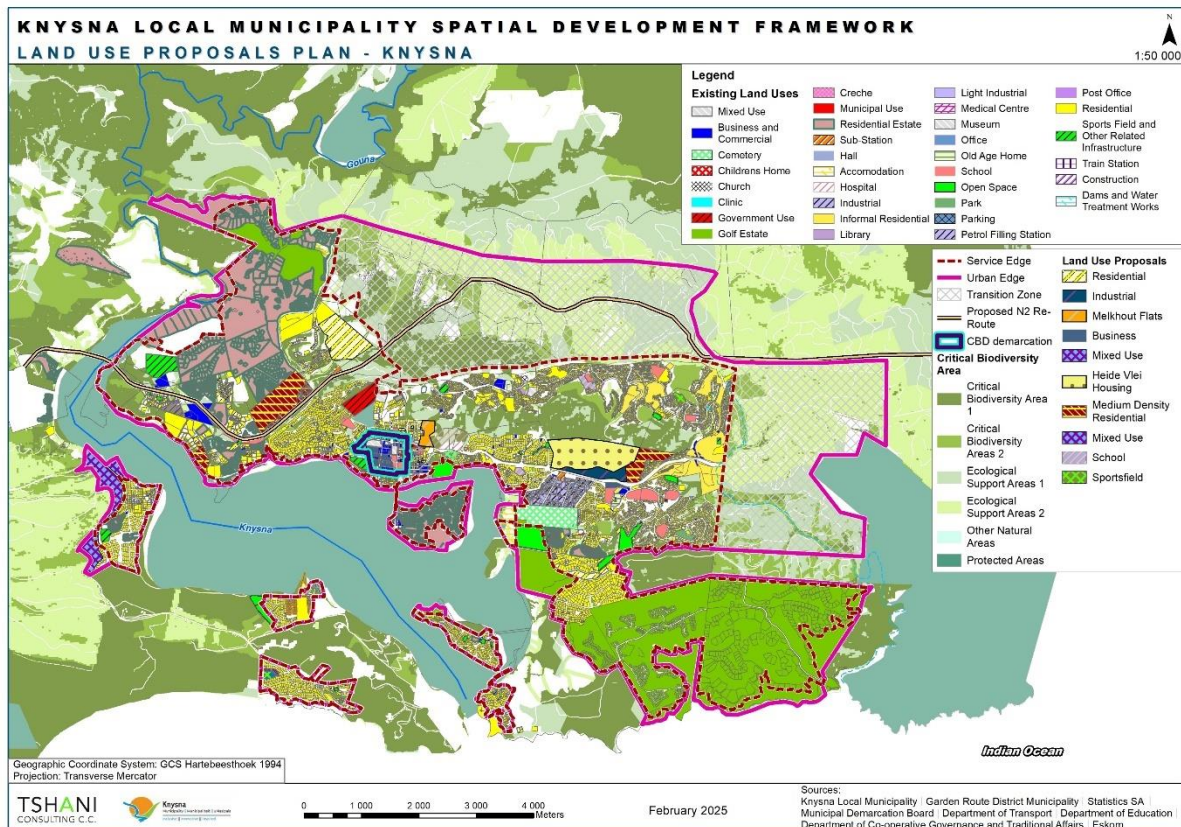
Oupad TRA's

Knysna is affected by shortage of land for Human Settlements purposes, and this also affect current projects where approved beneficiaries cannot be accommodated. This is a problem in this ward although densification principle has been utilised for development in this ward. Many of the beneficiaries hold an approval for top structure yet there is no land parcel to build for them although they are approved. As a result of this, land is required for additional families not accommodated. Various pieces of land owned by government and private sector have been identified. All identified land parcels for prospective developments are within the Urban edge within areas not environmentally sensitive although NEMA processes are to be followed.

Kruisfontein land Parcel is the other portion of land identified for development as it is the natural growth area from Damsebos. Other land parcels like Middleerf and Brackenhill are in ward 9 although they are close to ward 3.



These portions of land are now within the urban edge. Areas within the service edge are serviced, however areas outside this edge although are within the urban edge do not have necessary bulk services to allow for development.



Urban Edge: Knysna SDF

The following Land Uses are applicable in area between the service edge and the urban edge:

- **Industrial:** Light industry, eco-friendly business parks.
- **Residential:** Medium-density housing, mixed-use areas.
- **Commercial:** Office parks, retail hubs.
- **Public Facilities:** Social, educational, and health care facilities.
- **Transport and Logistics:** Taxi Ranks, Truck Stop, Logistics Hub.
- **Tourism:** Lodges, adventure tourism, eco-tourism.

Whilst there are no IDP priorities relating to Human Settlements, this area is one of the areas with the greatest need for a response with most residents living in informal structures thus some of the areas were included in the vision 2002 project. Human Settlements priorities are as follows:

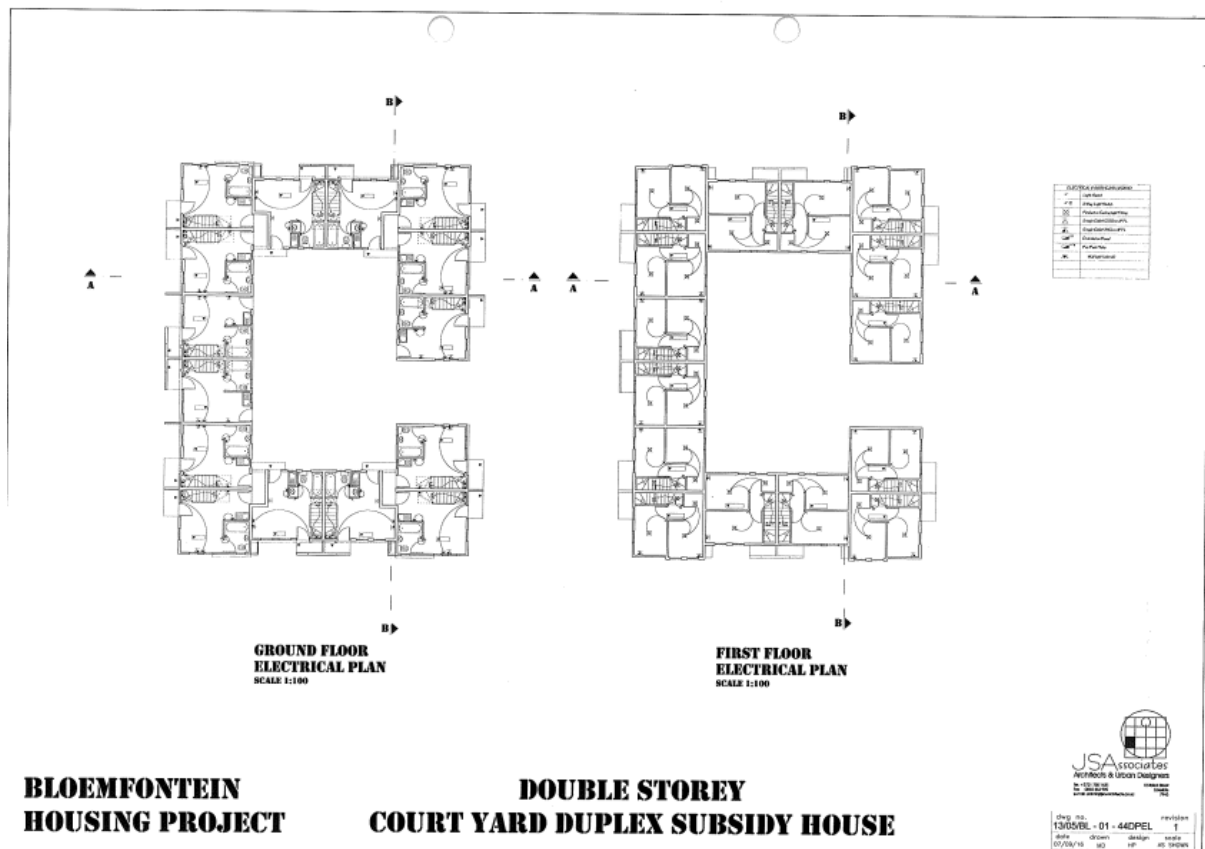
- Accelerate the completion of the Vision 2002 project by construction of units for approved beneficiaries on identified land parcels in Nekkies, Hlalani, Damsebos and Oupad;
- Provision of Formal services to areas of Nekkies and Damsebos through Vision 2002 project;
- Relocation of families within the SANRAL road reserve
- Register properties to respective owners (General plans);
- Appointment of an engineer to study and provide a solution for families residing on the slippery soil;
- Relocation of communities residing in Dangerous conditions under the powerline;
- Land Acquisition (State and Private sector); and
- Augment Bulk Services

OUTCOME	PRIORITY	STRATEGIES
- Restructure the Town through implementation of Human Settlements Programs: - Build Partnerships	Accelerate the completion of the Vision 2002 project by construction of units for approved beneficiaries on identified land parcels in Nekkie, Hlalani, Damsebos and Oupad; Provision of Formal services to areas of Nekkie and Damsebos through Vision 2002 project Register properties to respective owners (General plans) Appointment of an engineer to study and provide a solution for families residing on the slippery soil.	- Implement the current agreement between Knysna Municipality and Western Cape Government towards the completion of vision project where services are to be provided and Top Structures to be completed for remaining beneficiaries; - Submit a new application for 1500 beneficiaries (next phase DSB, Oupad, Nekkie); - Ensure that funding is included in the business plan for completion of the projects in a period of 2 years (60 remaining beneficiaries); - Clean HSS to determine remaining beneficiaries; - Engage the communities on further development; - Revise Development Plans; - Ensure continuous engagement with Western Cape Government to keep the projects alive; - Continuous update of the Housing Waiting List; - Continuous engagement with Members of the Public, NGO's and other community organisations on policy and matters relating to Human settlements; - Determine a cost-effective option for the development of Oupad remaining area; - Removal of the communities settled under the powerline;
Restructure the Town through implementation of Human Settlements Programs:	Relocation of families within the SANRAL road reserve	- Engage HDA and SANRAL towards securing a land parcel owned by SANRAL for the relocation of families occupying the road reserve.; - Secure a Power of attorney and start Preparation of a development plan for the area
- Land Assembly - Community Buy In	Identification and procurement of a land parcel for the relocation of families residing on the N2 road reserve affecting the Nekkie Traffic interchange (SANRAL) Identification and procurement of land for access beneficiaries approved on the Housing waiting list	- Contract with Housing Development Agency in respect of identification and release of government owned land. - Finalise the bilateral with Department of forestry and other stakeholders on release of land for human settlement purposes outside the current developed area; - Hold information sessions regularly informing members of the public about land shortages - Discuss prospective solutions and SDF proposals with residents - Identify suitable land parcels with the support of the SDF; - Engage HDA, Public works and other government entities and Department on land availability near the current built up area; - Commission feasibility studies on prospective land parcels;
Bulk Services provision/ Basic Service and Infrastructure Development:	Increasing bulk capacity for areas not currently serviced.	Assessment of Bulk Services capacity and future needs based on the Spatial Development Framework.
Compliance with Spatial Planning and Land Use Management Act, 2013/ National Environmental Management Act (NEMA)	Apply SPLUMA principles for design purposes and ensure that amenities are provided. Implement densification as a key principle in development.	- Workshop communities on SPLUMA principles with special emphasis on the advantages of densification; - Ensure application of the densification principle on all projects to ensure accommodation of majority of beneficiaries in line with the CSIR planning guideline, WSDP and Knysna Spatial Development Framework

5.3.4 Ward 4

PRIORITY	ISSUE RAISED
Priority 2	Accelerated implementation of low-cost housing projects (Upgrading of Informal settlements through provision of interim basis services)
Priority 4	Rectification of houses and Asbestos abatement
Priority 5	Land Allocation
Other	Title deed registration

Ward 4 comprises one of the oldest townships in Knysna with White Location, Flenters, Green fields/Rhobololo. These areas were affected by the 2017 fire disaster which affected most of the areas. As a result of the 2017 Fires, National and Provincial Government responded resulting in several projects being implemented being Qolweni, White Location, Bloemfontein and Flenters. With the implementation of these projects remain beneficiaries who still are to be accommodated whether through a service site or a top structure based on their respective profile. Bloemfontein became the first project in Knysna to show different typologies to showcase densification.



The ward experienced problems related to land shortages resulting in the national Human Settlements intervention which resulted in the donation of SANRAL land in February of 2016 to HDA for human settlements purposes. It was in the interest of the Minister that the project be implemented swiftly and with direct involvement from National Government thus the creation of the Southern Cape Corridor Development" (SCCD) Project managed by the Housing Development Agency with the involvement of National and Provincial Government. This further resulted in the birth of a project, called Knysna Northern Corridor Development was launched and declared a "National Priority Project". HDA was further mandated to conduct feasibility studies on all the portions of land identified for Human settlements purposes.



Donated Land parcels (SCCD, 2018)

All projects shown above are still to be implemented although they have major challenges with the provision of bulk services. They are meant to service Phelandaba and other informal settlements along the Northern planned Northern by-pass. All these areas have informal settlements thus a need to re-align the by-pass to accommodate the agreement signed by the Minister. Whilst there is an agreement in place, a further complication relate to Steep slopes, environmental sensitivity which might limit the developable envelop when detailed studies are concluded. Developable areas can only be finalised once detailed studies are concluded.

Although much work has been done in the area, the ward still experiences the following challenges:

- Need for additional land parcels to accommodate back yarders, access beneficiaries and relocation of the informal settlement dwellers located in dangerous locations like the powerlines i.e. Phelandaba and Qolweni;
- Eradication or upgrading of informal settlements through development or provision of improved interim basic services;
- Rectification of old housing stock and removal of asbestos;
- Issuing of title deeds to the communities of Qolweni, Bloemfontein, Love corner, and New Rest.

The following is a required response:

OUTCOME	PRIORITY	STRATEGIES
- Restructure the Town through implementation of Human Settlements Programs: - Build Partnerships - Community Buy In	Accelerated implementation of low-cost housing projects (Upgrading of Informal settlements through provision of interim basis services) Rectification of houses and Asbestos abatement Register properties to respective owners (General plans) Relocation of families under the powerline in Phelandaba and Qolweni. Rectification of old housing stock and removal of asbestos Interim Basic Services for informal areas	- Construct BNG units for remaining beneficiaries of the Flenters/Rhobololo project; - Address Bulk services capacity to make way for the implementation of Phelandaba and other projects for the upgrading of informal settlements under the Power of Attorney; - Access funding for feasibility studies and ensure that such funding is included in the business plans; - Enumeration of beneficiaries to take place to determine eligibility; - Engage the communities on further development; - Development Plans; - Ensure continuous engagement with Western Cape Government to keep the projects alive; - Continuous update of the Housing Waiting database; - Continuous engagement with Members of the Public, NGO's and other community organisations on policy and matters relating to Human settlements; - Determine a cost-effective option for the development of steep areas; - Removal of the communities settled under the powerline; - Review the waiting list for the area; - Determine access beneficiaries in the area;
- Community Buy In - Promote in-Situ Upgrading	Introduction of Alternative building Technology	- Inform the public about Alternative building technology and ensure that there is buy-in; - Partner with private sector for the construction of demonstration units; - Contract with companies for the provision of Innovative building technologies.
- Land Assembly - Community Buy In	Identification and procurement of additional land parcels for access beneficiaries for allocation in the future projects north of the N2 by-pass	- Contract with Housing Development Agency in respect of identification and release of government owned land. - Finalise the bilateral with Department of forestry and other stakeholders on release of land for human settlement purposes outside the current developed area; - Hold information sessions regularly informing members of the public about land shortages - Discuss prospective solutions and SDF proposals with residents - Identify suitable land parcels with the support of the SDF; - Engage HDA, Public works and other government entities and Department on land availability near the current built up area; - Commission feasibility studies on prospective land parcels;
Bulk Services provision/ Basic Service and Infrastructure Development	Increasing bulk capacity for areas not currently serviced.	- Assessment of Bulk Services capacity and future needs based on the Spatial Development Framework. - Fast-track the implementation of Wintheuwel project.
Compliance with Spatial Planning and Land Use Management Act, 2013/ National Environmental Management Act (NEMA)	Apply SPLUMA principles for design purposes and ensure that amenities are provided. Implement densification as a key principle in development.	- Workshop communities on SPLUMA principles with special emphasis on the advantages of densification; - Ensure application of the densification principle on all projects to ensure accommodation of majority of beneficiaries in line with the CSIR planning guideline, WSDP and Knysna Spatial Development Framework

5.3.5 Ward 5

PRIORITY	COMMENT
Priority 1	Accelerated implementation of UISP and Low-cost housing projects and lobbying funding for bulk services infrastructure for the Rheenendal area. Upgrading of Informal settlements through provision of Interim Basic Services; Implementation of the blocked infill project Identification and procurement of state land close to the built-up area

The greatest need for Human Settlements response in Ward 5 is found in Rheenendal as other areas are either farmlands or middle to high-income areas. The highest concentration of people living with poverty is found in Rheenendal which is one of the towns located away from the Central core area of Knysna Being Knysna. There is limited economic activity in this area except for agricultural activities due to surrounding farms.

Since 2018 the Rheenendal residents in the informal settlements expressed a need for a development of the area through the implementation of government subsidized programs to eradicate the backlog which at that time was based on 800 families living in the backyards and in informal settlements. This resulted in a move of these residents to open areas around Rheenendal thus the above-mentioned housing demand for the area. Just like in any area, growth takes place over the years and Rheenendal is not exempt from this.

Based on the economic trends and development, outlying settlements like Rheenendal suffer from lack of investment and spatial fragmentation thus further development needs to be well considered so that poverty, isolation and inaccessibility are not entrenched. It has been proposed that development should follow the following:

- Promote the consolidation of the settlements, focusing on infill, redevelopment and balancing land uses to improve economic opportunity rather than encouraging lateral expansion and perpetuating low income, dormitory development. Whilst this is the case, infill developments are based on available land which in this case, is limited thus a need to expand the area within the identified urban edge which has been carefully delineated to ensure that there is no urban sprawl;
- Focus on basic service needs and social facilities as well as regeneration of the streets, open spaces and supporting economic activities to serve existing development areas; and
- Retain small town character through careful design and control of infill development and making "a complete village"; and
- Restructuring of the agriculture and the right commodities in the area between Karatara and Rheenendal towards establishing a viable rural economy.

The infill project has been blocked for some time due to bulk services capacity which is now being addressed, and this project will be ready for implementation within 12 months. As indicated above, this project is within the current urban footprint and previous urban edge (currently referred to as the service edge) which intended to contain this footprint. The infill project promotes the consolidation of the settlements, focusing on infill, redevelopment and balancing land uses to improve economic opportunity rather than encouraging lateral expansion and perpetuating low income, dormitory development as envisaged in the Spatial Development Framework.

OUTCOME	PRIORITY	STRATEGIES
- Restructure the Town through implementation of Human Settlements Programs: - Build Partnerships - Community Buy In	Accelerated implementation of low-cost housing projects (Upgrading of Informal settlements through provision of interim basis services) Rectification of houses and Asbestos abatement Register properties to respective owners (General plans) Interim Basic Services for informal areas	- Unblocking of the Rheenendal Low-income development (Infill development); - Implementation of the Bulk Infrastructural augmentation project; - Ensure inclusion of the project in the Provincial Business Plan; - Engage the communities on further developments; - Ensure continuous engagement with Western Cape Government to keep the projects alive; - Continuous update of the Housing Waiting database; - Continuous engagement with Members of the Public, NGO's and other community organisations on policy and matters relating to Human settlements; - Implement Interim Basic Services for the informal areas
- Community Buy In - Promote in-Situ Upgrading	Introduction of Alternative building Technology	- Inform the public about Alternative building technology and ensure that there is buy-in; - Partner with private sector for the construction of demonstration units; - Contract with companies for the provision of Alternative building technologies.
- Land Assembly - Community Buy In	Identification and procurement of additional land parcels for Human Settlements purposes	- Contract with Housing Development Agency in respect of identification and release of government owned land. - Hold information sessions regularly informing members of the public about land shortages - Discuss prospective solutions and SDF proposals with residents - Identify suitable land parcels with the support of the SDF; - Engage HDA, Public works and other government entities and Department on land availability near the current built up area; - Commission feasibility studies on prospective land parcels;
Bulk Services provision/ Basic Service and Infrastructure Development	Increasing bulk capacity for areas not currently serviced.	Fast track the Implement current Bulk Infrastructure project
Compliance with Spatial Planning and Land Use Management Act, 2013/ National Environmental Management Act (NEMA)	Apply SPLUMA principles for design purposes and ensure that amenities are provided. Implement densification as a key principle in development.	- Workshop communities on SPLUMA principles with special emphasis on the advantages of densification; - Ensure application of the densification principle on all projects to ensure accommodation of majority of beneficiaries in line with the CSIR planning guideline, WSDP and Knysna Spatial Development Framework

5.3.6 Ward 6

PRIORITY	ISSUE RAISED
1	Housing & infrastructure
2	Removal of asbestos (old homes)
5	Job creation through EPWP and skills development programmes

OUTCOME	PRIORITY	STRATEGIES
- Restructure the Town through implementation of Human Settlements Programs: - Build Partnerships - Community Buy In	Housing and Infrastructure Rectification of houses and Asbestos abatement Register properties to respective owners (General plans) Interim Basic Services for informal areas	- Identification of new projects for the accommodation of the homeless and backyarder communities; - Enumeration of the investigation of houses needing Rectification and Asbestos Abatement, - Engage the communities on further developments; - Ensure continuous engagement with Western Cape Government to keep the projects alive; - Continuous update of the Housing Waiting database; - Continuous engagement with Members of the Public, NGO's and other community organisations on policy and matters relating to Human settlements; - Implement Interim Basic Services for the informal areas - Implement FLISP project on Erf 3339 (Fisherhaven) - Implementation of the Social Housing Projects (Own Haven Project); - Implementation of the Heidevallei project (Ward 3)
- Community Buy In - Promote in-Situ Upgrading	Introduction of Alternative building Technology	- Inform the public about Alternative building technology and ensure that there is buy-in; - Partner with private sector for the construction of demonstration units; - Contract with companies for the provision of Alternative building technologies.
- Land Assembly - Community Buy In	Identification and procurement of additional land parcels for Human Settlements purposes	- Contract with Housing Development Agency in respect of identification and release of government owned land. - Hold information sessions regularly informing members of the public about land shortages - Discuss prospective solutions and SDF proposals with residents - Identify suitable land parcels with the support of the SDF; - Engage HDA, Public works and other government entities and Department on land availability near the current built up area; - Commission feasibility studies on prospective land parcels;
Compliance with Spatial Planning and Land Use Management Act, 2013/ National Environmental Management Act (NEMA)	Apply SPLUMA principles for design purposes and ensure that amenities are provided. Implement densification as a key principle in development.	Workshop communities on SPLUMA principles with special emphasis on the advantages of densification; Ensure application of the densification principle on all projects to ensure accommodation of majority of beneficiaries in line with the CSIR planning guideline, WSDP and Knysna Spatial Development Framework

5.3.7 Ward 7

PRIORITIES	ISSUE RAISED
1	Additional sanitation facilities in informal settlements through the Access to Basic Services Programme
2	Low-cost housing development and subsoil drainage system around the existing houses
3	Electrification of informal settlements
5	Fire hydrants

5.3.8 Ward 8

PRIORITY	ISSUE RAISED
5	Rectification of old RDP houses Jood se Kamp

5.3.9 Ward 9

No Integrated Human Settlements Priorities identified in the IDP

5.3.10 Ward 10

PRIORITY	ISSUE RAISED
2	Identify and encourage private & municipal land for middle income and social housing

5.3.11 Ward 11

5.4 SPATIAL DEVELOPMENT FRAMEWORK

The Spatial Development Framework (SDF) outlines the desired spatial development of the Municipal area, as contemplated in Section 25(e) of the *Municipal Systems Act* (Act 32 of 2000). It also highlights priority investment and development areas and therefore serves as a guide to decision-makers and investors. It should be emphasized that the SDF is an integral component of the IDP and translates this Plan into its spatial implications to provide broad, overall development guidelines. This tool must therefore not be used in isolation but must support decision-making.

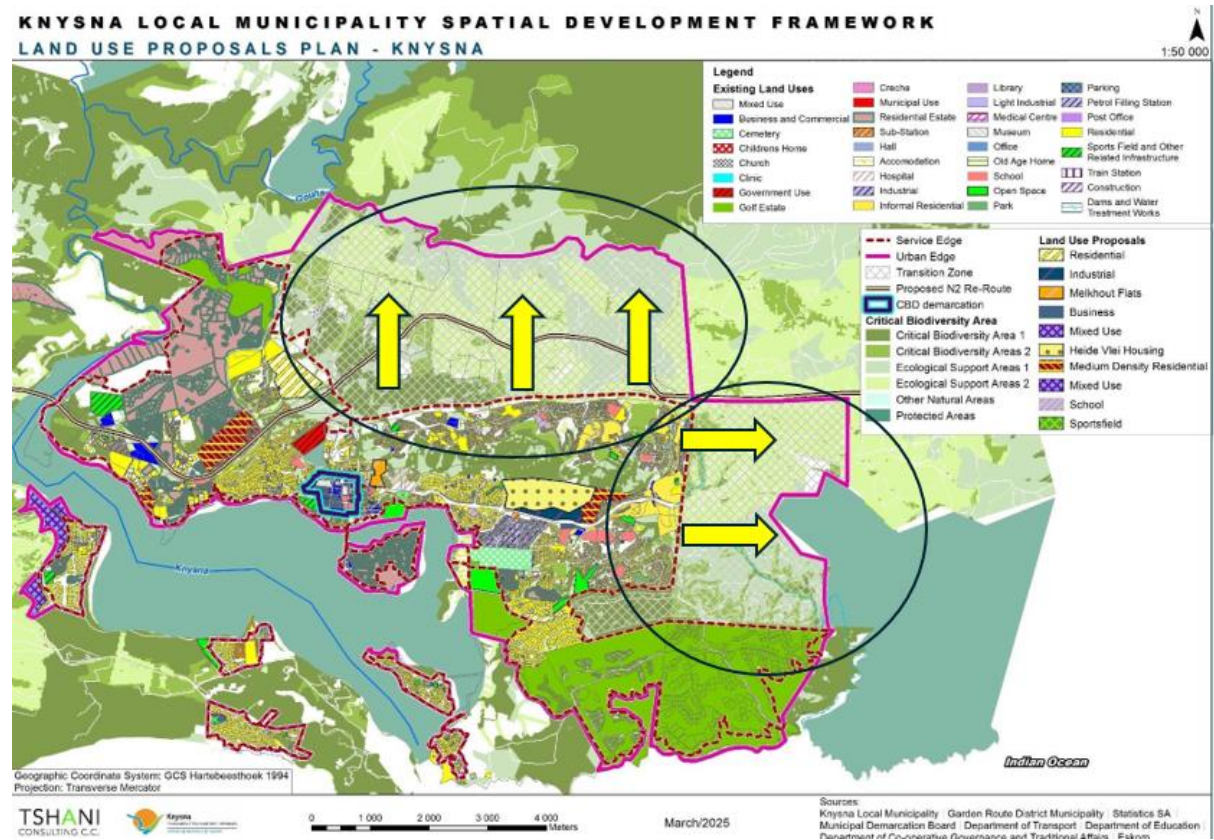
The SDF is aligned with and does not conflict with other spatial development strategies such as the National Spatial Development Perspective (NSDP), Provincial Growth Development Strategy (PGDS), Provincial Spatial Development Framework (PSDF). The SDF is approved every five years and refined annually. The approval of the current SDF occurred in May 2025. The Municipal Systems Act requires that the environmental impact of the SDF be evaluated. This study forms a major structuring element of the SDF. The findings of the study mentioned above culminated in the development of an Environmental Strategy for Knysna Municipality, which has been completed and approved by Council in 2020.

A Land Use Management Policy is in place. With the approval of the Knysna Zoning Scheme regulations and procedures as well as Knysna Zoning Scheme By-law in line with the requirements of the Municipal Systems Act and SPLUMA, 2013.

The Municipal Spatial Planning hierarchy is represented by the following levels of plans:

- **Spatial Development Framework.** This framework will address Municipal-wide issues and provide broad, overall development guidelines.
- **Local Spatial Development Frameworks (Sedgefield).** These plans provide detailed development guidelines to address specific issues at a more local level.

The two documents as outlined above forms a key in respect of projects being identified in the next chapter of this document.



The SDF projects a Northernly and eastern residential expansion as per the adjustment of the urban edge. It emphasises that development must first take place within the service edge prior to a movement towards the actual urban edge.

6. PROJECTS

Based on Priorities and Strategies above, the following are the identified projects:

WARD	PROJECT DESCRIPTION	RESIDENTIAL OPPORTUNITIES	PROGRAM	TIME HORIZON
1	Sedgefield Infill project	207	IRDP/FLISP	Short
	Phase 2: Interim Basic Services	600		
	Rectification and Asbestos removal	200		
	Backyarder densification	400		
	Upgrading of Informal Settlements (Dune Informal Settlements) – Alternative building technologies	1200		
	Land acquisition	1000		
	Management of Land Invasion	-		
2	Subdivision, survey, servicing, allocation and construction of top structures on residential erven in Welsensdorp	282		
	Upgrading of Bulk Infrastructure for both Karatara and Sedgefield	-		
	Implementation of Karatara Housing Project (Bosdorp and Welsensdorp)	282		
	Rectification and Asbestos removal	200		
	Introduction of Alternative Building Technologies	282		
	Implementation of the Sedgefield Train Station project	80		
	Sedgefield FLISP project	200		
	Land Acquisition (Sedgefield) – SANRAL and Privately owned land	40		
	Manage Dune Land invasion	-		
3	Completion of the Vision 2002 project (Access beneficiaries) (Services and Top Structures)	200		UISP
	Vision project (Services and Top Structure)	200		
	Hlalani Phase 2 (Phase 5)	150		UISP
	Oupad (Services and Top Structure)	100		UISP
	Nekkies (Services and Top Structure)	50		
	Heidevallei Mixed Use development)	1900		
	Nekkies Traffic Interchange	80		
	Sewende laan land acquisition and development)	40		
	Oupad Gabion wall	-		
	Nekkies Slippery soil	50		
	Kruisfontein development	2800		
	Rural villages	1200		
	Interim Basic Services	250		
	Removal of families under the powerline (Old Cape Road/N2)	60		
	Finalisation of the General Plans and registration of properties	-		
4	Qolweni completion	5		
	Flenters completion	15		
	Upgrading of Informal Settlements areas	350		
	Phelandaba (HDA land development)	150		
	Rectification and Asbestos removal (Flenters, Rhobololo. Greenfields)	800		

WARD	PROJECT DESCRIPTION	RESIDENTIAL OPPORTUNITIES	PROGRAM	TIME HORIZON
	Title deed restoration	-		
	Bloemfontein TRA	75		
	Interim Basic Services	500		
	Bulk Services upgrading (Winheuwel)	-		
5	Implementation of Rheenendal Housing Project	322		
	Rectification and Asbestos Removal	500		
	Interim Basic Services	800		
	Land Acquisition	1		
	Title deed restoration	-		
	Bulk Services upgrading	-		
6	Title deed restoration	205		
	Lagoon view Social Housing Project	-		
	Erf 3339 FLISP project	61		
	Rectification and Asbestos removal	2000		
	Vermont Development	30		
	Interim Basic Services (informal areas)	250		
7	Title deed restoration	-		
	Khayaletu Bungalows	70		
	Teachers cottages	20		
	Development of SANRAL properties	100		
	Alternative Building Technologies	120		
	Interim Basic Services	120		
8	Development of SANRAL property (HDA POA) – Happy Valley Extension	105		
	Rectification and Asbestos removal	70		
	Upgrading of Informal Settlements (ABT)	300		
	Interim Basic Services – Informal areas	300		
	Title Deed Restoration	-		
	Transfer of SANRAL land – Jood se Kamp)	-		
9	Curley Court Social Housing Project	-		
	Development of Agricultural villages (Brackenhil and Middle erf)	-		
	Interim Basic Services – Brackenhil and Middle erf	-		
	Finalise transfer of Agricultural villages	-		
10	Social Housing – Milkwood Flats, Protea Terrace and Westview Court	-		
11	Rectification and Asbestos removal	300		
	Densification project (Backyarder)	120		
	Bigai Heights project	80		
	Lower Pezula Development	100		
	Interim basic services (Informal areas)	150		

Project Details	
Project Name:	Project Location
Nature of Investment	
Source of Funding	
Project Duration	
Project Location	
Province	
District Municipality	
Local Municipality	
Ward/Community Name	
Latitude	
Longitude	