

BERGRIVIER HUMAN SETTLEMENT PLAN

19 MAY 2010



BACKGROUND

- “ During 2008 Bergrivier Municipality approved and adopted a Spatial Development Framework for the area.
- “ The main purpose of this plan is to create an urban structure so that land, utility infrastructure (roads, water, sewerage and electricity supply) and social infrastructure (e.g. schools, sport fields) are used efficiently and effectively as to promote the sustainable development of the Bergrivier Municipal Area.
- “ A further important and critical factor of the plan is that it **focuses on delivery** by means of the implementation of several priority projects.
- “ In this regard it is essential that a holistic and balanced approach is followed in order to meet the need of the community and to encourage growth, whilst still conserving the surrounding agricultural and natural environment.

LEGISLATION

- ” National Housing Act
- ” National Housing Code (2009)
- ” Dora
- ” Municipal Financial Management Act
- ” Housing Rental Act 1999
- ” National and Provincial Housing Programmes
- ” Housing Consumers Protection Act 1998

POLICIES

- “ Breaking New Grounds
- “ Isidima
- “ Provincial Spatial Development Framework
- “ Provincial Growth and Development Strategy

ION AND MISSION

- “ **Bergrivier Municipality strives towards a satisfied community by means of balanced, agreed upon, sustainable and effective service delivery**
- “ *Our mission is to deliver cost-effective, sustainable services with a well represented army of employees who are motivated to stimulate local economic development as well as environmentally sensitive development through transparent decision making based on sound management principles within the ambit of unique character and cultural, historical heritage*

OBJECTIVES

- “ TO ERADICATE SERVICE AND HOUSING BACKLOGS
- “ TO ALLEVIATE POVERTY
- “ ELIMINATE SOCIAL EXCLUSION
- “ DELIVER QUALITY AND SUSTAINABLE HUMAN SETTLEMENTS
- “ STIMULATE ECONOMIC GROWTH
- “ TO DEVELOP SKILLS

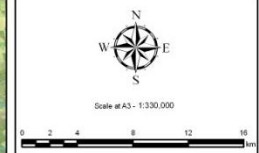
ANALYSIS



Western Cape Province
Bergriver Municipality

Legend

- Towns
- Municipal Boundaries
- Town Boundaries
- National Roads
- Major Roads
- Secondary Roads
- Rivers



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PROVINCIAL GOVERNMENT
WESTERN CAPE
Department:
Human Settlements
Directorate:
Planning
Sub-Directorate: Municipal HSP Support & Planning

Compiled by:
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Date:
17 May 2010

ECONOMIC PROFILE

EMPLOYMENT OPPORTUNITIES	CHALLENGES
AGRICULTURE	DROUGHTS, LOW PROFITABILITY, RATIONALISATION OF PRODUCTION TECHNIQUES
FISHING	LOWER CATCHES, TIGHTER CONTROLS

HOUSEHOLD INCOME

		%
No income	509	3.81%
R1 - R4 800	334	2.50%
R4 801 - R 9 600	2955	22.12%
R9 601 - R 19 200	2768	20.72%
R19 201 - R 38 400	3204	23.99%
R38 401 - R 76 800	1967	14.73%
R76 801 - R153 600	973	7.29%
R153601-R307200	422	3.16%
R307201-R614400	84	0.63%
R614401-R1228800	29	0.22%
R1228801-R2457600	25	0.19%
R2 457 601 , more	16	0.12%
Not Applicable	70	0.52%
Total	13356	100.00%
Bron: Sentrale Statistiekdiens		

EMPLOYMENT STATUS

EMPLOYED	19,804	63.05%
UNEMPLOYED	1,620	5.16%
NOT ECONOMIC ACTIVE	9,988	31.80%
TOTAL	31,412	100%

PEOPLE WITH SPECIAL NEEDS

No disability	44244	95.52%
Sight	274	0.59%
Hearing	347	0.75%
Communication	66	0.14%
Physical	719	1.55%
Intellectual	180	0.39%
Emotional	265	0.57%
Multiple	225	0.49%
TOTAL	46320	100.00%

Bron: Sentrale Statistiekdiens

INFRASTRUCTURE NEEDS

Infrastructure Project	Area	Cost to company
<ul style="list-style-type: none"> Water Sources (Upgrading) 	Porterville	R 5.5 million
	Eendekuil	R 4 million
	Aurora	R 4 million
<ul style="list-style-type: none"> Sewerage Sewer treatment plant Oxidation dams Sewer Network Oxidation dams 	Velddrif	R 25 million
	Aurora	R 4 million
	Eendekuil	R 3.5 million
	Redelinghuys	R5.5 million
	Eendekuil	R 1.7 million
<ul style="list-style-type: none"> Refuse Removal 	Redelinghuys	R 1.7. million
	Bergrivier Region	R 34 million
<ul style="list-style-type: none"> Roads 27 km gravel roads 	Aurora	R 3.5 million
	Eendekuil	R 3.5 million
	Redelinghuys	R 3.5 million

HOUSING DATABASE

TOWN	Number of households on housing database
Aurora	66
Eendekuil	194
Goedverwacht	13
Piketberg	1675
Porterville	939
Wittewater	11
Velddrif	710
Redelinghuys	136
GRAND TOTAL	3 744

STRATEGIES

- “ Capacity constraints prompted Council to appoint Asla /Devco to act as an Implementing Agent for 3 years.
- “ Asla /Devco will be implementing on Turnkey basis our Housing projects and deliver on our Housing objectives.
- “ To create Public Private Partnerships with local business in terms of implementing our Housing programs

STRATEGIES

List of Priorities

- “ Update Housing data base
- “ Available land for low cost housing
- “ Porterville: provide 800 housing opportunities
- “ Porterville: plan to purchase land for more housing opportunities. (Uitvlug farm)
- “ **Who pays for the land?**

STRATEGIES

- “ Velddrif /Noordhoek: Provision of land for middle income group (Gap housing)
- “ Upgrading of block C & F hostels (Noordhoek);
- “ Wittewater houses delabitated (needs upgrade) Houses belong to Moravian church.

STRATEGIES

- “ Review Municipal Criteria for allocation of houses
- “ Porterville: Preference to back yarders and overcrowded families
- “ Picketberg: Local beneficiaries that has been in town for a long period of time
- “ Goedverwacht: Low growth potential, focus on development of capital.

PRIORITY PROJECTS

Project Title	No of Units	Housing Typologies	Project Type / Category	Budgeted Amount	Project Status	Date
Piketberg: Phase 1	328	Single House	Services & Top Structures	R 15 380. 555	Internal services are 70% complete. 52 top structures will be completed by 31/3/11	2010-2011
Velddrif block C & F	36	Semi Detached hostels	Upgrade to family units	Not available	Preparing application to DHS	2011-2012
Porterville	800	Single House	Services & Top Structures	Not available	Planning	2012-2013
Wittewater (Emergency Housing)	24	Single House	Top Structures	R 370 104. 00	Preparing EHS application to DHS	2011-2012
Piketberg: Phase 2	1000	Single House	Services & Top Structures	Not available	Planning	2012-2013

INTEGRATION

- “ Housing development projects were implemented according to the availability of land and the previous SDF which was updated in 2008.
- “ Future Housing projects will be planned and implemented according to the approved SDF.
- “ Waiting list to address the demographic compilation of our Municipal Area
- “ Different housing options will be implemented in Greenfields projects

CONCLUSION

- “ All future housing projects will be implemented according to the approved SDF
- “ The possibility of allocating service sites will be investigated as soon as there are clear guidelines
- “ DORA allocation for Housing is not sufficient to address housing needs
- “ Alternative sources of funding will be investigated
- “ Compile integrated housing demand database for long term planning