

EXECUTIVE SUMMARY

- Human Settlements Plan will be finalised end June 2022
- Restructuring of Directorates
- Rental Agreement approved
- One existing rental site consisting of 20 units
- PHSDA presentation to Section 80 imminently

WCHDD BREAKDOWN

18 657 people on the waiting list for the George District

1 423 people for Uniondale and Haarlem

17 234 for George and surrounds

AGE BREAKDOWN PER DISTRICT AND MUNICIPALITY										
DISTRICT	MUNICIPALITY	< 30	30 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 AND ABOVE	UNKNOWN AGE	GRAND TOTAL
EDEN	GEORGE	1155	6259	3904	2741	1804	1210	1584	0	18657

INCOME BREAKDOWN PER DISTRICT AND MUNICIPALITY*									
DISTRICT	MUNICIPALITY	R0 - R3500	R3501 - R7000	R7001 - R15000	R15001 - R22000	R22001 AND ABOVE	UNKNOWN	GRAND TOTAL	
EDEN	GEORGE	3032	. 16	50 7	7	3	6 0	3283	

^{*}Not an accurate representation of income as not all applicants update their income regularly.

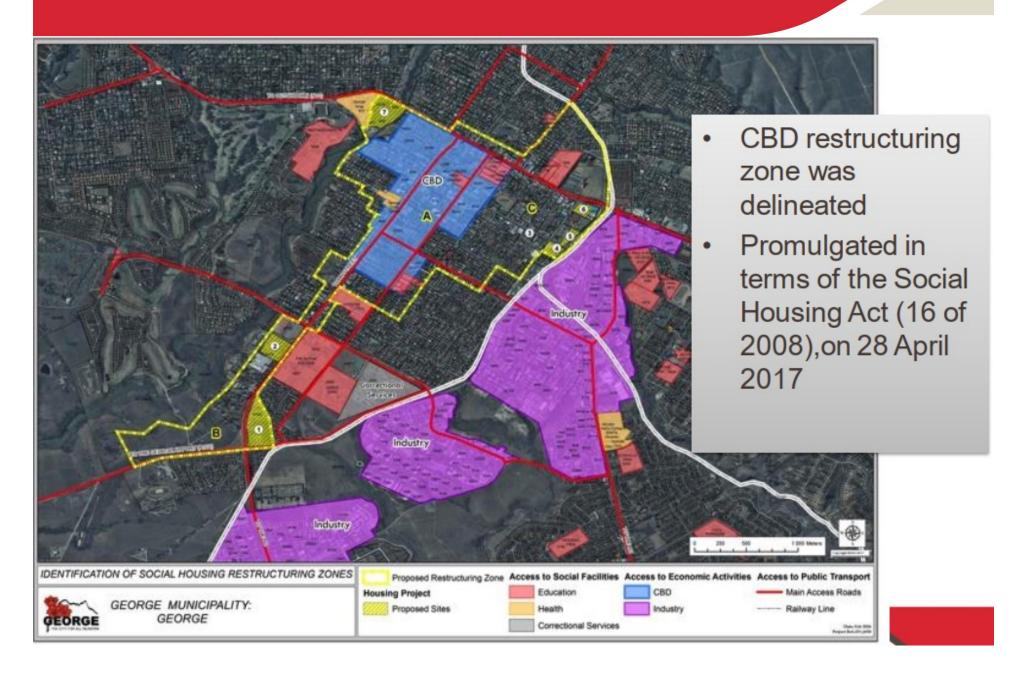
GEORGE AFFORDABLE HOUSING DEMOGRAPHY

- George households for 2020 were 57447.
- Just over half of George's households earn below R50,000 per annum (George Municipality, 2018).
- Unemployment for 2020 was calculated at 14.2%.
- The pandemic has highlighted the financial vulnerability and dependency of our population.
- Settlement solutions that result in improved access and affordability is essential.
- Improved access to employment enhances the ability to generate an income and reduces household expenses.
- Can be achieved through public transport and strategic location of affordable housing.

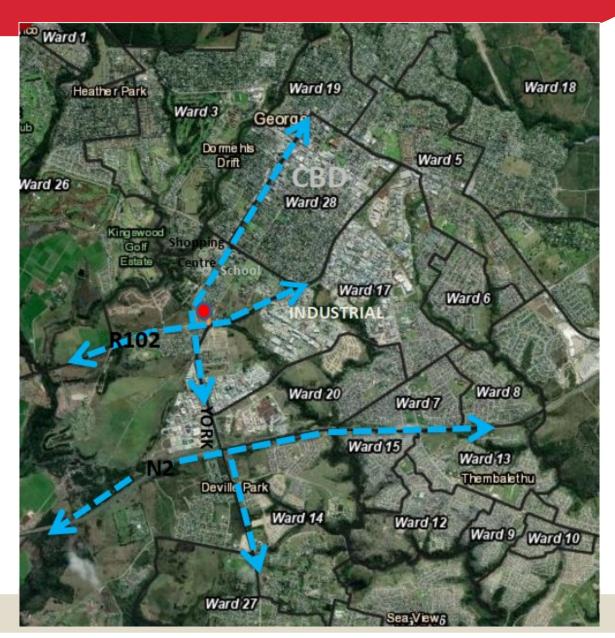
SOCIAL HOUSING PIPELINE

	RESTRUCTURING ZONE	LOCATION	ERF NUMBER	WARD	HECTARES	NUMBER OF UNITS	CURRENT SPLIT	OWNERSHIP
1		Roundabout at bottom of York Street Gravel area in front of	Portion of Erf 464		± 49,709m² / ± 4 ha	350-400		George Municipality
2	CBD Parking Areas	Golden Harvest	Erf 1695 George		± 2456m² ± 0,4 ha	30		George Municipality
3	CBD Parking Areas	(Part of Erf 1695) section of land in front of St. Augustine Hall, currently used for parking			± 2668m² / ± 0,4 ha	30		George Municipality
	Provincial Road Camp Erf	Near Checkers York			6.8 ha Potentially 3.5 ha			PGWC Dept PW and
4	3472 George	Street	3472		for SH	350-400	Split zoning	Transport
5	Cathedral Street open area next to Oakhurst Hotel	Open ground adjacent to hotel	Erf 25809 George		0,43 ha	45		Public Works
	George Station Precinct	notei	Portion of Erf 2669, 2670, 2674, 2668, 4350, 5455, 22993, 22997		3,5 ha	40		Erven 2269, 2670 belong to George Municipality. Erven 2674, 2668, 4350, 5455, 22993, 22997 belong to Transnet SOC Ltd Transnet
7	Magistrates Court next to Die Bult	Next to Die Bult	20955		Public Works			Site currently under-utilised. Can ideally be used for FLISP development and faciliates access to affordable housing for nursing staff and other government employees.
8	Geneva Fontein	Loerie Park	6070	9 ha - 3 ha earmarked for an English High School	Dublic Movies	Remaining 6 ha required for mixed use development	Currently	

GEORGE RESTRUCTURING ZONE

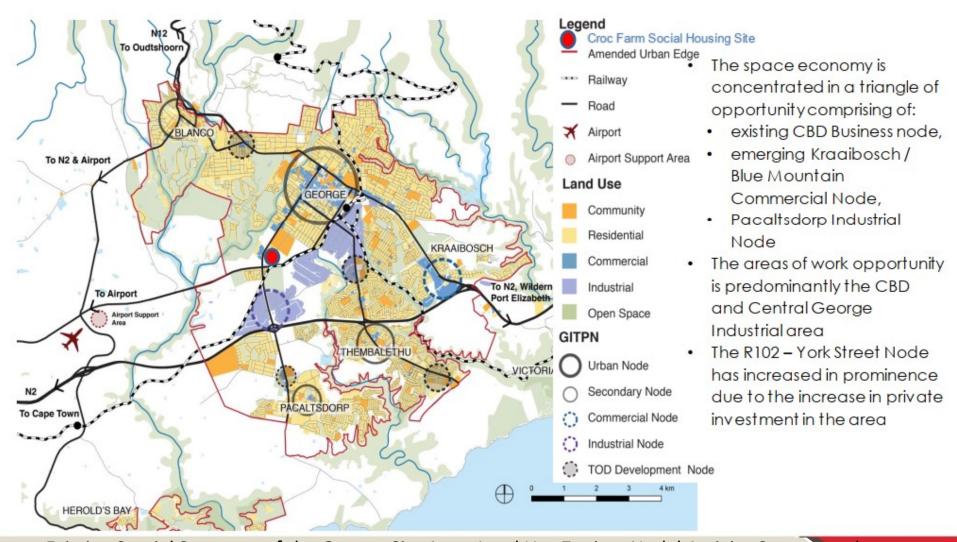


CROC FARM SOCIAL HOUSING SITE: LOCALITY



CROC FARM SITE: LOCAL CONTEXT

Key nodes, employment areas, industrial zones:



Existing Spatial Structure of the George City Area: Land Use Zoning, Nodal Activity Centres and Primary Movement Network

SOCIAL HOUSING STATUS QUO

- Restructuring Zones approved
- Crocodile Farm first Social Housing site
- TOR requiring detailed feasibility study of the subject site, recommend optimal site delineation to optimise the land use and a project implementation plan finalised
- Successfully applied for R500,000 grant through SHRA for TOR – tender has taken place, bidder has been appointed
- Traffic Impact Assessment (TIA) has been commissioned
- Geo-tech analysis completed
- Crocodile Farm site cleaned up and existing buildings demolished

2022 PROCESS

- Advert to go out for accredited SHIs to register on Supply Chain Database
- Mid to end 2022, item to Council re: incentives and land release for SHIs
- Upon successful resolution by Council, commencement of partnership with SHIs
- Pipeline management and development of future Social Housing sites
- Apply for extended Restructuring Zones
- Preparation for the appointment of successful SHI anticipated for early 2023
- Crocodile Farm shovel ready end 2023

AFFORDABLE HOUSING PIPELINE

	LOCATION	STATUS	TIMELINE	NUMBER OF UNITS	CURRENT SPLIT	OWNERSHIP
1	ERF325 EAST Phase 1 Syferfontein	Completed	2022	147 FLISP	Mixed-use	WCDoHS – Project George Municipality - Land
2	ERF325 EAST Phase 2 Syferfontein	Commencing End 2022	2022/2023	86 FLISP	Mixed-use	WCDoHS – Project George Municipality - Land
3	ERF325 WEST Syferfontein	Commencing 2023	2023/2024	150 FLISP	Mixed-use	WCDoHS – Project George Municipality - Land
4	Delville Park	Commencing Beginning 2023	2023	89 Economic Erven 100 FLISP	Mixed-use	George Municipality
5	Metroground	Commencing 2022	2022/2023	200 FLISP		WCDoHS – Project George Municipality - Land
6	Blanco Bufferstrook	TBA	TBA	TBC		George Municipality

BNG PIPELINE

	LOCATION	CTATUC	TIME! INE	NUMBER OF		OWNERCHIR
	LOCATION	STATUS	TIMELINE	UNITS	SPLIT	OWNERSHIP
1	ERF325 EAST Phase 1 Syferfontein	Ongoing	2022/2023	698 BNG completed 952 BNG outstanding	Mixed-use	WCDoHS – Project George Municipality - Land
2	Blanco Golden Valley	Completed	March 2022	133	BNG	WCDoHS – Project George Municipality - Land
3	Metroground	Commencing 2022	2022/2023	97 Dbl-storey 126 Sgl-storey		WCDoHS – Project George Municipality - Land
4	Thembalethu UISP	Ongoing		1749 of 4350	UISP	
5	Thembalethu Extension 42	Completed	March 2022	848	UISP PHP	
	THOMBAIGURA EXTENSION 12	Completed	Water 2022			

KEY CHALLENGES

- Human Resource capacity
- Bulk infrastructure
- Increasing Informal Settlements
- Illegal Land Invasions
- Limited Land availability
- Funding

SUMMARY

 PHSDA & HSP must be aligned with functions of sectors within Municipality to ensure all departments budget accordingly