

STRATEGIC WORKSHOP GRDM Human Settlements Programme 25th March 2022, Protea Hotel George

“Revitalisation through well located Affordable Housing Developments in the District”



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1. Executive Summary

- GRDM – New Player in Integrated Human Settlements
- Part of the commitment to the new DDM/JMDA, RZs/PHSHDAs & One Plan – National Government Framework
- New GRDM Integrated Human Settlements Strategic Plan
- Primary strategic Focus – 4 B Municipalities: Bitou, Knysna, George and Mossel Bay
- Current MoU – WC DoHS: Accreditation and Capacitation Grants (R15m over 3 FYs)
- Four management contractual placements – WC DoHS support (Feb 21) Town Planner (Jan 22) & HS Administrative Officer (Feb 22)
- GRDM – Strategic coordination role & 7 B Municipalities

2. Current Situation

Key Challenges / Threats	Opportunities
<ul style="list-style-type: none"> ➤ Political and Administrative Support ➤ Inability to respond to Demand – Need for reliable Demand Database mechanism ➤ Poor coordination of Programmes and projects – 7 B Municipalities and GRDM ➤ Enhancing internal Capacity – GRDM ➤ Strategic acquisition of State and Municipal Land – Scaled delivery ➤ Collective ownership – Strategic Plan, HSSP and Projects across the DISTRICT ➤ Co planning, budgeting and Implementation 	<ul style="list-style-type: none"> ➤ Implementation of approved coherent Strategic Plan and finalisation of the HSSP ➤ Successful Accreditation ➤ Internal Institutional capacity – In process ➤ Launch of targeted Affordable Housing Projects – Across the District ➤ DDM & One Plan: Co- planning, Budgeting and Implementation – need for collective involvement of B Municipalities, WC DoHS, N DoHS, SHRA, Private Sector partners ➤ Strategic Acquisition and leveraging of State and Municipal land/properties ➤ Partnerships – Social Housing Institutions and private sector developers – Housing Typologies (In progress)

3. Key Activities to date

- New GRDM IHS Strategic Plan Approved – DCF, MMF & Council: 24 August 2021
- Prior consultative workshops: 7 B Municipalities– April/July till November 2021 & ongoing
- All inputs collected and reflected on new formal GRDM IHS Strategic Plan, HSSP and Policy Guidelines
- New Organizational Structure – New IHS Directorate and defined programme operational staff and system resources
- Workshopped with internal and external stakeholders – WC DoHS, N DoHS, SHRA, NASHO, B – Municipalities
- Pursuing the essence of Spatial Planning reconfigurations – Projects in well located areas to trigger mobility and long term socio-economic Integration (Guided by: SH Act/DDM/JMDA – One Plan: Key Strategic elements)

3.Continued.... Key Activities to date

- Formal Advertisement (Partnerships) – Interested Social Housing Institutions (November 2021 with closing date 10th January 2022)
- Pilot SH Project sites identified – Bitou, Knysna, George, Mossel Bay & Oudtshoorn
- Workshopped with internal and external stakeholders
- Strategic targeting of State land parcels and properties – Leveraged and enhanced delivery over 30 years
- Typology approach and model – SH, FLISP/GAP & Inclusionary Housing products (Rental and Ownership options)
- Aligned to the JMDA/DDM – Anchors of the One Plan

4. Key Implementation activities

- Formulation and documentation of GRDM HSSP – May 2022
- Strategic pursuit of projects – RZs and PSHDAs (Long term socio-economic integration)
- Identification of GRDM SH Pilot Schemes – Erven 26823 and 3803
- Similar 11x SH Projects (GRDM & 5 B Municipalities) – WC Monitoring & Credibility Analysis Report
- GRDM Part of the WC Project Steering Committee – Key stakeholders
- Recognition of SHRA/NASHO Municipal SH Support programmes
- Formal submission of GRDM Municipal Accreditation (Level 1): March 2022
- Strategic acquisition and leveraged use of State properties: May 2022

4. Continued.....

- Analysed current Centralised Database – Less than 10% inclined towards affordable housing: SH, FLISP/GAP and Incl. Housing
- Gathering interest – Demand Database Mechanism to be updated
- Align possibly to new Market Study Outcomes– Understanding the affordable Housing Market (George and Mossel Bay)
- Embraced Innovative Solutions – Inclusionary Housing & Partnerships
- Formal appointment of Own Haven – New SH Partner, March 2022
- Setting up of an Inter departmental Task Team – structured support and coordination: Technical and programme support

5. Alignment to Catalytic Criteria: JMMDA/DDM – One Plan

- WC DoHS – Endorsed 4 catalytic towns (Mossel Bay, George, Knysna and Bitou)
- Alignment to all Sector Plans and Priorities – long term development and integration
- Encourage mobility into well located areas – Reversal of old Apartheid Spatial Planning distortions
- Social Rental Housing opportunities in well located areas (RZs)
- Defined Restructuring Zones – Mobility and long term socio-economic integration
- Necessary and critical – Resuscitation of local economy and sustainability
- Defined Partnership Arrangements – Municipal and State Properties

6. Desired Results – The Road Ahead

- Build collective Ownership of the Plan - 7 B Municipalities, Provincial and National Departmental Stakeholders
- Enhanced land audits, town planning strategy and investigative/feasibility capacity
- Ensure new GRDM HSSP finds resonance/alignment with the other Municipal Sector Plans – DDM/One Plan strategic intervention
- Formal Accreditation – GRDM: Structured Funding Flows (March 2022)
- Strategic communication and consultation – All community stakeholders and potential development partners (April 2022)

6. Continued....

- Launch targeted pilot projects – SH, Inclusionary Housing, FLISP/GAP (7B Municipalities – HSDG and USDG: Approved Bus Plan (2023/24 FY)
- Understanding the affordable Housing Market – Demand studies (April /May 2022)
- Launch and Implement Interdepartmental Coordination Task Team – (April 2022)
- Annual Strategic Plan Review – (October 2022)
- Seek professional capacity from the WC DoHS – Feasibility studies, Demand Database, transfer And leveraged use of State Properties/Assets.
- Promote co-launching of programmes and projects – Build coherence and confidence
- WC DoHS funding support and programme commitments – MoA (2023/24 FY)

7. Imagining Long Term Impact: GRDM



7. Continued.....



8. Revitalisation through Social Housing Projects





Figure 3a: Site Photos



Figure 3b: Site Photos



Figure 3c: Site Photos



Figure 3d: Site Photos