



AFFORDABLE HOUSING

25 March 2022





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HOUSING BACKLOG

FEB- 2022	
Area	Registered
Brandwag	154
Friemersheim	104
Groot Brak	1007
Herbertsdale	116
Mossel Bay / Dalmeida	4065
Kwanonqaba / Asla Park	5396
Sonskynvallei	368
Total waiting list	11210



FLISP HOUSING

Mountain View

❑ 1003 units

❑ 725 BNG

❑ 278 FLISP

❑ Selling price R350 000 excl VAT

❑ Marketing Drive, November 2019



MOUNTAIN VIEW





SOCIAL HOUSING

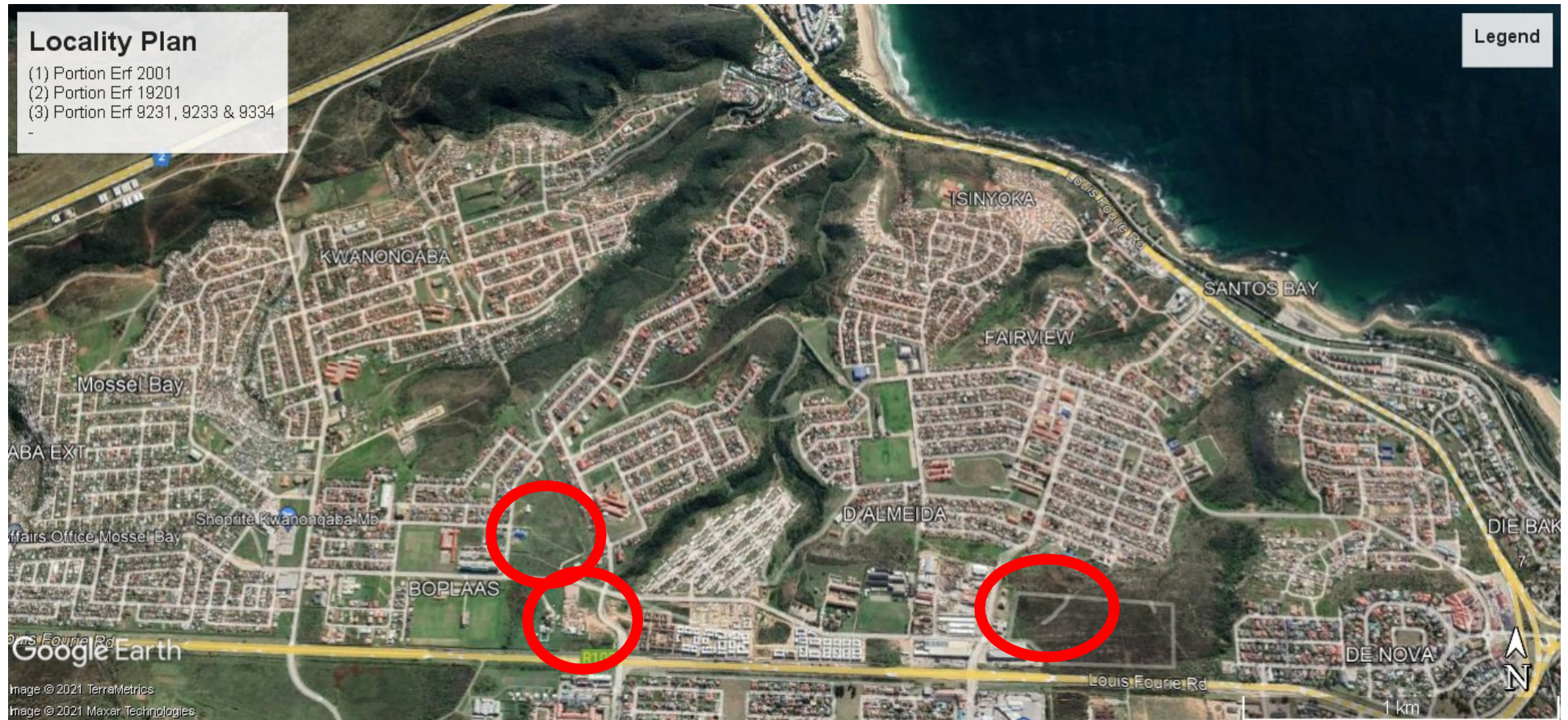
Municipality alienated 3 pockets of land

- ☐ Tender system
- ☐ Functionality was the main focus and not the price
- ☐ Special conditions on Deed of Sale
- ☐ Potential yield – 760 units

Suitability

- ☐ All 3 are situated within Restructuring Zones & PHSFDA

Social Housing Mossel Bay – Locality plan





READYNESS MATRIX

- ☐ One of the 3 pockets is ready in that
- ☐ Bulk services
- ☐ Road network
- ☐ EIA Approval
- ☐ 3 km from the City Centre
- ☐ Quick access to N2
- ☐ Close to the Mall
- ☐ Several Churches around
- ☐ Close to Hospital





HOUSING PIPELINE

○Site K- erf 9234,9233,9231,2001, 15675 (Social)

○Schoeman Street (Social)

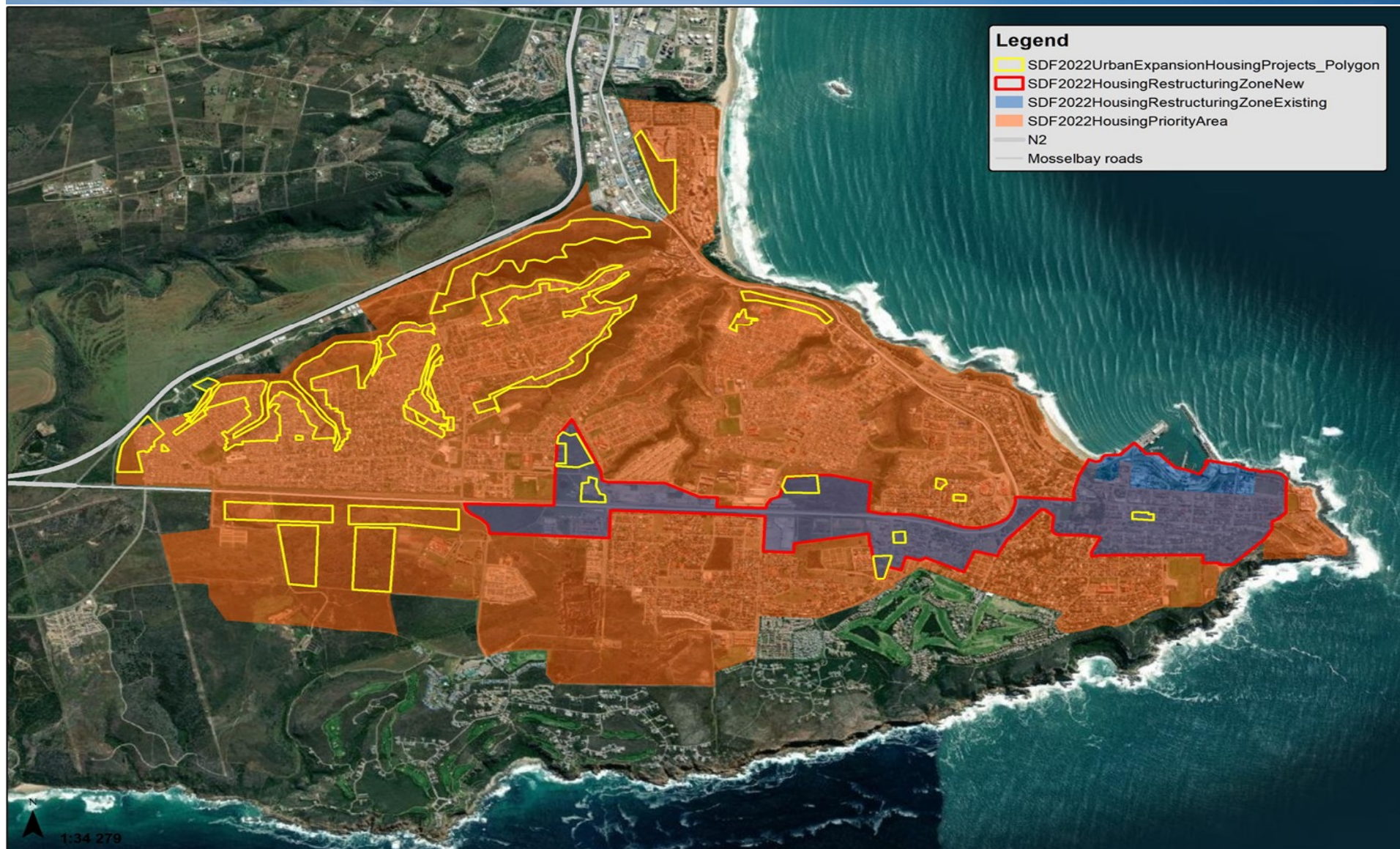
○Mayixhale erf 1717 & 1712 (FLISP)

○Mossel Bay – erf 19201 (GAB)

○Speekboom (FLISP & Social).



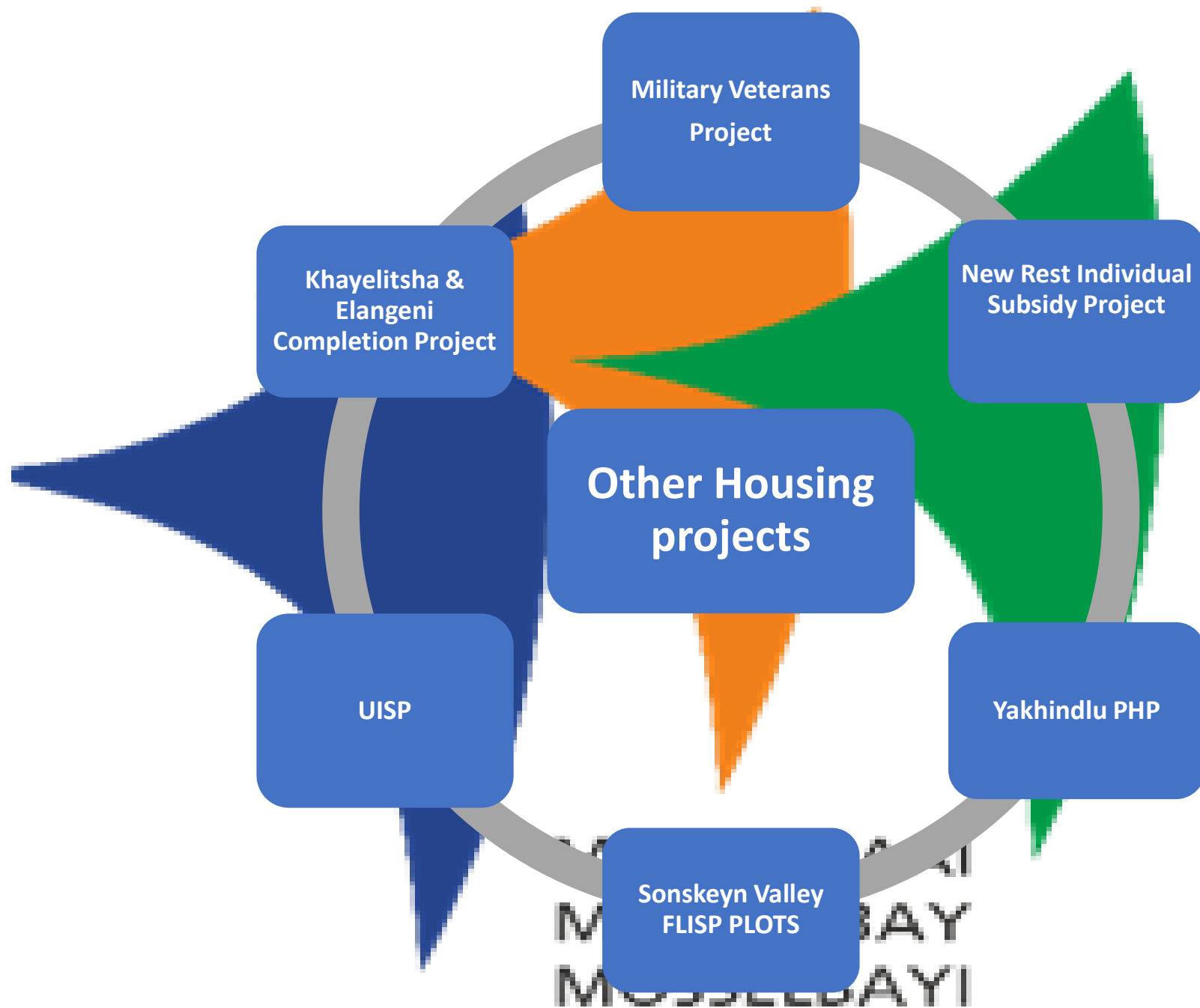
Housing Priority Area & Restructuring Zone





INCLUSIONARY HOUSING

- ☐ Dias Land sale: Condition of sale is that 55 units must be developed targeting middle income groupings
- ☐ Power Town: An agreement reached with Hartland developer that a portion of funds generated from selling of erven at Hartland will be donated for the development of Municipal Infrastructure, giving preference to Power Town. R18mil generated over next 10 years
- ☐ Selling of Land to Rotary, Fynbos Retirement Village. Rotary will contribute an initial capital amount to Benevolent Park Retirement Complex and there after a % of the monthly levies generated at Fynbos will go to Benevolent.





CHALLENGES

•POTENTIAL BENEFICIARIES NOT REGISTERED ON WCHDDb

•FLISP BENEFICIARY MARKETING

•VANDALISM / ILLEGAL OCCUPATION OF THE COMPLETED UNITS

SHORTAGE OF LAND IN MOSSEL BAY

INCREASING INFORMAL SETTLEMENTS

UNDOCUMENTED FOREIGN NATIONALS



Thank You

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