



**GARDEN ROUTE
DISTRICT
MUNICIPALITY**

GARDEN ROUTE DISTRICT MUNICIPALITY HUMAN SETTLEMENTS SECTOR PLAN

PHASE 2: SITUATION ANALYSIS | MARCH 2022

TSHANI
CONSULTING C.C.



INTRODUCTION

The Garden Route District Municipality (GDRM) has appointed **Tshani Consulting CC** to develop an **Human Settlements Sector Plan (HSSP)**.

This presentation aims to highlight **Phase 2: Situation Analysis** of the **HSSP**. The presentation will outline the analysis of the data collected.



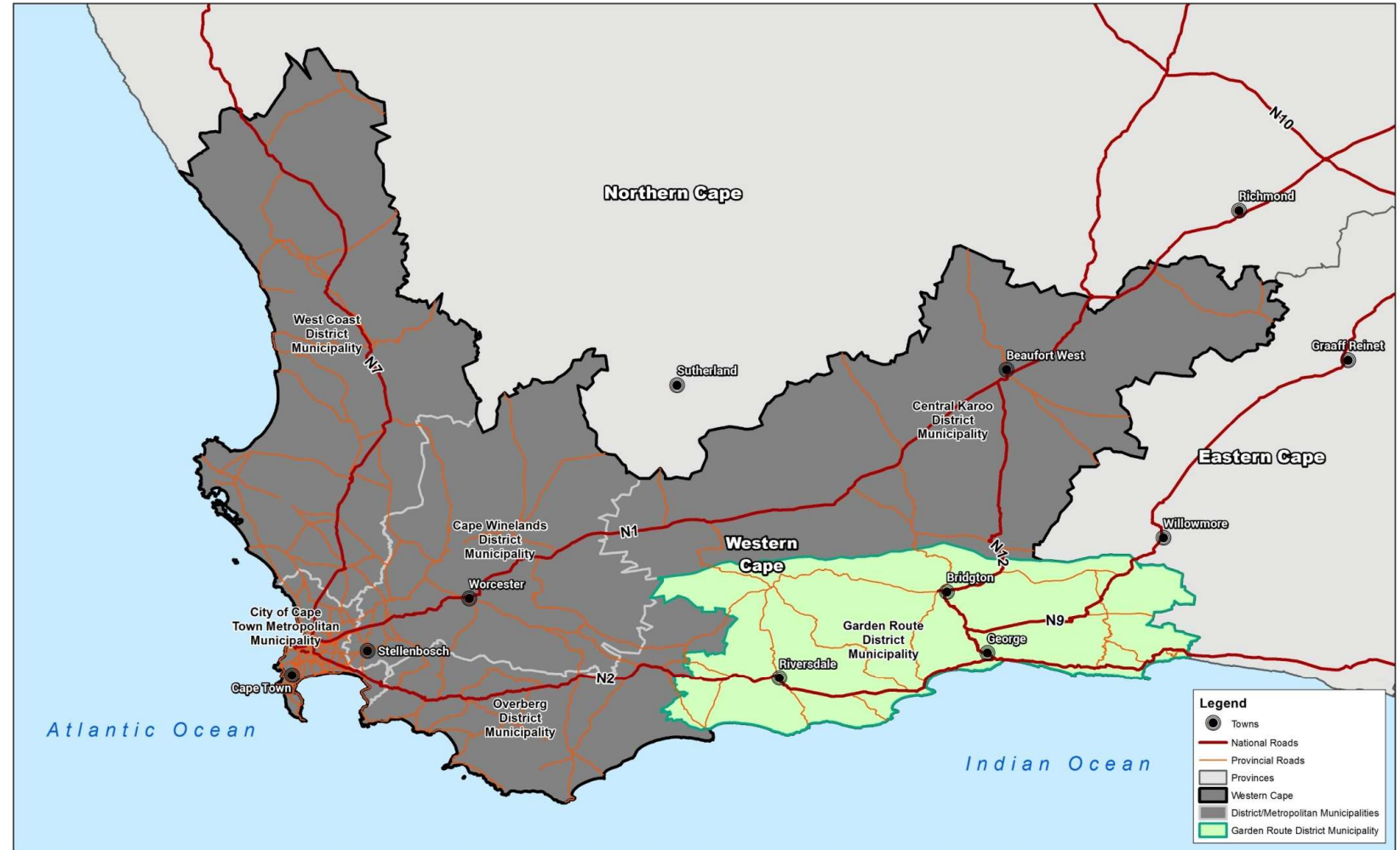
TSHANI
CONSULTING C.C.

GARDEN ROUTE DISTRICT MUNICIPALITY HUMAN SETTLEMENTS SECTOR PLAN
PHASE 2: SITUATION ANALYSIS | MARCH 2022

PROVINCIAL LOCALITY

GARDEN ROUTE DISTRICT MUNICIPALITY HUMAN SETTLEMENT SECTOR PLAN PROVINCIAL LOCALITY PLAN

1:2 250 000



TSHANI
CONSULTING C.C.

TSHANI
CONSULTING C.C.



January 2022

0 29 000 58 000 116 000 m

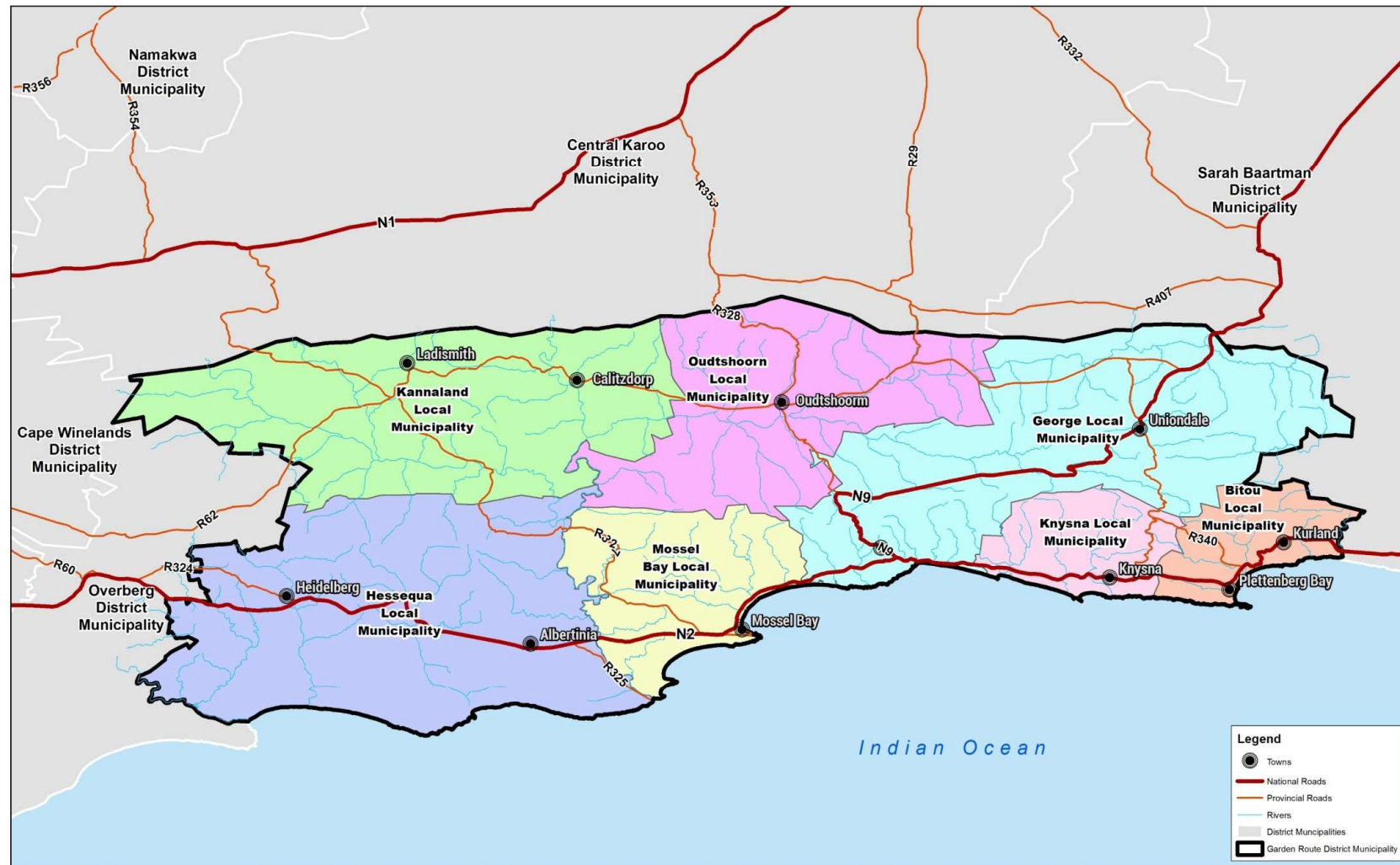
Source:
Garden Route District Municipality | Department of Transport | Municipal Demarcation | Department of Human Settlements

DISTRICT LOCALITY

GARDEN ROUTE DISTRICT MUNICIPALITY HUMAN SETTLEMENT SECTOR PLAN

DISTRICT LOCALITY PLAN

1:2 250 000



TSHANI
CONSULTING C.C.

TSHANI
CONSULTING C.C.



January 2022

0 29 000 58 000 116 000 m

Source: Garden Route District Municipality | Department of Transport | Municipal Demarcation | Department of Human Settlements



CHAPTER 1

BACKGROUND PURPOSE

TSHANI
CONSULTING C.C.

PROJECT CONTEXT

The key drivers of the project include:

- **Approved Integrated Human Settlements Strategic** as the main guidelines to the intended review and formulation of Human Settlements Strategic Plan (the HSSP);
- **Previously relied on its 7 B Municipalities** together with the cooperation of the WC DoHS to play a direct role in the **provision of low income** and **affordable housing schemes**.
- Introduction of **District Development Model (DDM)** meant **GRDM** has to play a direct provisioning role in Integrated Human Settlements
- Strategic and resource **support of the WC DoHS** and the NDoHS for Human Settlements Provision of Social Housing,

CRUs, Inclusionary Housing and FLISP/GAP



TSHANI
CONSULTING C.C.

GARDEN ROUTE DISTRICT MUNICIPALITY HUMAN SETTLEMENTS SECTOR PLAN
PHASE 2: SITUATION ANALYSIS | MARCH 2022

PROJECT OBJECTIVES

The key objectives of the project include:

- Assessing the **current and future** housing needs of the population
- Indicate **desired patterns of housing** within the municipality and set out basic **guidelines for implementation**
- To develop a **spatial vision** for the Human Settlements Sector Plan
- To ensure that the proposed **human settlements** are sustainable
- Identify **programmes, projects and restructuring elements** for the development of land within the municipality
- Set out a clear **implementation plan** and the associated costs
- Identify where **public investment** should be prioritised while also identifying 3rd party investment





KEY MILESTONES ACHIEVED TO DATE BY GRDM

- ☐ Re - establishment of its internal Strategic Plan and Policy Guidelines
- ☐ Application towards attainment of Municipal Accreditation which should be accorded and gazetted by the NDoHS when successfully attained;
- ☐ Approval of a new organizational structure for its new Human Settlements Directorate
- ☐ The GRDM will focus primarily on social housing, FLISP/GAP, CRU and Inclusionary Housing programme



CHAPTER 2

LEGAL & POLICY BACKGROUND

TSHANI
CONSULTING C.C.



LEGISLATIVE FRAMEWORK

- Constitution of the Republic of South Africa
- Housing Act [Act No. 107 of 1997]
- Prevention of Illegal Eviction from and Unlawful Occupation of Land Act [Act No. 19 of 1998]
- Housing Consumers Protection Measures Act [Act No. 95 of 1998]
- Rental Housing Act [Act No. 50 of 1999]
- Social Housing Act [Act No. 16 of 2008]
- Housing Development Agency Act [Act No. 23 of 2008]
- Etc

POLICY MANDATES

• **National policies on spatial planning**

- National Development Plan, 2012
- Draft National Spatial Development Framework (NSDF), 2018
- A Comprehensive Plan for the Development of Sustainable Human Settlements, 2004
- Integrated Urban Development Framework (IUDF, 2016)
- Medium Term Strategic Framework (MTSF), 2019 – 2024

• **Provincial policies on HS and spatial planning**

- Provincial Spatial Development Framework (PSDF), 2014
- Western Cape Infrastructure Framework (WCIF)
- Provincial Strategic Plan, 2019
- Provincial Strategic Plan, 2019 Priority Human Settlement and Housing Development Areas (PHSHDAs)
- OneCape 2040, 2012
- Living Cape: A Human Settlements Framework
- Inclusionary housing policy

District and Municipal policies on spatial planning

ROLE OF NATIONAL

- Establish and facilitate a sustainable housing development process (National Housing Policy and Subsidy Programmes, 2010).
- Synchronising national housing programmes in the priority human settlements and housing development areas namely
- These programmes should be targeted by to acquire funding from National Government:
 - a. Integrated Residential Development Programme
 - b. Social Housing in Restructuring Zones
 - c. Informal Settlements Upgrading Programme
 - d. Finance Linked Individual Subsidy Programme
 - e. The Special Presidential Package Programme
 - f. Enhanced Peoples Housing Process



ROLE OF PROVINCIAL

- Manage policy within their jurisdiction
- Implement programmes
- Manage stakeholder relations
- Ensure compliance with financial management legislation
- Account for expenditure and performance on the Human Settlements Development grant.
- Approve housing subsidies and projects,
- Provide support to municipalities and
- Evaluate municipal applications for accreditation as housing delivery agents

ROLE OF LOCAL GOVERNMENT

- Local municipalities are responsible for the planning and implementation of human settlements.
- Local Municipality has access to the Municipal Infrastructure Grant (MIG).
- Development Plans should be prepared by the Local Municipality for particular parcels of land in order to unlock financing.
- Integrate housing and infrastructure planning and delivery at local level.

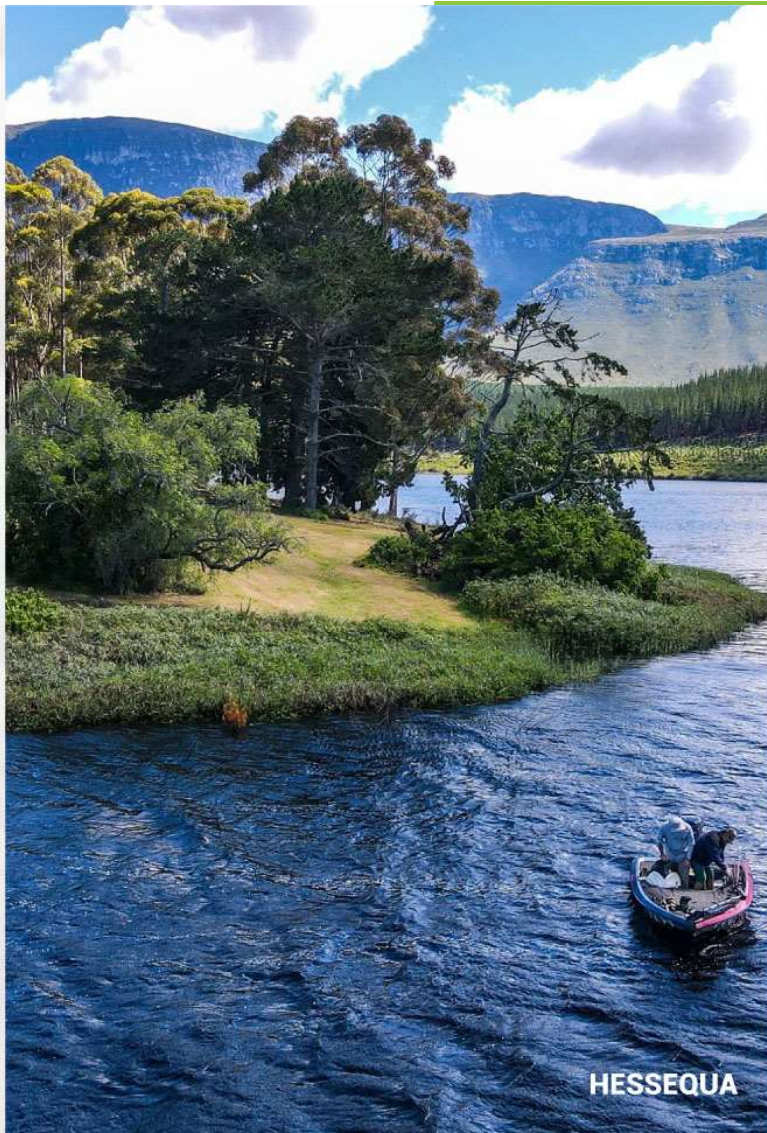
ROLE OF PRIVATE SECTOR

A guiding tool in achieving this is outlined in the Inclusionary Housing Policy

Through conditions attached to land use approvals, the policy requires private developers to dedicate a certain percentage of new housing developments to affordable housing. Types of incentives for the Private Sector:

- Tax benefits
- Provision of land
- Fast tracking of approval processes
- Development and use rights
- Bulk link and infrastructure
- Access to government housing subsidies

Inclusionary housing policies are supposed to enable more socially integrated forms of affordable housing, but also respond to the inaccessibility of well-located affordable housing, as property booms drive up housing costs in many cities



CHAPTER 3

DEMOGRAPHIC ASSESSMENTS

TSHANI
CONSULTING C.C.

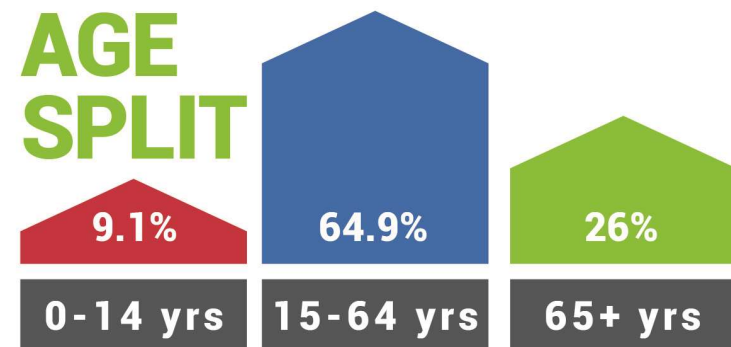
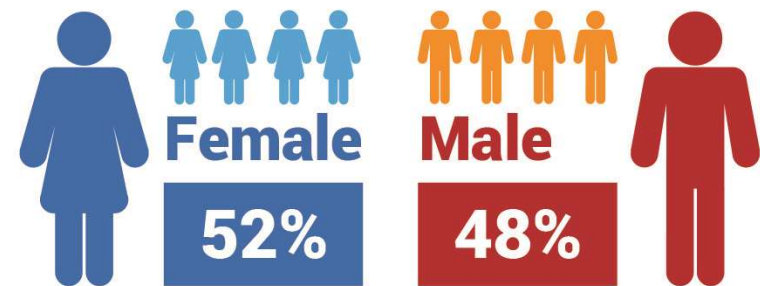


POPULATION GROWTH

- The population of the (GRD) is 627 917 people in 2021, making it, outside of the metro, the second most populated district in the Province.
- This total is expected to grow to 641 094 by 2025, equating to an average annual growth rate of 0.5 per cent.

GENDER AND AGE DYNAMICS

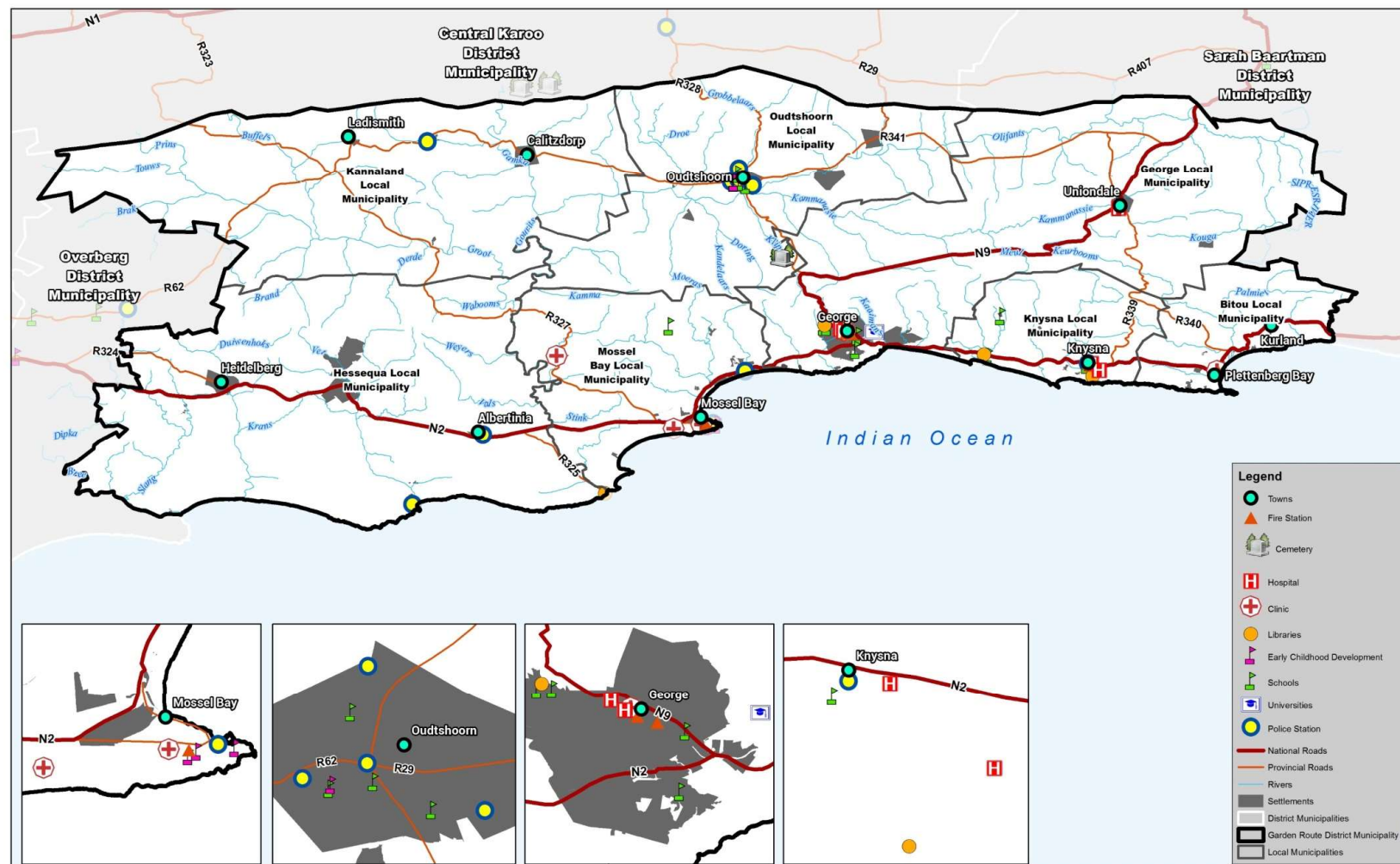
- More females than males in the GRD municipal area with a ratio of 91.6 males per 100 females in 2021, rising to 92.7 males per 100 females in 2026.
- Between 2020 and 2026, the highest population growth is estimated for the 0 - 14 aged cohort (average annual rate of 1.6 per cent).
- For the same period, the working age population and the aged are expected to grow at an average annual 0.5 per cent.



SOCIAL FACILITIES

GARDEN ROUTE DISTRICT MUNICIPALITY HUMAN SETTLEMENT SECTOR PLAN SOCIAL FACILITIES PLAN

1:950 000



TSHANI
CONSULTING C.C.

TSHANI
CONSULTING C.C.



February 2022

0 29 000 58 000 116 000 m

Source: Garden Route District Municipality | Department of Transport | Municipal Demarcation | Department of Human Settlements

ECONOMIC OVERVIEW

- In 2019, the economy of the GRD was valued at R46.263 billion (current prices) and employed 231 888 people.
- The GRD economy suffered a 6.3 per cent contraction with 15 304 net jobs lost as a result of 2020 COVID-19 Impact
- GRD's estimated total employed amounted to 216 584 workers of which 159 015 (73.4 per cent) are in the formal sector while 57 569 (26.6 per cent) are informally employed.
- Most of the formally employed consisted of semi-skilled (40.6 per cent) and low-skilled (30.3 per cent) workers



POVERTY

- At a per capita GDP of R72 291 in 2020, the GRD's per capita GDP remains significantly below that of the Province's R84 967.
- Between 2014 and 2018, income inequality has worsened in Garden Route area, with the Gini-coefficient increasing from 0.59 in 2014 to 0.63 in 2020.
- There has been a general increase in the HDI for the Garden Route area, from 0.70 in 2014 to 0.76 in 2020.
 - This is indicative of improvements in per capita income, education levels and life expectancy

HOUSEHOLDS

- With a total of 175 680 households in the GRD municipal area,
- 82.7 per cent had access to formal housing, which is just above the Provincial average of 79.0 per cent.
- Informal housing is a particular challenge in the Bitou and Knysna municipal areas, with 29.9 and 28.9 per cent of households living in informal dwellings in these municipal areas respectively





MOSSEL BAY

CHAPTER 4

HUMAN SETTLEMENTS STATUS ASSESSMENT

TSHANI
CONSULTING C.C.

Source:
Garden Route District Municipality | Department of Transport | Municipal Demarcation | Department of Human Settlements



RESTRUCTURING ZONES

Restructuring Zones are geographic areas that are:

- Identified by the Local Authority and a Council resolution to that effect must be in place.
- Supported by province for targeted, focused investment and subsidy commitment.
- Agreed with the National Department of Human Settlements, and
- Accommodative to the medium density, multi-unit complexes requiring institutional management by a Social Housing Institution (SHI).

RESTRUCTURING ZONES

Western Cape Province		
Municipality	Name of Town	Name of RZ area
Oudtshoorn Local Municipality	Oudtshoorn	Oudtshoorn CBD
		Bridgton Development Precinct
Mossel Bay Local Municipality	Mossel Bay	Mossel Bay CBD (Schoeman Street, Louis Fourie Corridor) and Kwa-nongqaba
George Local Municipality	George	George Central (Central 1 & 2 and York Street)
Knysna Local Municipality	Knysna	Knysna CBD
		Lagoon
		Heidevallei
Bitou Local Municipality	Plettenberg Bay	Plettenberg Bay CBD
		Piesang Road
		Cape Nature
		Ladywood
Drakenstein Local Municipality	Paarl/Mbekweni	Paarl (Central & South)
	Wellington/Mbekweni	Vlakkeland/Mbekweni
Overstrand Local Municipality	Hermanus	Wellington CBD / Botterberg
	Hawston	Hermanus (which includes Mount Pleasant 1, 2 & 3, West Cliff & Zwelihle)
	Gansbaai	Hawston
Stellenbosch Local Municipality	Stellenbosch	Gansbaai
		Greater Stellenbosch
Saldhanah Bay Local Municipality	Vredenburg	Plankenburg
		Vredenburg CBD
		Vredenburg Urban Revitalisation
Breede Valley Local Municipality	Worcester	Saldanha CBD
		Worcester CBD (Esselenpark, RouxPark)
Swartland Local Municipality	Malmesbury	Transhex
		Malmesbury CBD
		Abbotsdale
		New Claire/Garden Village
		Garden Village
		Suikerbekkie

PRIORITY HUMAN SETTELEMENTS AND DEVELOPMENT AREAS

The PSHDAs intends to advance Human Settlements Spatial Transformation and Consolidation by ensuring that:-

- delivery of housing is used to restructure and revitalise towns and cities;
- strengthen the livelihood prospects of households and;
- overcome apartheid spatial patterns.

PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS

Emphasis of PSHDA

- Emphasis is placed on synchronising national housing programmes in these priority human settlements and housing development areas namely:
 - i. Integrated Residential Development Programme
 - ii. Social Housing Programme in Restructuring Zones
 - iii. Informal Settlements Upgrading Programme
 - iv. Finance Linked Individual Subsidy Programme
 - v. The Special Presidential Package (SPP) Programme on Revitalisation of Distressed Mining Communities
 - vi. Enhanced People's Housing Process

Implications of PSHDA

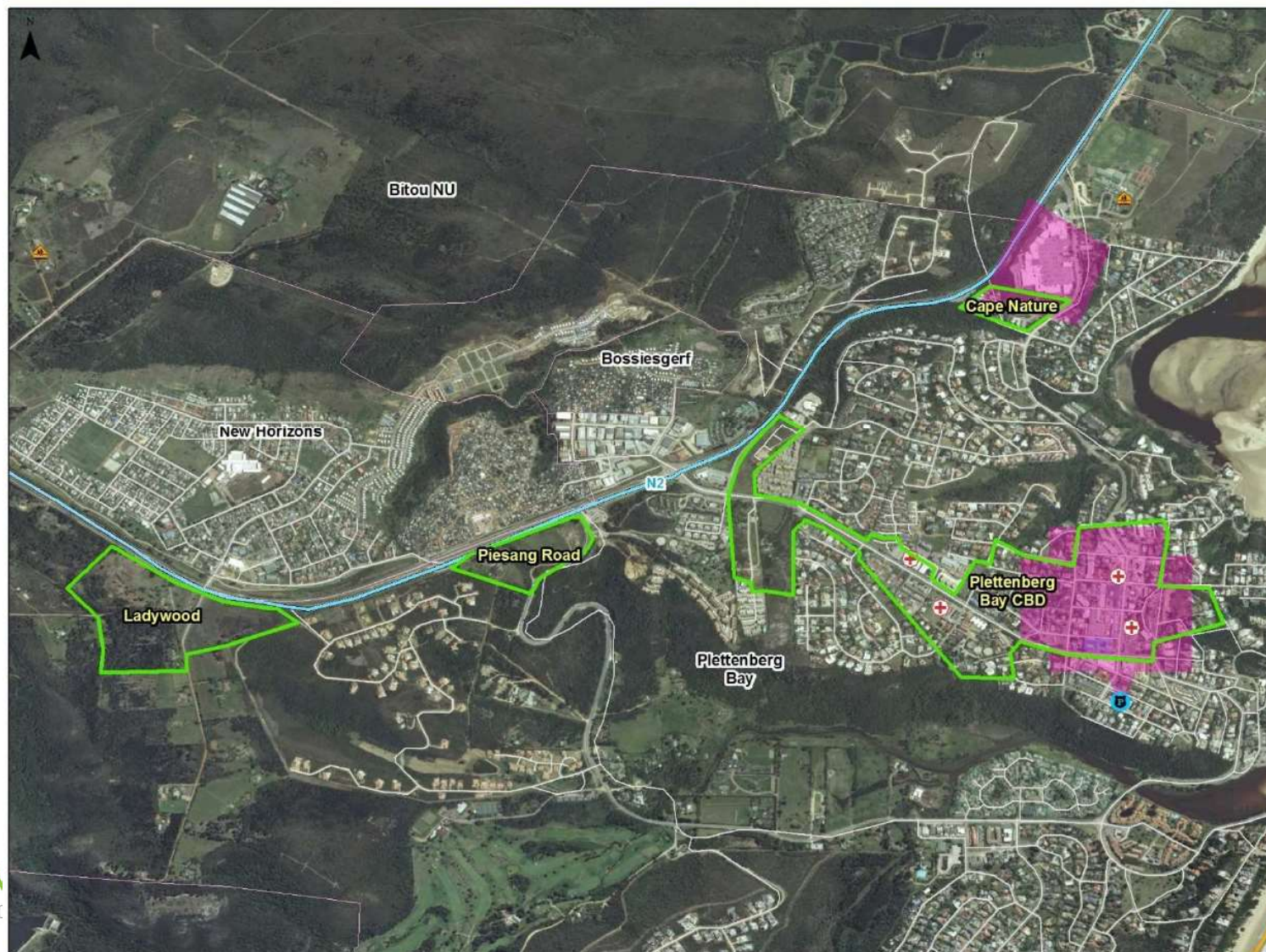
- Henceforth, a significant portion of public funding will be directed to the PSHDAs with the intention of attracting private sector investments.
- Each of the PSHDAs shall be underpinned with an implementation protocol as per the Intergovernmental Relations Framework Act, 2005.
- It fosters, at a national level, funding mechanisms that directly correlate with the human settlements development priorities of the municipality

PHSHDA AREAS FOR GRDM

WESTERN CAPE PROVINCE				
DISTRICT/ METROPOLITAN MUNICIPALITY	LOCAL MUNICIPALITY	PHSHDA	MAIN PLACES	Ward Number
Garden Route District Municipality	Bitou Local Municipality	10 Plettenberg Bay	Plettenberg Bay, Kwanokuthula	2, 3, 4, 5, 6, 7
Garden Route District Municipality	George Local Municipality	11 George	George George, Thembaletu, Pacaltsdorp, Tyolora	3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 23, 26, 27
Garden Route District Municipality	Knysna Local Municipality	12 Knysna	Knysna, Umsobomvu	3, 4, 6, 7, 8, 9, 10, 11
Garden Route District Municipality	Mossel Bay Local Municipality	13 Mossel Bay	Kwanonqaba, Mossel Bay, Mossel Bay Rural	1, 2, 3, 6, 8, 9, 10, 11, 12, 13

BITOU RZs

WC: Bitou LM, Ladywood, Piesang Road, Plettenberg Bay CBD & Cape Nature



Legend

 Restructuring Zones

Points of Interest

- ⬮ Educational Inst
- + Medical Facilities
- Ⓜ Police Stations
- High density commercial area

Admin. Boundaries

- Cities /Major Towns
- Sub Place
- Local Municipality

Transport Infrastructure

- Highways
- Main Roads
- Railways
- Streets

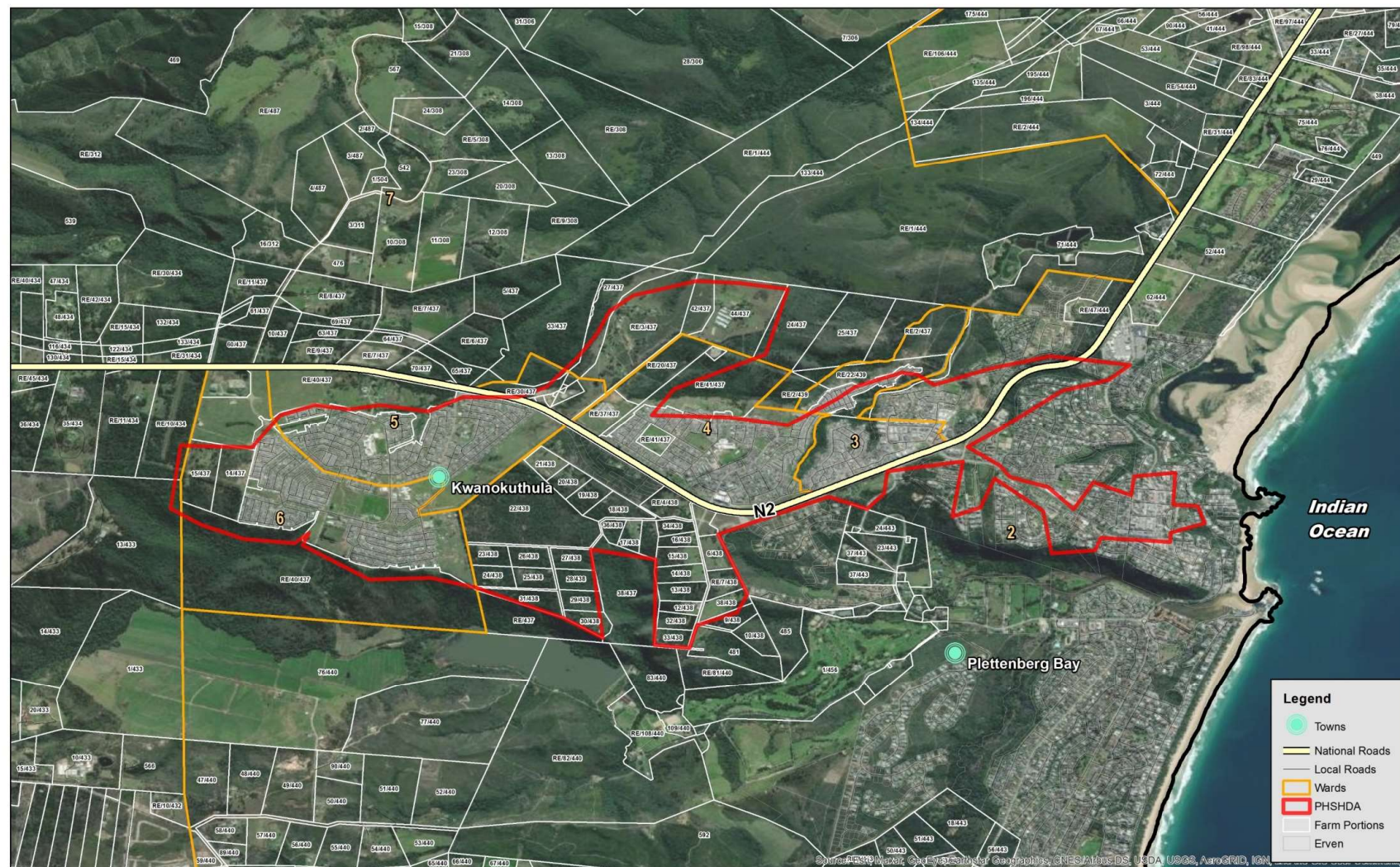
0 0.2 0.4 0.6
Kilometers

BITOU PHSHDA

GARDEN ROUTE DISTRICT MUNICIPALITY HUMAN SETTLEMENT SECTOR PLAN

PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS - BITOU LOCAL MUNICIPALITY

1:2 250 000



TSHANI
CONSULTING C.C.

Garden Route

Western Cape
Government

February 2022

GEORGE RZs



TSHA
CONSULTING

WC: George LM, George



land@thehda.co.za

Legend

 Restructuring Zones

Points of Interest

- Educational Inst
- Medical Facilities
- Police Stations
- High density commercial area

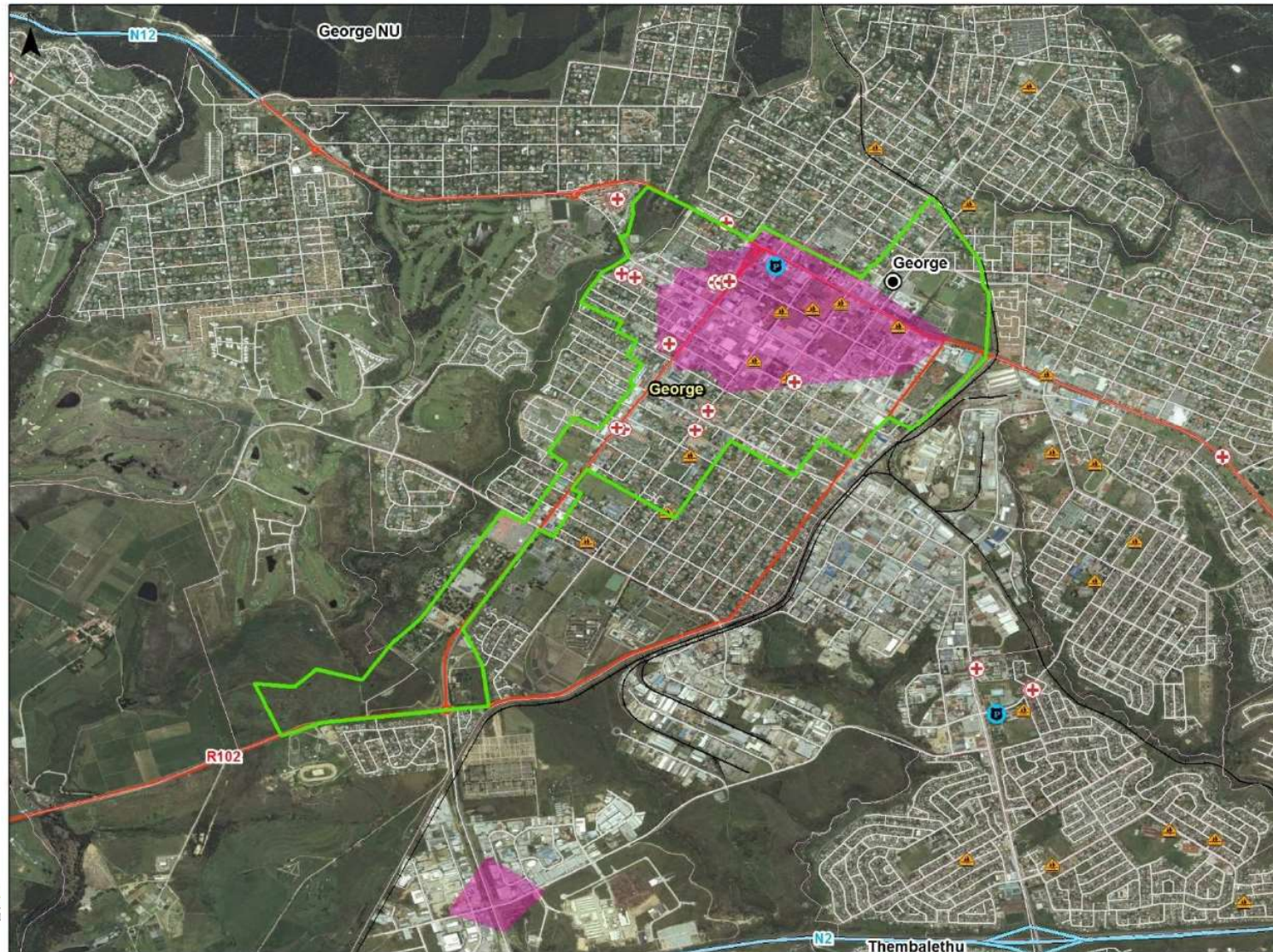
Admin. Boundaries

- Cities /Major Towns
- Sub Place
- Local Municipality

Transport Infrastructure

- Highways
- Main Roads
- Railways
- Streets

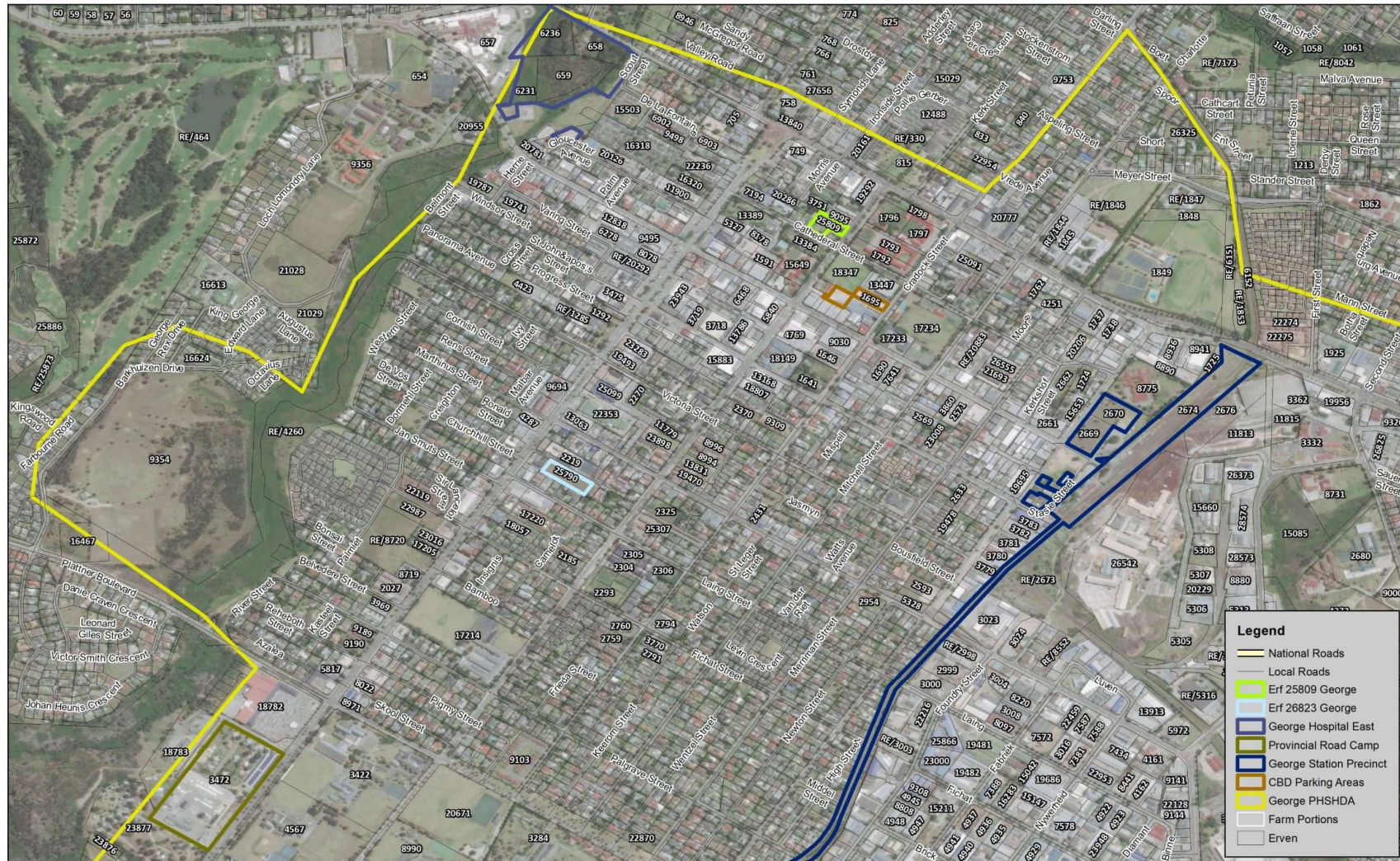
0 0.35 0.7 1.05
Kilometers



GARDEN ROUTE DISTRICT MUNICIPALITY HUMAN SETTLEMENT SECTOR PLAN

SOCIAL HOUSING PIPELINE AREAS - GEORGE LOCAL MUNICIPALITY

N
1:11 250



TSHANI
CONSULTING C.C.



February 2022

0 155 310 620 m

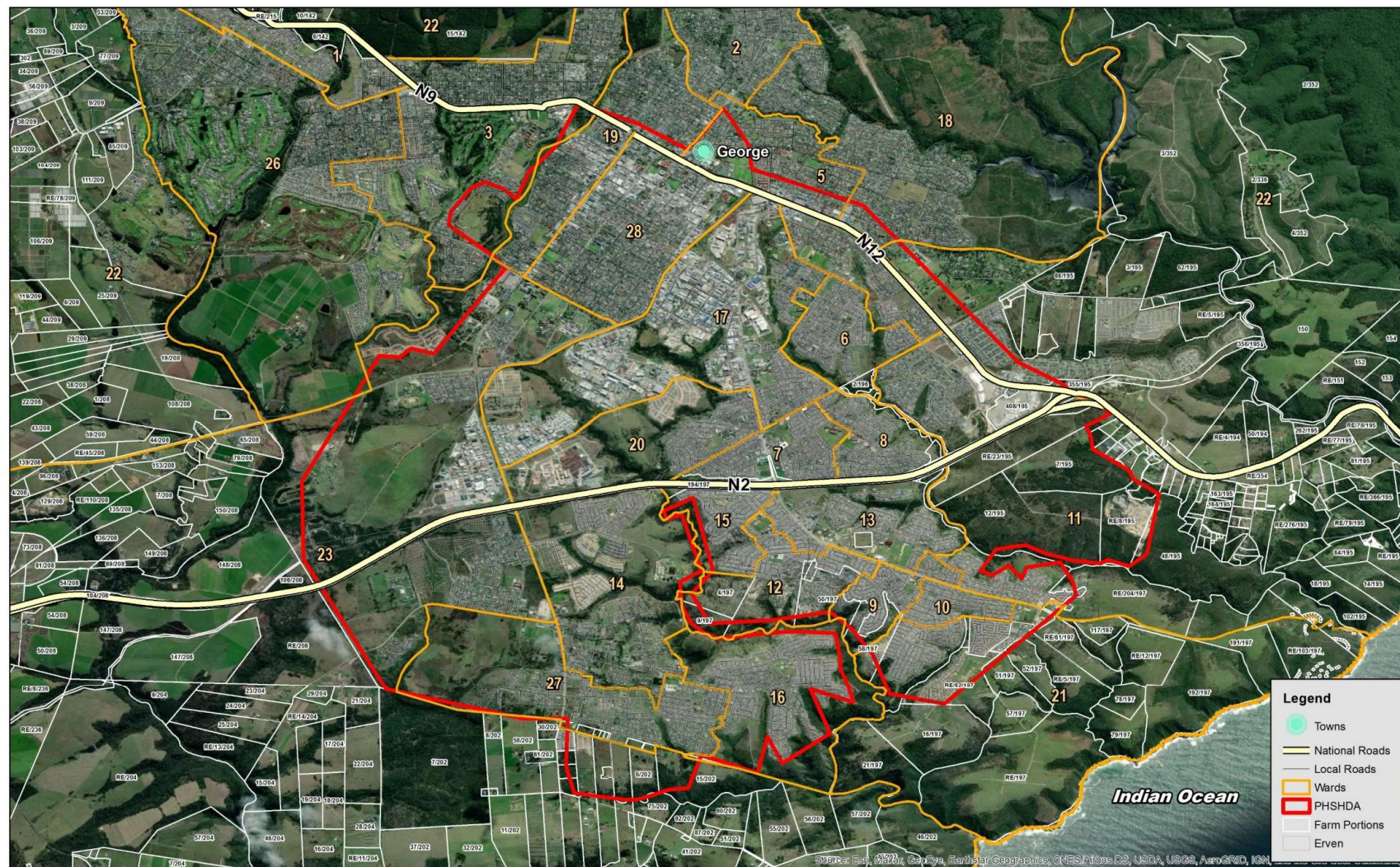
Source:
Garden Route District Municipality | Department of Transport | Municipal Demarcation | Department of Human Settlements

GEORGE PHSHDA

GARDEN ROUTE DISTRICT MUNICIPALITY HUMAN SETTLEMENT SECTOR PLAN

PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS - GEORGE LOCAL MUNICIPALITY

N
1:45 000



TSHANI
CONSULTING C.C.



February 2022

0 29 000 58 000 116 000 m

Source:
Garden Route District Municipality | Department of Transport | Municipal Demarcation | Department of Human Settlements



TSHA
CONSULTING

KNYSNA RZS

WC: Knysna LM, Knysna CBD, Heidevallei & Lagoon



land@thehda.co.za

Legend

Restructuring Zones

Points of Interest

- Educational Inst
- Medical Facilities
- Police Stations
- High density commercial area

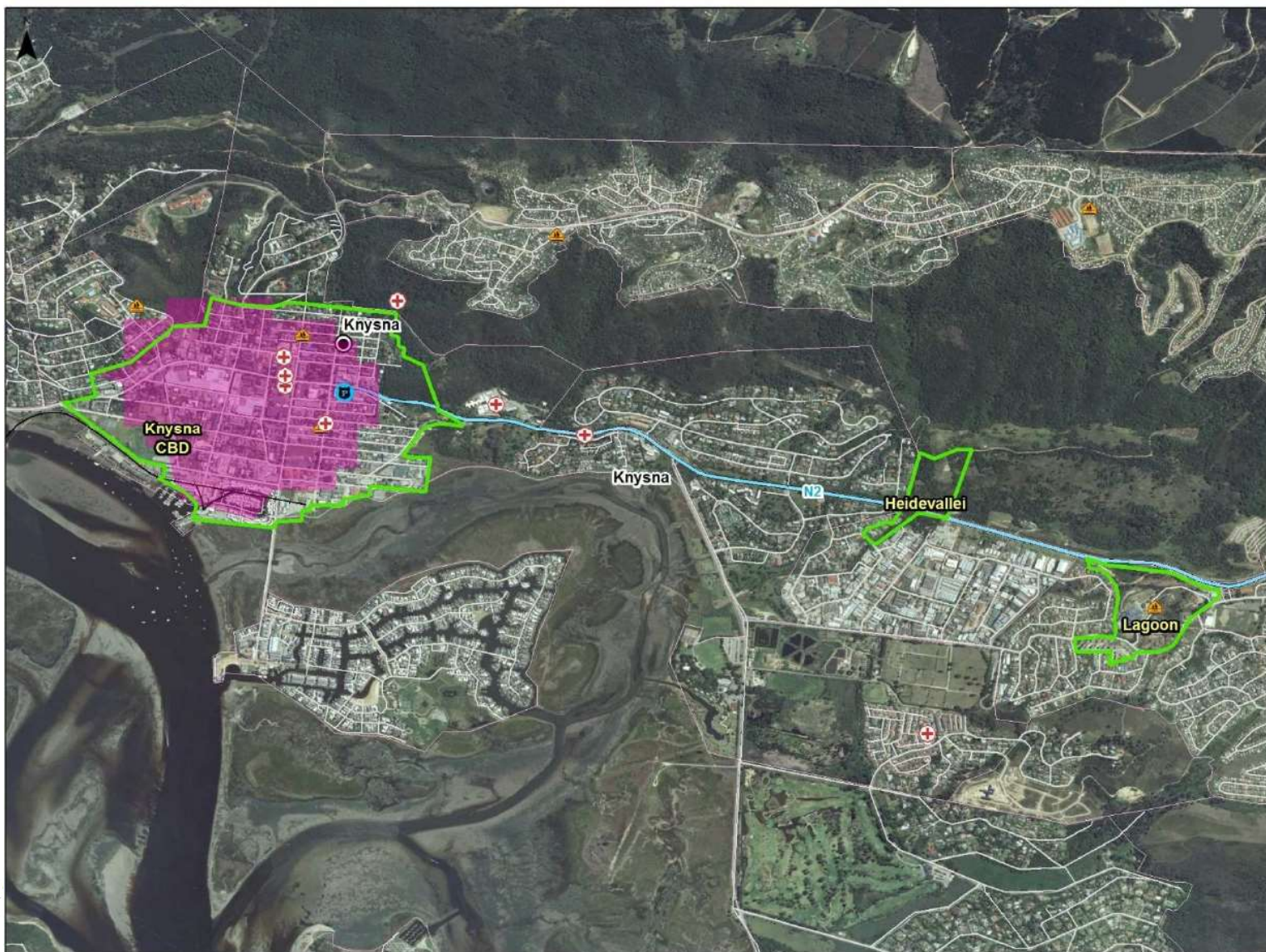
Admin. Boundaries

- Cities /Major Towns
- Sub Place
- Local Municipality

Transport Infrastructure

- Highways
- Main Roads
- Railways
- Streets

0 0.3 0.6 0.9
Kilometers

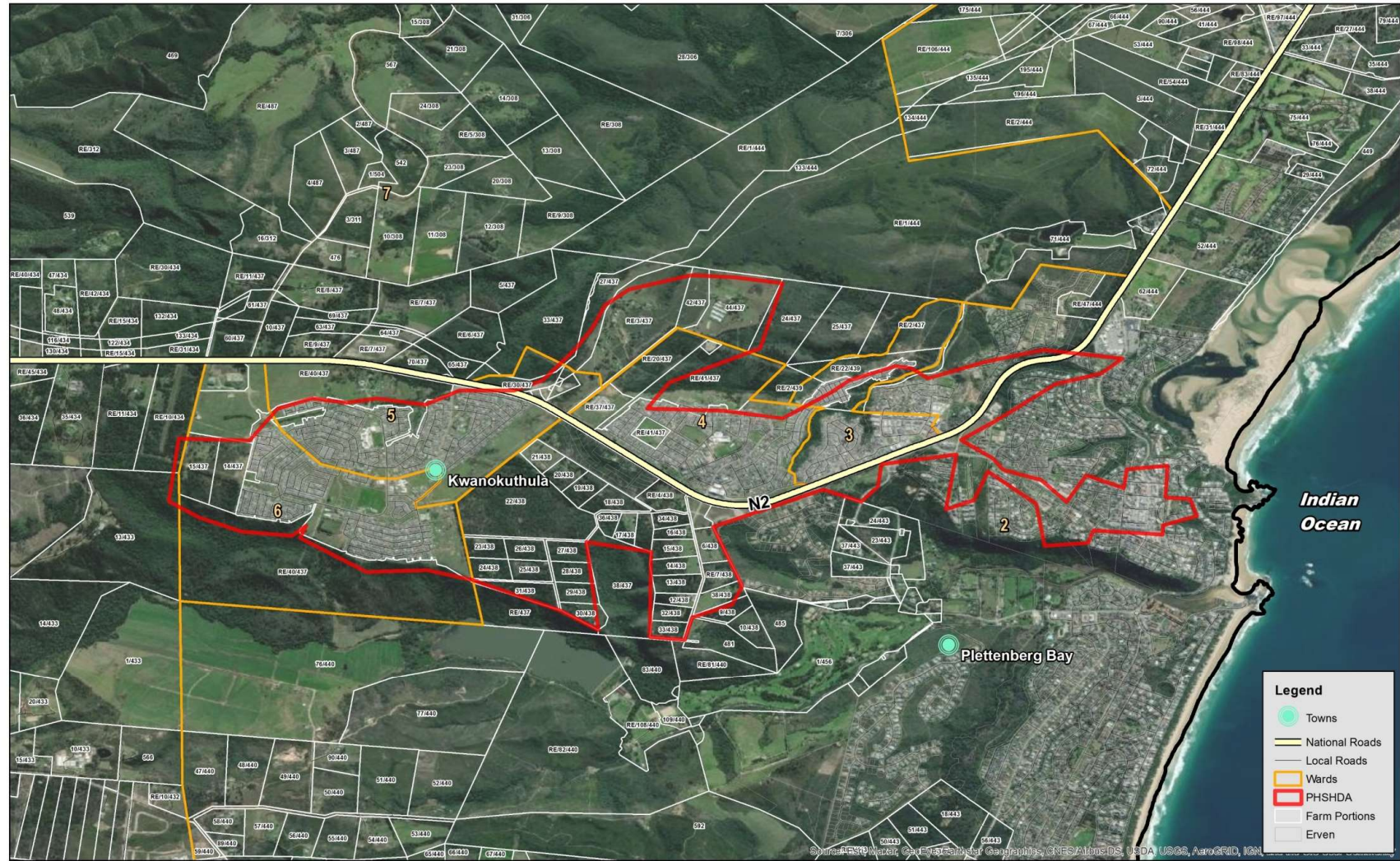


KNYSNA PHSHDA

GARDEN ROUTE DISTRICT MUNICIPALITY HUMAN SETTLEMENT SECTOR PLAN

PRIORITY HUMAN SETTLEMENTS AND HOUSING DEVELOPMENT AREAS - BITOU LOCAL MUNICIPALITY

1:2 250 000



- Legend**
- Towns
 - National Roads
 - Local Roads
 - Wards
 - PHSHDA
 - Farm Portions
 - Even

TSHANI
CONSULTING C.C.

Garden Route

Western Cape
Government

February 2022

0 29 000 58 000 116 000 m

Source:
Garden Route District Municipality | Department of Transport | Municipal Demarcation | Department of Human Settlements



TSHANI
CONSULTING

MOSSEL BAY RZS

WC: Mossel Bay LM, Mossel Bay & Kwa-nongqaba

Legend

Restructuring Zones

Points of Interest

- Educational Inst
- Medical Facilities
- Police Stations
- High density commercial area

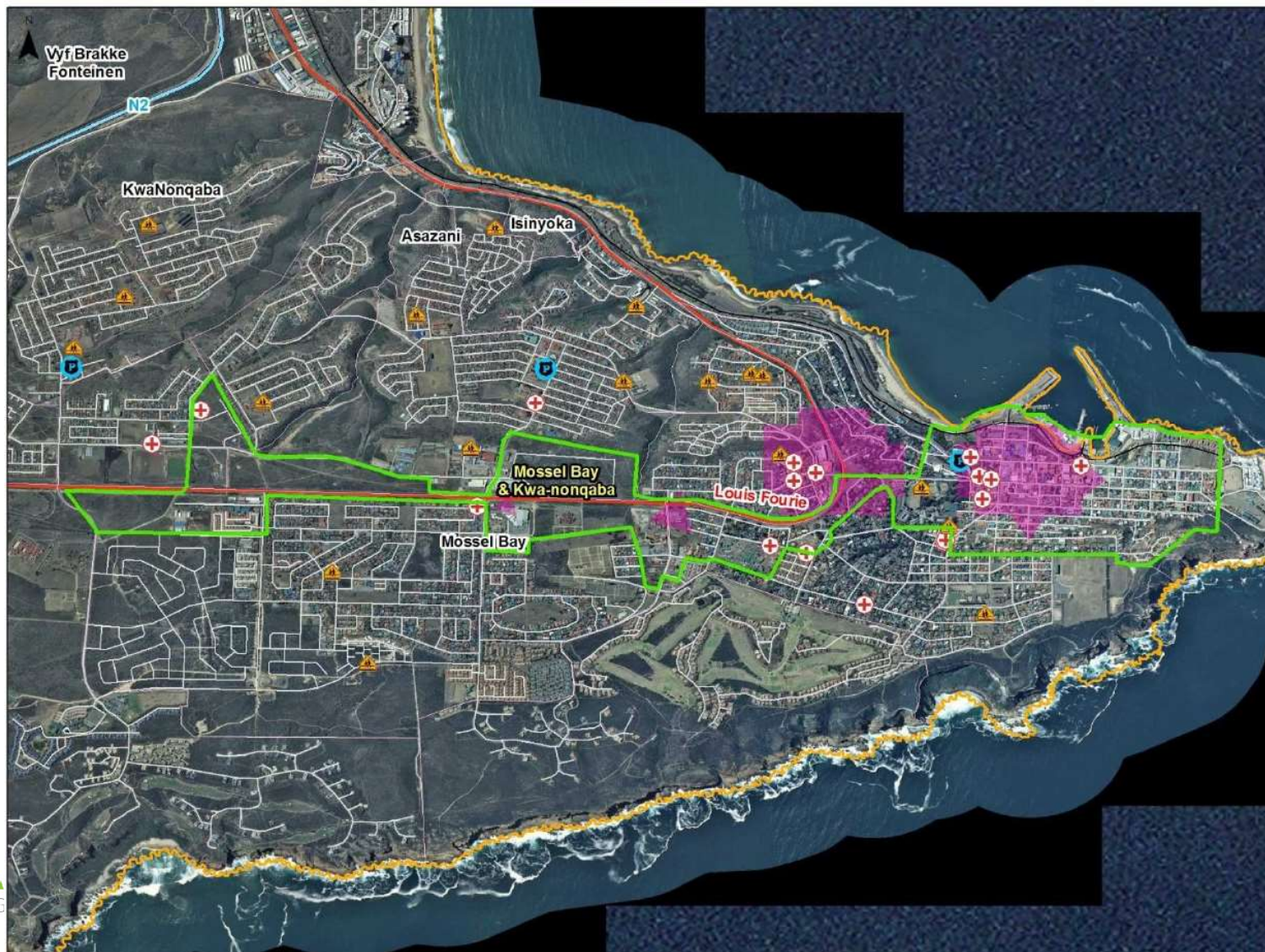
Transport Infrastructure

- Highways
- Main Roads
- Railways
- Streets

Admin. Boundaries

- Cities /Major Towns
- Sub Place
- Local Municipality

0 350 700 1 050
Meters



GARDEN ROUTE DISTRICT MUNICIPALITY HUMAN SETTLEMENT SECTOR PLAN

SOCIAL HOUSING PIPELINE AREAS - MOSSEL BAY LOCAL MUNICIPALITY

N
1:19 000



- Legend**
- National Roads
 - Local Roads
 - Erf 3803 Mossel Bay
 - Municipal Store Site B1
 - Mountain View CC4
 - Portion of Erf 19201 Mossel Bay
 - Mountain View CC2 and 3, Erf 2001 Mossel Bay
 - Mossel Bay PHSHDA
 - Farm Portions
 - Erven



TSHANI
CONSULTING C.C.



February 2022

0 255 510 1 020 m

Source:
Garden Route District Municipality | Department of Transport | Municipal Demarcation | Department of Human Settlements

MOSSEL BAY PHSHDA

GARDEN ROUTE DISTRICT MUNICIPALITY HUMAN SETTLEMENT SECTOR PLAN

PRIORITY HUMAN SETTLEMENTS & HOUSING DEVELOPMENT AREAS - MOSSEL BAY LOCAL MUNICIPALITY

N
1:35 000



TSHANI
CONSULTING C.C.



February 2022

0 29 000 58 000 116 000 m

Source:
Garden Route District Municipality | Department of Transport | Municipal Demarcation | Department of Human Settlements



TSHAI
CONSULTING

OUTDSHOOR RNRZs

WC: Oudtshoorn LM, Oudtshoorn CBD & Bridgeton Development Precinct

Legend

Restructuring Zones

Points of Interest

Educational Inst

Medical Facilities

Police Stations

High density
commercial area

Transport Infrastructure

Highways

Main Roads

Railways

Streets

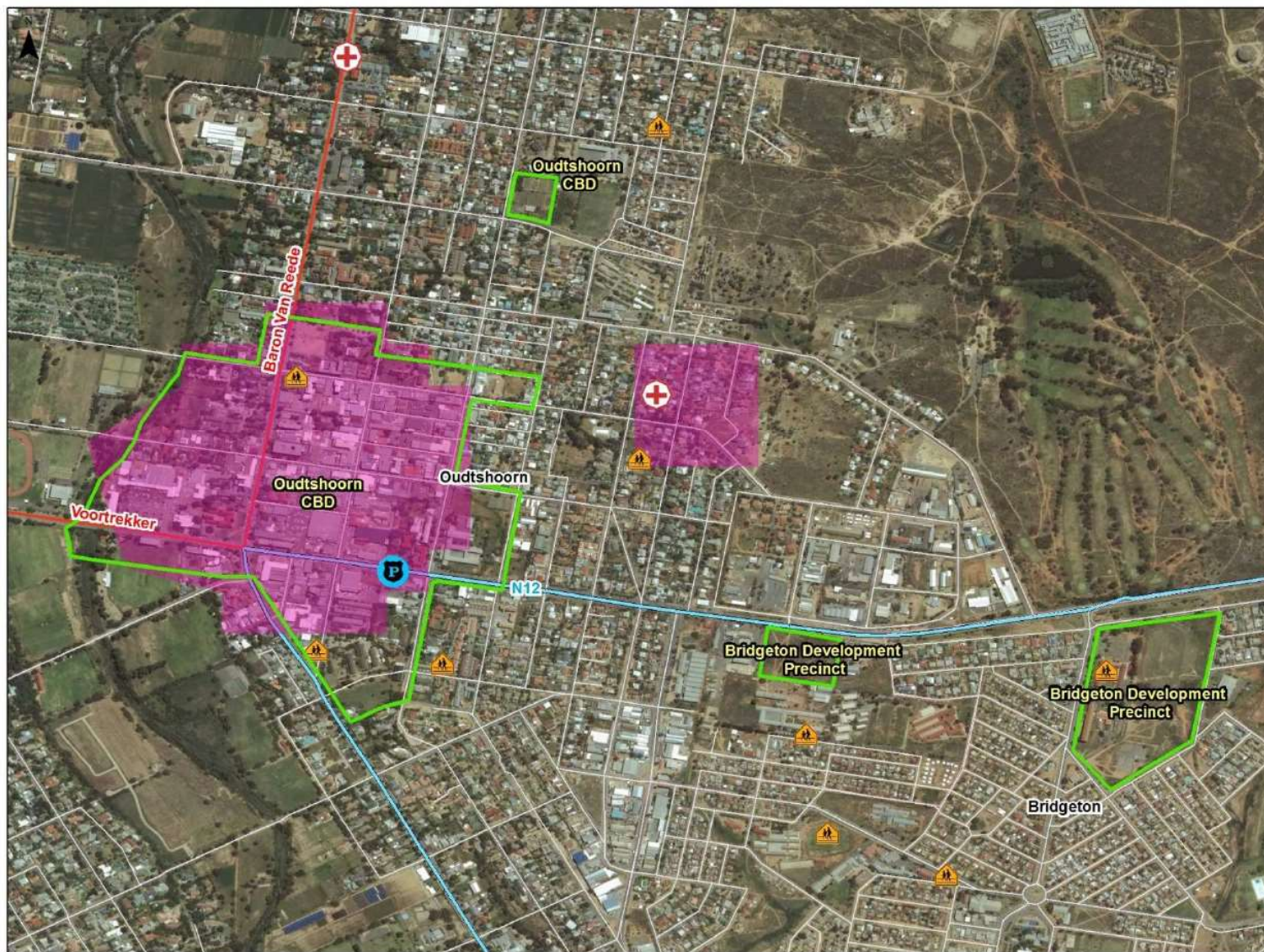
Admin. Boundaries

Cities /Major Towns

Sub Place

Local Municipality

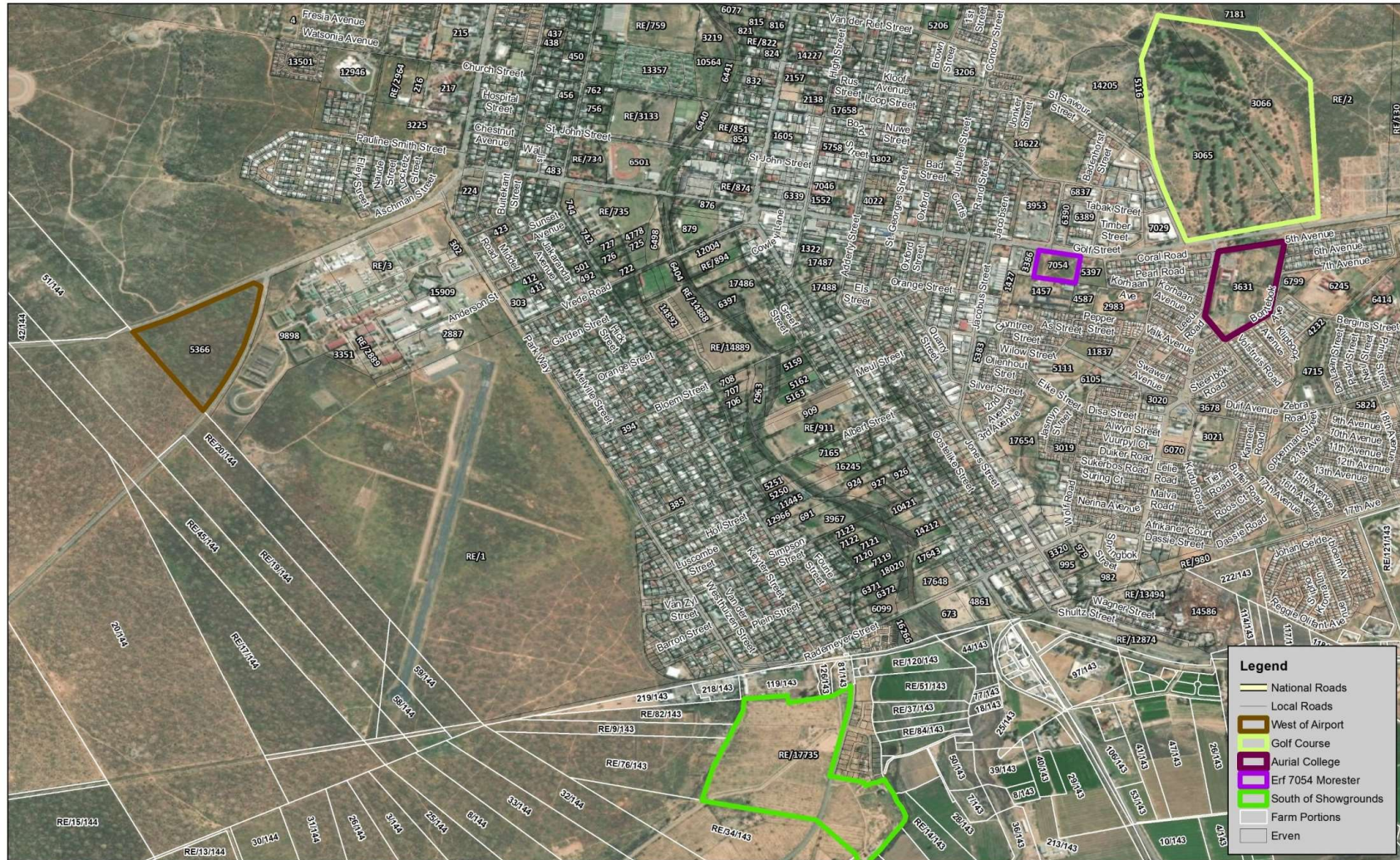
0 150 300 450
Meters



GARDEN ROUTE DISTRICT MUNICIPALITY HUMAN SETTLEMENT SECTOR PLAN

SOCIAL HOUSING PIPELINE AREAS - OUDTSHOORN BAY LOCAL MUNICIPALITY

N
1:17 000



TSHANI
CONSULTING C.C.



February 2022

0 235 470 940 m

Source: Garden Route District Municipality | Department of Transport | Municipal Demarcation | Department of Human Settlements

STATUS OF CURRENT PROJECTS

- The 7 B Municipalities are currently implementing planned and active projects as reflected in the approved 5-year Business Plan by the WC DoHS that will be running till 2023/24.
- Have to look at new Business Plan commitments for feasible projects for the period beyond 2023/24 FY.
- There will be therefore a listing of the necessary planning and capital budget requirements to cover the following types of State Funding:
 - State Subsidies – individual and group ownership types of projects;
 - Human Settlements Development Grants (HSDG);
 - Upgrading of Informal Settlements Grants (UISP Grant funding);
 - Planning Fees – Use of professional and project management teams;
 - Institutional Subsidies and Restructuring Grants in lieu of social housing projects;
 - Strategic Land acquisition – land and property banking (assembly and use) and
 - Bulk Infrastructural requirements

LAND ASSEST REGISTER FOR TARGETED PROJECTS

Bitou Municipality Targeted Properties

WC Government (Department of Public Works) owned land:

1. Provincial Public Works houses.

Municipal owned land:

1. Municipal houses and workshop areas: Erf 2096.
2. Municipal houses and workshop areas. Erf 2096.
3. Shell Ultra City site. Erf 4367.

Privately owned land:

1. Weldon Kaya Area

Knysna Municipality Targeted Sites

Municipal owned land:

- Mixed housing (Social, Institutional and GAP) is proposed along Bill Jeffery Drive

LAND ASSEST REGISTER FOR TARGETED PROJECTS

George Targeted Properties

National Government Owned land/properties:

- Old Magistrate. Erven 658, 659 & 6236 (All currently zoned for Government use)

PGWC owned land:

- Vacant land at Millers. Erven 1608, 1609, 1618 & 6469. (Zoned Educational)
- Government Garage. Erf 3472. (Zoned Government).

Municipal owned land:

- Groeneweide. Portion of Erf 464. (Zoned undetermined).
- Golden Harvest. Erven 1695 (zoned parking), 7219 (zoned local authority) and 1479.

Knysna Municipality Targeted Sites

Land owned by Own Haven (formal transfer by Knysna Municipality):

- Lagoon View (Phase 1) - Erf 17301 (Zoned general residential)
- Lagoon View (Phase 2) - Erf 3409 (Zoned general residential)

Municipal owned land:

- Heidevallei: Erven 7492, 243 and 255 (Zoning undetermined)
- Protea Terrace: Erf 3534 (Zoned General residential) – Requires upgrading and in-fill Blocks for further densification
- Melkhout Municipal Flats: Erf 1343 (Zoned General residential) – Similarly requires upgrading and in-fill Blocks
- West View Courts: Erf 568 & 571 (Zoned General Residential)
- Curlew Court Municipal Flats (Zoned General Residential) – Similar interventions as above.

LAND ASSEST REGISTER FOR TARGETED PROJECTS

Oudtshoorn Municipality Targeted Properties

- PGWC owned land: OKSK (Aural College). Erf 3631 (mixed use proposed)
- Municipal owned land: This Social housing identified site formally allocated to Own Haven, Erf 7054 (Zoned General Residential).
- Additional land parcels have been recorded on the Municipality's Human Settlements Business Plan for future Projects – Located in the West of the CBD (East and West of Airport area with potential for 10 000 mixed units)
- Adjacent to Die Palm Oord, SANDF Land, Golf Course (Oud North), Showgrounds be informal housing developments (BNG Product) and SAPS Dog Unit Land – Given the location of Black Joint Tavern, GG Kamp and Kanaal informal settlements, this would warrant support to the Municipality to explore Upgrading of the existing 3 informal settlements areas into BNG housing opportunities.
- Targeted properties within the CBD area – private and public properties with requisite potential for densification since the entirety of the CBD is within the Gazetted Restructuring Zones and or PHS&HDAs.

INFRASTRUCTURE PROVISIONS

88.9%
Access to
SOLID WASTE



95.2%
Access
TO WATER



87.7%
Access to
SANITATION



90.7%
Access to
ELECTRICITY



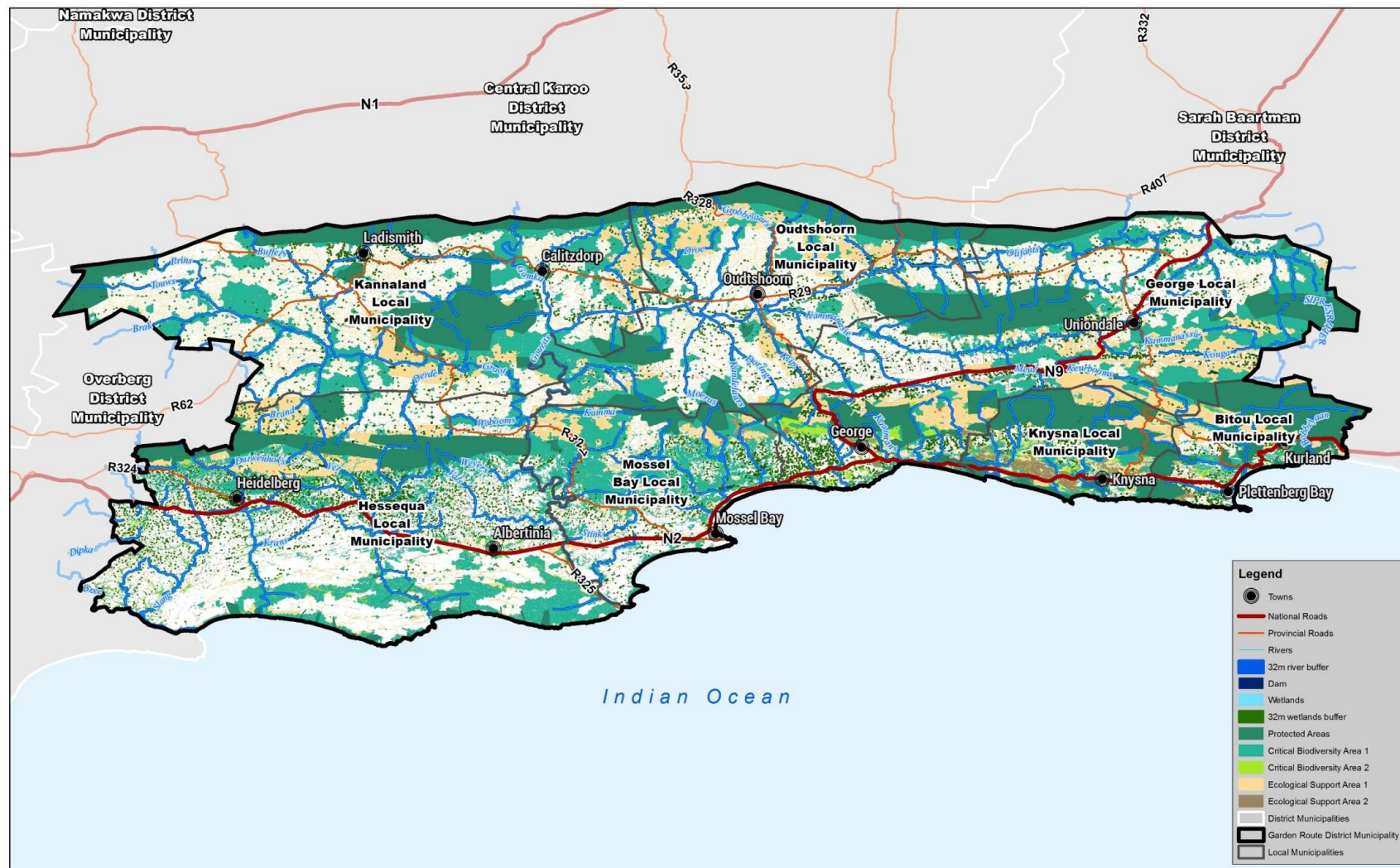
- The majority of WCG social infrastructure spending be allocated towards housing (R469.434 million)
- (41.0 per cent of total WCG infrastructure spending or R431.943 million)
- The GRD Municipality (inclusive of the contribution of the local municipalities) will complement the WCG social infrastructure spending by allocating 16.1 per cent (R194.206 million) of its 2021/22 capital budget towards social infrastructure.
- This includes R293 000 towards health, R110.540 million towards housing, R50.793 million towards sports and recreation and R12.299 million towards social development

ENVIRONMENTAL CONSIDERATIONS

GARDEN ROUTE DISTRICT MUNICIPALITY HUMAN SETTLEMENT SECTOR PLAN

CRITICAL BIODIVERSITY AREAS

1:2 250 000



TSHA
CONSULTING

TSHANI
CONSULTING C.C.



February 2022

0 29 000 58 000 116 000 m

Source: Garden Route District Municipality | Department of Transport | Municipal Demarcation | Department of Human Settlements



CHAPTER 5

ASSESSMENT OF HOUSING DEMAND

TSHANI
CONSULTING C.C.

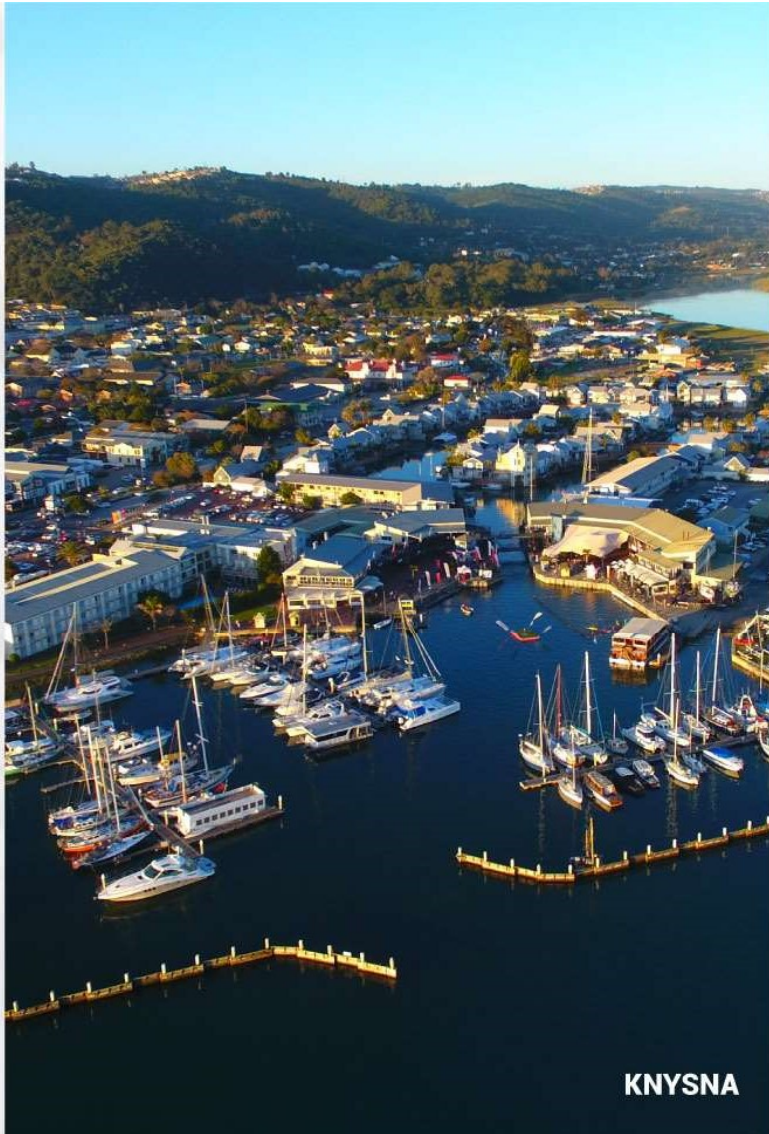
CURERNT ASSESSED HOUSING BACKLOG

DATA ANALYSIS FOR DECEMBER 2021 (BASED ON DATA FOR UP TO 2022/01/03)		NO REG DATES		NO ID NUMBERS		NO RESIDENTIAL ADDRESS IN FIELD 1, 2,4 & 5		INITIALS ONLY AS FIRST NAME		STATUS= WAITING	STATUS= CANCELLED	STATUS= ASSISTED	STATUS= DORMANT	DUPLICATE RECORDS (ACROSS STATUS AND MUNICIPALITY)	
						THERE CAN BE MANY MORE, DIFFICULT TO QUANTIFY									
						TOTAL	PERCENT								
DISTRICT	MUNICIPALITY	TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	PERCENT	TOTAL	TOTAL	TOTAL	TOTAL	TOTAL	PERCENT
GARDEN ROUTE	BITOU	0	0%	0	0,0%	514	22,1%	2	0,0%	8642	952	2329	43	0	0,0%
GARDEN ROUTE	GEORGE	0	0%	0	0,0%	0	0,0%	0	0,0%	18608	7824	1090	0	0	0,0%
GARDEN ROUTE	HESSEQUA	4	0%	0	0,0%	92	11,5%	4	0,1%	5087	1632	801	776	0	0,0%
GARDEN ROUTE	KANNALAND	1	0%	0	0,0%	690	229,2%	0	0,0%	3283	542	301	20	0	0,0%
GARDEN ROUTE	KNYSNA	0	0%	0	0,0%	202	40,6%	104	1,2%	8646	3967	497	867	1	1,2%
GARDEN ROUTE	MOSSEL BAY	0	0%	0	0,0%	11	1,4%	6	0,1%	11207	2866	763	54	0	0,0%
GARDEN ROUTE	OUDTSHOORN	0	0%	0	0,0%	7	1,0%	159	1,5%	10770	6925	696	1256	0	0,0%
	GRAND TOTAL	15	0%	0	0,0%	2637	10,0%	319	0,1%	232379	82801	26469	14390	6	0,3%

SEGMENTED DEMAND PER INCOME BANDS

- Majority of the housing need in the district municipality is for low-income residential development based on the database offered by the Western Cape DoHS.
- The Provincial Gov and the Garden Route District are working towards developing application systems that will ascertain housing demand for people to apply for FLISP and Social Housing for those identified to be in the bracket known as gap housing.

INCOME BREAKDOWN PER DISTRICT AND MUNICIPALITY						
DISTRICT	MUNICIPALITY	R0 - R3500	R3501 - R7000	R7001 - R22000	> R22000	GRAND TOTAL
GARDEN ROUTE	BITOU	8549	66	21	6	8642
GARDEN ROUTE	GEORGE	16748	1250	581	29	18608
GARDEN ROUTE	HESSEQUA	4635	352	96	4	5087
GARDEN ROUTE	KANNALAND	3229	35	19		3283
GARDEN ROUTE	KNYSNA	8471	107	62	6	8646
GARDEN ROUTE	MOSSEL BAY	10385	453	311	58	11207
GARDEN ROUTE	OUDTSHOORN	10520	221	27	2	10770
	GRAND TOTAL	208241	15798	7727	613	232379



CHAPTER 6

KEY HUMAN SETTLEMENTS CHALLENGES

TSHANI
CONSULTING C.C.



KEY CHALLENGES

- Ascertaining Housing Demand for Projects
- Provisions for Bulk Infrastructure
- Institutional Capacity
- Prioritization of Projects
- Lack of Public-Private Partnerships



STRATEGIC DIRECTION & WAY FORWARD FOR HSSP

- Municipal Support Programmes
- Streamlined planning and technical engineering support requirements
- Incentives critical for SH, FLISP and CRUs Programme Viability
- Development of Inclusionary Housing Policy by WC
- Preparation of housing market studies in selected cities
- GRDM Questionnaires for Affordable Housing



TSHANI
CONSULTING C.C.

CONTACT US



9 Princes Road, Vincent, East London, 5217



Postnet Suite 98, Private Bag X9063, East London



043 722 1198



086 435 7631



082 940 2502



kreason@tshani.co.za or info@tshani.co.za