

8. SALDANHA BAY HUMAN SETTLEMENTS STRATEGY

The analysis and conclusions set out in the preceding sections of this document serve as the basis for the Saldanha Bay Human Settlements Plan. The plan responds to the needs and projected demand within the Municipality. The plan is directed at addressing housing demand over the whole spectrum of income groups since this is key to supporting sustainable human settlement development within the municipality over time.

In keeping with the Integrated Human Settlement Plan of the previous year, the Saldanha Bay Municipality revised HSP focuses on improving the quality of housing and housing environments by integrating communities and settlements. Accordingly, the focus is on the development of integrated human settlements in well-located areas that provide convenient access to urban amenities, including places of employment. A key concern in the municipality, which is emphasised in the IDP, is the high level of dependency and the resultant impact this has on the municipality's ability to provide for basic services to the poorest of the poor. The Saldanha Bay HSP therefore looks at the complete range of available housing instruments to address the current and projected future housing need within the Municipality.

The HSP is directed at integration and consolidation of the urban fabric, and the identification of well-located areas that support the sustainable development of communities. However, it recognises that where the need is high, and a large number of households need to be provided for, that "greenfields" development on the urban edge may be the most appropriate solution. The approach in such cases therefore places an emphasis on ensuring that social and community facilities are also provided for and where appropriate, commercial opportunities must be incorporated into the detailed planning and development of new suburbs.

Further, the HSP has evaluated the availability of land to accommodate the projected demand within the context of the Saldanha Bay SDF. The analysis revealed that the current SDF contain sufficient available land for future residential demand until 2031. However, this may not be the case with an accelerated growth path and higher density development options must be considered as part of the urban development strategy.

The following section briefly describes the housing instruments that will inform the Saldanha Bay HSP. In the evaluation of the individual sites, proposals are made with respect to the housing instrument that would be applied for the implementation of individual projects and that are contextually appropriate.

Although this section deals primarily with public sector housing delivery, private sector housing delivery is also considered in brief.

8.1 Available Housing Instruments

A range of programmes with associated housing mechanisms are available from the DoHS and it vary in their intent where each is briefly discussed in the sections to follow.

The Saldanha Bay Municipality is a medium sized municipality and not all the available housing instruments are appropriate given its institutional capacity and given the housing allocation that is currently made available to it from National Government.

8.1.1 Integrated Residential Development Programme (IRDP)

The Integrated Residential Development Programme (IRDP) is seen as one of the key programmes directed at promoting the sustainable development of settlements and thereby creating social cohesion. Funding is available to qualifying individuals/households earning between R0 and R3 500 per month. It provides for the acquisition of land, servicing of stands for a variety of land uses, including residential stands for low and middle-income groups, as well as commercial, recreational facilities, schools and clinics. It has the potential to be undertaken in phases, where the initial phase provides for the servicing of stands and the second phase can provide for the construction of houses for qualifying beneficiaries. Stands may also be sold to non-qualifying persons or utilised for commercial uses.

The IRDP provides a flexible tool that should also be considered for its potential to provide for serviced stands that could be sold to non-subsidy qualifying individuals/households, in particular where projects directed at the GAP market is considered, or where qualifying individuals/households in the R3 501 to R15 000

income categories may take ownership of a serviced stand.

The IRDP, although traditionally applied to the BNG programme only, may provide the municipality with an opportunity to provide for a larger range of income groups in a single project.

8.1.2 Upgrading Informal Settlements Programme (UISP)

Although the UISP is considered one of the most important programmes of government to upgrade living conditions by providing secure tenure and access to basic services, it is directed at in-situ upgrading of informal settlements. The program only finances serviced stands, and funding for top structures is sourced from other housing programmes. In the previously approved HSP it was reported that no informal settlement exists, this is revised to include the following areas where informal settlements exist:

- a) St Helena bay (Langville Plakkerskamp),
- b) Ongegund (Tsitsiratsitsi) and
- c) Saldanha (Joe Slovo/Markina and White City).

To address the challenges the municipality is experiencing in these areas an Informal Settlement Development and Upgrading Plan. See Annexure E

The municipality is of the notion that informal settlements are a reality and are not easily going to go away and is taking lead from the National Housing Code in terms Informal Settlement Upgrade. The Informal Settlement Upgrading Strategy represents a shift in the way that the Municipality will respond to the informal settlements within the municipal boundary, moving from an approach which sought to eradicate informal settlements by moving informal settlement residents into new RDP houses to an approach where the municipality will upgrade, where possible, these settlements where they are.

8.1.3 Provision of Social and Economic Facilities Programme

This programme makes provision for the funding of primary social and economic amenities through the DoHS, where funding is not available from other sources, i.e. where the authorities responsible for the provision of facilities such as schools, clinics, community halls, recreational facilities and trading facilities have been and may be unable to provide facilities for new housing projects. This programme has significant importance in the SBM where IRDP programmes are considered, and in particular where large projects are required to cater for a significant demand into the future.

As part of the evaluation and housing delivery strategy, **Section 9** of the HSP has included in the evaluation of each land parcel, the suitability of available land with respect to its proximity to community facilities, as well as making a determination of required additional social and community facilities resulting from the projected housing demand and development within a particular locality. This serves to guide the Municipality with respect to planning and securing funding for community facilities such as schools and clinics from the responsible authority, or if required, in terms of this programme.

8.1.4 Emergency Housing Assistance Programme

The programme makes provision for the temporary relief to households in stress following on natural or man-made disasters until such time as they can be provided with permanent accommodation, or for the temporary relocation of households where it is required for the purpose of implementing a UISP programme.

Although it is not an envisaged immediate need within the SBM at this time, the programme can benefit those persons who are not in a situation to address their own housing emergency from their own resources, or from other sources, such as house insurance policies. This instrument could be utilised when emergency housing is required when an influx of workers occur during the IDZ construction phase.

The programme is not available to fund normal housing projects. The National Housing Code requires that land identified for emergency housing should form part of the municipality's housing plan. The SBM HSP does make such an allocation, but only in Vredenburg.

8.1.5 Development of Rental Stock through Social Housing

There are several programmes that provide for the development of rental stock. In principle rental stock is required to provide for households that may not qualify to benefit from other housing instruments, do not have the financial means to participate in the free market-related housing rental sector, or choose not to own property.

The Saldanha Bay Municipality is one of the 10 leader towns in the Western Cape that has been gazetted as Restructuring Zones and a Rental Housing Strategy was developed for the municipality for the year period 2016 – 2020. It builds on substantial work already done within the municipality's Spatial Development Plan (SDF), its Integrated Development Plan (IDP), and its Human Settlements Plan (HSP) and in the context of these gives specific focus to 'the policy and procedures' of the national Social Housing (SH) and Community Residential Unit (CRU) programmes. A Social Housing Strategy has been developed for the municipality which is setting out all the processes the municipality needs to follow and identifies the gaps the municipality needs to fill to successfully implement social housing projects. See Annexure G

The provision of social rental housing requires a strong co-operative arrangement between the Municipality and a Social Housing Institution SHI(s) operating in a municipal area. This is important as municipalities can help facilitate access to properly packaged land and help create the positive environment for the grant and loan financing of such housing stock. In doing so, the municipality will want to ensure that such projects contribute to the achievement of their developmental responsibilities as defined by the constitution and various legislation and policies.

The areas that have been identified as RZ's in the municipality are located in Vredenburg and Saldanha.

8.1.6 Finance Linked Individual Subsidy Programme (FLISP)

The FLISP provides a subsidy to qualifying beneficiaries who have secured mortgage finance to acquire an existing house or a vacant stand linked to a house construction contract i.e. "plot and plan". The purpose of the programme is to reduce the initial mortgage amount to render the monthly loan repayment instalments affordable over the loan repayment term or to cover the shortfall between the qualifying loan amount and the total product price.

The programme is earmarked for the R3 500 to R20 000 household income bracket and for properties that are valued at R300 000.00 or less.

The SBM has indicated and the housing demand projection demonstrates that there is a demand for FLISP within the municipal area. The municipality is planning to roll out a FLISP/GAP housing programme within the 2018 – 2020 financial year.

Discussions with implementing agents indicated that it is only possible for developers to deliver the FLISP product within budget where there are economies of scale. An existing demand for GAP housing has been established in the SBM, with a GAP housing database that would inform the short to medium terms demand.

8.1.7 Private Sector Housing Initiatives

Private sector property development is required to cater for private sector housing demand and in particular for higher income households who are

excluded from benefitting from any of the abovementioned state housing instruments. As set out in **Table 23** of this report, there is a demand for high income housing within each town, especially in Vredenburg and Saldanha. Further there are also significant number of vacant stands that can accommodate the private sector demand over a relatively long period of time.

There are several large-scale employers in the SBM. Mechanisms to incentivise the private sector to participate in the housing delivery program of the municipality will need to be developed in order to address the housing demand.

8.2 Housing Delivery and Implementation Strategy

Considering the base information in the previous sections relating to the waiting lists and types of tenure, the following table presents possible key programmes and funding instruments in the main towns where housing delivery should be focused.

Table 55: Possible Housing Delivery Funding Instruments

Type of Housing Instrument	Vredenburg	Saldanha	Langebaan
Incremental/Formal Housing: <ul style="list-style-type: none"> • Serviced Sites • Top Structures 	√	√	√
Social Housing	√	√	
Emergency Housing Program		√	
Upgrading of Informal Settlements (UISP)	√	√	

In the course of site evaluation however, potential opportunities in the smaller towns will also be assessed, since it is the municipal policy that housing delivery should target all wards in the municipal area and focus on irradicating the housing backlog in each town.

Table 56 provides an indication of the housing delivery mechanisms associated with the respective income bands of residents within the SBM and the opportunities that can be accessed per income band.

Table 56: Housing Delivery Mechanisms per Income Band

Income band	IRDP/UISP	Rental	Buy	Change 2031 (IDZ High Scenario)
0 - R3 200	Serviced Site Top Structure	Managed informal settlement CRU. Social Housing (Restructuring Zones)		33.8%
R3 201 - R6 400		Social Housing (Restructuring Zones) Institutional Subsidy 2 nd Dwelling Units	FLISP Public Sector Employer Subs.	26.7%
R6 401 - R12 800		Institutional Subsidy Rent to Buy 2 nd Dwelling Units	FLISP Public Sector Private Sector	29.5%
R12 800 +		Private Sector 2 nd Dwelling Units	FLISP Private Sector	10.0%

8.3 Backyard Dwellers Strategy

8.3.1 Context

Municipalities are facing several challenges in the human settlements environment in their pursuit to fulfil their function in terms of the Constitution and Housing Act No. 107 of 1997. One of these challenges is to address Backyard Dwelling which is a consequence of inadequate community participation, *secondary* rental housing market which is under developed in low cost areas and the constant growth in the low-cost housing market.

Individuals listed on the waiting list of the SBM are currently housed as follows: (i) on serviced sites, (ii) as part of a multiple household within a single formalised dwelling, (iii) on farms and (iv) on existing residential properties in structures that are secondary to the primary dwelling unit, i.e. backyard dwellers.

Both within the SBM and nationally, it is recognised that backyard dwellings play a significant role in addressing housing need. Backyard dwellings provide an affordable and accessible alternative form of accommodation/shelter to mainly the poorer sectors of the community or serve as an alternative form of housing where other forms of housing are not available / accessible.

It must be agreed that backyard dwelling is providing a solution to the increasing waiting list and is acting a secondary rental market where municipalities and private landlords cannot aid but the challenge is that these rentals often is not given basic services and is exposed to all kinds of health and safety risks.

There are two distinct aspects to the backyard dwelling phenomenon that are important to recognize:

- (a) Backyard dwellings form part of the housing rental stock but do not promote security of tenure; and
- (b) Backyard dwellings vary in terms of the quality of accommodation and access to basic services is in many cases inadequate.

A key emerging issue within the SBM relates to the need to address tenure and housing demand expressed by backyard dwellers within the municipal area.

8.3.2 Determination of Need

In order to develop a meaningful backyard dweller strategy the scale and distribution of backyard accommodation in the SBM area must be understood.

Saldanha Bay Municipality initiated a backyard dweller survey in the area in May 2018 because of its important to understand the trends of back yarding as far as it is relating to tenure, safety and conditions of structures.

The information collected in the survey related to the following :

1. Duration of rental as backyarder;
2. Number of structures in an area;
3. Approved or illegal structures;
4. Construction of structure to determine the risks;
5. Whether the person is an applicant on waiting list and duration, to determine whether the person will be eligible for a subsidy;
6. Basic service provision;
7. Rental agreements;
8. Disabilities and age of individuals;

Table 57 sets out the Census 2011 distribution of households accommodated in non-primary dwellings/alternative forms of accommodation for the SBM area. This table will be updated once the information has been analyzed.

Table 57: Non-Primary / Alternative Forms of Accommodation

Type	Number
Formal room/flatlet on a property or larger dwelling/servants' quarters/granny flat	376
Informal dwelling in backyard	1 560
Informal dwelling	3 390
Caravan/ boat / tent	39
Traditional dwelling/ traditional materials	134
Other	148
Total	5 647

Source: StatsSA, 2011

From the above it is clear that there are a significant number of households in SBM that are accommodated in informal structures and structures that are secondary to the main dwelling unit.

8.3.3 Types of Backyard Structures and Other Accommodation Types

From the above it is evident that informal and second dwelling units can be divided into three categories.

(a) Formal structures which include:

- House/flat/room in backyard (formal); and
- Garden room/flatlet/servants quarters/granny flat.

These are structures that have been built according to approved plans or conventional building technologies. It may be that not all structures e.g. garden room/room in backyard have been approved for living accommodation purposes and access to services may be an issue.

(b) Informal structures which include:

- Informal dwelling in backyard; and
- Informal dwelling.

These are structures that are makeshift and have not been approved by the local authority and are not intended as a permanent dwelling. They are contrasted with formal and traditional dwellings (which are dwellings made primarily of clay, mud, reeds or other locally available materials).

(c) Other types of accommodation

Other types which may need to be taken into account in the evaluation of adequate accommodation and access to services include:

- Households resident in the municipal area that live in caravans, boats or tents.
- Traditional dwelling/one constructed of traditional materials. Note that this category needs to be carefully evaluated on a case by case basis, since conventional timber holiday houses fall within this category; and
- Other which is undefined in terms of location and construction type.

The distinction between formalised and informal structures serves as an informant to the SBM Council of the number of households that are accommodated in structures that do or do not have access to adequate services and are not provided for in housing development projects per se.

8.3.4 Definition of Backyard Dwellings and Strategy Informants

It is important to understand (i) the numbers of persons living in backyards, in formalised or informal structures, (ii) the relative distribution and numbers of backyard dwellers in the municipal area and (iii) to understand the relationship between the current accommodation of households in backyard structures and their relative proportion to individuals listed on the waiting list.

The settlements with the highest number of households living in informal backyard structures are Saldanha (Middelpos and Diazville) and Vredenburg (Ongegund, George Kerridge and Smarty Town), followed by St. Helena Bay (Laingville).

Although there are many issues that have been identified through research that could be taken into consideration in the development of a backyard dweller strategy the immediate issues that exist and require consideration by the SBM are:

- Perceptions that households in informal settlements are given preference in terms of the UISP projects to other individuals on the waiting list;
- High numbers of households that live in informal structures in backyards;

- High numbers of households that live in formalised but secondary structures in backyards;
- Tenure insecurity of tenants or even extended family members;
- Access to basic services and health and safety issues; and
- Bulk services capacity.

8.3.5 Backyard Dwellers Strategy

The municipality at this stage does not have confirmed figures on back yard dwelling and once the survey is completed more relevant figures can be reported on. However, what has been noted in is that informal backyard dwelling is mainly taking place in the low-income areas with Vredenburg, Ward 2, 9, 13 and a portion of ward 10. See aerial map of these different ward concentrating on the high-risk areas. The town with the second highest concentration of backyard dwellings is Saldanha, Ward 1, 4 and 3. Langebaan area is exposed to the informal rental market and particularly in Ward 6 whereas Hopefield, St Helena Bay and Paternoster, although they also experiencing problems, are not that affected as in the case of the aforementioned locations.

Into the foreseeable future the SBM will implement housing delivery through primarily the IRDP Institutional Housing Subsidy program. It is clear that the housing allocation process must include allocation of housing opportunities to households that are accommodated in backyard structures.

Based on the above determination of need and the numbers of households accommodated in backyard structures relative to the waiting list the following is proposed:

- Potentially qualifying backyard dwellers must be encouraged to register on the waiting list in order to develop a definitive understanding of the extent of the phenomenon;
- Backyard dwellers must be taken into consideration in the allocation of housing opportunities in all IRDP projects;
- A pro-rata allocation, relative to the waiting list must be considered in the beneficiary identification process;
- Preference should be given to backyard dwellers according to the municipal beneficiary allocation policy e.g. period on the waiting list, age of the beneficiary, health considerations etc.; See Annexure H for detail to policy
- Health and safety issues indicate that preference be given to those households accommodated in informal structures. However, where significant numbers of potential beneficiaries are house in formal structures that are secondary to the primary dwelling these households also need to be taken into consideration;

- Where particular health and safety issues exist within a particular location, the SBM could consider an area specific approach; and
- As with all IRDP projects the capacity of municipal bulk infrastructure to accommodate the development of new housing areas remains relevant.

A linked but separate aspect requires that the Municipality monitor the re-occupation of backyard structures, in particular where informal structures pose a health and safety risk. The municipality developed a Backyard Dweller Strategy which will guide the municipality in order to provide improved services to Backyard dwellers. See Annexure F

Services to Backyarders:

The municipality to consideration the implementation of second service meters, provided that a double subsidy to the landowner is not taking place. This will address the issue of illegal connections and improve services to tenants and the municipality will be able to provide separate bills.

- Electricity connections :** In most cases an additional connection to the backyard dweller mean that additional capacity need to be provided in the network. Many of the networks were designed for only 20 Ampere per erf. Additional mini-substations and LV network will be required. In all cases additional kiosk space is required and an additional service connection with the ready board or electrical installation. The above is not a cheap operation and sufficient funding meet to be secured for this. In addition, these users will most probably be low income users and will be using energy in block 1, which must be subsidised. This will have to come from the equitable share and discussion will have to be taken up with Finance Department input on how this will be funded in the budget.
- Water and Sanitation :** Water will not be a problem as the existing erven will already have serviced connection points. The problem arises when additional toilets need to be installed for backyard dwellers, in some cases the existing sewer points might not be accessible or cannot be connected to due to conditions on site.

Table 58 proposes pro-rata guidelines per settlement to guide the municipality in the housing allocation process per project. The emphasis is placed on accommodating a larger percentage of households living in informal structures in backyards, due to issues related to access to basic services.

Table 58: Pro-rata Allocations to Accommodate Backyard Dwellers in IRDP Projects

Settlement	% Allocation to Households in Informal Backyard Structures	% Allocation to Households in Formal Backyard Structures	% Other
Saldanha	25	15	60
Vredenburg	30	20	50
St. Helena Bay	15	10	75

In the case of the smaller settlements, such as Hopefield, Paternoster and Langebaan, households accommodated in informal settlements in backyards must also be acknowledged in the process of identification of beneficiary identification and housing allocation. Ten percent (10%) would be a reasonable guideline to follow, but each of the smaller settlements must be evaluated according to its own needs and the beneficiary waiting list.

8.3.6 The Role of the Municipality with respect to Backyard Rental Stock

Aspects related to the management of backyard dwellers and in particular backyard rental stock is a very complex one and is influenced by the following:

- The property is mostly privately owned;
- The contractual relationship is between the landlord and the tenant, and there is no obligation to the municipality in terms of this contract/agreement;
- Affordability of the rental structure is directly linked to the standard of the accommodation provided;
- Impact of municipal enforcement of basic building standards on affordability;
- The financial ability of the landlord, who in many instances relies on the rental income as his primary income; and
- The duty of the municipality to provide basic services and to ensure the health and safety of the community and the impact on bulk services infrastructure and the ability of the municipality to recoup costs of service delivery.

Although backyard rental stock is an important sector of the housing sector, it must be recognised that all three parties involved are vulnerable from different perspectives. There also exists a delicate balance between the level of municipal intervention and the potential impact that municipal intervention can have on the sector.

In lack of an understanding of the backyard dweller status in the municipality a Backyard Dweller Strategy was developed which is attached that the municipality will roll out.

8.4 Farm Workers

The latest waiting list does not distinguish between individuals residing within towns or on farms and one can therefore not determine how many farm workers are included on the waiting list. One can however expect that a proportion of this demand is for retired or retiring farm workers. The SBM SDF and IPD do not contain any strategies for farm workers. It is however recommended that a percentage of subsidised housing projects should be provided to farm workers in the larger towns of Saldanha, Vredenburg and Hopefield, thereby minimising the burden on the farm owner and the Municipality to supply additional services in rural areas.

In principle the beneficiary allocation process should therefore also include housing provision to farm workers, with the emphasis being placed on period on the waiting list as well as how close the beneficiary is to retirement age, when the farm worker can no longer be economically active on the farm. The percentage allocation per IRDP project should be evaluated on a case by case basis, depending on the above as well as the percentage of farm workers that make up the waiting lists.

8.5 Densification Strategy

The Saldanha Bay SDF (2011) promotes densification to support sustainable development of the various urban settlements within the municipality and contains the following two related strategies:

- Strategy 3: Identify vacant or under-utilised areas within existing urban areas for infill development purposes; and
- Strategy 111: Compile a vacant land study that identifies all vacant land in the core urban areas. The study should identify the optimal use for these identified vacant land portions. This should include the identification of roads with excessive road reserves that can be used for infill purposes.

Furthermore, the SDF contains the following densification mechanisms to promote higher densities:

- Permitting second dwellings;
- Permitting smaller subdivisions;
- A density map outlining blanket restrictions per area; and
- Urban edge delineation

Appropriate densification specific to each urban area must be encouraged to limit unwanted sprawl into the rural hinterland. As a general guideline, densities should be planned according to three main categories, namely high density (35 units/ha and higher), medium density ($\pm 20 - 25$ units/ha) and low density (10 units/ha and lower).

Most of these urban settlements are small rural towns with a specific rural character. The proposed densities in these towns are therefore relatively low in terms of the provincial guidelines of 25 units/ha. The following table sets out the current and SDF proposed density for each town.

Table 59: Proposed Densification Targets of the Saldanha Bay Municipality

Town	Current Density du/ha	Proposed Density du/ha
Saldanha	14	15
Vredenburg	14	15
Hopefield	7	10
St Helena Bay	12	15
Paternoster	15	15
Langebaan	7	8
Jacobsbaai	7	7

(Source: SBM SDF, 2011)

Each town was subdivided into different densification zones according to each area's current characteristics and development requirements. Certain zones, where densification is seen to appropriate, have a proposed density target.

8.5.1 Saldanha

The SDF (2011) proposes densification and infill development for properties adjacent to the Main Road in the Waterfront area (infill developments with appropriate heights), portions of the areas earmarked for "Residential Development" along Saldanha Road, the business area along Saldanha Road, and medium density residential uses in the area located to the west of the main town, between White City and Diazville.

private market could be located on the vacant strip of land along the Langebaan Road.

Infrastructure in this area is well developed and spare capacity should be available for densification.

8.5.2 Vredenburg

The SDF (2011) promotes establishing appropriate residential densification strategies around the CBD, along Saldanha Road (R45) and the redevelopment of strategically located, existing low-density areas. The areas available in the south of Louwville are envisaged as potential residential infill extension areas. High density residential infill areas are also proposed along Saldanha Road in support of the proposed activity corridor. Additional higher density residential areas are proposed to the south of Main Road near the intersection of Saldanha/Velddrif Road(s). Medium density extension areas are proposed for the area south of Witteklip. Densities of approximately 15 to 35 units per hectare should be encouraged in this extension area.

The proposed densification zones will be affected by the current bulk services capacity of the town. Vredenburg has some spare capacity in the bulk water and sewerage infrastructure. This bulk capacity could probably accommodate the overall densification proposals. More detailed services assessments would be required when planning is undertaken for proposed projects.

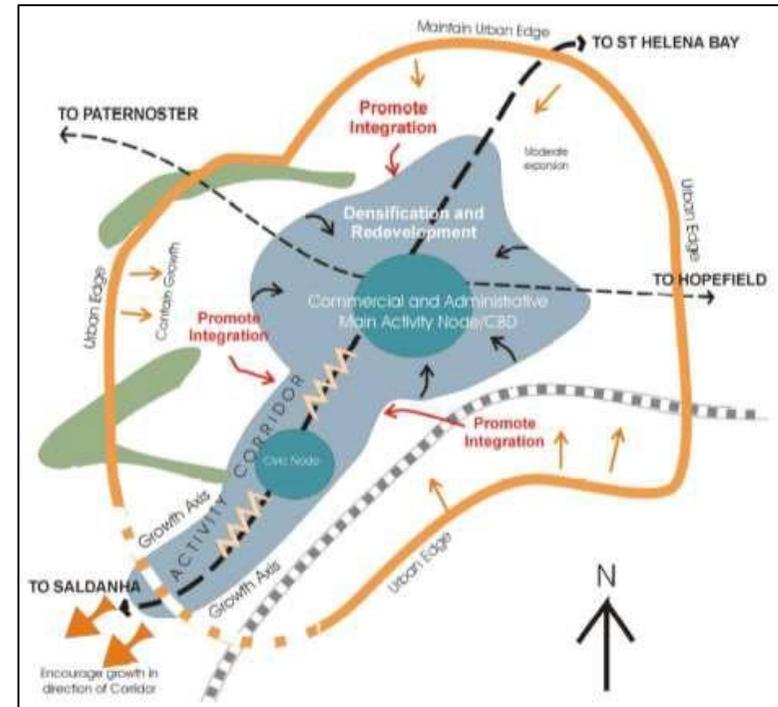


Figure 23: Vredenburg: Densification Strategy (Source: SBM SDF, 2011)

The SDF (2011) proposes the following densification zones and the availability of services are briefly touched on:

Zone 1: Vredenburg North:

The approved residential erven within this area have not been developed as yet. The erven are large and could be re-subdivided and developed for higher density residential uses by the private sector.

The limited densification could be accommodated in the existing services infrastructure.

Zone 2: Vredenburg North:

The developed erven are large and could be re-developed for higher density residential uses by the private sector. There are a few vacant erven. Un-utilised Public Open Space could also be developed for residential uses.

Services reticulation exists within this zone and would probably have sufficient capacity to handle densification to the additional units proposed. A more detailed services assessment would be required when planning is undertaken for proposed projects.

Zone 3: Vredenburg CBD:

The residential erven are mostly developed, but not that densely built-up. There are opportunities for further subdivision. There are a few vacant erven that could be developed into high density residential uses or mixed-use uses by the private sector. The SDF has designated the zone for mixed-use re-development.

The CBD has sufficient reticulation capacity to handle the proposed densification proposals.

Zone 4: Vredenburg West:

The residential erven within this area are mostly developed, but not that densely built-up. There are opportunities for further subdivision. There are a few vacant erven that could be developed into high density residential uses or mixed-use uses by the private sector. The SDF has designated a portion of the zone for mixed-use re-development.

The area has spare reticulation capacity in the sewerage system, but some of the water pipes are small and would need to be evaluated in terms of exactly where densification is proposed. It is likely though that densification could occur without significant amendments to existing infrastructure being necessary.

Zone 5: Louville:

The area contains large plots that have reasonably been densely built-up. There are limited opportunities for further subdivision. There are a few vacant erven that could be developed for GAP housing or three storey walk-up rental apartments. Un-utilised Public Open Space could also be developed for residential uses.

There is sufficient services reticulation capacity to accommodate the limited densification proposals in Louville.

Backyarders:

Infrastructure exists in all the areas where backyarders currently reside. It is likely that the reticulation could accommodate the limited services needs of backyarders in these areas.

A pilot scheme is also possible for zone 6 (western area of Louville) as there is a network of existing reticulation. The sewerage system has spare capacity, but water mains have small bore diameter and would need to be evaluated.

8.5.3 Hopefield

The SDF (2011) recognises Hopefield's role as a rural agricultural town. It has been stipulated that low residential densities should generally be adhered to when new developments take place. Future growth must therefore be accommodated through appropriate densification strategies within existing urban areas. It is recommended that subdivisions should be permitted in the area between Tuin Street and Oak Street.

The proposed densification zones will be affected by the current bulk services capacity of the town. Hopefield generally has sufficient bulk water and sewerage capacity to handle the proposed densification. More detailed services evaluation in each of the zones would need to be undertaken as and when a proposed project is investigated.

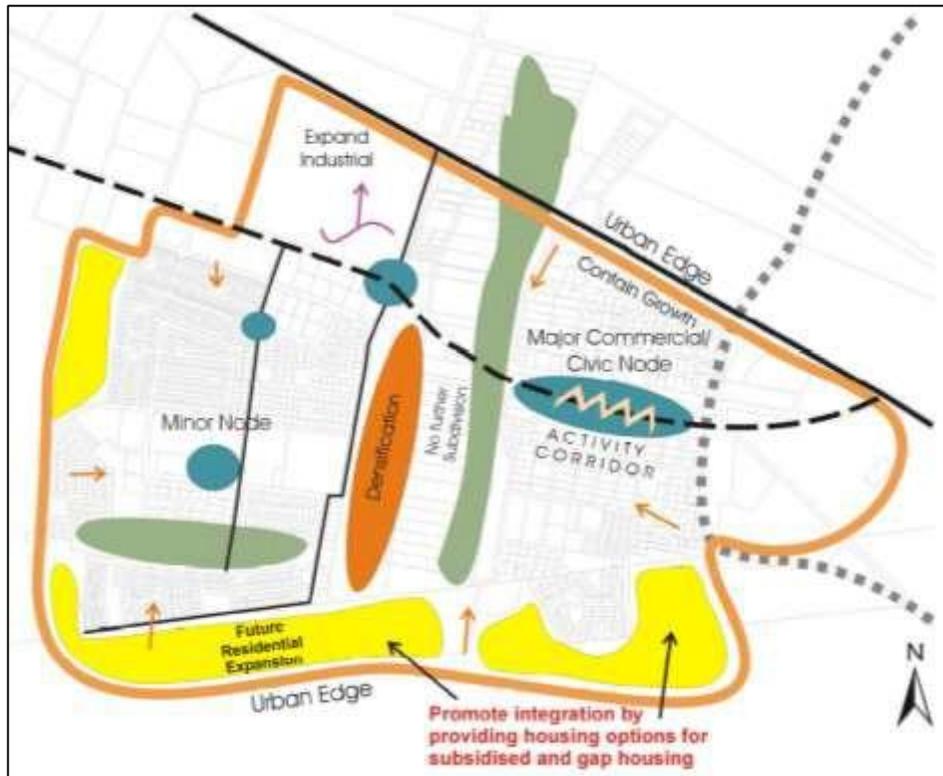


Figure 24: Hopefield: Densification Strategy (Source: SBM SDF, 2011)

The SDF (2011) proposes the following densification zones and the availability of services are briefly touched on:

Zone 1: Hopefield West:

The area contains both small and larger erven, but are already densely built-up. Some of the larger erven could however be further subdivided. There are many vacant erven that could be developed into three storey walk-up apartments.

There is probably sufficient spare reticulation capacity in Hopefield West to accommodate densification proposals. A more detailed services assessment would be required when planning is undertaken for proposed projects.

Zone 2: Hopefield smallholdings:

There are many large, vacant erven that could be developed for infill development. The SDF states that the smallholdings along the river should not be further subdivided. The smallholdings further from the river could however be further subdivided.

Limited water and sewerage infrastructure exists in this zone and some bulk service upgrading will be necessary.

Zone 3: Hopefield Central:

There are large erven that could be further subdivided and there are vacant erven that could be developed into higher density residential uses.

This zone generally has sufficient sewerage and water reticulation infrastructure to accommodate densification proposals.

8.5.4 St. Helena Bay

The SDF does not contain any densification targets for existing urban areas. However, the SDF has identified three development nodes around which intensification should occur and new development areas should have densities that range from 15 to 35 du/ha.

There are many vacant, large erven that could be re-developed for higher density residential uses by the private sector.

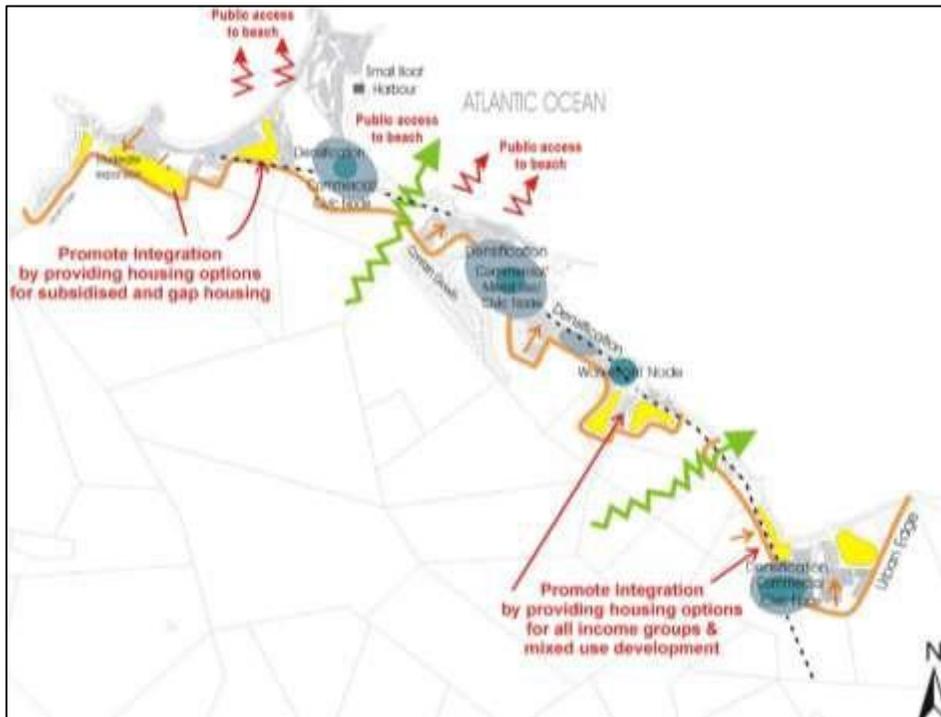


Figure 25: St. Helena Bay: Densification Strategy (Source: SBM SDF, 2011)

Backyarders:

The infrastructure within St. Helena Bay is already at capacity.

8.5.5 Paternoster

The SDF contains no densification targets for the existing developed areas. Densification could occur around the existing business node. Future development areas should have a higher, appropriate density. Densification should be done in a sensitive manner to maintain the town’s tourism potential. new development areas should have densities that range from 6.5 to 25 du/ha.

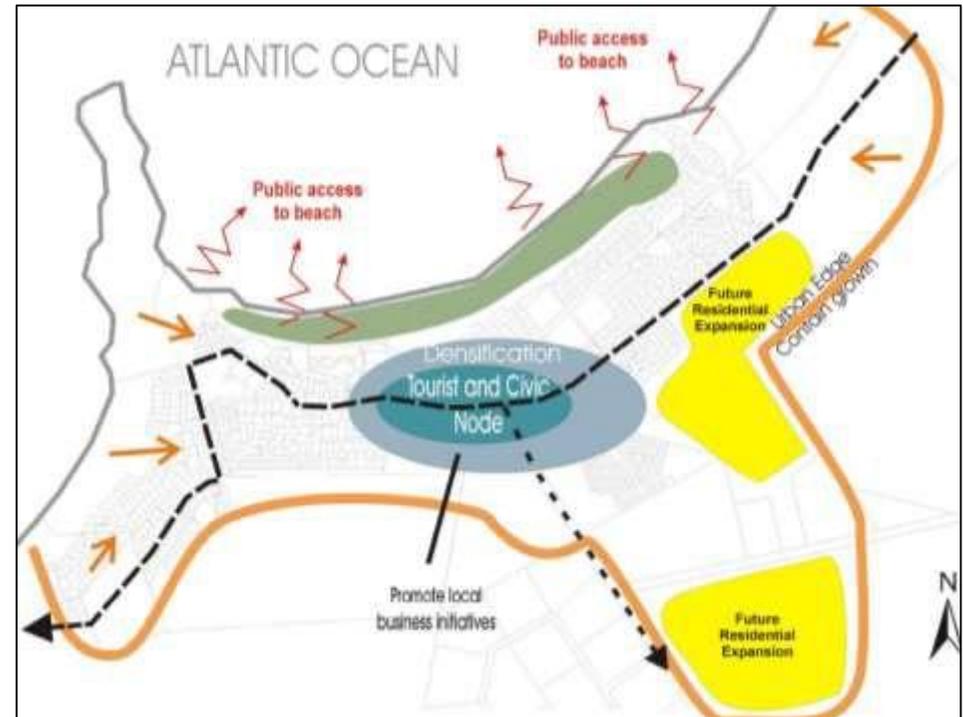


Figure 26: Paternoster: Densification Strategy (Source: SBM SDF, 2011)

8.5.6 Langebaan

The SDF (2011) proposed densification zones are located in the older, less dense parts of Langebaan in close proximity to the business node/activity corridor. There is an opportunity for densification through second dwellings, subdivision and the redevelopment of existing properties into low rise, compact, higher density developments.

Langebaan has only limited spare water capacity in the reservoirs and this is especially strained during seasonal periods. There is probably sufficient bulk capacity in the WWTWs to accommodate the additional sewerage caused by

densification. More detailed services assessments would be required when planning is undertaken for proposed projects.

The SDF (2011) proposes the following densification zones and the availability of services are briefly touched on:

Zone 8: Langebaan South:

There are many large, vacant erven that can be redeveloped for higher density residential uses.

There is sufficient service infrastructure in this area to accommodate limited densification.

Zone 9: Langebaan South:

There are many large, vacant erven that can be redeveloped for higher density residential uses.

This is a well-developed area which probably has spare capacity to accommodate densification. However, where densification numbers are high and specific reticulation will need to be evaluated to accommodate the proposals.

Backyarders:

Backyard dwellers exist in Langebaan and the challenges as indicated in the previous sections will be the same for this town to accommodate and provide services.

8.5.7 Jacobsbaai

The SDF contains no densification targets for the existing developed areas. The SDF has identified Jacobsbaai as an upmarket dormitory town with a relatively low permanent population. In addition to this role, Jacobsbaai has a seasonal tourism role. It is therefore not regarded as appropriate to increase the density of the existing built up areas.

Future development areas should have a higher, appropriate density. Densification should be done in a sensitive manner to maintain the town's tourism potential. new development areas should have densities of 10 du/ha.

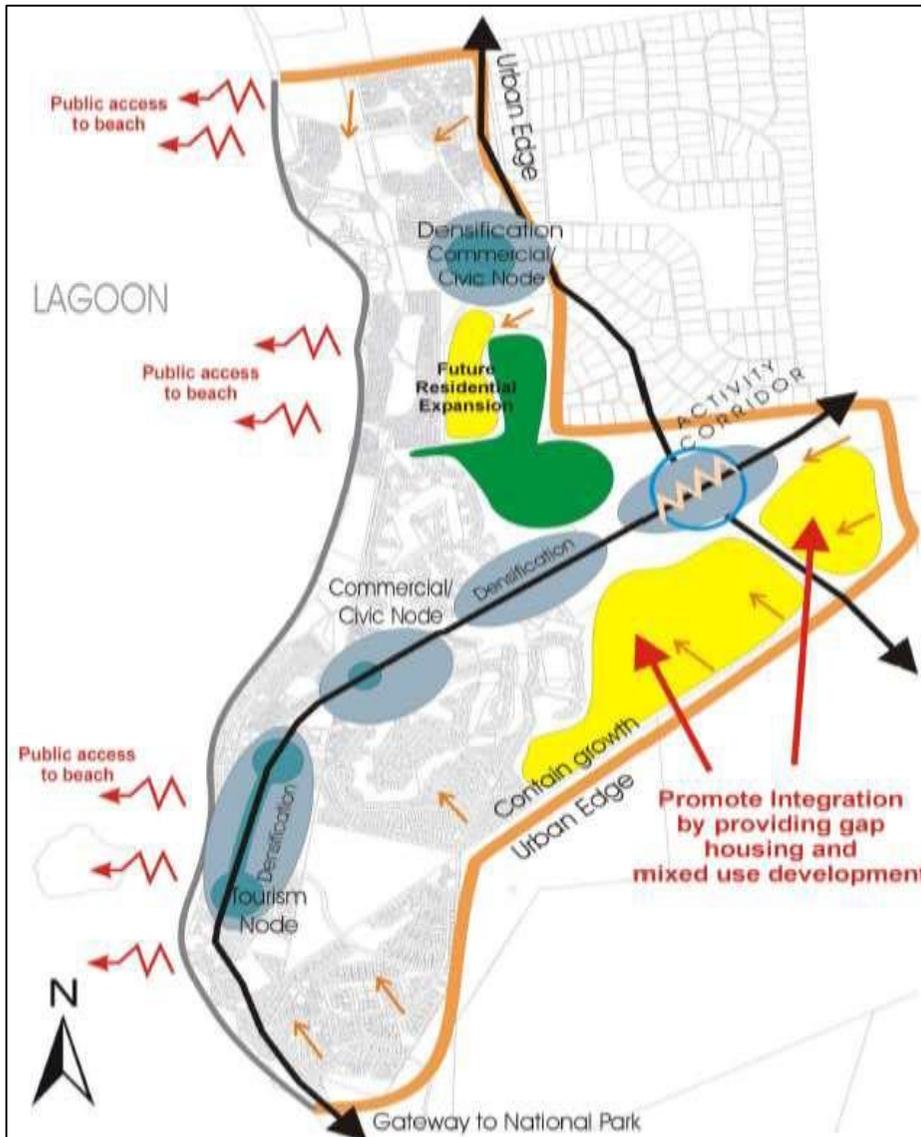


Figure 27: Langebaan: Densification Strategy (Source: SBM SDF, 2011)

9. SUITABILITY OF AVAILABLE LAND

9.1 Overview

This section analyses the suitability of available land for subsidised housing development, including an assessment of bulk engineering infrastructure in each of the towns identified for development. Each town is analysed in turn, with the respective tables listing each of the sites (or grouping of adjacent sites) designated for subsidised housing (BNG, GAP, Rental and/or Rent to Buy).

The HSP mainly concentrates on sites identified for subsidised housing, while infill sites designated for high income private development residential uses are excluded from this section, since this type of housing is not dependent on the location and availability of community facilities, and to a lesser degree on the availability of engineering services. Nevertheless, it must be stressed that infill development is an important strategic objective of the SDF that must be promoted in order to achieve densification.

The parcels of land displayed in the images for the respective towns have all been identified in the Saldanha Bay SDF (2011) for residential expansion. In each case the sites have been assessed in relation to size, zoning, ownership, location, physical and environmental constraints, proximity to community facilities and proximity to employment opportunities, and the allocated theoretical ranking.

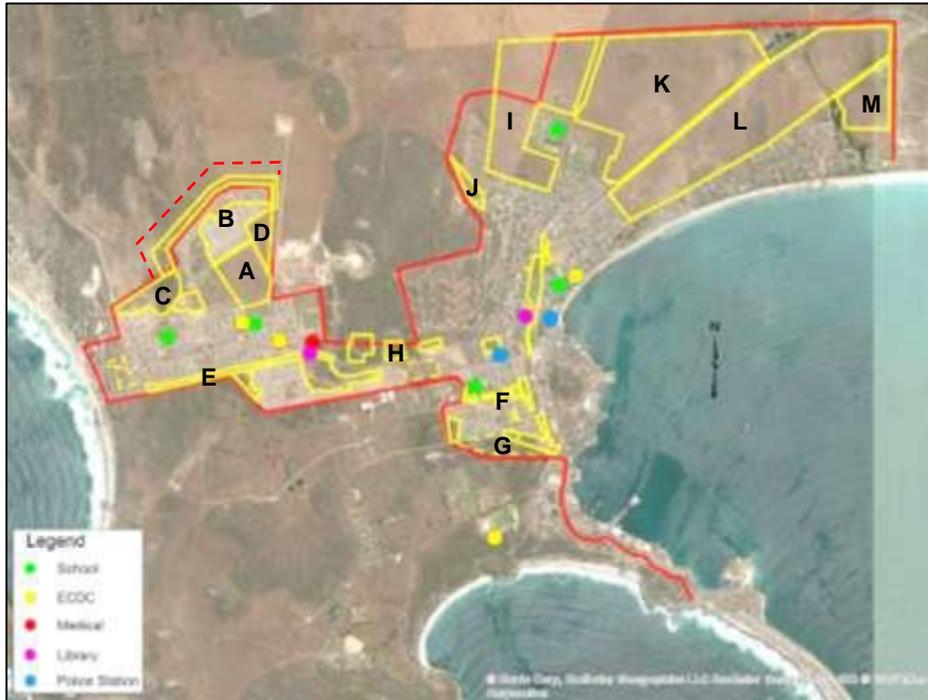
A key component of the site analysis is the assessment of the provision of community facilities. This assessment has two pertinent aspects. Firstly, each individual site has been mapped in relation to existing community facilities and the walking distance to these facilities has been calculated. Secondly, the need for the further provision of community facilities, as well as how much land is required for these community facilities, has been calculated using the Western Cape Government Department of Environmental Affairs and Development Planning's (DEA&DP) "*Development Parameters: A Quick Reference for the Provision of Facilities within Settlements of the Western Cape (Draft)*". **Table 60** displays the development parameters relevant to the assessment performed in this HSP.

Table 60: D:EA&DP Parameters for Community Facilities (Source: DEA&DP, 2013)

Community Facility	Site Criteria (Min. Size)	Accessibility Criteria	Population Threshold Criteria
Early Childhood Development Centre (ECD)	0.013 ha	Max. 750 m	2 400 people (600 dwelling units)
Primary School	2.0 ha	Max. 1 500 m	3 000 – 4 000 people (1 000 dwelling units)
Secondary School	3.0 ha	30 minute travel	6 000 people (1 500 dwelling units)
Clinic	0.75 ha	Max. 5 000 m	30 000 people (7 500 dwelling units)
Library	0.1 ha	Max 3 – 4 km	10 000 people (2 500 dwelling units)
Police Station	0.1 ha	Max. 1 500 m	25 000 people (6 250 dwelling units)
Place of Worship	0.015 ha	Max. 1 500 m	2 000 people (500 dwelling units)

The analysis of each individual site in the various towns is useful in gaining a better understanding of the context of the individual sites, including aspects such as zoning and ownership. In addition, the analysis of the individual sites provides an understanding of the positive and negative attributes of the sites, and also assesses whether or not their development for subsidised housing will be in alignment with National and Provincial planning policies.

9.2 Saldanha



The SBM SDF (2011) and municipal officials have identified 36 land parcels for future residential development, of which 28 parcels (A to G, I2 and K) would be appropriate for subsidised housing, as is discussed above. The remaining parcels would be more suitable for conventional private residential development.

Table 61: Saldanha: Subsidised Housing Sites Analysis

Sites Analysis						
Current waiting list (2014): 1 787 (preference town)						
Projected subsidised housing demand (2031): 11 941 (4.0%); 12 519 (4.8%); 17 769 (6.0%)						
Site(s)	A	B1 – B2	C1 – C2	D	E1 – E4, E6	F1 – F6, F8- F12
Extent (ha)	23.7	34.9	20.1	9.1	25.6	5.9
Housing	Basic services, BNG	BNG, services	BNG	BNG	BNG, GAP, rental	BNG, GAP, rental
Potential Units	1 350	189	954	500	1 107	295
Addressing	75.5%	10.6%	53.4%	28.0%	61.9%	16.5%
Provision of Community Facilities						
Facility	Distance (km) from site (nearest facility)					
School	1.4	1.6	1.8	1.6	0.5 - 1.3	0.1 -
ECDC	1.2	1.7	1.5	1.7	0.1 - 1.5	1.1 -
Library	1.4	1.6	1.8	1.6	0.6 - 1.7	1.8 -
Clinic	1.4	1.6	1.8	1.6	0.6 - 1.7	1.8 -
Police Station	3.0	3.2	3.9	3.2	0.6 – 3.2	0.4 -
Ranking	4	6	8	7	1	3
Sites Analysis						
Site(s)	G1 – G3	H	I2	K	Total	
Extent (ha)	17.1	5.8	102.1	161.4	405.7	
Housing	BNG, GAP	GAP	GAP, Pvt	BNG, GAP, Pvt		
Potential Units	950	200	2 500	5 000	13 045	
Addressing backlog	53.2%	11.2%	Completely	Completely	Completely	
Provision of Community Facilities						
Facility	Distance (km) from site (nearest facility)				D:EA&DP Parameter	
School	1.1	1.6	1.0	2.9	15 Primary (45.0 ha) 10 Secondary (30.0 ha)	
ECDC	1.5	1.5	1.8	3.7	26 (1.0 ha)	
Library	2.6	1.5	2.4	3.3	6 (0.6 ha)	
Clinic	2.6	1.5	4.0	5.8	2 (1.5 ha)	
Police Station	1.7	1.6	2.3	3.1	2 (0.2 ha)	
Ranking	5	2	9	10		

Bulk services availability and future bulk services capacity upgrades required in Saldanha is set out below:

General

Saldanha is the most industrial town in the SBM region and as such, has a high degree of bulk infrastructure. However, any development will necessitate an individual assessment of the bulk infrastructure required for the particular development.

The future IDZ also dictates that there will be development opportunities outside of this zone and an upgrading of bulk infrastructure will thus be required in the short term.

Water

Saldanha is directly supplied via a main from the WCDM Bezaansklip reservoir. The supply line feeds the Saldanha reservoirs, as well as large users such as Saldanha Steel. Saldanha Bay gets its water directly via a supply main from the West Coast District Municipality Bezaansklip reservoir. The supply line feeds the Saldanha Bay reservoirs as well as large users such as Saldanha Steel.

There is currently limited 48 hour storage capacity in the Saldanha Bay reservoirs and any development will necessitate an upgrade of water infrastructure. The proposed subsidised human settlement areas are generally close to existing bulk infrastructure. However, sites I2 and K will probably require significant upgrading to water infrastructure and are also on the periphery of existing services.

The AADD for the proposed developments is calculated as shown in the following table. This is compared to the current water usage as well as the “fully occupied” stand scenario and the existing water reservoir capacity. Note that this is highlighted similarly for each of the towns in question.

Table 62: Saldanha: HSP Estimated Water Requirements

Site (see town plan)	Human Settlement	No. of units	AADD (kl/d)	Comment
A	BNG	1 350	675	Based on 0.5 kl/day per unit
B1	BNG	189	95	Based on 0.5 kl/day per unit
C1 – C2	BNG	954	477	Based on 0.5 kl/day per unit
D	BNG	500	250	Based on 0.5 kl/day per unit
E1 – E4, F6	BNG, GAP, Rental	1 107	609	Based on 0.55 kl/day per unit
F1 – F6, F8 – F12	BNG, GAP, Rental	295	162	Based on 0.55 kl/day per unit
G1 – G3	BNG, GAP	950	523	Based on 0.55 kl/day per unit
H	GAP	200	110	Based on 0.55 kl/day per unit
I2	GAP, Pvt	2 500	1 500	Based on 0.6 kl/day per unit
K	BNG, GAP, Pvt	5 000	2 750	Based on 0.55 kl/day per unit
Sub-Total (kl/d)			7 151	
Current actual AADD			18 020	From SBM.
Fully occupied existing (kl/d)			10 000	Estimated from GLS report
Total future demand (kl/d)			17 151	Only with future planned human settlements
Required 48 hours reservoir capacity (kl)			34 302	
Present reservoir storage (kl)			18 600	
Future reservoir shortage (kl)			-15 702	

Sewerage

All sewage drains via a series of gravity lines and pump stations to the WWTW (5 MI) situated in the north-east close to the proposed HSP site K. There is currently spare capacity in the treatment works but the proposed development

opportunities will require expansion of capacity as well as pipeline infrastructure in the long term.

Estimates on sewerage capacity requirements are based simply on 70% of the water average annual daily demand (AADD), thereby an additional requirement of 5 970 kl/day.

Electricity

The estimated additional electrical capacity necessary for the HSP proposals is in the order of magnitude of 17.8 MVA. This will also require significant extension to electrical services.

The 34 identified sites identified for housing delivery projects in Saldanha are discussed in more detail on the following pages.

Saldanha: Site A



Property description:	Farm 282, Portion 24
Size:	23.7 ha
Ownership:	SBM
Current use:	informal housing
Zoning:	Agriculture
External access:	Middelpos, Katonkel
Buildings:	informal structures
Community facilities:	within 1.4 km (clinic)
Schools:	within 1.4 km (school)
Retail facilities:	within 3.9 km (CBD)
Negative:	- rezoning required. - services upgrade required.
Positive:	- in municipal ownership. - improvement of currently poor living conditions. - site not environmentally sensitive.
Proposed use:	communal services, serviced sites
Compliant with IDP/SDF:	yes
Estimated project timeframe:	short term to long term (2017/2018, 2020/2021 onwards)

The proposal is to initially improve and provide additional basic services to the existing informal structures (e.g. communal washing facilities). No top structures will be constructed. Services sites will be provided in future. The main sewerage line to Diazville/Middelpos would need to be upgraded in order to implement the latter project.

Saldanha: Site B1 (Middelpos 189)



Property description:	Erf 12753, unregistered layout
Size:	11.8 ha
Ownership:	SBM
Current use:	vacant
Zoning:	Subdivisional area
External access:	Middelpos
Buildings:	none
Community facilities:	within 1.8 km (clinic)
Schools:	within 1.7 km (school)
Retail facilities:	within 4.3 km (CBD)
Negative:	<ul style="list-style-type: none">- far from economic and employment opportunities.- far from social facilities.
Positive:	<ul style="list-style-type: none">- in municipal ownership.- zoning is in place.- site not environmentally sensitive.
Proposed use:	serviced sites
Compliant with IDP/SDF:	yes
Estimated project timeframe:	short term (2015/2016 – 2016/2017)

The project was on the municipal project pipeline and the site represents 'Middelpos 189' consisting of 189 serviced sites and top structures which was completed in 2017/2018 financial year.

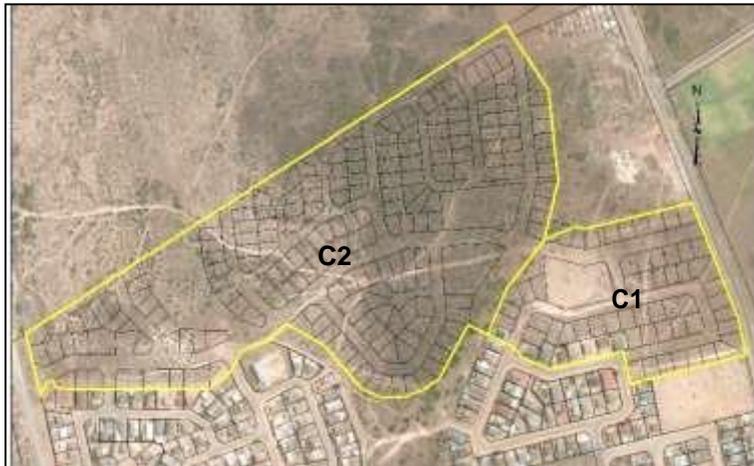
Saldanha: Site B2



Property description:	Erf 12753, unregistered layout
Size:	23.1 ha
Ownership:	SBM
Current use:	informal settlement
Zoning:	Subdivisional area
External access:	Middelpos
Buildings:	informal structures
Community facilities:	within 1.6 km (clinic)
Schools:	within 1.6 km (school)
Retail facilities:	within 4.1 km (CBD)
Negative:	<ul style="list-style-type: none">- far from economic and employment opportunities.- far from social facilities.
Positive:	<ul style="list-style-type: none">- in municipal ownership.- zoning is in place.- site not environmentally sensitive.- improvement of currently poor living conditions.
Proposed use:	upgrading of services
Compliant with IDP/SDF:	yes
Estimated project timeframe:	medium term (2022/2023 – 2023/2024)

The proposal is to improve and provide additional services to existing structures. Top structures will be constructed at a later stage depending on funding availability.

Saldanha: Site C1 (Diazville 559)



Property description: Erf 5153, unregistered layout
Size: 4.7 ha
Ownership: SBM
Current use: vacant
Zoning: Subdivisional area. An existing layout has been done for the site, but not yet implemented. The layout will be amended to increase the density.

External access: Middelpos
Buildings: none
Community facilities: within 1.6 km (clinic)
Schools: within 1.6 km (school)
Retail facilities: within 4.1 km (CBD)
Negative:

- far from economic and employment opportunities.
- far from social facilities.
- land acquisition required.
- rezoning required.

Positive:

- near minibus taxi rank.
- site not environmentally sensitive.

Proposed use: BNG
Compliant with IDP/SDF: yes
Estimated project timeframe: short term (2018/2019 – 2019/2020)

The project is currently on the municipal project pipeline. The project forms part of the 'Diazville 559' project and the site represents the third phase of this project. No top structures will be constructed.

Saldanha: Site C2



Property description:	Erf 5153, unregistered layout
Size:	15.4 ha
Ownership:	SBM
Current use:	vacant
Zoning:	Subdivisional area. An existing layout has been done for the site, but not yet implemented. The layout will be amended to increase the density.
External access:	Middelpos
Buildings:	none
Community facilities:	within 1.8 km (clinic)
Schools:	within 1.8 km (school)
Retail facilities:	within 4.3 km (CBD)
Negative:	<ul style="list-style-type: none">- far from economic and employment opportunities.- far from social facilities.- major sewerage pipeline upgrade required.
Positive:	<ul style="list-style-type: none">- in municipal ownership.- LUPO and NEMA approval.- near minibus taxi rank.- site not environmentally sensitive.
Proposed use:	serviced sites
Compliant with IDP/SDF:	yes
Estimated project timeframe:	short to long term (2018/2019 onwards)

Saldanha: Site D



Property description:	Re Farm 282, Portion 15
Size:	9.1 ha
Ownership:	National Portland Cement Co Pty Ltd
Current use:	vacant
Zoning:	agriculture
External access:	Goodhope
Buildings:	none
Community facilities:	within 1.6 km (clinic)
Schools:	within 1.6 km (school)
Retail facilities:	within 4.1 km (CBD)
Negative:	<ul style="list-style-type: none">- far from economic and employment opportunities.- far from social facilities.- major sewerage pipeline upgrade required.
Positive:	<ul style="list-style-type: none">- in municipal ownership.- LUPO and NEMA approval.- near minibus taxi rank.- site not environmentally sensitive.
Proposed use:	serviced sites
Compliant with IDP/SDF:	yes
Estimated project timeframe:	long term (beyond 2024/2025)

Saldanha: Sites E1 to E7: Saldanha Local Area Plan: Diazville Precinct



Site E1 (Diazville 559):

Property description:	Erf 14925
Size:	2.5 ha
Ownership:	SBM
Current use:	vacant
Zoning:	Subdivisional area
External access:	Diaz
Buildings:	none
Community facilities:	within 1.0 km (clinic)
Schools:	within 1.3 km (school)
Retail facilities:	within 3.3 km (CBD)
Negative:	<ul style="list-style-type: none">- far from economic and employment opportunities.- land transfer required.
Positive:	<ul style="list-style-type: none">- municipal owned.- land use approval.- site not environmentally sensitive.
Proposed use:	BNG
Compliant with IDP/SDF:	yes
Estimated project timeframe:	short term (2015/2016)

The project is currently on the municipal project pipeline. The project forms part of the 'Diazville 559' project and the site represents the first phase of this project (102 serviced sites and top structures). The project is currently being implemented.

Site E2 (Diazville 559):

Property description:	Erf 8261
Size:	10.6 ha
Ownership:	SBM
Current use:	vacant
Zoning:	Subdivisional area
External access:	Diaz, Basil February
Buildings:	none
Community facilities:	within 0.6 km (clinic)
Schools:	within 1.1 km (school)
Retail facilities:	within 2.4 km (CBD)
Negative:	- far from economic and employment opportunities.
Positive:	- municipal owned. - land use approval. - site not environmentally sensitive.
Proposed use:	BNG
Compliant with IDP/SDF:	yes
Estimated project timeframe:	short term (2016/2017 – 2018/2019)

The project is currently on the municipal project pipeline. The project forms part of the 'Diazville 559' project and the site represents the second phase of this project (365 serviced sites and top structures). The project is currently being implemented.

Site E3:

Property description:	Diaz Road reserve
Size:	6.7 ha
Ownership:	SBM
Current use:	road reserve
Zoning:	Transport II
External access:	Diaz
Buildings:	none
Community facilities:	within 1.3 km (clinic)
Schools:	within 1.3 km (school)
Retail facilities:	within 3.7 km (CBD)
Negative:	- far from economic and employment opportunities. - rezoning required. - BA required.
Positive:	- municipal owned. - site not environmentally sensitive.
Proposed use:	GAP, rental units, VPUU
Compliant with IDP/SDF:	yes
Estimated project timeframe:	short to medium term (2015/2016 – 2022/2023)

The proposals are for medium density, three storey row housing (rental units) and GAP housing along Diaz Road, as part of the VPUU programme.

Site E4:

Property description: Farm 284/10
Size: 3.5 ha
Ownership: SBM
Current use: resort, vacant
Zoning: Resort
External access: Diaz
Buildings: holiday chalets
Community facilities: within 1.7 km (clinic)
Schools: within 0.9 km (school)
Retail facilities: within 4.0 km (CBD)
Negative: - far from economic and employment opportunities.
- rezoning required.
Positive: - municipal owned.
- scenic location.
- site not environmentally sensitive.
Proposed use: Tourism accommodation, GAP, VPUU
Compliant with IDP/SDF: yes
Estimated project timeframe: short term (2016/2017 – 2019/2020)

Site E5:

Property description: Farm 284/1
Size: 4.1 ha
Ownership: RSA
Current use: vacant
Zoning: Agriculture
External access: Diaz
Buildings: none
Community facilities: within 0.6 km (clinic)
Schools: within 1.1 km (school)
Retail facilities: within 2.0 km (CBD)
Negative: - land transfer required.
- far from economic and employment opportunities.
- site contains CBA “terrestrial”.
- BA could be required.
Positive: - site very accessible.
Proposed use: Student accommodation around training facility
Compliant with IDP/SDF: yes
Estimated project timeframe: market dependent

The student accommodation will be provided and funded by the tertiary establishment.

Site E6:

Property description: Farm 284/1
Size: 2.3 ha
Ownership: RSA
Current use: vacant
Zoning: Agriculture
External access: Diaz
Buildings: none
Community facilities: within 1.3 km (clinic)
Schools: within 0.7 km (school)
Retail facilities: within 1.6 km (CBD)
Negative:
- land transfer required.
- far from economic and employment opportunities.
- site contains CBA “terrestrial”.
- BA could be required.
Positive:
- site is very accessible.
Proposed use: BNG, GAP, VPUU
Compliant with IDP/SDF: yes
Estimated project timeframe: short to medium term (2018/2019 – 2020/2021)

Site E7:

Property description: Farm 284/8
Size: 1.3 ha
Ownership: SBM
Current use: vacant
Zoning: Open Space I
External access: Diaz
Buildings: none
Community facilities: within 1.5 km (clinic)
Schools: within 0.5 km (school)
Retail facilities: within 1.4 km (CBD)
Negative:
- rezoning required.
- far from economic and employment opportunities.
- site contains CBA “terrestrial”.
Positive:
- very accessible site.
Proposed use: Terraced row houses around civic garden, aimed at higher income, private developers (on Farm 284/8).
Compliant with IDP/SDF: yes
Estimated project timeframe: market dependent

Saldanha: Sites F1 to F13: Saldanha Local Area Plan: White City Precinct



Site F1:

- Property description:** Erf 11968 (Unregistered, Remainder 8130)
Size: 1.5 ha
Ownership: RSA
Current use: vacant
Zoning: Residential I
External access: Sea Bride, Windhoek, van Riebeeck
Buildings: none
Community facilities: within 2.1 km (clinic)
Schools: within 0.7 km (school)
Retail facilities: within 1.0 km (CBD)
Negative:
- land transfer acquisition.
Positive:
- close to economic and social facilities.
- site not environmentally sensitive.
Proposed use: GAP, VPUU
Compliant with IDP/SDF: yes
Estimated project timeframe: short to medium term (2018/2019 – 2020/2021)

Site F2:

Property description: Erf 3638, 3650
Size: 0.24 ha
Ownership: SBM
Current use: vacant
Zoning: Open Space I
External access: Witstompneus
Buildings: none
Community facilities: within 1.8 km (clinic)
Schools: within 0.1 km (school)
Retail facilities: within 1.2 km (CBD)
Negative: - rezoning required.
- BA required
Positive: - close to economic and social facilities.
- site not environmentally sensitive.
Proposed use: GAP, rental units, VPUU
Compliant with IDP/SDF: yes
Estimated project timeframe: short to medium term (2019/2020 – 2021/2022)

Site F3:

Property description: Erf 1459
Size: 0.3 ha
Ownership: RSA
Current use: vacant
Zoning: Transport I
External access: Witstompneus
Buildings: none
Community facilities: within 1.8 km (clinic)
Schools: within 0.1 km (school)
Retail facilities: within 1.2 km (CBD)
Negative: - land transfer required.
- rezoning required.
Positive: - close to economic and social facilities.
- site not environmentally sensitive.
Proposed use: rental units, VPUU
Compliant with IDP/SDF: yes
Estimated project timeframe: short to medium term (2018/2019 – 2021/2022)

Site F4:

Property description: Erf 1349; Erf 1409
Size: 0.3 ha
Ownership: RSA; RSA
Current use: vacant
Zoning: Transport I
External access: Koningklip, Dahlia
Buildings: none
Community facilities: within 1.8 km (clinic)
Schools: within 0.1 km (school)
Retail facilities: within 1.2 km (CBD)
Negative:
- land transfer required.
- rezoning required.
Positive:
- close to economic and social facilities.
- site not environmentally sensitive.
Proposed use: rental units, VPUU
Compliant with IDP/SDF: yes
Estimated project timeframe: short to medium term (2018/2019 – 2021/2022)

Site F5:

Property description: Erf 1293
Size: 0.2 ha
Ownership: SBM
Current use: vacant
Zoning: Open Space I
External access: Dageraad, Dolfyn
Buildings: none
Community facilities: within 1.9 km (clinic)
Schools: within 0.2 km (school)
Retail facilities: within 1.1 km (CBD)
Negative:
- rezoning required.
- BA required.
Positive:
- close to economic and social facilities.
- site not environmentally sensitive.
Proposed use: rental units, VPUU
Compliant with IDP/SDF: yes
Estimated project timeframe: short to medium term (2019/2020 – 2021/2022)

Site F6:

Property description: Erf 1225; Erf 1227
Size: 0.3 ha
Ownership: RSA; RSA
Current use: vacant
Zoning: Transport I
External access: Dageraad, Tuna, Geelbek
Buildings: none
Community facilities: within 2.0 km (clinic)
Schools: within 0.4 km (school)
Retail facilities: within 1.0 km (CBD)
Negative:
- land transfer required.
- rezoning required.
Positive:
- close to economic and social facilities.
- site not environmentally sensitive.
Proposed use: rental units, VPUU
Compliant with IDP/SDF: yes
Estimated project timeframe: short to medium term (2018/2019 – 2021/2022)

Site F7:

Property description: Erf 1167; Erf 1175; Erf 1178
Size: 0.6 ha
Ownership: RSA; A. Plaatjies; RSA
Current use: vacant
Zoning: Transport I, Residential I
External access: Geelbek, Makriel
Buildings: none
Community facilities: within 2.0 km (clinic)
Schools: within 0.3 km (school)
Retail facilities: within 1.0 km (CBD)
Negative:
- land acquisition required.
- rezoning required.
Positive:
- close to economic and social facilities.
- site not environmentally sensitive.
Proposed use: infill private residential
Compliant with IDP/SDF: yes
Estimated project timeframe: market dependent

Site F8:

Property description: Erf 1101
Size: 1.0 ha
Ownership: Oorgangsrraad-Weskus Skiereiland
Current use: vacant
Zoning: Transport I
External access: Makriel, Roman
Buildings: none
Community facilities: within 2.3 km (clinic)
Schools: within 0.7 km (school)
Retail facilities: within 1.0 km (CBD)
Negative: - rezoning required.
Positive: - in municipal ownership.
- close to economic and social facilities.
- site not environmentally sensitive.
Proposed use: GAP, rental units, VPUU
Compliant with IDP/SDF: yes
Estimated project timeframe: short to medium term (2018/2019 – 2021/2022)

Site F9:

Property description: Erf 1088
Size: 0.4 ha
Ownership: Oorgangsrraad-Weskus Skiereiland
Current use: vacant
Zoning: Transport I, Residential I
External access: Makriel, Roman
Buildings: none
Community facilities: within 2.3 km (clinic)
Schools: within 0.7 km (school)
Retail facilities: within 1.0 km (CBD)
Negative: - rezoning required.
Positive: - in municipal ownership.
- close to economic and social facilities.
- site not environmentally sensitive.
Proposed use: GAP, rental units, VPUU
Compliant with IDP/SDF: yes
Estimated project timeframe: short to medium term (2018/2019 – 2021/2022)

Site F10:

Property description: Erf 795
Size: 0.4 ha
Ownership: Oorgangsrraad-Weskus Skiereiland
Current use: vacant
Zoning: Transport I
External access: Trichardt, President
Buildings: none
Community facilities: within 2.9 km (clinic)
Schools: within 1.0 km (school)
Retail facilities: within 1.0 km (CBD)
Negative: - rezoning required.
Positive: - in municipal ownership.
- close to economic and social facilities.
- site not environmentally sensitive.
Proposed use: GAP, rental units, VPUU
Compliant with IDP/SDF: yes
Estimated project timeframe: short to medium term (2018/2019 – 2021/2022)

Site F11:

Property description: Erf 748
Size: 0.5 ha
Ownership: Oorgangsrraad-Weskus Skiereiland
Current use: vacant
Zoning: Transport I
External access: Trichardt
Buildings: none
Community facilities: within 2.9 km (clinic)
Schools: within 1.0 km (school)
Retail facilities: within 1.0 km (CBD)
Negative: - rezoning required
Positive: - in municipal ownership.
- close to economic and social facilities.
- site not environmentally sensitive.
Proposed use: GAP, rental units, VPUU
Compliant with IDP/SDF: yes
Estimated project timeframe: short to medium term (2018/2019 – 2021/2022)

Site F12 (White City 24):

Property description: Farm 284, Portion 1; Erf 3460
Size: 0.8 ha
Ownership: RSA; RSA
Current use: informal structures, vacant
Zoning: Residential I
External access: Tonym
Buildings: informal structures
Community facilities: within 2.3 km (clinic)
Schools: within 0.7 km (school)
Retail facilities: within 1.0 km (CBD)
Negative: - land transfer required.
Positive: - zoning in place.
- close to economic and social facilities.
- site not environmentally sensitive.
- upgrading of currently poor living conditions.
Proposed use: rectification, CRU
Compliant with IDP/SDF: yes
Estimated project timeframe: short term (2015/2016 – 2016/2017)

The project is currently on the municipal project pipeline. The project represents the 'White City 24' rectification project and consists of 24 serviced sites and top structures.

Site F13:

Property description: Erf 1201; Erf 1204; Erf 1208
Size: 0.3 ha
Ownership: Premier Fishing SA Pty Ltd; Premier Fishing SA Pty Ltd; Premier Fishing SA Pty Ltd
Current use: vacant
Zoning: Residential I
External access: Geelbek
Buildings: residential dwellings
Community facilities: within 2.2 km (clinic)
Schools: within 0.6 km (school)
Retail facilities: within 0.9 km (CBD)
Negative: - land acquisition required.
Positive: - zoning in place.
- close to economic and social facilities.
- site not environmentally sensitive.
Proposed use: upgrading of existing structures
Compliant with IDP/SDF: yes
Estimated project timeframe: property owner dependent

This project may be a private initiative with private funding.

Saldanha: Sites G1 to G3



Site G1:

Property description: Farm 284/1

Size: 2.4 ha

Ownership: RSA

Current use: vacant

Zoning: Authority

External access: Tonym

Buildings: none

Community facilities: within 2.7 km (clinic)

Schools: within 1.0 km (school)

Retail facilities: within 1.9 km (CBD)

Negative:
- land transfer required.
- rezoning required.

Positive:
- close to economic and employment opportunities.
- close to social facilities.
- site not environmentally sensitive.

Proposed use: BNG, GAP

Compliant with IDP/SDF: yes

Estimated project timeframe: medium to long term (2022/2023 – 2025/2026)

Site G2:

Property description: Erf 3460
Size: 4.4 ha
Ownership: RSA
Current use: derelict buildings, vacant
Zoning: Authority
External access: Tonym
Buildings: derelict buildings
Community facilities: within 2.6 km (clinic)
Schools: within 1.0 km (school)
Retail facilities: within 1.6 km (CBD)
Negative:
- land transfer required and re-alignment of naval wall.
- bulk of site contains CBA “terrestrial”.
Positive:
- close to economic and employment opportunities.
- close to social facilities.
Proposed use: BNG, GAP
Compliant with IDP/SDF: yes
Estimated project timeframe: medium to long term (2022/2023 onwards)

Site G3:

Property description: Erf 3460; Farm 284; Farm 284/1; Farm 284/2
Size: 10.3 ha
Ownership: RSA; RSA; RSA; RSA
Current use: vacant
Zoning: Authority
External access: Tonym
Buildings: none
Community facilities: within 2.8 km (clinic)
Schools: within 1.1 km (school)
Retail facilities: within 1.8 km (CBD)
Negative:
- land transfer required and re-alignment of naval wall.
- bulk of site contains CBA “terrestrial”.
- BA required.
Positive:
- close to economic and employment opportunities.
- close to social facilities.
Proposed use: BNG, GAP
Compliant with IDP/SDF: yes
Estimated project timeframe: medium to long term (2022/2023 onwards)

Saldanha: Site H



Property description:	Farm 284/1; Farm 284/6
Size:	5.82 ha
Ownership:	RSA; Premier Fishing SA Pty Ltd
Current use:	few houses and a hostel
Zoning:	sub divisional area
External access:	Diaz Road, Schuter Street, Lyn Street
Buildings:	houses, hostel
Community facilities:	within 1.5 km (clinic)
Schools:	within 1.6 km (school)
Retail facilities:	within 2.5 km (CBD)
Negative:	<ul style="list-style-type: none">- land transfer required and re-alignment of naval wall.
Positive:	<ul style="list-style-type: none">- close to economic and employment opportunities.- close to social facilities.- the land south of Diaz Road's zoning is in place.- partly developed.- site not environmentally sensitive.
Proposed use:	GAP
Compliant with IDP/SDF:	yes
Estimated project timeframe:	medium to long term (2022/2023 onwards)

Saldanha: Sites I1 and I2



Site I1:

Property description:	Farm 282, Portion 8
Size:	4.8 ha
Ownership:	National Portland Cement Co Pty Ltd
Current use:	vacant
Zoning:	Agriculture
External access:	Sceptre
Buildings:	none
Community facilities:	within 3.7 km (clinic)
Schools:	within 1.4 km (school)
Retail facilities:	within 2.0 km (CBD)
Negative:	<ul style="list-style-type: none">- rezoning required.- site contains CBA "terrestrial".- BA requires.
Positive:	<ul style="list-style-type: none">- close to economic and employment opportunities.- close to social facilities.
Proposed use:	private residential development
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

Site I2:

Property description: Erf 4541; Erf 14298

Size: 102.1 ha

Ownership: Educational Trustees; Unregistered, remainder (Erf 3660) in ownership of Karma Prop Inv 3 Pty Ltd

Current use: vacant

Zoning: Agriculture, Institutional I

External access: Main, Waratah, Sceptre

Buildings: none

Community facilities: within 4.0 km (clinic)

Schools: within 1.0 km (school)

Retail facilities: within 2.7 km (CBD)

Negative:

- land transfer required.
- rezoning required.
- site contains CBA “terrestrial”.
- BA requires.

Positive:

- close to economic and employment opportunities.
- close to social facilities.

Proposed use: GAP, private residential development

Compliant with IDP/SDF: yes

Estimated project timeframe: long term (2022/2023 onwards), market dependent

Saldanha: Site J: Saldanha Local Area Plan: Station Precinct



Property description: Erf 3473; Erf 3473/2; Erf 11854; Erf 5053; Erf 1621
Size: 6.3 ha
Ownership: Transnet; Transnet; SBM; SBM; SBM
Current use: rail road, road reserve, vacant
Zoning: Transport I; Open space I
External access: Main, Oberon
Buildings: none
Community facilities: within 3.0 km (clinic)
Schools: within 0.7 km (school)
Retail facilities: within 0.8 km (CBD)
Negative:
- subdivision and rezoning required.
- BA requires.
Positive:
- close to economic and social facilities.
- no environmentally sensitive areas.
Proposed use: Private, tourist accommodation
Compliant with IDP/SDF: yes, SDF designates the site for 'station redevelopment'.
Estimated project timeframe: market dependent

Saldanha: Site K



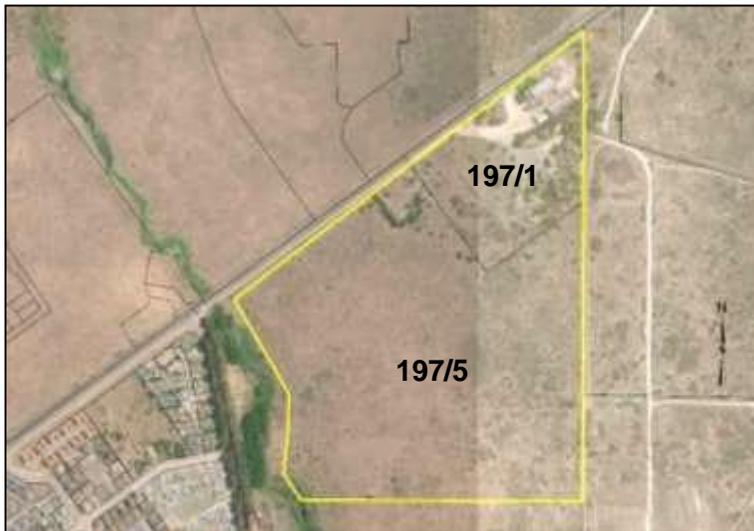
Property description:	Erf 3660
Size:	161.4 ha
Ownership:	Karma Prop Inv 3 Pty Ltd
Current use:	vacant, agriculture
Zoning:	Agriculture
External access:	Main, Pikkewyn
Buildings:	none
Community facilities:	within 5.8 km (clinic)
Schools:	within 2.9 km (school)
Retail facilities:	within 3.1 km (CBD)
Negative:	<ul style="list-style-type: none">- land acquisition required.- rezoning required.- BA required.- near wastewater treatment works.- near airfield.
Positive:	<ul style="list-style-type: none">- close to economic and employment opportunities (IDZ).- bulk of site contains less sensitive biodiversity areas (CBA = other natural area).
Proposed use:	BNG, GAP, private residential development
Compliant with IDP/SDF:	yes
Estimated project timeframe:	medium term (if IDZ commences)

Saldanha: Site L



Property description:	Erf 3662; Erf 11522; Erf 11523
Size:	177.8 ha
Ownership:	Karma Prop Inv 3 Pty Ltd; unregistered, remainder (Erf 10937) in ownership of Karma Prop Inv 3 Pty Ltd unregistered, remainder (Erf 10937) in ownership of Karma Prop Inv 3 Pty Ltd
Current use:	vacant agriculture
Zoning:	Agriculture
External access:	Pikkewyn
Buildings:	none
Community facilities:	within 8.0 km (clinic)
Schools:	within 4.8 km (school)
Retail facilities:	within 5.2 km (CBD)
Negative:	<ul style="list-style-type: none">- rezoning required.- BA required.- near wastewater treatment works.- near to airfield.
Positive:	<ul style="list-style-type: none">- close to economic and employment opportunities (IDZ).- bulk of site contains less sensitive biodiversity areas (CBA = other natural area).
Proposed use:	Private residential development
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

Saldanha: Site M



Property description:	Farm 197/1; Farm 197/5
Size:	363.1 ha
Ownership:	Saldanha Diesel Pty Ltd; Conlands Prop Pty Ltd
Current use:	light industrial, shed
Zoning:	Agriculture
External access:	Pikkewyn
Buildings:	industrial building, shed
Community facilities:	within 8.0 km (clinic)
Schools:	within 4.8 km (school)
Retail facilities:	within 5.2 km (CBD)
Negative:	- rezoning required. - BA required.
Positive:	- close to economic and employment opportunities (IDZ). - bulk of site contains less sensitive biodiversity areas (CBA = other natural area).
Proposed use:	Private residential development
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

A mixed-use development has been approved for this site.

9.3 Vredenburg



Figure 29: Vredenburg Expansion Sites (Source: SBM SDF, 2011)

The SBM SDF (2011) and municipal officials have identified 15 land parcels for future residential development, of which 12 parcels (A to G and portion of H) would be appropriate for subsidised housing, as is discussed above. Parcels I to L (excluding Portion K) and a portion of Parcel H would be more suitable for conventional private residential development. Portion K represents the Vredenburg Urban Regeneration precinct and would include both private and subsidised residential uses.

Table 63: Vredenburg: Subsidised Housing Sites Analysis

Sites Analysis				
Current waiting list (2014): 2 854 (preference town)				
Projected subsidised housing demand (2031): 14 462 (4.0%); 18 149 (4.8%); 25 745 (6.0%)				
Site(s)	A1 – A3	B1 – B2	C	D
Extent (ha)	132	110.8	5.3	2.1
Housing	BNG, EH	BNG, GAP, Rental	BNG	GAP
Potential Units	6 683	6 000	300	70
Addressing backlog	Completely	Completely	10.5%	2.5%
Provision of Community Facilities				
Facility	Distance (km) from site (nearest facility)			
School	1.0 – 1.4	1.5 – 1.7	2.1	0.9
ECDC	2.1 – 2.6	2.4 – 3.9	2.0	0.5
Library	3.0 – 3.6	0.3 – 1.8	3.0	2.4
Clinic	2.1 – 2.5	1.7 – 1.9	1.8	1.0
Police Station	4.5 – 5.2	2.7 – 3.6	4.5	3.8
Ranking	8	6	7	5

Sites Analysis					
Site(s)	E	F	G	H	K
Extent (ha)	7.3	2.0	0.9	13.0	9.8
Housing	BNG	GAP, Rental	GAP, Rental	GAP, Pvt	GAP, ental
Potential Units	200	70	30	320	1
Addressing backlog	7.0%	2.3%	1.1%	11.2%	9.9%
Completely					
Provision of Community Facilities					
Facility	Distance (km) from site (nearest facility)				D:EA&DP Parameter
School	0.4	0.5	0.5	1.8	1.1
ECDC	1.6	2.8	0.4	4.7	1.1
Library	1.2	0.6	0.2	4.1	1.6
Clinic	0.4	0.7	0.4	2.2	1.5
Police Station	2.7	2.2	2.7	3.0	0.7
Ranking	3	4	1	9	2

Bulk services availability and future bulk services capacity upgrades required in Saldanha is set out below:

General

Vredenburg has extensive infrastructure that is evaluated and upgraded on a regular basis to accommodate growth.

Whereas the other towns have a series of natural catchment areas, Vredenburg is positioned almost exclusively within one natural catchment. All stormwater is formally collected and conveyed to a detention pond on the eastern extremity of Vredenburg. Thus large scale development will entail not only improvements to the standard household services but to bulk stormwater as well. The development of the site A3 will be particularly affected and problematic.

Stormwater management, whilst important for all development, will need to be reviewed on a more macro scale in Vredenburg than in the other towns before any of the development proposals can be undertaken.

Water

The Hospital and Louville reservoirs supply water to two zones in Vredenburg. The reservoirs are interconnected and can cross-supply either zone. Water to the reservoirs is obtained from the WCDM via pipelines from the Bezaansklip reservoir. There is sufficient supply capacity in these pipelines.

The Hospital reservoir capacity is currently being upgraded by an additional 5 MI and this has been taken into account in the evaluation. Notwithstanding this upgrade, further capacity improvements would be necessary to accommodate the development proposals of this report.

The following table indicates the water requirement for the subsidized HSP proposals.

Table 64: Vredenburg: HSP Estimated Water Requirements

Site (see town plan)	Human Settlement	No. of units	AADD (kl/d)	Comment
A1 - A3	BNG	6 683	3 342	Based on 0.5 kl/day per unit
B1 - B2	BNG, GAP	6 000	3 300	Based on 0.55 kl/day per unit
C	BNG	300	150	Based on 0.5 kl/day per unit
D	GAP	70	35	Based on 0.5 kl/day per unit
E	BNG	200	100	Based on 0.5 kl/day per unit
F	GAP, rental	70	39	Based on 0.55 kl/day per unit
G	Gap, rental	30	17	Based on 0.55 kl/day per unit
H	GAP, Pvt	320	192	Based on 0.6 kl/day per unit
J	GAP, Rental	1 400	770	Based on 0.55 kl/day per unit
Sub-Total (kl/d)			7 945	
Current actual AADD			6 800	Estimated from GLS report.
Fully occupied existing (kl/d)			9 762	Estimated from GLS report.
Total future demand (kl/d)			17 707	Only with future planned human settlements.
Required 48 hours reservoir capacity (kl)			35 414	
Present reservoir storage (kl)			13 800	
Future reservoir shortage (kl)			-21 614	

Sewerage

Vredenburg has some spare capacity in the WWTWs (capacity 5.0 MI and current AADD of 4.0 MI), but this would need further expansion to

accommodate the long term planning. Bulk reticulation infrastructure is in the process of being upgraded.

The estimates on sewerage capacity requirements are based on 70% of the water AADD, therefore an additional requirement of 4 800 kl/day.

Electricity

The estimated additional electrical capacity necessary for the HSP proposals is in the order of magnitude of 14 MVA.

The 16 identified sites identified for housing delivery projects in Vredenburg are discussed in more detail on the following pages.

Vredenburg: Site A (George Kerridge South)



Site A1:

Property description: Farm 132, Portion 4

Size: 21.1 ha

Ownership: SBM

Current use: vacant

Zoning: Agriculture

External access: Toermalyn

Buildings: none

Community facilities: within 2.1 km (clinic)

Schools: within 1.0 km (school)

Retail facilities: within 4.3 km (CBD)

Negative:

- far from employment and economic opportunities.
- rezoning required.
- BA required.

Positive:

- in municipal ownership.
- adjacent to existing human settlements projects.
- less sensitive biodiversity areas (CBA = Other Natural Area).

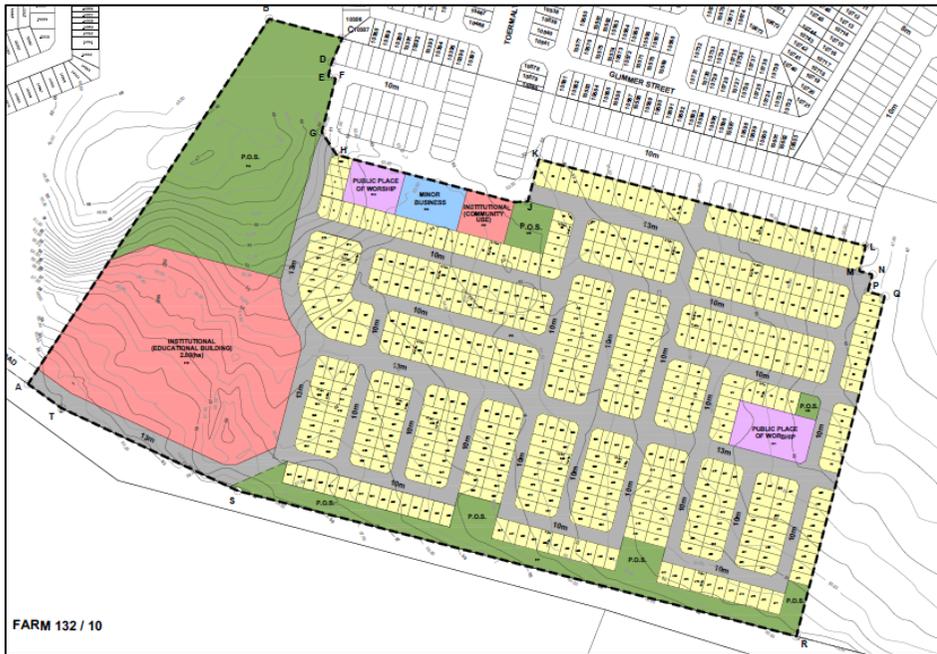
Proposed use: BNG

Compliant with IDP/SDF: yes

Estimated project timeframe: short to long term (2015/2016 – 2025/2026)

The project is currently on the municipal project pipeline. The project represents the 'George Kerridge South' project and consists of 512 serviced sites and top structures at a later stage, community facilities, places of worship and open space. Refer to the following layout.

The municipality also included this property as part of the Informal Settlement Development and Upgrading Plan.



Site A2:

Property description: Farm 132, Portion 4; Farm 132, Portion 10; Erf 8242

Size: 49.5 ha

Ownership: SBM; SBM; SBM

Current use: vacant

Zoning: Agriculture

External access: Southern Bypass, Toermalyn

Buildings: none

Community facilities: within 2.1 km (clinic)

Schools: within 1.0 km (school)

Retail facilities: within 4.3 km (CBD)

- Negative:**
- far from employment and economic opportunities.
 - railway line passing through the site.
 - rezoning required.
 - BA required.

- Positive:**
- in municipal ownership.
 - adjacent to existing human settlements projects.
 - less sensitive biodiversity areas (CBA = Other Natural Area).

Proposed use: BNG

Compliant with IDP/SDF: partly

Estimated project timeframe: short to long term (2018/2019 onwards)

A portion of the site will be used for emergency housing. Should the Kootjieskloof Road, adjacent to the site, be re-aligned in future, the current road reserve could be utilised for mixed-use and residential purposes.

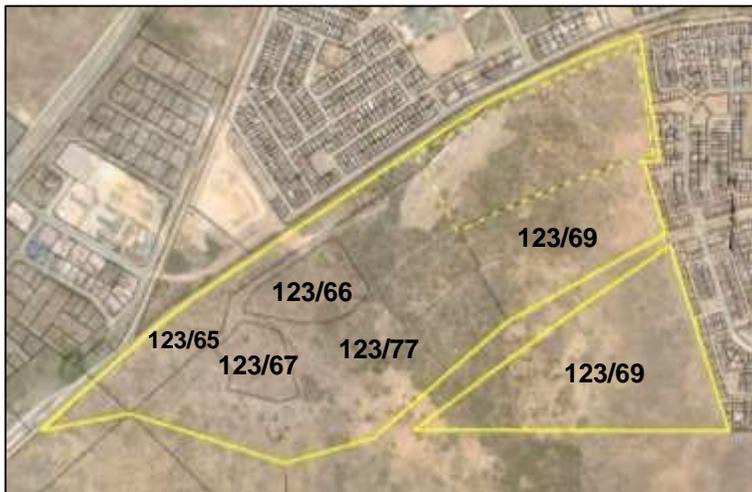
The project is currently on the municipal project pipeline. The project represents the Witteklip 1155 project and consists of 1155 serviced sites and top structures at a later stage, community facilities, places of worship and open space. Refer to the following layout.

Site A3:

- Property description:** Farm 132/4; Erf 8270; Farm 101, Portion 10
- Size:** 61.4 ha
- Ownership:** SBM; Oorgangsrraad-Weskus Skiereiland; SBM
- Current use:** vacant
- Zoning:** Agriculture
- External access:** Toermalyn
- Buildings:** none
- Community facilities:** within 2.5 km (clinic)
- Schools:** within 1.4 km (school)
- Retail facilities:** within 4.7 km (CBD)
- Negative:**
- far from employment and economic opportunities.
 - outside of urban edge.
 - rezoning required.
 - BA required.
- Positive:**
- in municipal ownership.
 - adjacent to existing human settlements projects.
 - less sensitive biodiversity areas (CBA = Other Natural Area).
- Proposed use:** BNG
- Compliant with IDP/SDF:** outside of urban edge, but area has been identified for future growth.
- Estimated project timeframe:** long term (beyond 2025/2026)



Vredenburg: Site B



Site B1:

Property description: Farm 123/65; Farm 123/66; Farm 123/67; Farm 123/69; Farm 123/77

Size: 87.5 ha

Ownership: Transnet Ltd; unregistered, remainder in ownership of Witteklip Boerdery CC; unregistered, remainder in ownership of Witteklip Boerdery CC; SBM; Witteklip Boerdery CC

Current use: vacant

Zoning: Agriculture

External access: Bergsig, Vink

Buildings: none

Community facilities: within 1.7 km (clinic)

Schools: within 1.5 km (school)

Retail facilities: within 3.0 km (CBD)

Negative: - rezoning required.

- BA required.

- land acquisition required.

Positive: - near to employment and economic opportunities.

- near to social facilities.

- less sensitive biodiversity areas (CBA = Other Natural Area).

Proposed use: BNG, GAP

Compliant with IDP/SDF: yes

Estimated project timeframe: medium to long term (2019/2020 onwards)

Site B2:

Property description: Farm 123/69
Size: 23.0 ha
Ownership: SBM
Current use: vacant
Zoning: Agriculture
External access: Southern Bypass
Buildings: none
Community facilities: within 1.9 km (clinic)
Schools: within 1.7 km (school)
Retail facilities: within 3.3 km (CBD)
Negative:
- rezoning required.
- BA required.
Positive:
- in municipal ownership.
- near to employment and economic opportunities.
- near to social facilities.
- less sensitive biodiversity areas (CBA = Other Natural Area).
Proposed use: BNG, GAP, Rental
Compliant with IDP/SDF: yes
Estimated project timeframe: medium to long term (2019/2020 onwards)

Vredenburg: Site C



Property description:	Erf 8242
Size:	5.3 ha
Ownership:	SBM
Current use:	vacant
Zoning:	Agriculture
External access:	Mika, Diamant
Buildings:	none
Community facilities:	within 1.8 km (clinic)
Schools:	within 2.1 km (school)
Retail facilities:	within 3.1 km (CBD)
Negative:	- rezoning required. - BA required if site is larger than 5.0 ha. - amendment of SDF required.
Positive:	- in municipal ownership. - site not environmentally sensitive.
Proposed use:	BNG
Compliant with IDP/SDF:	no, designated for public open space.
Estimated project timeframe:	short to medium term (2019/2020 – 2023/2024)

The project is currently on the municipal project pipeline. The project represents the Ongegund 28 project and consists of 28 serviced sites and top structures, community facilities, places of worship and open space. Refer to the following layout.

Vredenburg: Site D



Property description:	Erf 16256 (Unregistered, Remainder 3352)
Size:	2.1 ha
Ownership:	SBM
Current use:	vacant
Zoning:	Residential I
External access:	Erica
Buildings:	none
Community facilities:	within 1.0 km (clinic)
Schools:	within 0.9 km (school)
Retail facilities:	within 2.3 km (CBD)
Negative:	- none.
Positive:	- zoning in place. - near to employment and economic opportunities. - near to social facilities. - site not environmentally sensitive.
Proposed use:	GAP
Compliant with IDP/SDF:	yes
Estimated project timeframe:	short term (2015/2016 – 2016/2017)

Vredenburg: Site E (Louwville 200)



Property description:	Erf 1003; Erf 7752
Size:	7.3 ha
Ownership:	SBM; SBM
Current use:	vacant, place of worship
Zoning:	Open Space I
External access:	Kooitjieskloof
Buildings:	church halls
Community facilities:	within 0.4 km (clinic)
Schools:	within 0.4 km (school)
Retail facilities:	within 2.3 km (CBD)
Negative:	- rezoning required - BA required.
Positive:	- in municipal ownership. - close to economic and employment opportunities. - close to social facilities.
Proposed use:	BNG
Compliant with IDP/SDF:	partly, Erf 1003 has been designated for public open space.
Estimated project timeframe:	short term (2015/2016 – 2021/2022)

The project is currently on the municipal project pipeline. The project represents the 'Louwville 200' project, consisting of 200 serviced sites and top structures. The municipality is currently in process to develop the property,

Vredenburg: Site F



Property description:	Erven 8029 to 8106
Size:	2.0 ha
Ownership:	SBM
Current use:	vacant
Zoning:	Residential I
External access:	Oxford, Dreyer
Buildings:	none
Community facilities:	within 0.7 km (clinic)
Schools:	within 0.5 km (school)
Retail facilities:	within 1.8 km (CBD)
Negative:	- soil unsuitable for conventional housing.
Positive:	- in municipal ownership. - zoning in place. - close to economic and employment opportunities. - close to social facilities.
Proposed use:	GAP, rental
Compliant with IDP/SDF:	yes
Estimated project timeframe:	short term (2015/2016 – 2016/2017)

Due to the poor soil conditions, conventional residential uses across the whole site is not suited. The poor conditions are due to the location of an old refuse site on a portion of the site. Row houses (GAP or rental units) are proposed along Dreyer Street and Oxford Crescent, surrounding a central community recreational facility.

Vredenburg: Site G



Property description:	Erf 3221
Size:	0.9 ha
Ownership:	SBM
Current use:	vacant
Zoning:	Institutional I
External access:	Bokmakierie, Maclon, Duif
Buildings:	none
Community facilities:	within 0.4 km (clinic)
Schools:	within 0.5 km (school)
Retail facilities:	within 2.1 km (CBD)
Negative:	- rezoning required.
Positive:	- in municipal ownership.
Proposed use:	GAP, rental
Compliant with IDP/SDF:	yes
Estimated project timeframe:	short term (2016/2017 – 2017/2018)

The project is on the draft municipal project pipeline. The project represents the “Old Swimming Pool” project, consisting of 38 serviced sites and top structures. The municipality is planning to develop the property,

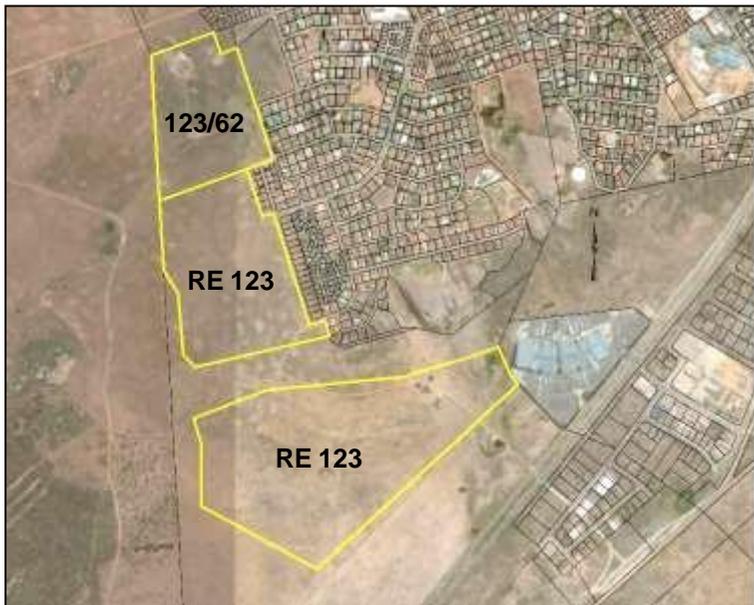
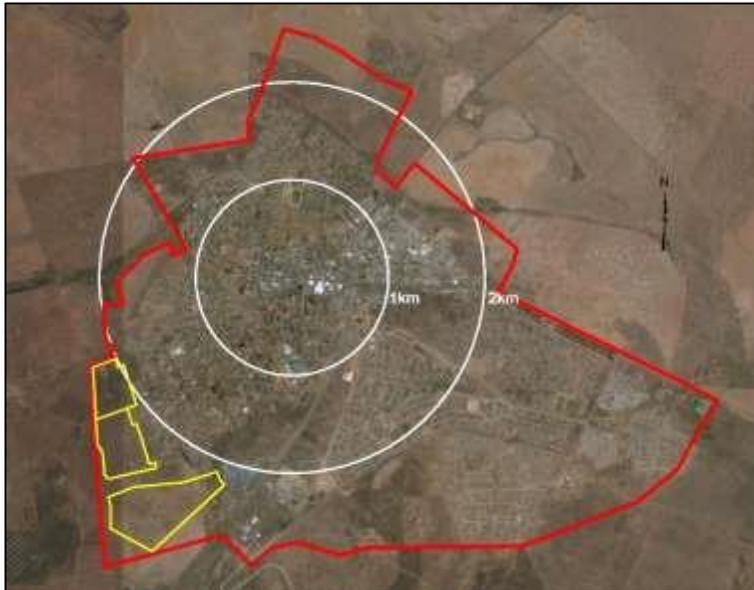


Vredenburg: Site H



Property description:	Erf 2483; Erf 2926
Size:	13.0 ha
Ownership:	SBM; SBM
Current use:	vacant
Zoning:	Agriculture
External access:	Main Road (M399)
Buildings:	none
Community facilities:	within 2.2 km (clinic)
Schools:	within 1.8 km (school)
Retail facilities:	within 2.4 km (CBD)
Negative:	<ul style="list-style-type: none">- rezoning required.- Portion of the site contains CBA "Other Ecological Support Areas Buffer".- BA required.
Positive:	<ul style="list-style-type: none">- in municipal ownership.- scenic area.
Proposed use:	GAP, private residential development.
Compliant with IDP/SDF:	yes
Estimated project timeframe:	long term (beyond 2025/2026) and market dependent

Vredenburg: Site I



Property description:	Re Farm 123; Farm 123, Portion 62
Size:	97.9 ha
Ownership:	KRRC Trust; Dalwai Hadjirah
Current use:	vacant
Zoning:	Agriculture
External access:	Saturnus Street, Pluto Street, Uranus Street
Buildings:	none
Community facilities:	within 3.9 km (clinic)
Schools:	within 2.7 km (school)
Retail facilities:	within 3.7 km (CBD)
Negative:	<ul style="list-style-type: none">- rezoning required.- large portions of the site contain CBAs "Critical Biodiversity Area - Terrestrial" and "Other Ecological Support Areas Buffer".- BA required.
Positive:	<ul style="list-style-type: none">- close to employment and economic opportunities.- close to social facilities.
Proposed use:	private residential development.
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

Vredenburg: Site J



Property description:	Farm 123, Portion 7
Size:	6.6 ha
Ownership:	Witteklip Boerdery CC
Current use:	vacant
Zoning:	Agriculture
External access:	Saldanha (R399)
Buildings:	none
Community facilities:	within 2.3 km (clinic)
Schools:	within 1.5 km (school)
Retail facilities:	within 2.1 km (CBD)
Negative:	<ul style="list-style-type: none">- rezoning required.- site contains CBA "terrestrial".- BA required.
Positive:	<ul style="list-style-type: none">- close to employment and economic opportunities.- close to social facilities.
Proposed use:	private residential development.
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

Vredenburg: Site K



- Property description:** Erf 1003; Erf 1082; Erf 1083; Erf 1412; Erf 1413; Erf 1414; Erf 1417; Erf 1437; Erf 1439; Erf 1943; Erf 1944; Erf 2786; Erf 3470; Erf 3476; Erf 3490; Erf 8712;
- Size:** 9.8 ha
- Ownership:** SBM and Transnet
- Current use:** industrial, vacant
- Zoning:** industrial I, authority, open space I
- External access:** Main Road, Kooitjieskloof Street, Hospital Street
- Buildings:** old train station, sheds
- Community facilities:** within 1.7 km (clinic)
- Schools:** within 1.9 km (school)
- Retail facilities:** within 1.6 km (CBD)
- Negative:**
- rezoning required.
 - BA required.
- Positive:**
- largely in Municipal ownership.
 - close to employment and economic opportunities.
 - close to social facilities.
 - provincially supported initiative.
 - site is not environmentally sensitive.

Proposed use: CRU, private residential development.
Compliant with IDP/SDF: yes
Estimated project timeframe: short to medium term (2015/2016 – 2022/2023), market dependent

It is estimated that approximately 1 140 residential units can be achieved within this precinct. Note that this project is still in the planning phase.

Vredenburg: Site L



Property description:	Erf 5021; Erf 5022
Size:	3.7 ha
Ownership:	RSA; RSA
Current use:	vacant
Zoning:	Authority
External access:	Main, Ulbrecht
Buildings:	none
Community facilities:	within km (clinic)
Schools:	within km (school)
Retail facilities:	within km (CBD)
Negative:	- land transfer required. - rezoning required.
Positive:	- close to employment and economic opportunities. - close to social facilities.
Proposed use:	private residential development.
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

9.4 Hopefield

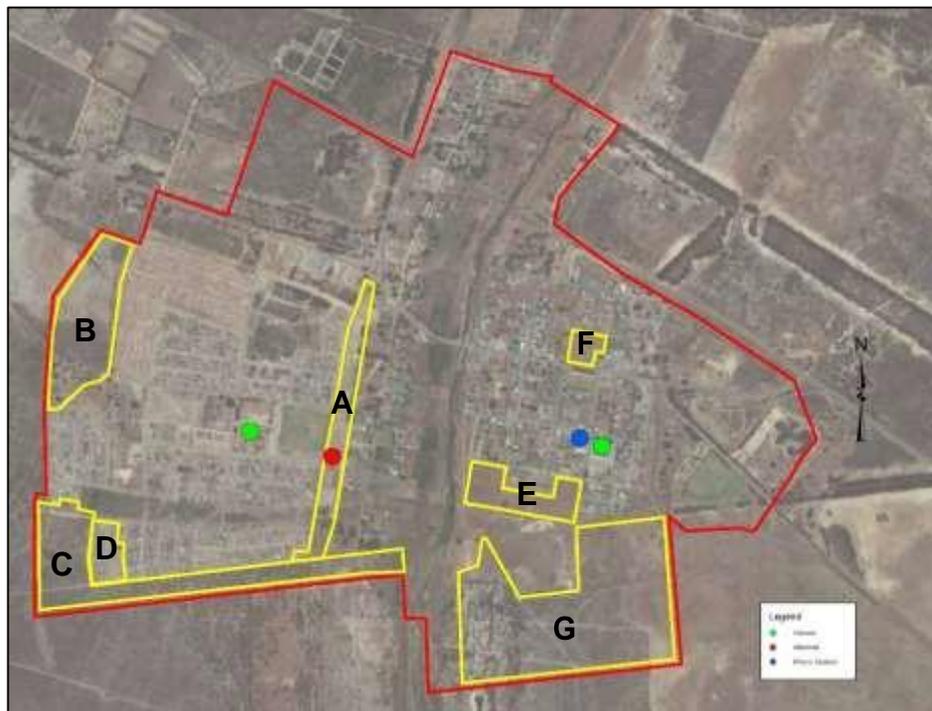


Figure 30: Hopefield Expansion Sites (Source: SBM SDF, 2011)

The SBM SDF (2011) and municipal officials have identified seven land parcels for future residential development, of which five parcels (A to E) would be appropriate for subsidised housing, as is discussed above. Parcels F and G would be more suitable for conventional private residential development.

Table 65: Hopefield: Subsidised Housing Sites Analysis

Sites Analysis					
Current waiting list (2014): 741 (preference town)					
Projected subsidised housing demand (2031): 2 600 (4.0%); 2 765 (4.8%); 3 935 (6.0%)					
Site(s)	A	B	C	D	
Extent (ha)	9.7	15.7	21.4	3.5	
Housing	GAP, Pvt	BNG, GAP	BNG, GAP	BNG	
Potential Units	240	880	1 200	62 + 118	
Addressing backlog	32.4%	Completely	Completely	24.3%	
Provision of Community Facilities					
Facility	Distance (km) from site (nearest facility)				D:EA&DP Parameter
School	0.9	0.9	1.2	1.0	
ECDC	Vredenburg				
Library	Vredenburg				
Clinic	0.6	1.2	1.6	1.4	
Police Station	2.1	2.8	3.6	3.4	
Ranking	1	3	5	4	

Bulk services availability and future bulk services capacity upgrades required in Saldanha is set out below:

General

Hopefield has limited scope for expansion in terms of its existing infrastructure. The essential services requirements are discussed below.

Water

Water to the Hopefield reservoir is supplied from the WCDM Withoogte pipeline and supplemented by a few boreholes.

The proposed developments are all situated close to existing infrastructure but, other than for the small developments (D and E), significant upgrading of bulk water infrastructure will be necessary.

The following table indicates the water requirement for the subsidised HSP proposals.

Table 66: Hopefield: HSP Estimated Water Requirements

Site (see town plan)	Human Settlement	No. of units	AADD (kl/d)	Comment
A	GAP, Pvt	240	144	Based on 0.6 kl/day per unit
B	BNG, GAP	880	484	Based on 0.55 kl/day per unit
C	BNG, GAP	1 200	600	Based on 0.5 kl/day per unit
D	BNG	62 + 118	90	Based on 0.5 kl/day per unit
E	GAP, Pvt	170	102	Based on 0.6 kl/day per unit
Sub-Total (kl/d)			1 420	
Current actual AADD			1 025	From SBM.
Fully occupied existing (kl/d)			1 600	GLS Report
Total future demand (kl/d)			3 020	Only with future planned human settlements
Required 48 hours reservoir capacity (kl)			6 040	
Present reservoir storage (kl)			1 200	
Future reservoir shortage (kl)			-4 840	

Sewerage

The WWTW (900 kl capacity) has spare capacity that could accommodate the smaller developments. However, any large development would require additional bulk sewerage infrastructure.

Order of magnitude estimates on sewerage capacity for the full development proposals are based simply on 70% of the water AADD. The additional capacity required is therefore in the order of 960 kl/day. This would double the existing WWTW capacity.

Electricity

The estimated additional electrical capacity necessary for the HSP proposals is in the order of magnitude of 2.8 MVA. This is significant and will require upgrading of infrastructure.

The seven identified sites identified for housing delivery projects in Hopefield are discussed in more detail on the following pages.

Hopefield: Site A



Property description:	Erf 350
Size:	9.7 ha
Ownership:	SBM
Current use:	vacant
Zoning:	Open Space I
External access:	Oak, Vrede
Buildings:	none
Community facilities:	within 0.6 km (clinic)
Schools:	within 0.9 km (school)
Retail facilities:	within 1.7 km (CBD)
Negative:	<ul style="list-style-type: none">- rezoning required.- Portion of the site contains CBA “other ecological support areas buffer”.- BA required.
Positive:	<ul style="list-style-type: none">- in municipal ownership- close to employment and economic opportunities (limited).- close to social facilities (limited).
Proposed use:	GAP, private residential development
Compliant with IDP/SDF:	yes
Estimated project timeframe:	short to medium term (2017/2018 – 2022/2023)

Hopefield: Site B



Property description:	Erf 350
Size:	15.7 ha
Ownership:	SBM
Current use:	vacant
Zoning:	Agriculture
External access:	Keesbos, Rooikrans
Buildings:	none
Community facilities:	within 1.2 km (clinic)
Schools:	within 0.9 km (school)
Retail facilities:	within 2.5 km (CBD)
Negative:	- rezoning required. - BA required.
Positive:	- in municipal ownership. - close to employment and economic opportunities (limited). - close to social facilities (limited). - less sensitive biodiversity areas (CBA = Other Natural Area).
Proposed use:	BNG, GAP
Compliant with IDP/SDF:	yes
Estimated project timeframe:	medium to long term (2018/2019 onwards)

Hopefield: Site C



Property description:	Erf 350; Erf 395
Size:	21.4 ha
Ownership:	SBM; G.E. Basson
Current use:	vacant
Zoning:	Agriculture
External access:	Protea, Robyn
Buildings:	none
Community facilities:	within 1.6 km (clinic)
Schools:	within 1.2 km (school)
Retail facilities:	within 3.0 km (CBD)
Negative:	<ul style="list-style-type: none">- land acquisition required.- rezoning required.- Portion of the site contains CBA “other ecological support areas buffer”.- BA required.
Positive:	<ul style="list-style-type: none">- close to employment and economic opportunities (limited).- close to social facilities (limited).
Proposed use:	BNG, GAP
Compliant with IDP/SDF:	yes
Estimated project timeframe:	long term (beyond 2025/2026)

Hopefield: Site D



Property description:	Erven 1647 to 1710; Erf 838
Size:	3.5 ha
Ownership:	un-registered; SBM
Current use:	houses, vacant
Zoning:	Open Space I
External access:	Protea, Juweel, Pluto
Buildings:	none
Community facilities:	within km (clinic)
Schools:	within km (school)
Retail facilities:	within km (CBD)
Negative:	- rezoning required. - BA required.
Positive:	- in municipal ownership. - close to employment and economic opportunities (limited). - close to social facilities (limited). - rectification of currently poor living conditions.
Proposed use:	BNG
Compliant with IDP/SDF:	yes
Estimated project timeframe:	short term (2015/2016 – 2021/2022)

The municipality initiated the project to demolish the asbestos structures in 2017/2018 financial year is due for completion in 2018/2018.

Hopefield: Site E



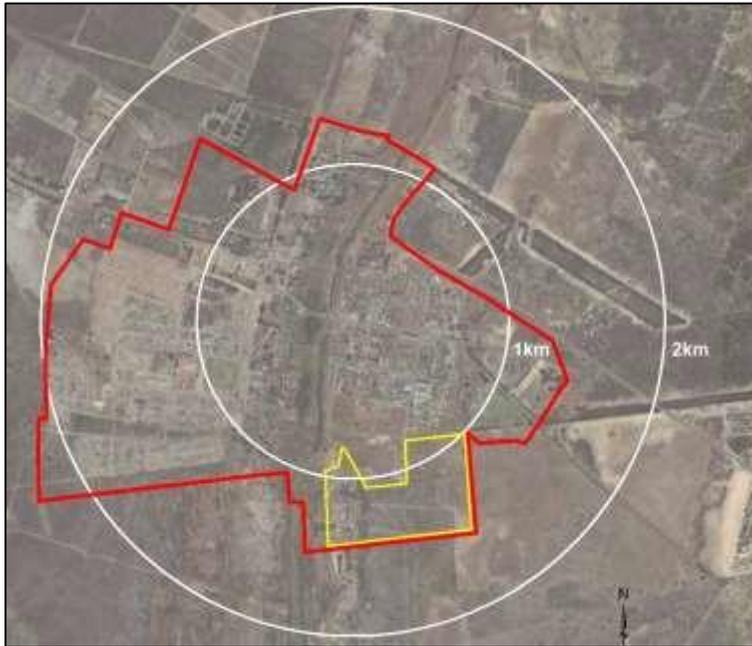
Property description:	Erf 31; Erf 329; Erf 337; Erf 340; Erven 2056 to 2093
Size:	6.7 ha
Ownership:	SBM; RSA; RSA; A. von Mansberg; Ahmed Prop 2 CC
Current use:	houses, vacant
Zoning:	Residential I. Institutional I
External access:	Hof, Church, Market
Buildings:	two houses
Community facilities:	within 1.7 km (clinic)
Schools:	within 0.6 km (school)
Retail facilities:	within 0.6 km (CBD)
Negative:	<ul style="list-style-type: none">- land acquisition required.- rezoning required.
Positive:	<ul style="list-style-type: none">- close to employment and economic opportunities (limited).- close to social facilities (limited).- site not environmentally sensitive.
Proposed use:	GAP, private residential
Compliant with IDP/SDF:	yes
Estimated project timeframe:	long term (beyond 2025/2026)

Hopefield: Site F



Property description:	Erf 135; Erf 136; Erf 139; Erf 140; Erf 145; Erf 146;
Size:	1.8 ha
Ownership:	RSA; RSA; RSA; RSA; RSA; RSA
Current use:	vacant
Zoning:	Residential I, Institutional I
External access:	Voortrekker, Market, Victoria
Buildings:	none
Community facilities:	within 1.7 km (clinic)
Schools:	within 0.6 km (school)
Retail facilities:	within 0.6 km (CBD)
Negative:	- land transfer required.
Positive:	- close to employment and economic opportunities (limited). - close to social facilities (limited). - site not environmentally sensitive.
Proposed use:	private residential development (retirement village)
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

Hopefield: Site G



Property description:	Erf 395; Erf 398
Size:	45.7 ha
Ownership:	G.E. Basson; Hopefield Municipality
Current use:	vacant
Zoning:	Agriculture
External access:	Victoria
Buildings:	none
Community facilities:	within 2.8 km (clinic)
Schools:	within 0.9 km (school)
Retail facilities:	within 1.5 km (CBD)
Negative:	<ul style="list-style-type: none">- rezoning required.- Portion of the site contains CBAs "aquatic and buffers" and "terrestrial".- BA required.
Positive:	<ul style="list-style-type: none">- close to employment and economic opportunities (limited).- close to social facilities (limited).
Proposed use:	private residential development.
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

9.5 St. Helena Bay



Figure 31: St. Helena Bay Expansion Sites (Source: SBM SDF, 2011)

The SBM SDF (2011) and municipal officials have identified fifteen land parcels for future residential development, of which nine parcels (A1, A2, A3, A4, B, C, D, E and F) would be appropriate for subsidised housing, as is discussed above. Parcels G to L would be more suitable for conventional private residential development.

Table 67: St. Helena Bay: Subsidised Housing Sites Analysis

Sites Analysis						
Current waiting list (2014): 1 497 (preference town)						
Projected subsidised housing demand (2031): 3 115 (4.0%); 4 445 (4.8%); 6 327 (6.0%)						
Site(s)	A1	A2	A3	A4	B	
Extent (ha)	20.0	42.7	32.6	52.2	1.2	
Housing	BNG	BNG	BNG	BNG, GAP	GAP	
Potential Units	485	2 400	1 800	2 300	40	
Addressing backlog	32.4%	Completely	Completely	Completely	2.7%	
Provision of Community Facilities						
Facility	Distance (km) from site (nearest facility)					D:EA&DP Parameter
School	1.7	0.8	1.4	2.2	1.2	
ECDC	Vredenburg					
Library	Vredenburg					
Clinic	1.7	0.8	1.4	2.2	1.9	
Police Station	6.8	6.3	6.0	4.9	4.2	
Ranking	8	5	6	7	4	

Sites Analysis						
Site(s)	C	D	E	F		
Extent (ha)	2.2	1.3	1.2	2	154.6	
Housing	GAP	BNG	BNG	G		
Potential Units	70	58	32	2	7 297	
Addressing backlog	4.7%	3.9%	2.1%	7.5	%	
Provision of Community Facilities						
Facility	Distance (km) from site (nearest facility)					D:EA&DP Parameter
School	0.3	0.1	3.2	3	7 Primary (21.0 ha) 5 Secondary (15.0 ha)	
ECDC	Vredenburg	Vredenburg	Vredenburg	Vreden	burg	
Library	Vredenburg	Vredenburg	Vredenburg	Vreden	burg	
Clinic	3.3	3.0	0.7	0	1 (0.8 ha)	
Police Station	1.0	0.7	2.4	3	1 (0.1 ha)	
Ranking	2	1	3	9		

Bulk services availability and future bulk services capacity upgrades required in Saldanha is set out below:

General

Expansion areas proposed in St. Helena Bay extend over a long linear area from Laingville to Britannia Bay. This extent will influence the costs of upgrading bulk infrastructure.

St. Helena Bay and especially the area of Britannia Bay is partly a seasonal town. Services requirements are significantly based on zoned areas not fully occupied as well as the limited seasonal occupation.

Water

Water is supplied to the Laingville reservoirs from the WCDM Vergeleë reservoir. Infrastructure exists close to all the areas proposed, but will need to be expanded. There is limited spare water capacity available, but based on the unoccupied requirements, some initial small development could be accommodated. In the longer term, all the development proposed in the area around Laingville (Sites A1 – A4) will require water infrastructure expansion.

The table below indicates the broad water requirements in terms of the HSP. It indicates that there is already inadequate 48 hour storage for the current daily requirements (AADD).

Table 68: St. Helena Bay: HSP Estimated Water Requirements

Site (see town plan)	Human Settlement	No. of units	AADD (kl/d)	Comment
A1	BNG	485	243	Based on 0.5 kl/day per unit
A2	BNG	2 400	1 200	Based on 0.5 kl/day per unit
A3	BNG	1 800	900	Based on 0.5 kl/day per unit
A4	BNG, GAP	2 300	1 265	Based on 0.55 kl/day per unit
B	GAP	40	22	Based on 0.55 kl/day per unit
C	GAP	70	39	Based on 0.55 kl/day per unit
D	BNG	58	29	Based on 0.5 kl/day per unit
E	BNG	32	16	Based on 0.5 kl/day per unit
F	BNG	112	56	Based on 0.5 kl/day per unit
Sub-Total (kl/d)			3 770	
Current actual AADD			5 210	From SBM.
Fully occupied existing (kl/d)			8 800	GLS Report
Total future demand (kl/d)			12 570	Only with future planned human settlements
Required 48 hours reservoir capacity (kl)			25 140	
Present reservoir storage (kl)			6 400	
Future reservoir shortage (kl)			-18 740	

Sewerage

St. Helena Bay is divided into two sewerage catchment zones. Britannia Bay is largely served by septic tanks connected to conservancy tanks with a small WWTW at Shelly Point (200 kl). In seasonal periods the sewerage system is overloaded. A new WWTW is planned for Britannia Bay, but will not accommodate much of the future subsidised development proposals.

The long linear area of St. Helena Bay along with Laingville is served by the WWTW (1 256 kl) on the north-east side of Laingville. Most of the seasonal sewage overloading in Britannia Bay is transported to Laingville which, in turn, causes capacity problems. As most of the subsidised housing proposals are situated around Laingville the long term upgrading of the sewerage system will need to be well planned before any development can be effected.

Order of magnitude estimates on bulk sewerage capacity requirements are based on 70% of the water AADD. In St. Helena Bay (and specifically the Laingville WWTW) the additional capacity required is therefore in the order of 2 640 kl/day.

Electricity

The estimated additional electrical capacity necessary for the HSP proposals is in the order of magnitude of 8 MVA. This is also a significant cost, especially when long infrastructure lengths are involved.

The fifteen identified sites identified for housing delivery projects in St. Helena Bay are discussed in more detail on the following pages.

St. Helena Bay: Site A1



Property description:	Erf 80
Size:	20.0 ha
Ownership:	SBM
Current use:	vacant
Zoning:	Agriculture
External access:	Fransman, Bokbaaivygie, Melkbos, Tontelblom
Buildings:	none
Community facilities:	within 1.7 km (clinic)
Schools:	within 1.7 km (school)
Retail facilities:	within 8.2 km (CBD)
Negative:	- far from employment and economic opportunities.
Positive:	- in municipal ownership. - zoning in place. - site not environmentally sensitive.
Proposed use:	BNG
Compliant with IDP/SDF:	yes
Estimated project timeframe:	short to long term (2018/2019 onwards)

This project currently (July 2015) has LUPO and General Plan approval. The project consists of 485 new residential erven, a business site, community facilities and open space, to be developed in two phases. The project also involves the upgrading of services of 179 existing erven on two separate sites.

St. Helena Bay: Site A2



Property description:	Erf 80
Size:	42.7 ha
Ownership:	SBM
Current use:	vacant
Zoning:	Subdivisional area
External access:	Boundary, Main
Buildings:	none
Community facilities:	within 0.8 km (clinic)
Schools:	within 0.8 km (school)
Retail facilities:	within 8.2 km (CBD)
Negative:	<ul style="list-style-type: none">- close to WWTWs.- far from employment and economic opportunities.- small portion of site contains CBA "other ecological support areas buffer".- bulk services upgrade required.
Positive:	<ul style="list-style-type: none">- in municipal ownership.- zoning in place.- environmental approval- bulk of site not environmentally sensitive.
Proposed use:	BNG
Compliant with IDP/SDF:	yes
Estimated project timeframe:	medium to long term (2020/2021 onwards)

It is proposed in the Informal Settlement Development an Upgrading Plan that a portion of Erf 80 be subdivided in order to make provision for formalized informal development. It is further proposed that the property make provision for IRDP project in future.

St. Helena Bay: Site A3



Property description:	Erf 80; Erf 609
Size:	32.6 ha
Ownership:	SBM; SBM
Current use:	vacant
Zoning:	agriculture
External access:	Protea, Duiker
Buildings:	none
Community facilities:	within 1.4 km (clinic)
Schools:	within 1.4 km (school)
Retail facilities:	within 7.8 km (CBD)
Negative:	<ul style="list-style-type: none">- close to wastewater treatment works.- far from employment and economic opportunities.- site contains CBA "terrestrial".- BA required.
Positive:	<ul style="list-style-type: none">- in municipal ownership.
Proposed use:	BNG
Compliant with IDP/SDF:	yes
Estimated project timeframe:	long term (beyond 2025/2026)

St. Helena Bay: Site A4



Property description:	Erf 1097; Erf 633; Erf 462; Erf 609; Erf 80
Size:	52.2 ha
Ownership:	West Point Processors Pty Ltd; King Solomon Foods Pty Ltd ;SBM; SBM; SBM
Current use:	vacant, resort
Zoning:	agriculture, industrial I
External access:	Main Road (MR00533)
Buildings:	none
Community facilities:	within 2.2 km (clinic)
Schools:	within 2.2 km (school)
Retail facilities:	within 6.7 km (CBD)
Negative:	<ul style="list-style-type: none">- land acquisition required.- rezoning required.- near high water mark- far from employment and economic opportunities.- half of site contains CBA "terrestrial".- BA required.
Positive:	<ul style="list-style-type: none">- partly in municipal ownership.- half of site is not environmentally sensitive,
Proposed use:	BNG, GAP
Compliant with IDP/SDF:	yes
Estimated project timeframe:	long term (beyond 2025/2026)

St. Helena Bay: Site B



Property description:	Erf 35; Erf 5521
Size:	1.2 ha
Ownership:	West Coast Miracles Pty Ltd; P.G.M. van de Ghinste
Current use:	vacant
Zoning:	Agriculture
External access:	Main Road (MR00533)
Buildings:	none
Community facilities:	within 1.9 km (clinic)
Schools:	within 1.2 km (school)
Retail facilities:	within 3.5 km (CBD)
Negative:	<ul style="list-style-type: none">- land acquisition required.- rezoning required.- far from employment and economic opportunities.- close to high water mark
Positive:	<ul style="list-style-type: none">- scenic location.- site not environmentally sensitive.
Proposed use:	GAP
Compliant with IDP/SDF:	yes
Estimated project timeframe:	medium term (2021/2022 – 2023/2024)

St. Helena Bay: Site C



Property description:	Erf 6504
Size:	2.2 ha
Ownership:	Erf 1819 Brittanica Heights CC
Current use:	vacant barracks, houses, vacant
Zoning:	Residential I
External access:	Main Road (MR00533)
Buildings:	old barracks, houses
Community facilities:	within 3.3 km (clinic)
Schools:	within 0.3 km (school)
Retail facilities:	within 2.8 km (CBD)
Negative:	- land acquisition required.
Positive:	- rezoning in place. - close to economic activities (limited). - site not environmentally sensitive.
Proposed use:	GAP, mixed use
Compliant with IDP/SDF:	yes
Estimated project timeframe:	medium term (2021/2022 – 2023/2024)

The municipality is proposing a project in the housing pipeline to address the challenges in area and also to develop economic opportunities.

St. Helena Bay: Site D



Property description:	Erf 35; Erf 40; Erf 9524
Size:	1.3 ha
Ownership:	West Coast Miracles Pty Ltd; West Coast Miracles Pty Ltd; unregistered
Current use:	houses, vacant
Zoning:	Industrial II
External access:	Mississippi, Main Road (MR00533)
Buildings:	houses
Community facilities:	within 3.0 km (clinic)
Schools:	within 0.1 km (school)
Retail facilities:	within 2.3 km (CBD)
Negative:	<ul style="list-style-type: none">- land acquisition required.- rezoning required.- close to high water mark.
Positive:	<ul style="list-style-type: none">- scenic location.- site not environmentally sensitive.
Proposed use:	BNG
Compliant with IDP/SDF:	yes
Estimated project timeframe:	medium to long term (2023/2024 – 2025/2026)

St. Helena Bay: Site E



Property description:	Erf 78
Size:	1.3 ha
Ownership:	Department of Public Works
Current use:	hostels
Zoning:	Authority
External access:	Main Road (MR00533), via internal harbour road
Buildings:	hostels
Community facilities:	within 0.7 km (clinic)
Schools:	within 3.2 km (school)
Retail facilities:	within 4.5 km (CBD)
Negative:	<ul style="list-style-type: none">- land acquisition required.- rezoning required.
Positive:	<ul style="list-style-type: none">- rectification of currently poor living conditions.- close to economic and employment opportunities.- site not environmentally sensitive.
Proposed use:	BNG
Compliant with IDP/SDF:	yes
Estimated project timeframe:	medium to long term (2023/2024 – 2025/2026)

St. Helena Bay: Site F



Property description:	Farm 6, Portion 4
Size:	1.2 ha
Ownership:	Oceana Brands Ltd
Current use:	vacant
Zoning:	Agriculture
External access:	Main Road (MR00533), Mercury
Buildings:	none
Community facilities:	within 4.0 km (clinic)
Schools:	within 0.3 km (school)
Retail facilities:	within 0.8 km (CBD)
Negative:	<ul style="list-style-type: none">- land acquisition required.- rezoning required.- site contains CBA "terrestrial".
Positive:	<ul style="list-style-type: none">- close to economic and employment opportunities (limited).
Proposed use:	BNG
Compliant with IDP/SDF:	yes
Estimated project timeframe:	medium to long term (2024/2025 onwards)

St. Helena Bay: Site G



Property description:	Erf 20 (portion of Erf 35)
Size:	20.3 ha
Ownership:	West Coast Miracles Pty Ltd
Current use:	vacant
Zoning:	agriculture
External access:	Harbour Lights Avenue
Buildings:	none
Community facilities:	within 2.0 km (clinic)
Schools:	within 2.9 km (school)
Retail facilities:	within 1.9 km (CBD)
Negative:	<ul style="list-style-type: none">- rezoning required.- small portion of the site contains CBA "other ecological support areas buffer".- BA required.
Positive:	<ul style="list-style-type: none">- scenic area.
Proposed use:	private residential development
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

St. Helena Bay: Site H



Property description:	Erf 474
Size:	19.4 ha
Ownership:	Advanced Projects Pty Ltd
Current use:	vacant
Zoning:	agriculture
External access:	Main Road (MR00533)
Buildings:	none
Community facilities:	within 0.9 km (clinic)
Schools:	within 3.1 km (school)
Retail facilities:	within 0.7 km (CBD)
Negative:	- rezoning required. - BA required.
Positive:	- scenic area. - site not environmentally sensitive.
Proposed use:	private residential development
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

St. Helena Bay: Site I



Property description:	Farm 6, Portion 4
Size:	24.6 ha
Ownership:	Oceana Brands Ltd
Current use:	vacant
Zoning:	agriculture
External access:	Main Road (MR00533)
Buildings:	none
Community facilities:	within 3.0 km (clinic)
Schools:	within 2.6 km (school)
Retail facilities:	within 2.5 km (CBD)
Negative:	<ul style="list-style-type: none">- rezoning required.- the entire site contains CBA "terrestrial".- BA required.
Positive:	<ul style="list-style-type: none">- scenic area.
Proposed use:	private residential development
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

St. Helena Bay: Site J



Property description: Farm 6, Portion 4
Size: 137.3 ha
Ownership: Oceana Brands Ltd
Current use: vacant
Zoning: Agriculture
External access: Main Road (MR00533), Concorde
Buildings: none
Community facilities: within 5.9 km (clinic)
Schools: within 2.5 km (school)
Retail facilities: within 2.2 km (CBD)
Negative: - rezoning required.
Positive: - scenic location.
- site not environmentally sensitive.
Proposed use: private residential development
Compliant with IDP/SDF: yes
Estimated project timeframe: market dependent

St. Helena Bay: Site K



Property description: Erf 460
Size: 46.0 ha
Ownership: Weskus Seeplotte Pty Ltd
Current use: vacant
Zoning: Agriculture
External access: Main Street
Buildings: none
Community facilities: within 6.5 km (clinic)
Schools: within 2.5 km (school)
Retail facilities: within 2.4 km (CBD)
Negative:
- rezoning required.
- BA required.
Positive:
- scenic area.
- site not environmentally sensitive.
Proposed use: private residential development.
Compliant with IDP/SDF: yes
Estimated project timeframe: market dependent

St. Helena Bay: Site L



Property description:	Farm 6, Portion 5; Farm 6, Portion 7; Erf 11553
Size:	101.7 ha
Ownership:	Paddys Pad 2057 Pty Ltd; Schoongezicht Trust; Paddys Pad 2057 Pty Ltd
Current use:	holiday accommodation, vacant, electricity substation
Zoning:	Agriculture
External access:	Main Street, Mosselplaat Crescent
Buildings:	holiday cottages, electricity substation
Community facilities:	within 9.2 km (clinic)
Schools:	within 5.2 km (school)
Retail facilities:	within 5.1 km (CBD)
Negative:	<ul style="list-style-type: none">- rezoning required.- small portions of the site contain CBAs "terrestrial" and "other ecological support areas buffer".- BA required.
Positive:	<ul style="list-style-type: none">- scenic area.
Proposed use:	private residential development.
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

9.6 Paternoster



Figure 32: Paternoster Expansion Sites (Source: SBM SDF, 2011)

The SBM SDF (2011) has identified nine land parcels for future residential development, of which two parcels (A and B) would be appropriate for subsidised housing, as is discussed above. Parcels C to I would be more suitable for conventional private residential development.

Table 69: Paternoster: Subsidised Housing Sites Analysis

Sites Analysis			
Current waiting list (2014): 376 (preference town)			
Projected subsidised housing demand (2031): 789 (4.0%); 780 (4.8%); 1 110 (6.0%)			
Site(s)	A	B	Total
Extent (ha)	7.5	12.0	19.5
Housing	BNG	BNG/GAP	
Potential Units	202	396	598
Addressing backlog	53.7%	Completely	Completely
Provision of Community Facilities			
Facility	Distance (km) from site (nearest facility)		D:EA & DP Parameter
School	1.6	1.8	0
ECDC	Vredenburg		1 (0.1 ha)
Library	Vredenburg		0
Clinic	1.2	1.4	0
Police Station	Vredenburg		0
Ranking	1	2	

Bulk services availability and future bulk services capacity upgrades required in Saldanha is set out below:

General

Paternoster is a small seasonal town with limited infrastructure and significant expansion will be difficult within its current infrastructure. The subsidised development proposals are however, not extensive and could be achievable if planned timeously.

Water

Water is supplied from reservoirs which are fed via a pipeline directly from Vredenburg. There is currently sufficient water capacity, even including the fully occupied scenario accounting for a high percentage of the water requirements.

The proposed subsidised human settlement developments are close to existing infrastructure and the construction of the 202 serviced stands (Site A) is already well advanced.

The table below indicates the estimated water demand for the subsidised HSP proposals and this includes location A.

Table 70: Paternoster: HSP Estimated Water Requirements

Site (see town plan)	Human Settlement	No. of units	AADD (kl/d)	Comment
A	BNG	202	101	Based on 0.5 kl/day per unit
B	BNG/GAP	396	218	Based on 0.55 kl/day per unit
Sub-Total (kl/d)			319	
Current actual AADD			420	Estimated from GLS report (excl. large users)
Fully occupied existing (kl/d)			700	GLS Report
Total future demand (kl/d)			1 019	Only with future planned human settlements
Required 48 hours reservoir capacity (kl)			2 038	
Present reservoir storage (kl)			1 300	
Future reservoir shortage (kl)			-738	

Sewerage

The WWTW in Paternoster (200 kl capacity) has some current spare capacity. Order of magnitude estimates on sewerage capacity requirements are based simply on 70% of the water AADD. In Paternoster the additional capacity required is therefore in the order of 220 kl/day.

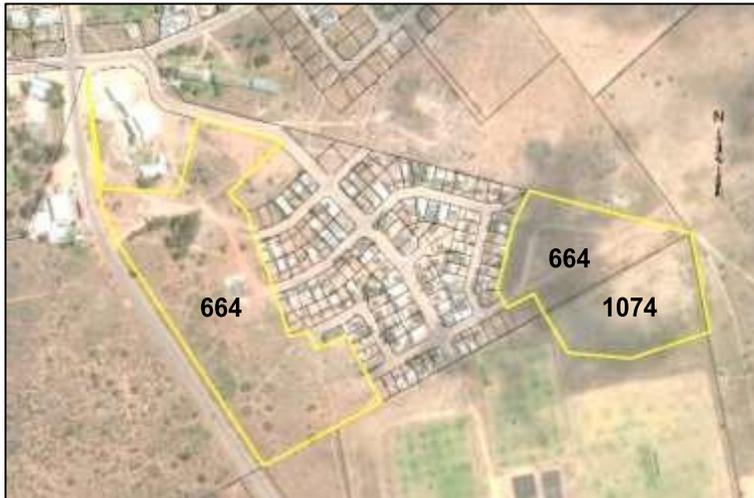
Electricity

The estimated additional electrical capacity necessary for the HSP proposals is in the order of magnitude of 650 kVA.

This includes the project on Site A that is currently under construction.

The nine identified sites identified for housing delivery projects in Paternoster are discussed in more detail on the following pages.

Paternoster: Site A



Property description:	Erf 664; Farm 1074
Size:	7.5 ha
Ownership:	SBM
Current use:	vacant
Zoning:	Residential I
External access:	St. Augustyn Street, Madeliefie Street
Buildings:	none
Community facilities:	within 1.2 km (clinic)
Schools:	within 1.6 km (school)
Retail facilities:	within 0.8 km (CBD)
Negative:	- limited employment opportunities.
Positive:	- close to economic opportunities (limited). - close to social facilities. - LUPO approval obtained.
Proposed use:	GAP
Compliant with IDP/SDF:	yes
Estimated project timeframe:	short term (2014/2015 – 2016/2017)

The project is currently on the municipal project pipeline. The site represents 'Paternoster 202'. Services will be completed by end of July 2015.

Paternoster phase 1 (120 housing units) of 202 housing opportunities was completed on erf Erf 664 in the 2017/2018 financial year and the municipality is planning to construct the remaining 82 in the 2018/2019 financial year.

Paternoster: Site B



Property description: Farm 1074
Size: 12.0 ha
Ownership: SBM
Current use: vacant
Zoning: Agriculture
External access: DR02164
Buildings: none
Community facilities: within 1.4 km (clinic)
Schools: within 1.8 km (school)
Retail facilities: within 1.0 km (CBD)
Negative:

- limited employment opportunities.
- rezoning required.
- BA required.

Positive:

- in municipal ownership.
- close to economic opportunities (limited).
- close to social facilities.

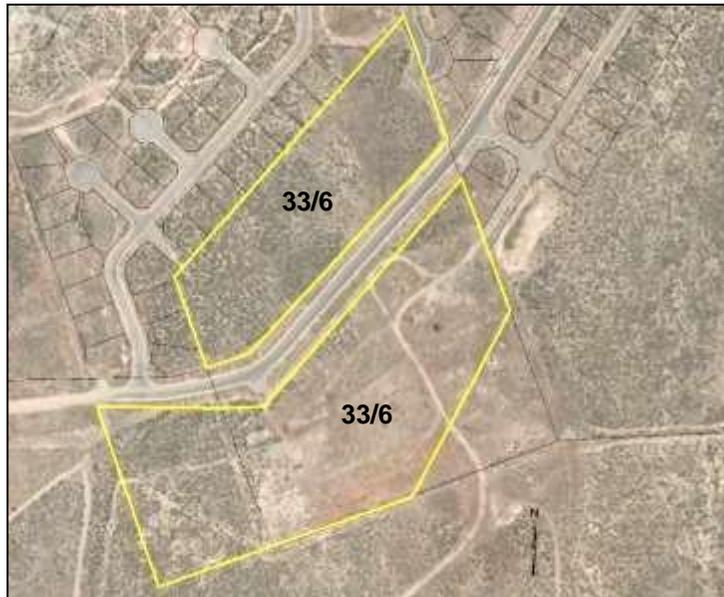
Proposed use: BNG, GAP
Compliant with IDP/SDF: yes
Estimated project timeframe: short to long term (2016/2017 onwards)

Paternoster: Site C



Property description:	Farm 23, Portion 3; Farm 23, Portion 20
Size:	6.3 ha
Ownership:	Fertraal Inv Pty Ltd; National Housing Board
Current use:	vacant
Zoning:	Undetermined
External access:	St. Augustyn, Madeliefie
Buildings:	none
Community facilities:	within 1.2 km (clinic)
Schools:	within 1.6 km (school)
Retail facilities:	within 0.8 km (CBD)
Negative:	<ul style="list-style-type: none">- land acquisition and land transfer required.- rezoning required.- limited employment opportunities.
Positive:	<ul style="list-style-type: none">- close to economic opportunities (limited).- close to social facilities.- BA not required.
Proposed use:	private residential development
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

Paternoster: Site D



Property description: Farm 33, Portion 6; Farm 948
Size: 5.8 ha
Ownership: Bekbaai Pty Ltd; Klein Paternoster Beleggings Pty Ltd
Current use: vacant
Zoning: Agriculture
External access: St. Augustyn
Buildings: none
Community facilities: within 1.7 km (clinic)
Schools: within 1.3 km (school)
Retail facilities: within 2.1 km (CBD)
Negative: - far from employment and economic opportunities.
Positive: - scenic area.
Proposed use: private residential development.
Compliant with IDP/SDF: yes
Estimated project timeframe: market dependent

Paternoster: Site E



Property description: Erf 15
Size: 1.7 ha
Ownership: PGWC
Current use: vacant
Zoning: Authority
External access: St. Augustyn, Kompas
Buildings: none
Community facilities: within 0.7 km (clinic)
Schools: within 0.3 km (school)
Retail facilities: within 2.1 km (CBD)
Negative:

- land transfer required.
- rezoning required.
- land claim in progress.

Positive:

- BA not required.
- scenic area.

Proposed use: private residential development.
Compliant with IDP/SDF: yes
Estimated project timeframe: market dependent

Paternoster: Site F



Property description: Erf 34; Erf 37
Size: 5.0 ha
Ownership: Paternoster Groepbelange Ltd; E.F.H. Walters & W.L. Walters & S.A. Walters
Current use: residential
Zoning: Undetermined
External access: St. Augustyn
Buildings: residential dwellings
Community facilities: within 0.6 km (clinic)
Schools: within 1.0 km (school)
Retail facilities: within 0.5 km (CBD)
Negative:

- rezoning required.
- BA required.

Positive:

- scenic area.
- close to employment and economic opportunities (limited).

Proposed use: private residential development.
Compliant with IDP/SDF: Yes
Estimated project timeframe: market dependent

Paternoster: Site G



Property description: Farm 23/37
Size: 23.2 ha
Ownership: Erf 1050 Paternoster Pty Ltd
Current use: vacant, agriculture
Zoning: Agriculture
External access: St. Augustyn
Buildings: none
Community facilities: within 1.9 km (clinic)
Schools: within 2.3 km (school)
Retail facilities: within 1.5 km (CBD)
Negative:
- rezoning required.
- BA required.
Positive:
- scenic area.
- beachfront.
Proposed use: private residential development.
Compliant with IDP/SDF: yes
Estimated project timeframe: market dependent

Paternoster: Site H



Property description:	Erf 1519
Size:	55.2 ha
Ownership:	P.W. Heydenrych Pty Ltd
Current use:	vacant, agriculture
Zoning:	Agriculture
External access:	Main Road (MR00240)
Buildings:	none
Community facilities:	within 2.2 km (clinic)
Schools:	within 2.6 km (school)
Retail facilities:	within 1.8 km (CBD)
Negative:	<ul style="list-style-type: none">- land acquisition required.- rezoning required.- BA required.- limited employment opportunities.
Positive:	<ul style="list-style-type: none">- close to social facilities.
Proposed use:	private residential development.
Compliant with IDP/SDF:	yes
Estimated project timeframe:	long term, market dependent

9.7 Langebaan

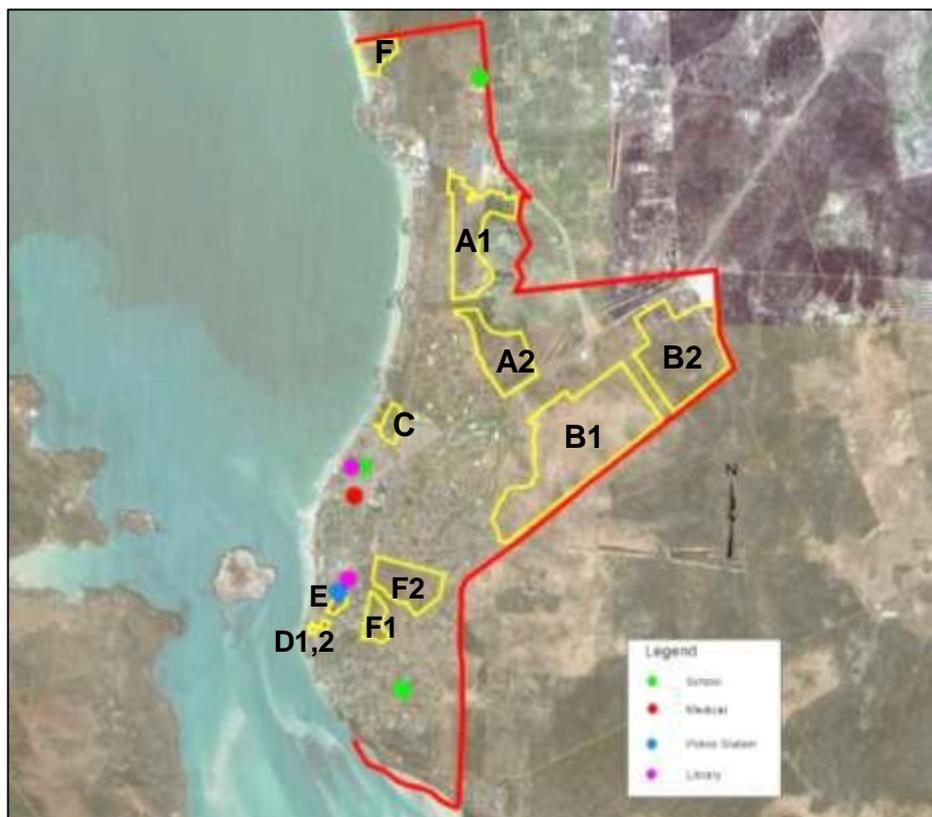


Figure 33: Langebaan Expansion Sites (Source: SBM SDF, 2011)

The SBM SDF (2011) has identified eleven land parcels for future residential development, of which five parcels (B2, C, D1, D2 and E) would be appropriate for subsidised housing, as is discussed above. Parcels A1, A2, F1, F2, G and a portion of E would be more suitable for conventional private residential development.

Table 71: Langebaan: Subsidised Housing Sites Analysis

Sites Analysis					
Current waiting list (2014): 628 (preference town)					
Projected subsidised housing demand (2031): 4 186 (4.0%); 4 638 (4.8%); 6 573 (6.0%)					
Site(s)	B2	C	D1	D2	
Extent (ha)	127.9	8.8	0.6	0.6	
Housing	BNG, GAP	GAP, Rental	GAP, Rental	GAP, Rental	
Potential Units	7 100	290	20	20	
Addressing backlog	Completely	46.2%	3.2%	3.2%	
Provision of Community Facilities					
Facility	Distance (km) from site (nearest facility)				D:EA&DP Parameter
School	5.6	0.9	2.3	2.2	
ECDC	Vredenburg				
Library	6.5	1.1	0.9	0.8	
Clinic	5.4	1.2	2.1	2.0	
Police Station	6.7	1.5	0.7	0.6	
Ranking	5	1	4	3	

Bulk services availability and future bulk services capacity upgrades required in Saldanha is set out below:

General

Generally Langebaan has extensive bulk infrastructure that is consistently maintained and reviewed to accommodate the existing users as well as expansion possibilities. Development opportunities exist, but bulk infrastructure will need to be upgraded in all cases.

Langebaan is a seasonal town, where for large parts of the year, occupancy levels are low. Similarly, there are serviced parcels of land where no formal development has yet taken place (i.e. the “fully occupied” scenario).

Water

Currently there is spare capacity in the water supply to Langebaan if the fully occupied scenario is not fully taken into account. If this scenario is however taken into account, there is already limited spare capacity in terms of 48 hour storage capacity requirements.

The low income housing proposal is also in an area that is not close to existing water reticulation. Due to this, as well as the large subsidised human settlement option, upgrading of bulk infrastructure will be necessary. Additional reservoir capacity will also be required to accommodate the full proposal.

The following table indicates the estimated water demand for the HSP proposals.

Sewerage

Small parts of Langebaan are still serviced by septic tanks. The WWTW currently also has very limited capacity (2 830 kl) to handle any additional development. Order of magnitude estimates on sewerage capacity requirements are based simply on 70% of the water AADD. In Langebaan the additional capacity required just to handle the subsidised human settlement proposal is therefore in the order of 2 730 kl/day. It is anticipated that the WWTW would need to be upgraded to handle about 5 MI by the time this proposal was ready for implementation.

Electricity

The estimated additional electrical capacity necessary for the subsidized HSP proposals is in the order of magnitude of 8 MVA. This is quite substantial and will require large investment in infrastructure, excluding the other development proposals.

Table 72: Langebaan: HSP Estimated Water Requirements

Site (see town plan)	Human Settlement	No. of units	AADD (kl/d)	Comment
B2	BNG, GAP	7 100	3 905	Based on 0.55 kl/day per unit
C	GAP, Rental	290	145	Based on 0.5 kl/day per unit
D1	GAP, Rental	20	10	Based on 0.5 kl/day per unit
D2	GAP, Rental	20	10	Based on 0.5 kl/day per unit
E	GAP, Pvt	110	55	Based on 0.5 kl/day per unit
Sub-Total (kl/d)			4 125	
Current actual AADD			4 250	From SBM.
Fully occupied existing (kl/d)			10 400	GLS Report
Total future demand (kl/d)			14 525	Only with future planned human settlements
Required 48 hours reservoir capacity (kl)			29 050	
Present reservoir storage (kl)			10 000	
Future reservoir shortage (kl)			-19 050	

The eleven site identified for housing delivery projects in Langebaan are discussed in more detail on the following pages.

Langebaan: Sites A1 and A2



Property description: Erf 6981; Erf 6988; Erf 7426; Farm 191, Portion 1; Farm 1065, Portion 11

Size: 139.2 ha

Ownership: unregistered, remainder in ownership of Green Willows Prop 6 Pty Ltd; Green Willows Prop 6 Pty Ltd; Dormell Prop 219 Pty Ltd; Owen Wiggins Langebaan Pty Ltd & Basfour 3632 Pty Ltd; Ligitprops 184 Pty Ltd

Current use: vacant

Zoning: Subdivisional Area, Agriculture

External access: Main Road (MR00559), Main Road (MR00233), Spilbergen

Buildings: none

Community facilities: within 4.7 km (clinic)

Schools: within 5.2 km (school)

Retail facilities: within 4.6 km (CBD)

Negative:

- land acquisition required.
- rezoning required for a section of the site.
- large portions of the site contain CBA "aquatic and buffers".
- BA required.

Positive:

- close to employment and economic opportunities.
- close to social facilities.

Proposed use: private residential development

Compliant with IDP/SDF: yes

Estimated project timeframe: market dependent

Langebaan: Site B1



Property description: Farm 191, Portion 1
Size: 233.2 ha
Ownership: Owen Wiggins Langebaan Pty Ltd & Basfour 3632 Pty Ltd
Current use: vacant
Zoning: Agriculture
External access: Main Road (MR00233)
Buildings: none
Community facilities: within 4.7 km (clinic)
Schools: within 5.2 km (school)
Retail facilities: within 4.6 km (CBD)
Negative:

- land acquisition of a portion of the site required.
- rezoning required.
- BA required.

Positive:

- portion of site in municipal ownership
- close to employment and economic opportunities.
- close to social facilities.
- less sensitive biodiversity areas (CBA = other natural area).

Proposed use: private residential development
Compliant with IDP/SDF: yes
Estimated project timeframe: market dependent

Langebaan: Site B2



Property description:	Farm 191, Portion 12
Size:	127.9 ha
Ownership:	SBM
Current use:	vacant
Zoning:	Agriculture
External access:	Main Road (MR00233)
Buildings:	none
Community facilities:	within 5.7 km (clinic)
Schools:	within 6.2 km (school)
Retail facilities:	within 5.6 km (CBD)
Negative:	<ul style="list-style-type: none">- land acquisition of a portion of the site required.- rezoning required.- BA required.
Positive:	<ul style="list-style-type: none">- portion of site in municipal ownership- close to employment and economic opportunities.- close to social facilities.- less sensitive biodiversity areas (CBA = other natural area).
Proposed use:	BNG, GAP
Compliant with IDP/SDF:	yes
Estimated project timeframe:	medium to long term (2019/2020 onwards)

The municipality is proposing that a project be initiated on Erf 191/12 and have developed and submitted initial application to the PDoHS for the project to allow or 200 units.

Langebaan: Site C



Property description: Erf 9787
Size: 8.8 ha
Ownership: SBM
Current use: vacant
Zoning: Open Space I
External access: Main
Buildings: none
Community facilities: within 1.1 km (clinic)
Schools: within 1.0 km (school)
Retail facilities: within 2.2 km (CBD)
Negative:
- rezoning required.
- BA required.
Positive:
- in municipal ownership.
- close to employment and economic opportunities.
- close to social facilities.
- site not environmental sensitivity.
- scenic area.
Proposed use: GAP, rental
Compliant with IDP/SDF: yes
Estimated project timeframe: short to medium term (2015/2016 – 2020/2021)

Langebaan: Site D1



Property description: Erf 158; Erf 301
Size: 0.6 ha
Ownership: RSA; Mun Gebied van Langebaan
Current use: vacant
Zoning: Residential I, Authority
External access: Main, Smal, Oostewal,
Buildings: none
Community facilities: within 2.2 km (clinic)
Schools: within 2.4 km (school)
Retail facilities: within 0.8 km (CBD)
Negative: - small site.
Positive: - close to employment and economic opportunities.
- close to social facilities.
- site not environmentally sensitive.
- scenic area.
Proposed use: Naval/police accommodation (GAP/Rental)
Compliant with IDP/SDF: yes
Estimated project timeframe: medium term (2020/2021 – 2022/2023)

Langebaan: Site D2



Property description: Erf 302
Size: 0.6 ha
Ownership: RSA
Current use: vacant
Zoning: Residential I
External access: Oostewal, Alabama, Flamingo
Buildings: none
Community facilities: within 2.1 km (clinic)
Schools: within 2.3 km (school)
Retail facilities: within 0.7 km (CBD)
Negative:
- small site.
Positive:
- close to employment and economic opportunities.
- close to social facilities.
- site not environmentally sensitive.
- scenic area.
Proposed use: Naval/police accommodation (Gap/Rental)
Compliant with IDP/SDF: yes
Estimated project timeframe: medium term (2020/2021 – 2022/2023)

Langebaan: Site E



Property description: Erf 1551
Size: 3.3 ha
Ownership: Educational Trustees
Current use: vacant
Zoning: undetermined
External access: Oostewal, Flamingo
Buildings: none
Community facilities: within 1.8 km (clinic)
Schools: within 2.2 km (school)
Retail facilities: within 1.6 km (CBD)
Negative:

- land acquisition required.
- rezoning required.
- BA required.

Positive:

- scenic area.
- site not environmentally sensitive.
- close to employment and economic opportunities.
- close to social facilities.

Proposed use: GAP, private residential development
Compliant with IDP/SDF: yes
Estimated project timeframe: medium term (2021/2022 – 2024/2025)

Langebaan: Site F1



Property description: Farm 293, Portion 2
Size: 47.7 ha
Ownership: Blueshore Prop Pty Ltd
Current use: vacant
Zoning: Agriculture
External access: proposed road 2992-1
Buildings: none
Community facilities: within 2.1 km (clinic)
Schools: within 1.7 km (school)
Retail facilities: within 2.0 km (CBD)
Negative:

- no existing access roads.
- rezoning required.
- the entire site contains CBA “terrestrial”.
- BA required.

Positive:

- scenic area.
- close to employment and economic opportunities.
- close to social facilities.

Proposed use: private residential development
Compliant with IDP/SDF: yes
Estimated project timeframe: market dependent

Langebaan: Site F2



Property description: Farm 293/2
Size: 16.3 ha
Ownership: Blueshore Prop Pty Ltd
Current use: vacant
Zoning: Agriculture
External access: proposed road 2992-1
Buildings: none
Community facilities: within 2.1 km (clinic)
Schools: within 1.7 km (school)
Retail facilities: within 2.0 km (CBD)
Negative:

- no existing access roads.
- rezoning required.
- the entire site contains CBA "Critical Biodiversity Area - Terrestrial".
- BA required.

Positive:

- scenic area.
- close to employment and economic opportunities.
- close to social facilities.

Proposed use: private residential development
Compliant with IDP/SDF: yes
Estimated project timeframe: market dependent

Langebaan: Site G



Property description: Farm 1065, Portion 12
Size: 18.0 ha
Ownership: Olifantskop Prop Developments CC
Current use: vacant
Zoning: Agriculture
External access: Odysseus Road
Buildings: none
Community facilities: within 7.5 km (clinic)
Schools: within 2.0 km (school)
Retail facilities: within 7.4 km (CBD)
Negative:

- rezoning required.
- the entire site contains CBA "terrestrial".
- BA required.

Positive:

- scenic area.
- beach front.

Proposed use: private residential development
Compliant with IDP/SDF: yes
Estimated project timeframe: market dependent

9.8 Jacobsbaai



Figure 34: Jacobsbaai Expansion Sites (Source: SBM SDF, 2011)

The figure above illustrates the SDF proposed residential expansion areas. Due to the very limited employment and economic opportunities within or close to Jacobsbaai, is the town not appropriate for subsidised housing (BNG and GAP). The proposed expansion sites are appropriate for exclusively high income, private development residential. The SDF has designated a total of 80.5 ha of land for future residential development, which represents a potential of 1 400 units.

Bulk services availability and future bulk services capacity upgrades required in Saldanha is set out below:

General

No subsidised human settlements exist in Jacobsbaai, neither are there any proposed in terms of this report. It is probable that all development proposals will need to be planned and infrastructure funded by the private sector.

Water

The Jacobsbaai reservoir receives water via a 150 mm diameter water main from the Hospital Reservoir in Vredenburg. There is spare capacity and infrastructure for additional development.

Sewerage

There is no WWTW in Jacobsbaai and most of the existing town is served by septic tanks. Only limited public sewer reticulation exists and any new development would require water-borne sewage reticulation along with a plan for sewage treatment. Human settlement development plans are thus restricted.

Electricity

Electricity is supplied by Saldanha Bay Municipality. Similar to the other services, any large scale development would probably require the private sector to fund improvements to bulk electrical infrastructure.

The four identified sites for residential development in Jacobsbaai are discussed in more detail on the following pages.

Jacobsbaai: Site A



Property description:	Farm 108
Size:	41.5 ha
Ownership:	J.M. Pienaar Trust
Current use:	vacant, holiday accommodation
Zoning:	Agriculture
External access:	gravel farm road
Buildings:	holiday chalets
Community facilities:	within 15.1 km (clinic, Vredenburg)
Schools:	within 14.9 km (school, Vredenburg)
Retail facilities:	within 14.8 km (CBD, Vredenburg)
Negative:	- rezoning required. - BA required.
Positive:	- scenic area - beachfront.
Proposed use:	private residential development
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

Jacobsbaai: Site B



Property description:	Erf 312; Erf 325; Erf 299; Farm 108/20
Size:	21.3 ha
Ownership:	Matflor Pty Ltd; Forellandam Pty Ltd; Forellandam Pty Ltd; David Morkel Family Trust
Current use:	vacant
Zoning:	Agriculture
External access:	Main Road
Buildings:	none
Community facilities:	within 14.1 km (clinic, Vredenburg)
Schools:	within 13.9 km (school, Vredenburg)
Retail facilities:	within 13.8 km (CBD, Vredenburg)
Negative:	- rezoning required. - BA required.
Positive:	- scenic area.
Proposed use:	private residential development
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

Jacobsbaai: Site C



Property description:	Erf 299
Size:	14.6 ha
Ownership:	Forellendam Pty Ltd
Current use:	vacant
Zoning:	Agriculture
External access:	Baviaantjie Street, Wind Song Street
Buildings:	none
Community facilities:	within 15.4 km (clinic, Vredenburg)
Schools:	within 15.2 km (school, Vredenburg)
Retail facilities:	within 15.1 km (CBD, Vredenburg)
Negative:	- rezoning required. - BA required.
Positive:	- scenic area.
Proposed use:	private residential development
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

Jacobsbaai: Site D



Property description:	Erf 86
Size:	3.1 ha
Ownership:	Spring Romance Prop 16 Pty Ltd
Current use:	vacant
Zoning:	undetermined
External access:	Mauritz Road
Buildings:	none
Community facilities:	within 15.9 km (clinic, Vredenburg)
Schools:	within 15.7 km (school, Vredenburg)
Retail facilities:	within 15.6 km (CBD, Vredenburg)
Negative:	- rezoning required.
Positive:	- scenic area. - BA not required.
Proposed use:	private residential development
Compliant with IDP/SDF:	yes
Estimated project timeframe:	market dependent

10. RANKING OF SITES BASED ON SUSTAINABILITY CRITERIA AND PROJECT READINESS PER SETTLEMENT

10.1 Ranking of Sites per Settlement

The following tables provide a ranking per site per settlement based on project readiness. The social facilities ranking provides the Saldanha Bay Municipality with an indication of the position the particular site occupies relative to its proximity to existing social facilities. Recommendations are made as to the need to include additional social infrastructure such as schools, clinics etc. within a particular project.

Table 73: Saldanha Subsidised Sites: Priority Ranking

Site	Social Facilities Ranking	Site Readiness	Ownership	Size (ha)	Proposed Housing Type	Comments
A	4	Currently occupied with some services installed. Rezoning and Subdivision required for formal serviced sites. Bulk services upgrades would be required.	SBM	23.7 ha	BNG: UISP	2-3 ECDs required 1 Primary and 1 Secondary School required 1 Mobile Clinic required 1 Library required
B1	6	Middelpos 189 project. Site is vacant. Zoned Subdivisional Area. Subdivision required.	SBM	11.8	BNG: IRDP	-
B2	6	Currently Occupied Zoned Subdivisional Area. Bulk services upgrades would be required.	SBM	23.1 ha	BNG: UISP	2-3 ECDs required 1 Primary and 1 Secondary School required 1 Mobile Clinic required
C1	8	Project approved (Diazville 559). Zoned Subdivisional Area. Subdivision required.	SBM	4.7	BNG: IRDP	-
C2	8	Site is vacant. Zoned Subdivisional Area. Subdivision required. Basic Assessment required. Bulk services upgrades would be required.	SBM	15.4 ha	BNG: IRDP	2-3 ECDs required 1 Primary and 1 Secondary School required 1 Mobile Clinic required
D	7	Land acquisition required. Rezoning and subdivision required. BA required. Bulk services upgrades would be required.	National Portland Cement Co (Pty) Ltd	9.1 ha	BNG: IRDP	1 ECD required
E1	1	Project approved (Diazville 559). Services under construction.	SBM	2.5	BNG	-
E2		Project approved (Diazville 559). Services under construction.	SBM	6.7	BNG	-
E3		Rezoning and subdivision required. BA required.	SBM	6.7	GAP, rental or rent to buy	Key restructuring and housing diversification zone. Planned for three storey walk-ups/row housing. Investor required

Site	Social Facilities Ranking	Site Readiness	Ownership	Size (ha)	Proposed Housing Type	Comments
E4		Currently occupied by resort. Rezoning and subdivision required. NEMA requires confirmation.	SBM	3.5	Tourism Accommodation and GAP	Key restructuring and housing diversification zone. Consider putting out to public tender
E6		Land acquisition required. Rezoning and subdivision required. BA required.	RSA	2.3	GAP, rental or rent to buy	Key restructuring and housing diversification zone. Investor required/
F1	3	Land acquisition required. Subdivision required.	RSA	1.5	GAP	Infill site
F2		BA required. Rezoning required.	SBM	0.24	GAP/Rental	Infill site
F3		Land acquisition required. Rezoning required.	RSA	0.3	Rental	Infill site
F4		Land acquisition required. BA required. Rezoning required.	RSA	0.3	Rental	Infill site
F5		BA required. Rezoning required.	SBM	0.2	Rental	Infill site
F6		Land acquisition required. Rezoning required.	RSA	0.3	Rental/Rent to Buy	Infill site
F8		Rezoning required.	Transitional Council	1.0	GAP/Rent to Buy	Infill site
F9		Rezoning required.	Transitional Council	0.4	GAP/Rent to Buy	Infill site
F10		Rezoning required.	Transitional Council	0.4	GAP/Rent to Buy	Infill site
F11		Rezoning required.	Transitional Council	0.5	GAP/Rent to Buy	Infill site
F12			Land acquisition required for a portion of the site. Funding application submitted to DoHS. Rezoning and LUPO required.	RSA	0.8	BNG: UISP
G1	5	Land acquisition required. Rezoning and subdivision required.	RSA	2.4	IRDP/GAP	1 ECD required 1 Primary School required
G2		Land acquisition required. Rezoning and subdivision required.	RSA	4.4	IRDP/GAP	
G3		Land acquisition required. BA required. Rezoning and subdivision required.	RSA	10.3	IRDP/GAP	Consider rent to buy for naval employees.
H	2	Land acquisition required. Subdivision required.	RSA, Private	5.8	GAP/Rent to Buy	Zoned Subdivisional Area.. Existing structures (Houses and Hostels)
I2	9	Amendment of Urban Edge required for total site. Land acquisition required. BA required. Rezoning and subdivision required.	Educational trustees Private	102.1	GAP/Private	1 ECD required 1 Primary School required 1 High School required
K	10	Land acquisition required. BA/EIA required. Rezoning and subdivision required.	Private	161.4	BNG/GAP/Rental/ Private	3 ECD required 1 Primary School 1 High School

Table 74: Vredenburg Subsidised Sites: Priority Ranking

Site	Social Facilities Ranking	Site Readiness	Ownership	Size (ha)	Proposed Housing Type	Comments
A1	8	BA required. Rezoning and subdivision required.	SBM	21.1	BNG	10 ECDs 5 Primary Schools 4 High Schools Community hall/centre Library Post office Possibly 1 clinic Possibly 1 police station
A2		BA required. Rezoning and subdivision required.	SBM	49.5	BNG/Emergency housing	
A3		Amendment of urban edge required. Land acquisition required. BA required. Rezoning and subdivision required.	SBM, Transitional Council	61.4	BNG/Emergency housing	
B1	6	Land acquisition required. BA required. Rezoning and subdivision required.	Transnet and Private	87.5	BNG/GAP	10 ECDs 6 Primary Schools 4 High Schools Community hall/centre Library Post office Possibly 1 clinic Possibly 1 police station
B2		BA required. Rezoning and subdivision required.	SBM	23.0	BNG/GAP/Rental	
C	7	SDF amendment required. BA required. Rezoning and subdivision required.	SBM	5.3	BNG	-
D	5	Subdivision required.	SBM	2.1	GAP	-
E	3	SDF amendment (Erf 1003) required. BA required. Rezoning and subdivision required.	SBM	7.3	GAP/Rental	-
F	4	Land use rights in place.	SBM	2.0	GAP/Rental	Soil conditions on portion of site unsuitable for housing. Requires geotechnical and risk assessment. Consider row houses surrounding a community recreational facility.
G	1	Rezoning required.	SBM	0.9	GAP/Rental	-
H	9	BA required. Rezoning and subdivision required.	SBM	13.0	GAP/Private	Scenic area.
K	2	Land acquisition required. BA required. Rezoning and subdivision required.	SBM, Transnet, Private	9.8	Mixed use BNG/GAP/Rental/Rental to buy	Part of the Vredenburg Urban Renewal Strategy and Urban Regeneration Zone. Higher density residential development response.

Table 75: Hopefield Subsidised Sites: Priority Ranking

Site	Social Facilities Ranking	Site Readiness	Ownership	Size (ha)	Proposed Housing Type	Comments
A	1	BA required. Rezoning and subdivision required.	SBM	9.7	GAP/Private	
B	3	BA required. Rezoning and subdivision required.	SBM	15.7	BNG and GAP	Will provide for existing backlog 1 ECD
C	5	Land acquisition required (Erf 395). BA required. Rezoning and subdivision required. Bulk services upgrade required.	SBM and Private	21.4	BNG	
D	4	Rectification Erven 1647 to 1710. Rezoning and subdivision required for Erf 838.	Unregistered subdivision and SBM	3.5	BNG and Rectification project	
E	2	Land acquisition (portion). Rezoning and subdivision required.	SBM/RSA/Private	6.7	GAP/Private	

Table 76: St. Helena Bay Subsidised Sites: Priority Ranking

Site	Social Facilities Ranking	Site Readiness	Ownership	Size (ha)	Proposed Housing Type	Comments
A1	8	Project ready (Laingville 557)	SBM	20.0	BNG	1 ECD
A2	5	Subdivision required. Bulk services upgrade required.	SBM	42.7	BNG	4 ECDs 2 Primary Schools 1 High School Close to WWTW
A3	6	BA required. Rezoning and subdivision required. Bulk services upgrade required.	SBM	32.6	BNG	3 ECDs 1-2 Primary Schools 1 High School
A4	7	Land acquisition required. BA required. Rezoning and subdivision required. Bulk services upgrade required.	SBM/Private	52.2	BNG and GAP	4 ECDs 2 Primary Schools 1 High School Close to WWTW
B	4	Land acquisition required. Rezoning and subdivision required.	Private	1.2	GAP	Scenic site.
C	2	Land acquisition required. HIA required.	Private	2.2	Mixed use/GAP	Heritage site, tourism and economic potential.
D	1	Land acquisition required. Rezoning required.	Private	1.3	BNG	
E	3	Land acquisition required. Rezoning required.	DPW	1.3	BNG	Accommodation of existing tenants.
F	9	Land acquisition required. BA required. Rezoning required.	Private	1.2	BNG	

Table 77: Paternoster Subsidised Sites: Priority Ranking

Site	Social Facilities Ranking	Site Readiness	Ownership	Size (ha)	Proposed Housing Type	Comments
A	1	Site ready and under construction.	SBM	7.5	BNG	Project currently being implemented with services implementation stage for 202 sites.
B	2	BA required. Rezoning and subdivision required.	SBM	12.0	GAP	1 ECD required.

Table 78: Langebaan Subsidised Sites: Priority Ranking

Site	Social Facilities Ranking	Site Readiness	Ownership	Size (ha)	Proposed Housing Type	Comments
B2	5	BA required. Rezoning and subdivision required. Bulk services upgrade required.	SBM	127.9	BNG, GAP, Rental	Substantial potential to accommodate existing a future housing demand in the town 11 ECDs required 7 Primary Schools required 4 high schools required 1 Community hall/centre 2 Libraries required 1 Police station
C	1	Rezoning required. BA required.	SBM	8.8	GAP, Rental and Rent to Buy	
D1	4	Land acquisition required.	RSA	0.6	GAP and rent to buy	Possible consideration for naval / SAPS accommodation.
D2	3	Land acquisition required.	RSA	0.6	GAP and rent to buy	
E	2	Land acquisition required. BA required. Rezoning required.	RSA	3.3	Gap, Private	

10.2 Pipeline Planning Tool

Annexure A includes a Concept Pipeline Planning Tool, which has been prepared to assist the Municipality to develop and update their housing delivery pipeline over time. The planning tool represents the various projects that have been identified in the HSP and presents them with respect to their social ranking, the type of project (IRDP/GAP) envisaged, public or private ownership, potential yield of each site, the site extent and the number of opportunities that could be implemented within the 10 year period.

Relative to the current pipeline, the projects have been placed to illustrate the time and planning required to become project ready. The pipeline planning tool is illustrative and provides guidance only.

10.3 Concept Project Pipeline

Annexure B includes a 5-Year Project Pipeline, up to 2022, which has been prepared to assist the Saldanha Bay Municipality to further develop and update their housing delivery pipeline in future. It represents the various projects that have been identified in the HSP and presents them with respect to: the type of project (IRDP/FLISP) envisaged, the potential number of serviced sites and/or top structures (pre-allocations for other uses that may need to be provided for) and the time required to become project ready.

It is based on projects that have been prioritised due to project readiness with the focus on the two leader towns (Saldanha and Vredenburg). In keeping with the approach put forward in the HSP, smaller projects in the smaller towns have also been included. Project readiness of these projects is important, since they are proposed for implementation as additional funding is made available by the DoHS.

The pre-determined and estimated annual municipal housing allocation is taken into consideration, but more projects are included per financial year. The purpose of the Concept Project Pipeline is to illustrate what is possible within the current constraints of the municipal budget. Note that it is overstated, in order to make provision for both flexibility in implementation and to accommodate additional funding allocations when made available. The

Municipality will still need to develop a final pipeline in accordance to their own priorities and needs over time.

10.4 Beneficiary Allocation Considerations

Two important factors that were considered during the compilation of the project pipeline to determine where the priority areas are with regards to needs on the waiting list, namely:

- the period the beneficiary has been on the waiting list; and
- the age of the beneficiary.

They are also important considerations when houses are allocated to beneficiaries within individual housing projects. These waiting list factors should be monitored over time for subsequent revisions of the project pipeline.

International best practice's primary criteria is ordering according to registration date on the waiting list, therefore on a "first come, first serve" basis. Provincial guidelines include that individuals should be registered on the waiting list for at least 3 years in order to qualify for a subsidy.

Furthermore, Provincial guidelines include that elderly and middle-aged individuals (older than 40 years of age) should receive priority in the allocation process. Where there is a correlation between the registration date on the waiting list and the age of the individuals or head of households, the Municipality must ensure that the selection occurs in a manner that is skewed towards elderly and middle age individuals or head of households. This is called 'aged-based prioritisation'. However, where households are experiencing desperate need (a severe need that endures over time as opposed to an acute episode of desperation and hardship), earlier registration dates should be prioritised.

Tables 52 and 53 (refer to **Subsection 7.5**) provides the period on the waiting list and the age of the beneficiary, respectively.

Most of the beneficiaries who have been on the waiting list for more than 5 years have indicated that they wish to settle in Vredenburg (1 047) and

Saldanha (923), and to a lesser extent Langebaan (364) and Paternoster (250). The bulk of the beneficiaries older than 40 years of age have also indicated that they would prefer to settle in Vredenburg (969) and Saldanha (621), and to a lesser extent St. Helena Bay (374), Hopefield (284) and Langebaan (199).

The housing project that is currently underway in Paternoster would accommodate 202 (53.7%) of the beneficiaries on the waiting list and could address all of the individuals longer than 5 years on the list and older than 40 years of age. Once this project is completed, the need within Paternoster would therefore be significantly less and the focus should be placed on other settlements.

It is noted that there was a steep increase in the numbers on the waiting list for St. Helena Bay during 2012 (individuals 2 years on the waiting list), which represents the bulk of the individuals for this town. Given that only 4 individuals on the waiting list have been on the list for more than 5 years and 75% of the individuals are younger than 40 years, the need to provide housing within St. Helena Bay is of a lower priority than Vredenburg, Saldanha and Langebaan. The Laingville project (Site A1), which is project ready, could accommodate all individuals older than 40 years of age (374) that has indicated their preference for St. Helena Bay. The project will also accommodate all individuals (394) on the waiting list who currently reside in St. Helena Bay.

The two main focus towns where the need for subsidised housing is the greatest is therefore Vredenburg and Saldanha. However, to address the need of the beneficiaries that have been on the waiting list for more than 5 years and who are older than 40 years of age, housing projects should also be provided in Langebaan in the short term and in St. Helena Bay and Hopefield in the short to medium term.

11. CONCLUSION

The focus of this report is to unpack the pilot project proposals and putting forward the development potential of each pilot project site in order to prepare a multi-year programme and budget. This multi-year budget includes the current and proposed projects which are likely to meet the PDoHS sustainability criteria.

This business plan therefore provides a Human Settlement Plan which should be refined and developed in line with other departments through inter-departmental co-ordination and in consultation with the affected communities as part of the IDP chapter. Saldanha Bay municipality's HSP forms part of the IDP Housing Chapter. It supports the current national and provincial planning policies which aim to develop sustainable human settlements and improve the quality of household life for the broader community. Its main purpose is to inform forward planning related to housing provision within the municipal area. It supports the implementation of the Western Cape Provincial SDF's Strategic Objective 6 in a manner that promotes spatial restructuring and integration, with direct and indirect benefits to the community, and in particular the poor.

The HSP creates a strong linkage with the Saldanha Bay SDF (2011) and revised draft SDF by analysing and presenting the potential of land parcels identified for residential expansion in the SDF. The individual land parcels have been ranked according to their ability to respond to the national and provincial objectives and outcomes, as well as their project readiness with respect to implementation. The availability and capacity of, and impact on municipal services have been considered and recommendations made to inform the municipal budget or funding application process.

The HSP includes an analysis of the socio-economic profile of the population within the Saldanha Bay Municipality as the basis for determining the areas of greatest need. This provides guidance to the municipality in deciding on the location of future projects. The analysis found that the greatest need exist in Saldanha and Vredenburg. The HSP takes guidance from the SDF with respect to future growth areas, as well as the existing demographic profile to establish

the preferred and appropriate areas of investment relative to need. The HSP concluded that the main areas where subsidised housing should be provided is Saldanha and Vredenburg, which coincides with the highest development potential and the highest need.

The Saldanha Bay Municipality has a significant waiting list, low levels of income and in the smaller towns, limited bulk services are available to accommodate future residential growth. The Municipality also has informal settlements that accommodate households in need. External funding is critical to unlock land for the purpose of housing delivery. There are incidences, however such as in St. Helena Bay where a significant amount of bulk service capacity is locked due to large numbers of privately owned vacant residential

erven. The potential therefore exists to proceed with housing delivery within this town, while the required approval processes for MIG funding for bulk infrastructure implementation is underway. The Municipality must however monitor the rate of construction on existing vacant lots, in order to ensure that future services capacity constraints are not created in the process.

The HSP has analysed the potential impact of the planned IDZ, Port of Saldanha expansion and associated projects and three development scenarios (combination of the planned projects) were presented to project possible population growths for annual growths rates of 4.0%, 4.8% and 6.0% respectively. The analysis indicates that there is sufficient land identified in the SDF to accommodate the future projected demand for housing across all economic spectrums to 2031 for all three scenarios for the towns of Saldanha, Hopefield (except at 6.0%), St. Helena Bay, Paternoster, Langebaan and Jacobsbaai. Vredenburg requires additional land for all three scenarios and the update of the SDF needs to take cognisance of the projected demand.

The analysis also indicates that a significant demand can be expected from the lower income sectors of the community, and in particular from those that are eligible for state funded housing. At the same time however there is an existing and projected demand for GAP, rental and rent-to-buy housing and the HSP has identified parcels of land that could be applied for these purposes. Some of these parcels are small and due to economies of scale a more detailed investigation would be required to determine which sites could be developed as one project. A business plan would also be required which is suited to these particular circumstances and which would permit the Saldanha Bay Municipality to respond to this need and to increase their rates base.

Although the HSP includes population growth projections to determine the future housing demand, the proposed project pipeline is focussed on addressing the current waiting list within the Municipality. The HSP considers to what extent the Municipality can address the existing housing backlog within existing financial constraints. Future housing delivery projects will predominantly consist of IRDP projects and consideration is required in relation to allocations of sites to both the rural and the households currently accommodated in backyard structures.

The Saldanha Bay HSP is a continuous and flexible document that is intended to guide and assist the Municipality in its future planning for and spending of its annual budget and housing allocation. The concept project pipeline is a planning tool and illustrates how projects may be implemented over time, and what is required to make the proposed projects project ready. The concept project pipeline is linked to an estimated budget that promotes proactive planning to allow the Municipality to benefit from additional funding when it becomes available.

As a living document, it requires regular review in order to remain current and to ensure that changing needs within the Municipality are recognised and can be accommodated.

REFERENCES

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- Department of Environmental Affairs and Development Planning (2014), **Growth Potential Study**, Cape Town.
- Saldanha Bay Municipality (2009), **Human Settlements Plan**, Vredenburg.
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- Saldanha Bay Municipality (2011), **Saldanha Bay Spatial Development Framework**, Vredenburg.
- Statistics South Africa (2001), **Census Data 2001**. Pretoria.
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- Swartland Municipality (2014), **Integrated Development Plan for 2012-2017**, Malmesbury.

ANNEXURE A CONCEPT PROJECT PIPELINE

ANNEXURE B PROJECT PIPELINE 2018 - 2022

ANNEXURE C

SUMMARY OF HOUSING AND OTHER FUNDING INSTRUMENTS

INTERVENTION CATEGORY	DESCRIPTION
<p>1. Financial Instruments facilitating Human Settlement Development</p> <p>Funds and Programmes that facilitate access to housing goods and services</p> <p>2. Housing Supply Methods and Instruments</p> <p>Programmes that address different housing needs and facilitate access to a variety of housing</p>	<ul style="list-style-type: none"> i. Individual Housing Subsidies: Credit and Non-credit linked (R0 – R3 500 income group) ii. Integrated Residential Development Programme (project linked subsidy) iii. Consolidation Subsidy (for top structures on serviced sites) iv. Relocation Subsidies (allows the borrower to 'right size') v. Institutional Subsidies (includes transitional subsidies, allocated to housing institutions esp. for rental/social housing) vi. Enhanced Extended Discount Benefit Scheme vii. Rural subsidies (used to provide functional tenure as opposed to full title) viii. FLISP: to assist first time home owners earning between R3500-R7000 i. Incremental/formal housing (phased process of housing supply, often starting with tenure and services) ii. People's Housing Process (beneficiaries build or manage the building of their houses, which affords greater choice of the top structure) iii. Social Housing (run by housing institution and facilitates development of rental stock) iv. Community Residential Units Programme aims to deliver secure rental tenure for low income persons vi. Emergency Housing Programme (provides temporary shelter and services for exceptional circumstances) vii. Special Needs Projects (such as those who are orphans, seriously ill, disabled, street children/adults) often tied to the Dept. of Welfare or Health viii. Upgrade of Informal Settlements Programme
<p>3. Provision of Social and Economic Amenities</p> <p>Funding and programmes for social and economic amenities</p>	<ul style="list-style-type: none"> i. Programme for the provision of social and economic facilities (WC Dept. of Local Government and Housing) Provides funding for provision of facilities such as community halls, taxi ranks, sports facilities, clinics, parks, trading areas, etc ii. Neighbourhood Development Partnership Grant (Dept. of National Treasury) Funds capital expenditure and technical assistance for township

	renewal and redevelopment. Projects include catalytic economic development projects but also urban greening initiatives
4. Municipal Infrastructure	<p>Municipal Infrastructure Grant provides funding for the following Infrastructure</p> <ul style="list-style-type: none"> a. Electricity b. Water supply c. Sanitation d. Storm water management e. Municipal roads f. Refuse removal g. Street lighting
5. Miscellaneous Funding Sources	<ul style="list-style-type: none"> i. Bilateral Donor Agencies (DFID, SIDA, USAID, etc) ii. National Housing Finance Corporation iii. Social housing foundation iv. Corporate Social Responsibility funds (bridging finance etc) v. Employer Housing (employer housing stock) vi. Employer Assistance Housing (loans with larger employers who have access to pension and provident funds)

Sources:

- a. NDGP Toolkit 1of 1.
- b. Integrated and Sustainable Human Settlements: A guide for the IDP Human Settlement Plan. Guidelines for the provision of Social and Economic Amenities within the Housing Development Context
- c. MIG: 2004-2007 from programmes to projects to sustainable services

ANNEXURE D
SPECIFICATION: FOR A SINGLE STOREY 40 M² BNG HOUSE

SPECIFICATIONS

GENERAL

Housing to be built to the following standards:

- Contractor built houses are subject to NHBRC regulations and enrolment.
- All construction methods and workmanship to comply with the relevant SABS Codes of Practice and NBR.

The following specifications must be seen as the Municipal's requirements to the above.

- Each unit shall have an enclosed bathroom (complete with a door with the walls built up to the underside of roof covering or ceiling with a toilet, hand wash basin and bath.
- Kitchen to have sink fixed to wall with Falcon brackets with a closed unit below.
- Basin, bath and sink to be supplied with cold water. Piping from the future solar geyser to the kitchen sink and hand basin to be installed. No hot water taps to be supplied.
- Patented building systems to have Agrément South Africa approval and accepted by the NHBRC. All other relevant standards in this document shall apply.

STRIP FOOTINGS

- 230X650MM 20 mpa concrete strip footings for external and loading bearing walls and 200x450mm 20 mpa concrete slab thickenings to internal walls. Foundations to be certified by a registered structural engineer.
- Top of footing shall be min 300mm below NGL
- Foundation walls to be filled with mortar
- Minimum of eight (8) successful Dynamic Cone Penetrometer (DCP) tests per unit, at random locations, to be recorded.
- Where footings are stepped, the laps shall be twice the thickest of the concrete.
- If casting in sand the footing sides are to be shuttered.

GROUND FLOOR SLABS

- Ground floor slabs shall be a min of 75mm thick and of 10 MPA concrete.
- Ground floor slab level shall be a minimum of 200mm above the highest top of road kerb and the highest ground level around the footings on the property.
- Control joints – to provide structural engineer's drawings for approval by municipal and NHBRC inspectors.
- A DPC membrane of 250 micron must be laid under the slab or raft with 150mm overlaps.
- Subsurface to be wetted and compacted in layers not exceeding 150mm.
- Ground floor slab to be power floated only to a smooth level surface. After completion of the house all unevenness must be removed to the satisfaction of the inspectors.

WALLS

- External ground floor loadbearing walls to be 7MPa 140mm wide hollow block construction.
- Blocks shall be of a good standard with a high water resistance
- 375 micron embossed DPC membrane to be placed under all walls.
- 100mm wide brickforce of minimum 2.8mm shall be placed in every course above window and door openings around the house.
- Internal walls intersecting with external walls shall be bonded by means of hoop iron straps. (Refer part 3 sections 3, item 3.6.3 of HBM).
- Prestressed lintels or U-blocks with 2Y10 steel bars over opening of more than 800mm and up to a minimum 3000mm long.
- Mortar mix to be 1 volume cement x 1 volume unhydrated lime x 6 volumes of sand.
- External walls to be plastered on the outside only (minimum 12mm thick).
- Each room to have an air vent with concrete vent cover, including one air vent in bathroom internal wall above door.
- Control joints to be placed in all walls exceeding 6m in length.
- Fire walls between adjacent units to be min. 190mm block walls with openings filled with mortar or sand with beamfill to u/s of roof cover and approved expanding foam sealant on either side. Polycop pipes to be installed in the cavity of the 190mm fire wall. No chasing will be permitted.
- Blockwork on both sides of the external door frames to receive a Y10 steel bar and the blocks to be filled with concrete.
- A one (1) m x 100mm thick 15Mpa concrete apron around the entire house.
- Step at the external doors if the step height is more than 200mm.

WALL FINISHES

- External and internal walls shall be plastered and painted with 1 coat masonry primer and with 2 coats waterproof acrylic paint (SABS 0400 Code KK17)
- External and internal paint finishes:
Priming: Apply one coat of Professional Plaster Primer;
Recessed screw heads to be filled with Polycell Mendall 90;
Topcoat: Apply two coats of Professional Super Acrylic Matt allowing one hour between coats.

PLUMBING and DRAINAGE

- Water pipe to be 15mm approved HDPE pipe, minimum 12 bar pressure, laid at a minimum depth of 450mm with a single stopcock. A 15 mm Polycop pipe to be installed within the house.
- All soil drain pipes (110mm) to have a minimum fall of 1:60 with minimum cover of 450mm with a vented closed gulley (minimum class 34). All waste pipes to be 40mm external diameter.
- All plumbing to comply with SABS and municipal standards.
- Water meters shall be installed by Municipality in compliance with the municipal requirements. The water meter, together with all necessary attachments, is to be supplied by the builder.
- Plumbing to be prepared for solar heating to be possibly installed later a

Separate contract.

- A rodding eye or manhole is required at every change of direction. A type 9C ferrous cement frame and brick manhole to be installed one (1) metre inside the property boundary in accordance with the Municipal standards.
- Stainless steel kitchen sink with falcon brackets as per the Municipal minimum standards
- Hot or cold water taps to be installed to kitchen sink, bath and hand wash basin.
- Taps to be SABS approved.
- Toilet to be Ceramic White.
- Hand wash basin to be Ceramic White.
- Bath to be Acrylic White.

WINDOWS

- The window openings shall be a minimum of 10% of the floor area.
- Powder coated aluminium window openers encased in concrete as per Betcrete with top hung opening sections.
- Glass panes shall be in accordance with SABS 0137-2000 Code of Practice. Special low E clear and E opaque safety glass for all window types as prescribed.
- In areas where environmental noise levels exceed 55dBa, all glazing facing the source of the noise shall be 6mm thick.
- Obscure glazing to be fitted to bathroom windows

DOORS

- Internal and External door frames to be Betcrete type door frames 2m high.
- External doors to be Class 1 heavy duty with SABS marked and fitted with a SABS 3 levers lock set 70X40mm weatherboards on each door.
- Internal doors and doorframes to be painted 1 coat universal undercoat and 2 coats gloss enamel.
- Back door to be a Stable Door.
- Timber doors must be treated with paint sealant or varnished before installation (2 coats).

CEILINGS

- Air gap required for the entire dwelling.
- 4mm Nutec ceiling nailed to 38X50mm branderling at 450c/c with PVC Joiners.
- 75mm Coved cornice.
- A trapdoor shall be installed to each ceiling.
- All houses must comply with Agreement regulations regarding thermal properties. All other ceiling systems to be approved by the Municipality and the NHBRC before installation.
- In areas where environmental noise levels exceed 55dBa, the design of ceiling shall be approved by the Dept. of Environmental Affairs and Development Planning, the Municipality and the Government of the Western Cape.
- 160mm Glass/mineral wool insulation laid on top of ceilings or 130 mm mineral glass fibre blanket for the entire house.

ROOF STRUCTURE

- The structure shall be approved by a registered practising Engineer or be an Accredited factory designed system.
- Purlins & beams must be anchored to the structure with 2 strands of galvanised Wire (min 4mm dia) or galvanised hoop irons 1.2mm thick directly under roof trusses or beams and anchored at least 600mm deep in the walls, including in load bearing internal walls.
- Cement tiles fixed on Sisalation vapour barrier as per manufacturer's specifications to 38x50mm timber battens fixed to the roof trusses which rest on 114x38mm timber wall plates.
- Roof space to be enclosed by 12mm Nutec cladding with ventilation holes covered by mesh and vent cover.
- Roof structure must be able to carry a 100 litre solar heating panel weighing up to 250kg. The design of the roof trusses by a certified structural engineer is required.
- Bargeboards and fascia boards to be 220x12mm Nutec fixed to timber fascia beams fixed to rafter ends.
- Bargeboards and fascia's to be painted 1 coat universal undercoat and 2 coats Acrylic paint.
- Upvc half round gutters to be fixed to fascia board with closed ends and down pipes.
- Roof overhang – 300mm front and back
 - 700mm front stoep
 - 150mm at sides

ELECTRICIAL

- Refer to the Municipality's electrical guidelines.
- The electrical installation must comply with SABS 0142- the code of practice for the wiring of premises and the relevant municipal by laws and standards.
- Prepaid meter to be supplied and installed specialist by the Municipality.
- The electrical reticulation must include a ready board/DB in accordance with municipal specification.
 1. One light point in each room.
 2. One double wall plug in each room except bathrooms.
 3. A stove point in the kitchen.
 4. An isolator on the distribution board for the solar system.
 5. All electrical conducting to be located in the wall cavities. No surface mounting and/or chasing will be permitted.

ANNEXURE E

INFORMAL SETTLEMENT DEVELOPMENT AND UPGRADING PLAN

ANNEXURE F
BACKYARD DWELLER STRATEGY

ANNEXURE G
SOCIAL HOUSING STRATEGY

ANNEXURE H
BENEFICIARY ALLOCATION POLICY