

OUTTSHOORN Munisipaliteit Umasipala Municipality



*Presentation: GRDM Strategic Human
Settlements session in George*

25 March 2022

EXECUTIVE SUMMARY

- Pre 2016 Oudtshoorn Municipality delivered about 150 houses per year. At that time the number of applicants on Waiting List were **18 000**. The number has since decline to **10 812**.
- The Department had community engagements through IDP, Public meetings and other affected groups (e.g. Military Veterans) from those engagements the Human Settlements strategic plan was formulated. It included various housing project.
- New structure was approved by council in 2017.

Executive summary continued

- Three (3) Policies were approved and they include:
 - i) Housing Allocation Policy- 30 November 2018
 - ii) Emergency Housing Assistance Policy- 25 June 2021
 - iii) Affordable Housing Strategy plan- 30 November 2018

- The demand for low cost housing is relatively higher than the demand for affordable housing

PROGRAMME & PROJECT ROLL-OUT

➤ Our Business plan includes the following projects:

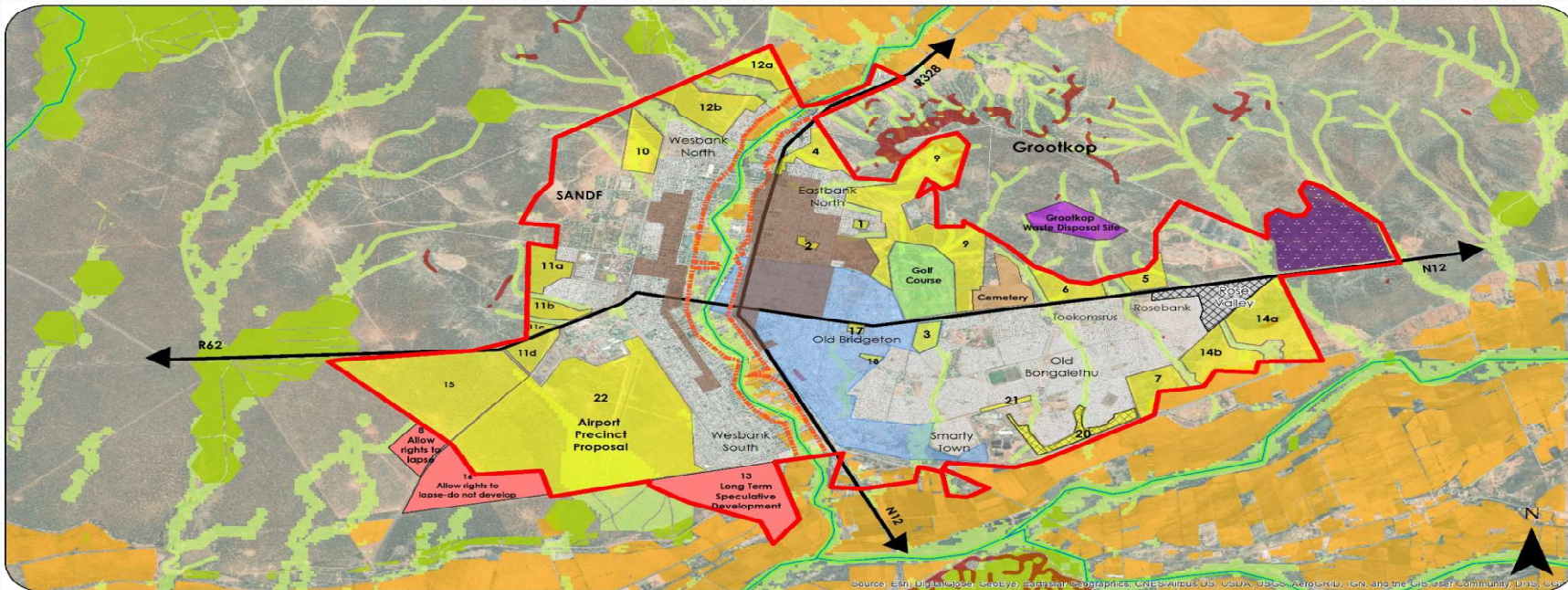
1. UISP
2. BNG
3. Alternative Housing (Spieskamp)
4. IRDP (Mix typology; FLISP, SH, GAP, BNG)
5. In Situ Upgrade (Kliplokasie)
6. Social Housing (Môrester; Aerial College)
7. Military Veterans
8. Reparation (Smatie Town; Vaalhuisies (Poor workmanship))

PROGRAMME & PROJECT ROLL-OUT

- Current or active housing project is: Dysselsdorp Phase I (BNG and UISP project) 150 unit

- The following projects are in the planning phase
 - 1) Oudtshoorn Central (GG Kamp/Kanaal and Black Joint Tavern (600)
 - 2) Rosevalley Phase IV- (128)-service site
 - 3) Spekkop- IRDP
 - 4) Bongolethu Consolidation
 - 5) Morester Social Housing- 250 units

PROGRAMME & PROJECT ROLL-OUT



Spatial Development Framework for Oudtshoorn: Development Areas

- | | | |
|----------------------------------------|---------------------------------------------------------|--------------------|
| Urban Edge | Restructuring Zone | Cultivated Land |
| New Development Area | Informal Settlement Upgrade Area (In process/completed) | River Buffer (32m) |
| Long term Speculative Development Area | Critical Biodiversity Area | Slope >20% |
| Heritage Overlay Zone | Ecological Support Area | |
| Industrial Development Area | | |



DEMAND DATABASE

- The number of applicants on Housing Demand Database are **10 812**.
- The decline in the number of applicants from 18 000 to 10 812 is influenced by a number of factors, they include:
 - 1) Data clean up
 - 2) Housing development
- Number of houses developed for the past ten (10) years : **1 312**

BUSINESS PLAN

Objective	Outcome	Action
Rosevalley 966 (128 Remainder)	complete top structures (838)	Await funding
Dysselsdorp	522 BNG/UISP	In progress
De Rust	Upgrade 200 sites	Pipeline
Central (GG Kamp; Kanaal & Black Joint Tavern)	Upgrade 600 sites	Await funding
Bongolethu / Bridgton Infill 32 Remainder (ofi46)	Completion of old BNG program resulting in 32 families (earning <R3 500pm) becoming home owners	Relocate existing places of worship to alternate sites. (ii) Make application for funding
Design and construct	Construct 21 new	Make application for

BUSINESS PLAN

Objective	Outcome	Action
Volmoed / De Hoop	Construction of 100 GAP housing Construction of 400 BNG housing Socio / Economic Sites	Apply for funding Implement project
Spekkop	Construction of 880 opportunities (100 GAP; 780 BNG) Socio / Economic Sites	Apply for funding Implement project
Provide Social Housing Morêster, Bridgton	Construction of 250 opportunities (for rent)	Implement Project
Provide Housing for Military Veterans; Oudtshoorn West	Construction of 350 opportunities	Implement Project

BUSINESS PLAN

Objective	Outcome	Action
Repair old subsidy houses (RDP / BNG; PHP)	Bongolethu 74; Power Houses 926; Smartie Town 660; Beverly Hills	Await Provincial Approval



KEY CHALLENGES

- 1) Lack of Human Resource/capacity due to funding
- 2) Ongoing Organization Restructuring
- 3) Reprioritization of project- after lockdown
- 4) Water crisis De Rust Area
- 5) Increase in number of Informal Settlements
- 6) Exclusion on the Reparation project
- 7) Military veterans' grievance
- 8) Amendment of the SDF
- 9) Termination of developing agent contract



Summary and Way forward

- Provide Serviced Sites by disposing of Council owned erven not required for Municipal purposes
- This will reduce the invasion of municipal property and decrease the number of informal settlements
- Formalise the current informal settlements and provide basic services
- Province to provide some funding to fill key positions

The End

Thank You/Enkosi /Baie Dankie

