



# Sustainable Human Settlements



## COGHSTA

Department:  
Co-operative Governance, Human  
Settlements &  
Traditional Affairs  
Northern Cape



22 AUGUST 2018



# CONTENT

---

- × Background
- × Context
- × Assessment & Findings
- × Recommendations



**COGHSTA**

Department of Co-operative Governance,  
Human Settlements & Traditional Affairs Northern Cape

# BACKGROUND



**human settlements**

Department:  
Human Settlements  
REPUBLIC OF SOUTH AFRICA



During the Ministry of Human Settlements' Budget Vote in Parliament on 03 May 2016, the Minister of Human Settlements announced during her budget speech that MinMec has taken a decision to target the Northern Cape Province for the complete eradication of the housing backlog.

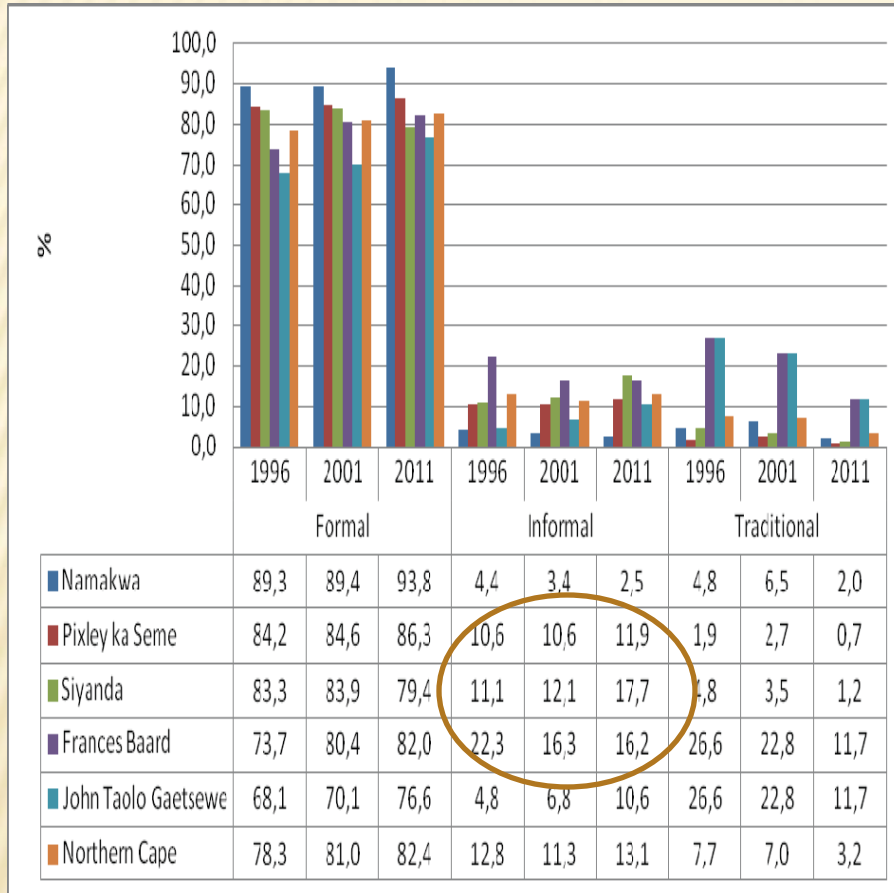
**“I would like to be able to say within my tenure in this administration that there is a province that has no backlog and naturally therefore, no shacks.”**  
said the Minister.



Minister Sisulu – Key Note Address to planners 5<sup>th</sup> July 2016 (special thanks to SAPI for the photo)

## THE MANDATE

## MAIN TYPE OF DWELLINGS



## INFORMAL DWELLINGS

- ✘ Informal dwelling/shack in backyard,
- ✘ Informal dwelling/shack not in backyard ( e.g. in an informal settlement or on a farm)

2011 = 39 604  
2016 = 42 246

# HOUSING BACKLOGS

# APPROACH TO SUSTAINABLE HUMAN SETTLEMENTS

---

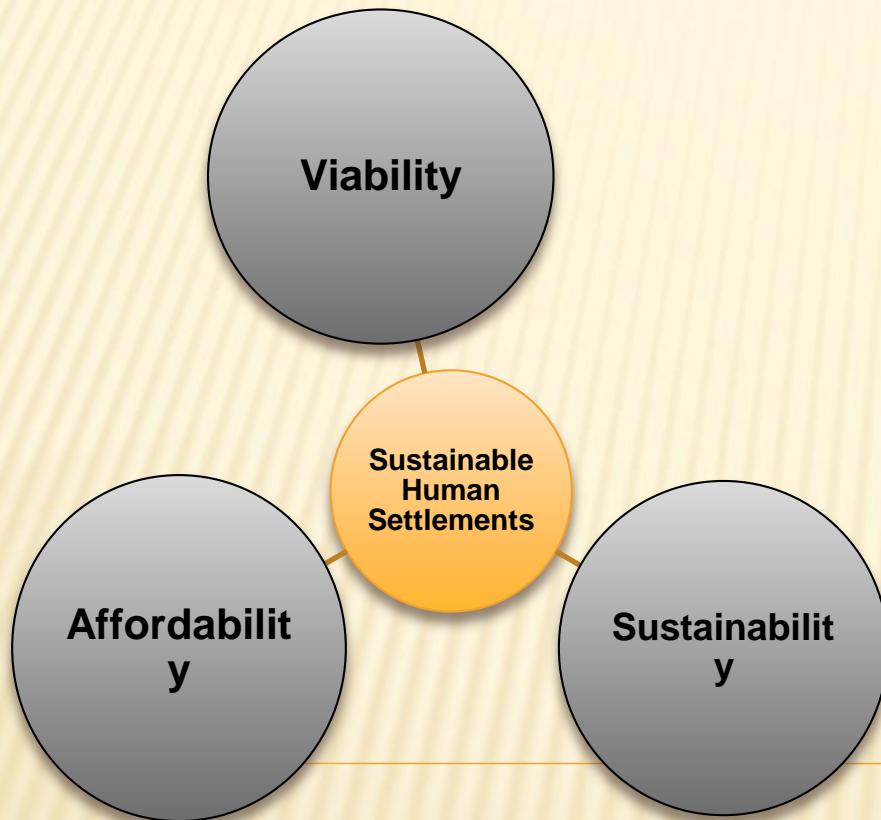
- + The housing projects currently being undertaken in NC and those planned will form part of a robust mega housing programme
- + The sustainable human settlements approach as prescribed in national policy will be strictly applied (shift from only delivering FSH)
- + All projects must be mixed-use, mixed-income, and integrated into the spatial and economic fabric of the towns and cities, and address the unique context of NC and its various localities
- + Procurement is a strategic matter. Current processes to be reviewed and amended accordingly

# SUSTAINABLE HUMAN SETTLEMENTS

---

- ✘ The main objectives:
  - Accelerate housing delivery
  - Improve the quality of housing products and environments to ensure asset creation
  - Ensure a single efficient formal housing market
  - Restructure and reintegrate human settlements
  - *Key shift: Housing is an economic driver for the country and an economic asset for beneficiaries*

# APPROACH



## **Sustainable Human Settlements**

1. Spatial transformation and economic integration
2. Viable infrastructure provisioning and life-cycle management
3. Functional, responsive and innovative design
4. Easy and close access to range of services and amenities
5. Affordable urban living
6. Financial viability
7. Effective urban management and municipal financial sustainability
8. Environmental sustainability
9. Local job creation and empowerment



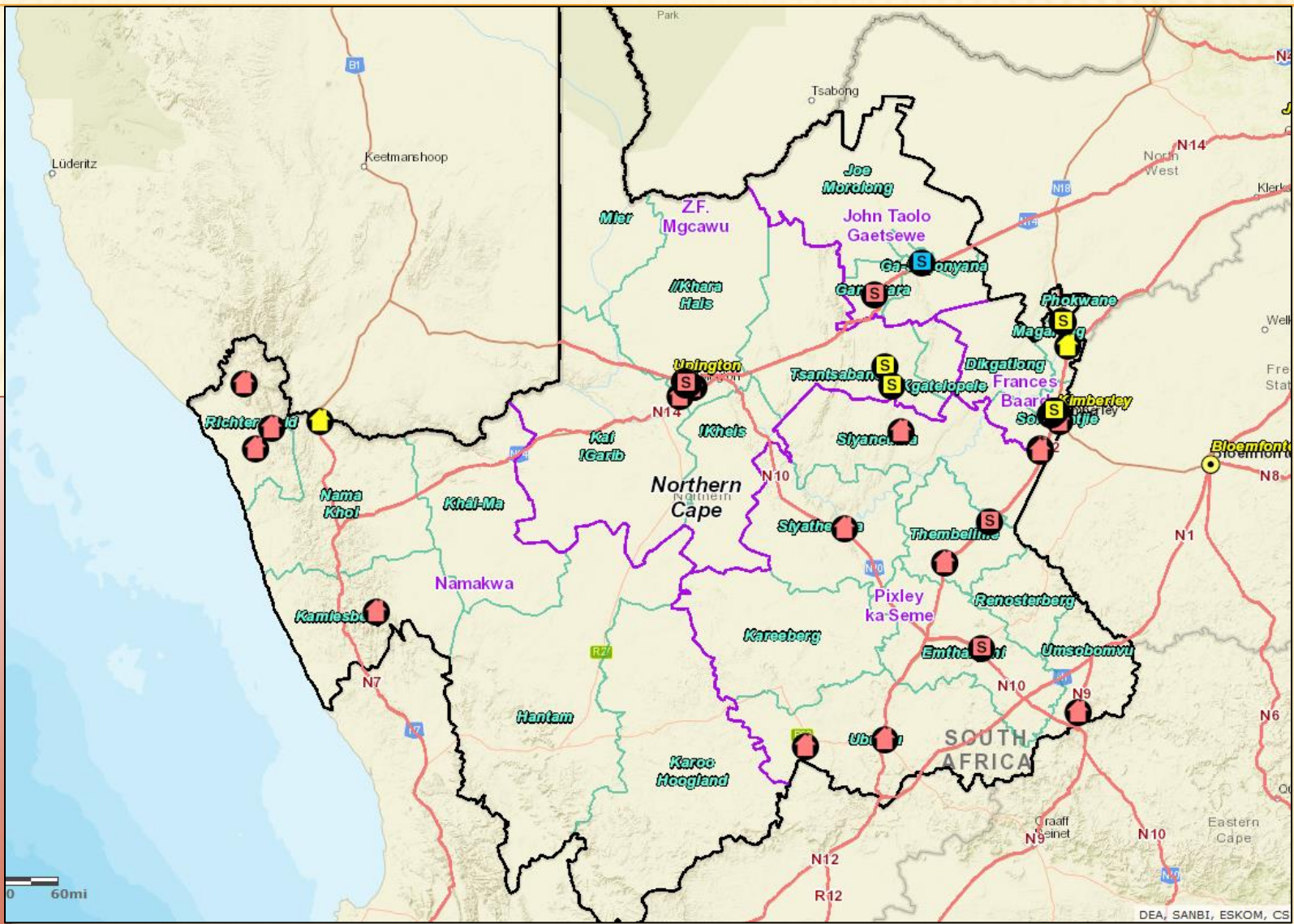
# NORTHERN CAPE SUSTAINABLE HUMAN SETTLEMENTS MAPPING OF 2016/17 AND 2017/18 PROJECTS

Planned number of units (scope) = 11 437

Completed units = 1 609

3370 sites ready for construction

6458 sites to be serviced





**COGHSTA**

Department of Co-operative Governance,  
Human Settlements & Traditional Affairs Northern Cape



**human settlements**

Department:  
Human Settlements  
REPUBLIC OF SOUTH AFRICA



---

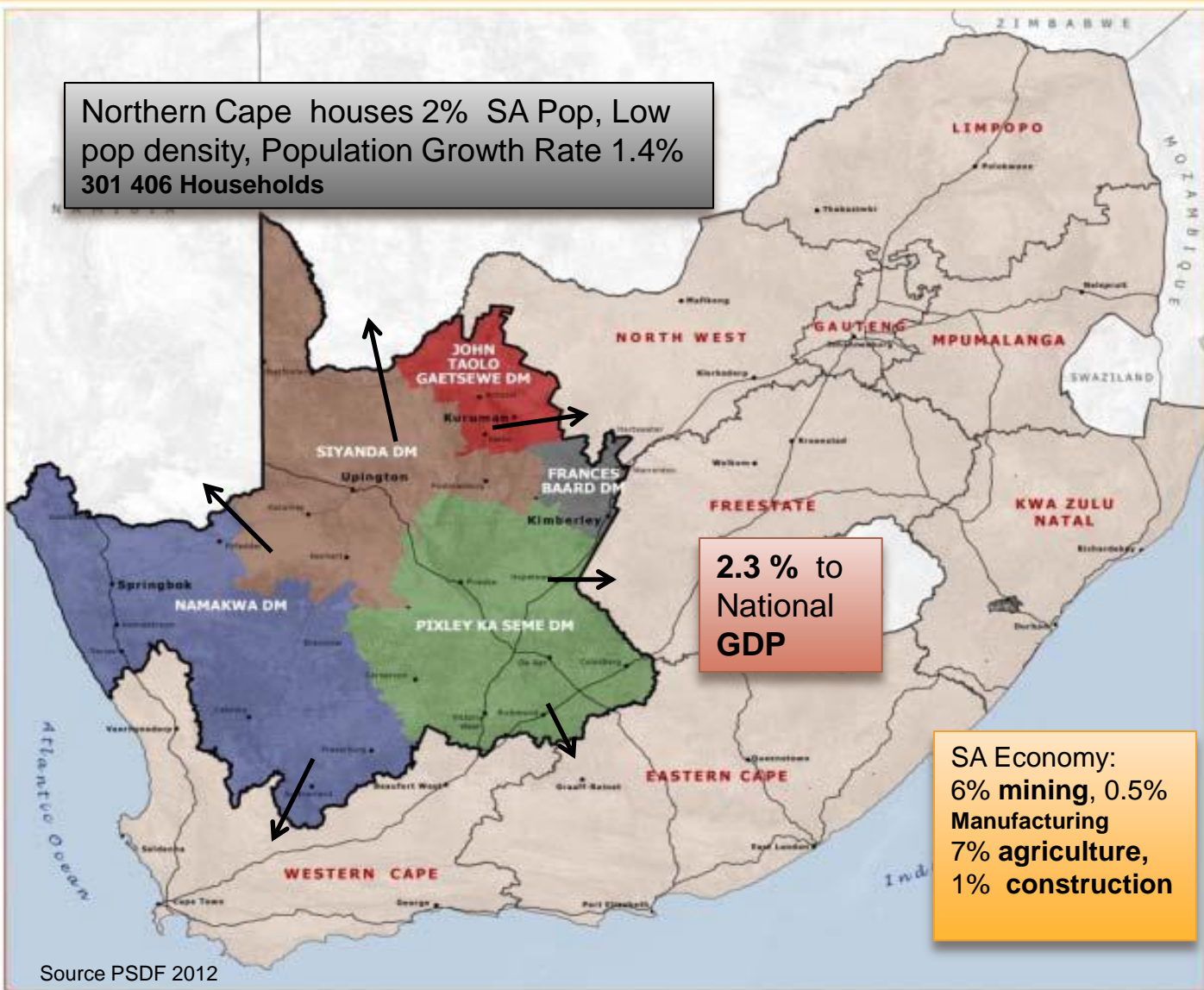
What makes Northern Cape Unique?

**CONTEXT**

---

# NC & NATIONAL CONTEXT

Northern Cape houses 2% SA Pop, Low pop density, Population Growth Rate 1.4%  
301 406 Households



2.3 % to National GDP

SA Economy:  
6% mining, 0.5% Manufacturing  
7% agriculture,  
1% construction

## NATIONAL CONEXT OF THE NORTHERN CAPE PROVINCE

**Legend:**

- Northern Cape Province
- John Taolo Gaetsewe DM
- Namakwa DM
- Pixley Kaseme DM
- Siyanda DM
- Frances Baard DM
- Towns
- Main Roads

**Northern Cape Province**  
 Area: 372 889 km<sup>2</sup>  
 Represents: 30.5% of the total land area of SA  
 International borders: Namibia, Botswana  
 Provincial borders: Western Cape, Eastern Cape, Free State, North West  
 Shoreline: 313 km

0 75 150 300 Kilometers

NORTHERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK

Project No: G3881/RQ-055312	Date: 29/05/2012	Scale: 1:5 300 000
Map No: B1	SW1	SW

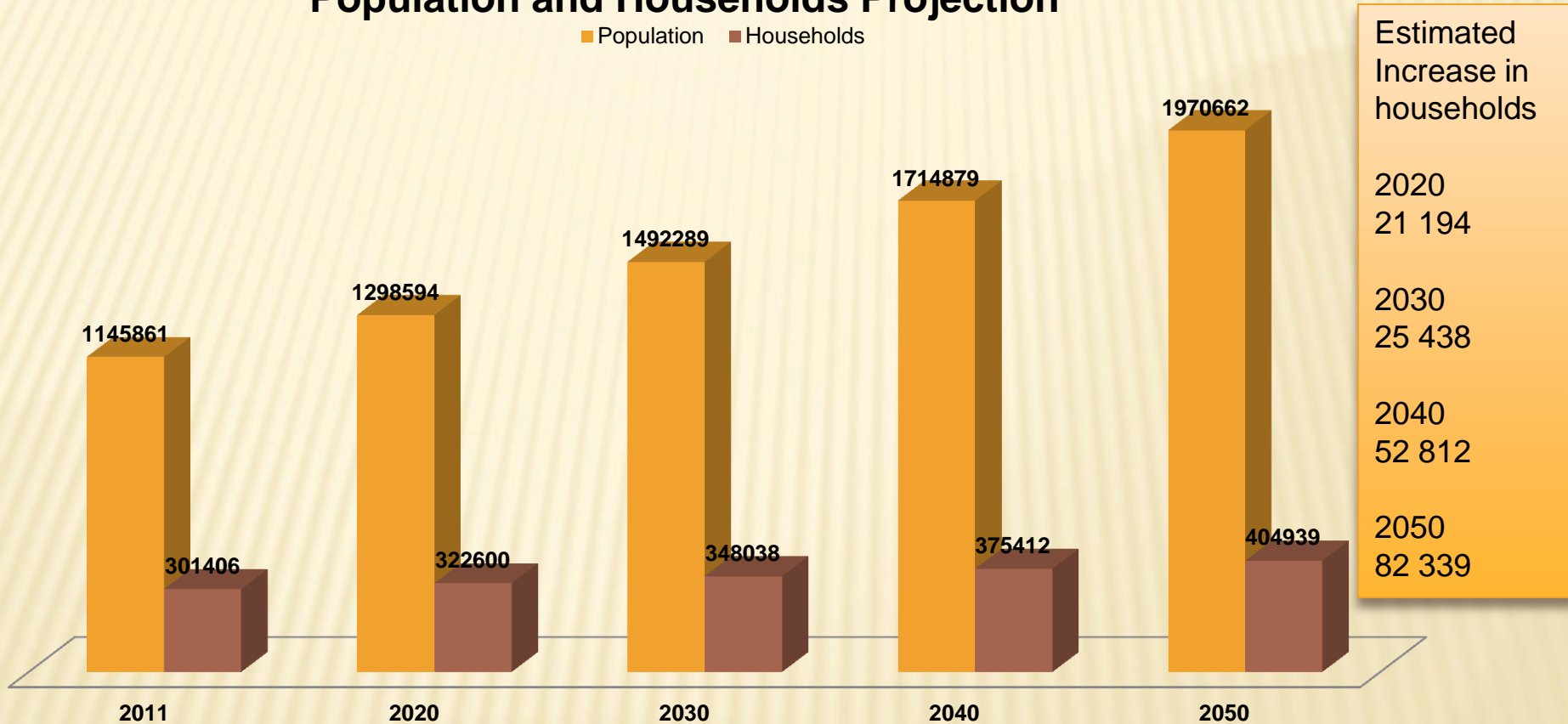


Source PSDF 2012

# PLANNING FOR THE FUTURE

## Population and Households Projection

Population Households



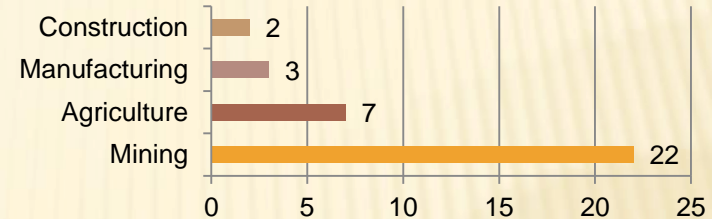
Estimates on 1.4% population growth rate and 0.76% growth in households



- ✘ Tourism – Transnational parks
- ✘ Renewable Energy production
- ✘ Minerals
  - + Value add work on waste from extraction
  - + Beneficiation
- ✘ Science and Technology
  - + Square Kilometre Array

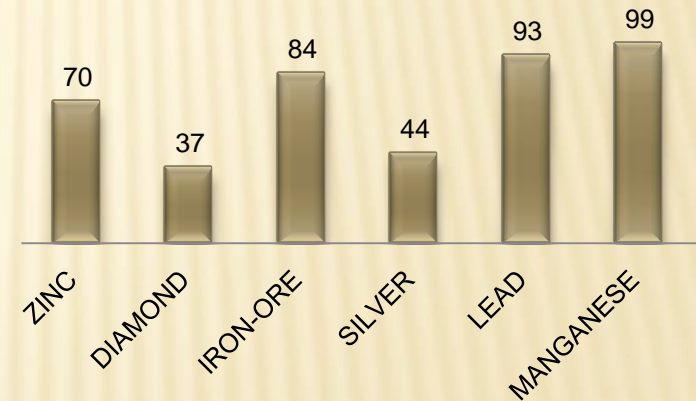
## % Contribution to Provincial Economy

■ Mining ■ Agriculture ■ Manufacturing ■ Construction



## Mineral Extraction

■ % production for SA from Northern Cape



**Estimated output R68,6 billion**

# NORTHERN CAPE HAS OPPORTUNITIES



# SOCIAL AND ECONOMIC INEQUALITIES

In Previous Apartheid Settlements....

21% of the population live

This is less than national figure 27%

No metro areas just one secondary city (Sol Plaatje, which includes Kimberley)

There is a relatively large share of **Coloured, White & Indian race groups in the total population 47%** compared to 20% nationally

Median household **R2 260** pm, compared to R3 900 in the province

Only **21%** of working-age people employed, compared to 40% in the province.

From 1996 to 2011 **Population increased by 2%** province population growth 16% well below the national average growth

In 2015, **21%** working-age population aged over 20, had **matric** Province rate was 26% nationally figure was 29%.

Only **9%** of the **Northern Cape's adult population had a matric** compared to 13% nationally The share of adults in the Northern Cape with matric had climbed from 11% in 1996.

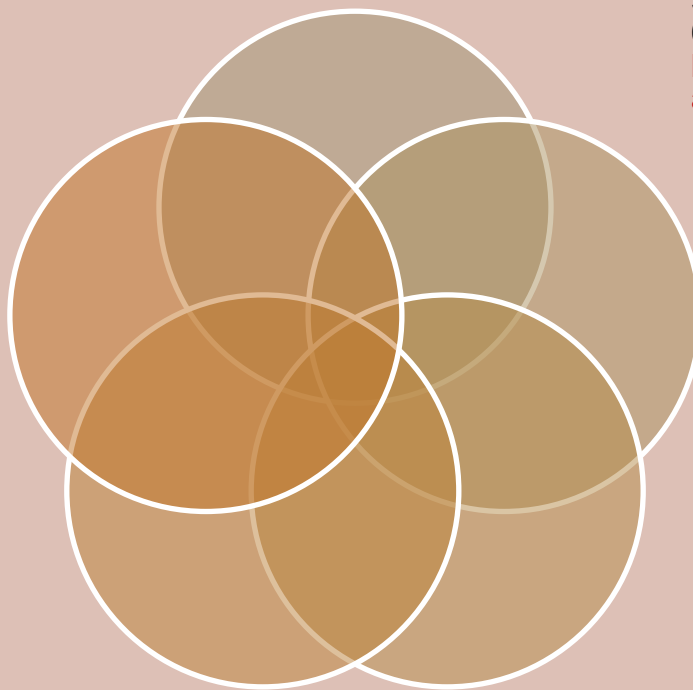
Province : 8% NO INCOME, 20% UNEMPLOYED, 44% SEMI OR UNSKILLED LABOUR

# SERVICE DELIVERY

**Sol Plaatjie** accounts for **20% of the province's population**. Compared to **40% of the national population living in metro areas and secondary cities**.

Sol Plaatjie received **10% of current and 8% of capital transfers and subsidies**, mostly from the national government. Still, **it spent R7 000 per person** compared to R5 100 per person in the other municipalities in the Northern Cape.

Sol Plaatjie, with 20% of the population, **raised 36% of all municipal rates and tariffs** in the province.



**77%** of households in the Northern Cape have running **water** in their houses or yards, compared to 73% in 1996. **92%** have electricity, up from 64% in 1996. **Nationally, 73% of households have running water and 85% electricity.**

**Municipal expenditure per person came to R5 500 in 2015/2016**, compared to **R5 900 nationally**.



# 5 KEY TOWNS IN FIVE DISTRICTS

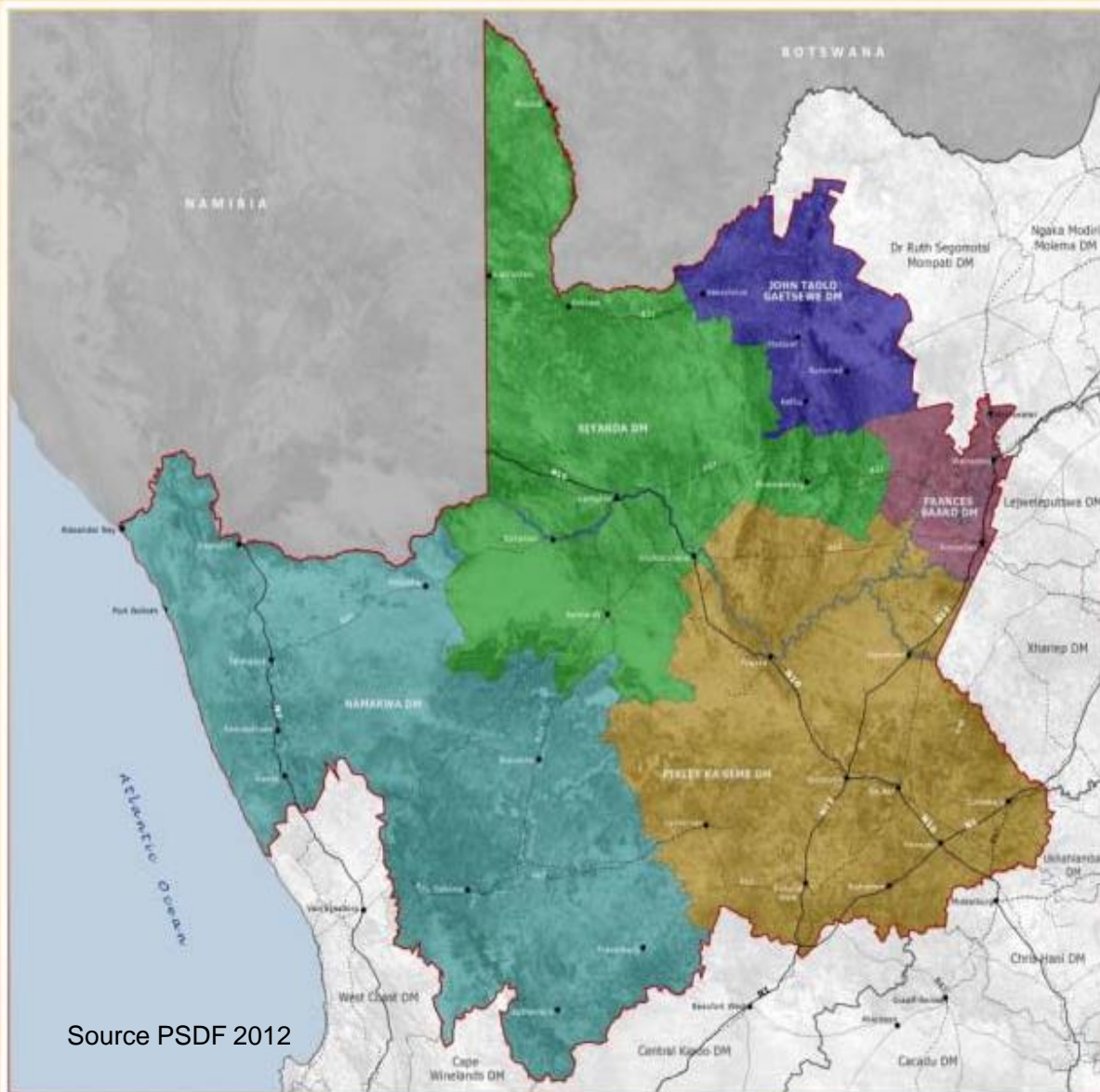
District	AREA (km <sup>2</sup> )	% of Province	Population	% of Province	Density (per km <sup>2</sup> )	Pop Growth Rate	Seat
Frances Baard District Municipality	13,518	3,4%	382,086	33%	28.3	1.66	Kimberley
John Taolo Gaetsewe District Municipality	27,283	7.3%	224,799	20%	8.2	1.6	Kuruman
Namakwa District Municipality	126,836	34 %	115,842	10%	0.9	0.69	Springbok
Pixley ka Seme District Municipality	102,727	27.8%	186,351	16%	1.8	1.12	De Aar
ZF Mgcawu District Municipality	102,524	27.5%	236,783	21%	2.3	1.58	Upington

# THE DEVELOPMENT OF TOWNS AND CITIES MUST BE HOLISTIC

---

- ✘ Balance between the natural and built environments
- ✘ Vibrant living and movement spaces for people
- ✘ Future demand and needs have implications on:
  - + space,
  - + densities
  - + movement capacities
  - + infrastructure carrying capacities and
  - + ecological carrying capacities to sustain human life
- ✘ Connectivity to their wider regions
- ✘ Generate and sustaining sufficient bulk water and power requirements
- ✘ Integrate innovative means and technologies
- ✘ Ensure access and affordability to services
- ✘ Decent housing in integrated neighbourhoods or mixed-use zones

# FIVE DISTRICTS HAVE UNIQUE FEATURES

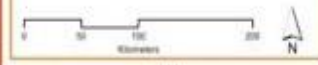


Source PSDF 2012

## MACRO-REGIONS OF THE NORTHERN CAPE PROVINCE

- Legend:**
- District Municipalities
  - Northern Cape Province
  - River
  - Namibia & Botswana
  - Main Roads
  - Railway Line

- MACRO REGIONS**
- Diamond Fields
  - Green Kalahari
  - Kalahari
  - Karoo
  - Namakwa



### NORTHERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK

MAPSHEET NO.	DATE	SCALE
G3881/RQ-055312	24/11/2011	1:3 400 000
Map B4	TV	SW

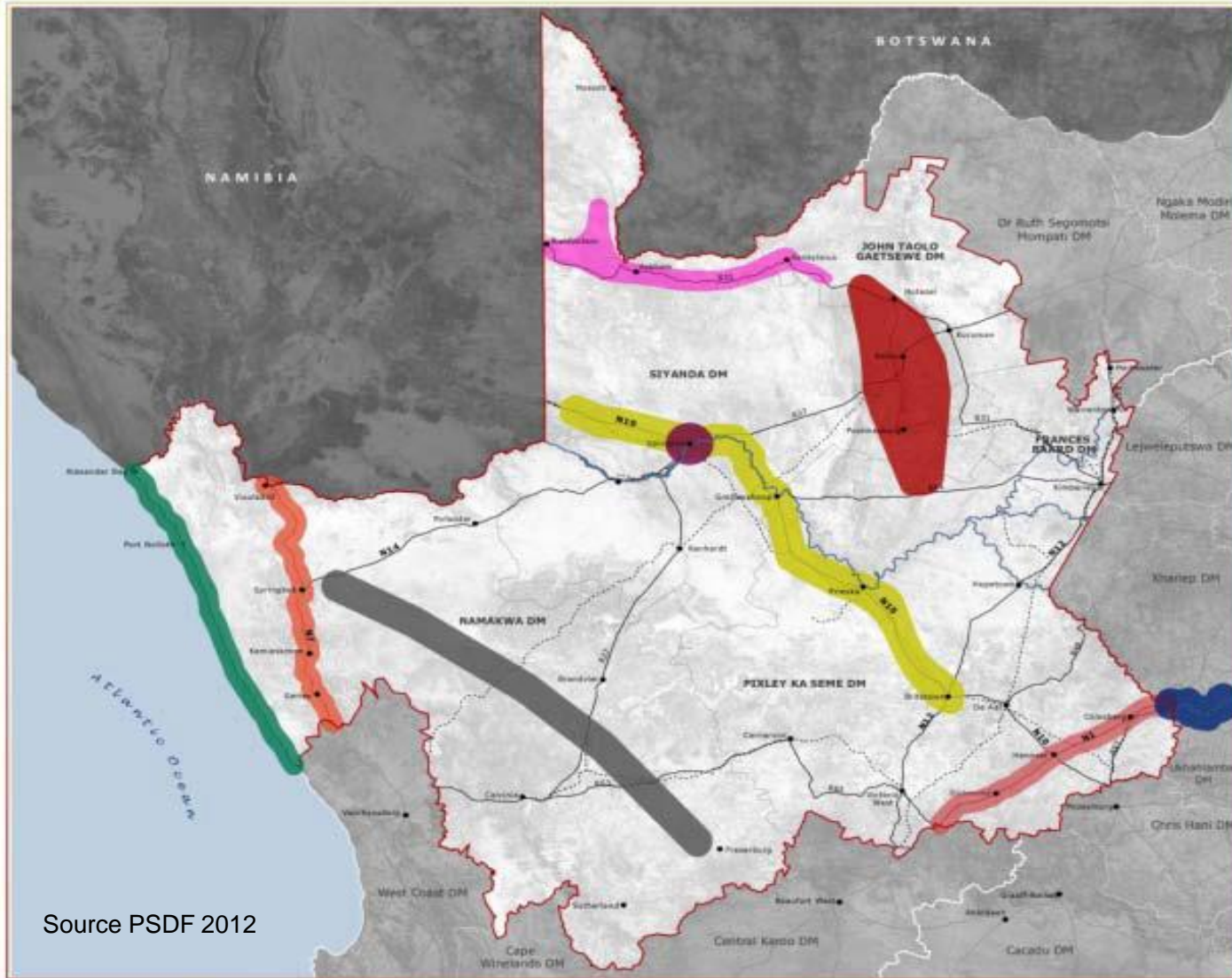


Corridors will develop Economic Stimulation

Housing Developments must be linked to corridors to create sustainable lives

Sustainable Human Settlements requires mixed income groups and mobility to be viable

# DEVELOPMENT CORRIDORS



## DEVELOPMENT CORRIDORS OF THE NORTHERN CAPE PROVINCE

### Legend:

- Namibia & Botswana
- District Municipalities
- Northern Cape Province
- River
- Main Roads
- Railway Line

### DEVELOPMENT CORRIDOR

- Fishing & Mariculture Corridor
- Gariep Dam Tourism Corridor
- Gamagara Corridor
- Eco-Tourism Corridor
- Manufacturing & Electronics IDZ
- Solar Corridor
- N7 Corridor
- N1 Corridor
- Namakwa Industrial Mining Corridor

SOURCE: Adapted from Northern Cape PGDS, July 2011



### NORTHERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK

MAP ID:	DATE:	SCALE:
G3881/RQ-055312	24/11/2011	1:3 400 000
Map B24	SWJ	SW



Source PSDF 2012

# DEVELOPMENT CORRIDORS

## ✘ FISHING AND MARICULTURE

- + The Namaqualand coast is the centre of the fishing and mariculture sector. This corridor has its primary node at Port Nolloth and secondary nodes at Hondeklip Bay and Alexander Bay.

## ✘ GAMAGARA CORRIDOR

- + This corridor comprises the mining belt of the John Taolo Gaetsewe and Siyanda districts and runs from Lime Acres and Danielskuil to Hotazel in the north. The corridor focuses on the mining of iron and manganese.

## ✘ KIMBERLEY FOOD CORRIDOR

- + This corridor constitutes the food producing area from Hartswater and Jan Kempdorp through to Prieska, Hopetown and Douglas.

## ✘ NAMAQUA INDUSTRIAL MINERALS CORRIDOR

- + The Namakwa district has a multitude of industrial minerals such as granite, slate, mica, clay, etc. The intention is to develop a central processing and logistics hub in the Springbok area for the mining industry and its synergies.

## ✘ SKA CORRIDOR

- + This corridor centres around Carnarvon and Williston and extends to the proximity of De Aar and Upington.

## ✘ SOLAR CORRIDOR

- + This corridor centres around Upington and extends from roughly Kakamas in the north to De Aar in the east.

## ✘ TOURISM: LAKE GARIEP

- + This corridor centres around Lake Gariep and has significant tourism potential. It is a potential interprovincial hub for tourism which affects the Northern Cape, the Free State and the Eastern Cape.

## ✘ TOURISM: N1

- + This corridor connects Gauteng, Free State, Eastern Cape and Western Cape. Colesburg, Richmond and the other settlements along this route are the key beneficiaries and tourism hubs along this route.

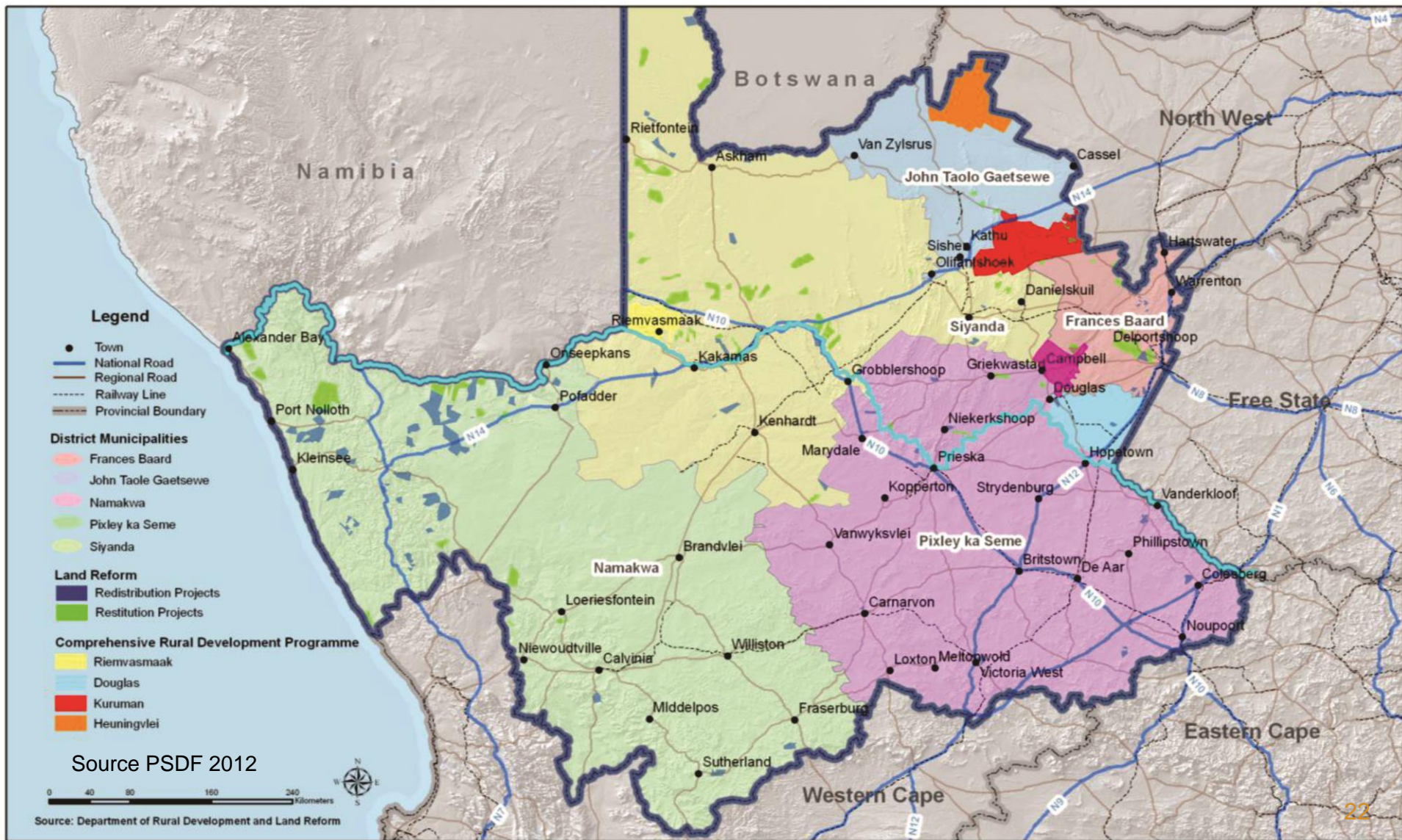
## ✘ TOURISM: N7

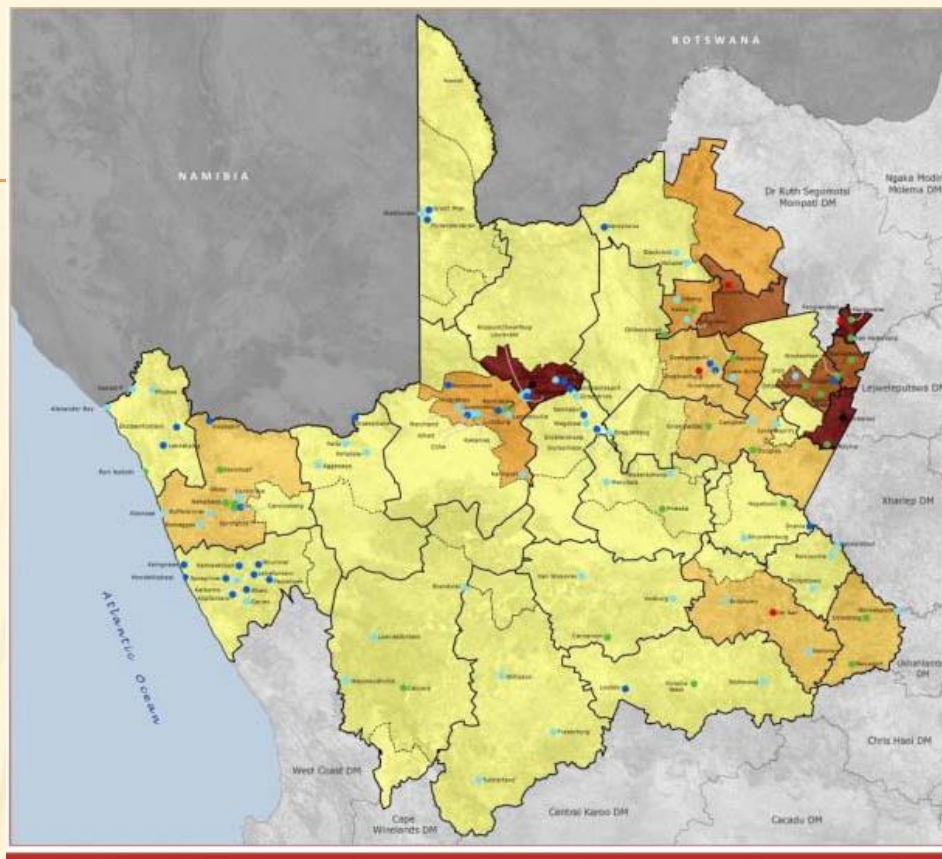
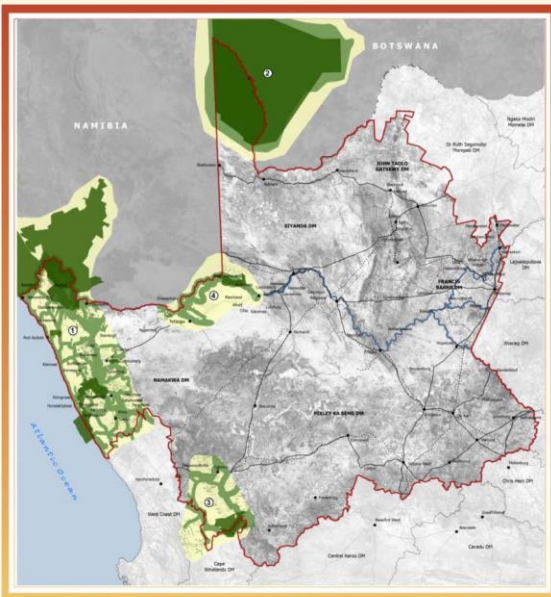
- + This corridor stretches from Cape Town through Namaqualand up to Namibia. It is renowned for its unique aesthetic appeal and periodic natural spring flower displays.

## ✘ UPINGTON MANUFACTURING AND ELECTRONICS IDZ (INDUSTRIAL DEVELOPMENT ZONE)

- + The Upington Airport has been earmarked as a cargo hub for manufacturing related to local agriculture production, electronic goods production, SKA-related and solar energy goods and services. The airport is already a facility that

# LAND RESTITUTION AND CRDP





Sustainable Human Settlements

Protects the natural environment

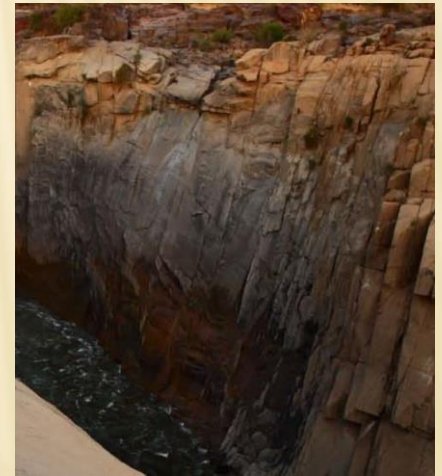
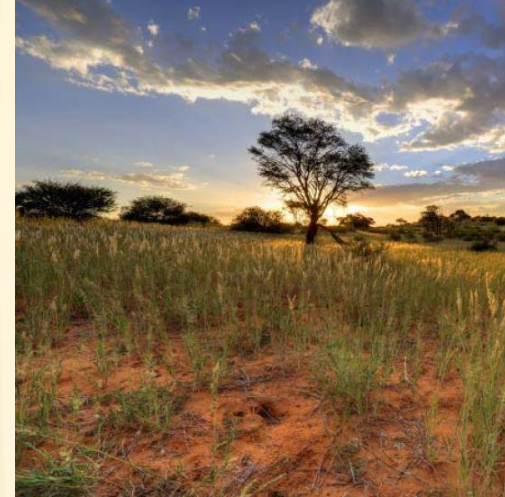
And is closely linked to the Transport Network to enable mobility and access of people and goods

Source PSDF 2012



**COGHSTA**

Department of Co-operative Governance,  
Human Settlements & Traditional Affairs Northern Cape



**human settlements**

Department:  
Human Settlements  
REPUBLIC OF SOUTH AFRICA





---

Readiness to deliver sustainable human settlements

# **ASSESSMENT & FINDINGS**

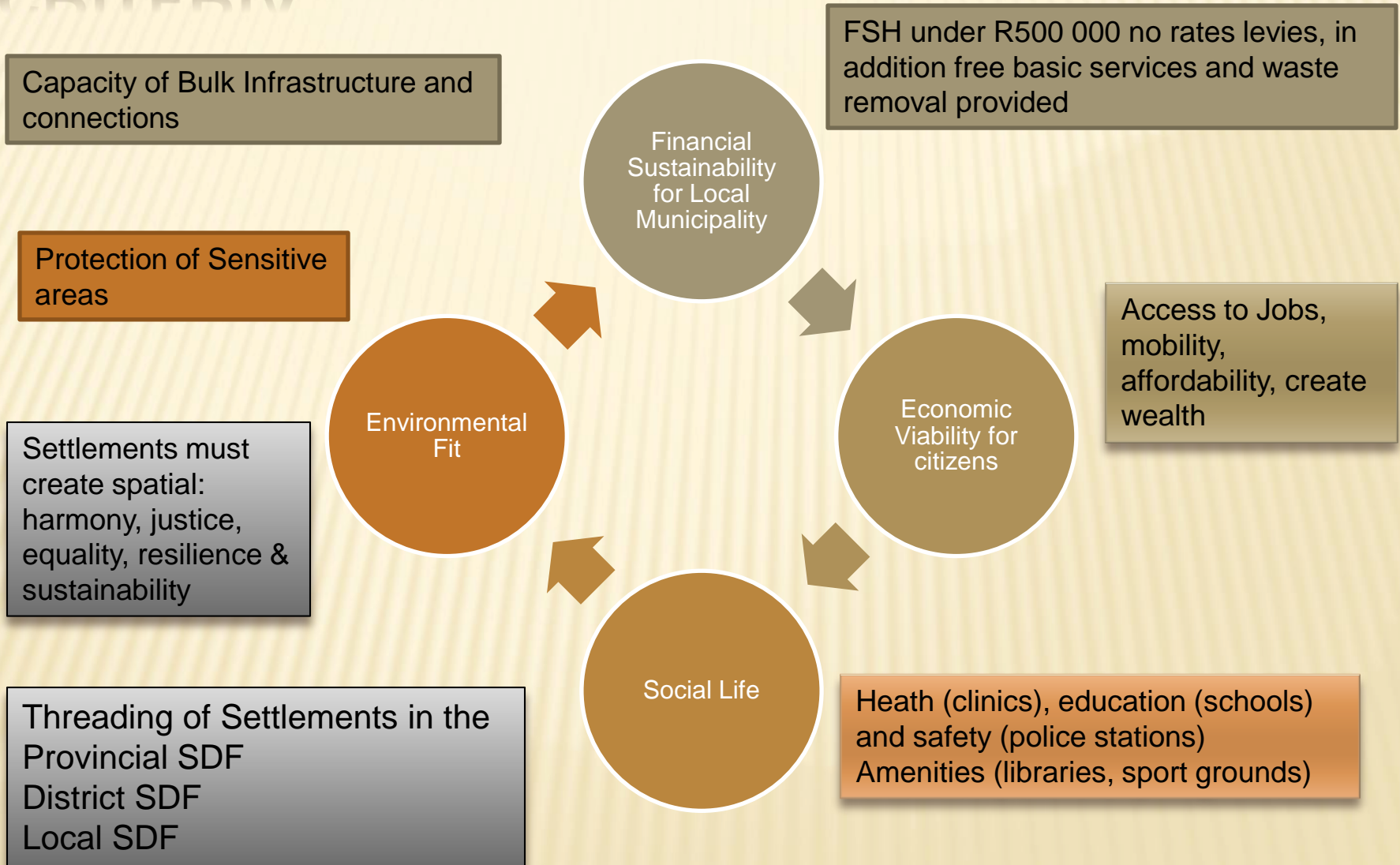
---

# THE NDP REINFORCES THE ROLE OF HUMAN SETTLEMENTS

---

- ✘ The National Development Plan proposes that by 2050
  - + Inequalities in the land market that makes it difficult for the poor to access the benefits of life in towns and cities be addressed
  - + Stronger measures to reconfigure towns and cities towards more efficient and equitable urban forms be adopted
  - + Housing and land policies that accommodate diverse household types and circumstances be developed
- ✘ Spatial restructuring:
  - + Must respond to Apartheid legacy of spatial patterns that exacerbate inequality and economic inefficiency
  - + Housing delivery is a process of social change
  - + Delivery of housing must be seen as a process for restructuring towns and cities
  - + Municipalities and the province must play an elevated role in decision making and coordinating investment for social and economic infrastructure in towns and cities

# CRITERIA

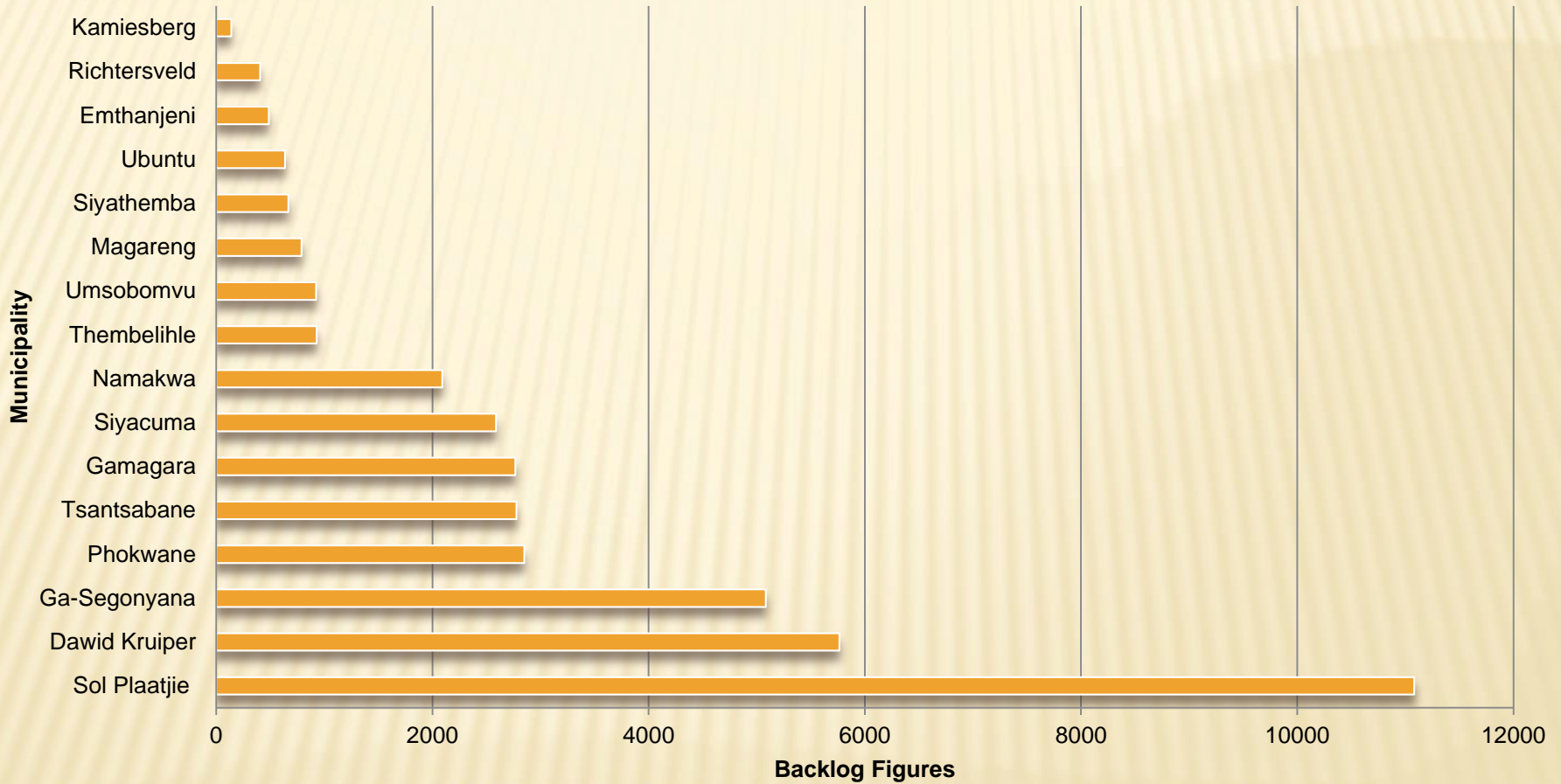


# FINDINGS

---

- ✘ Mixed income and mixed housing typologies limited
- ✘ Mixed land uses evident but limited and not consistent
- ✘ Backlog figures from PRM for Backlog eradication = 39 981
  - + 2011 informal dwelling count = 39 604
  - + 2016 informal dwelling count = 42 246
  - + Draft development plan speak of 53 000
- ✘ Fit between the spatial development and economic opportunities not tight
- ✘ Mining Towns will require special attention linked to life cycle of mining
- ✘ Empowerment value chain in construction limited and needs to be expanded

# BACKLOG FIGURES PER MUNICIPALITY

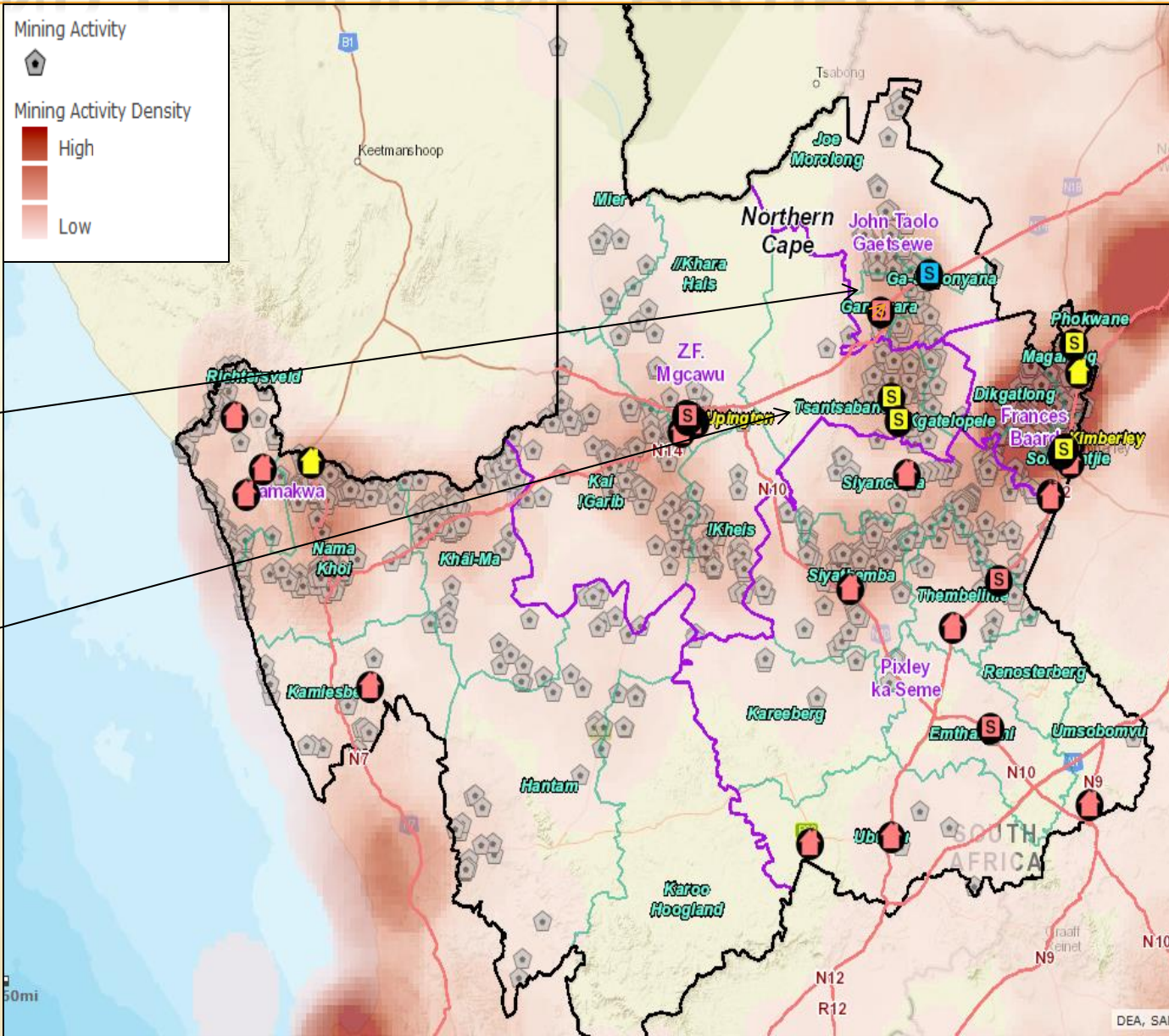


# MINING AND THE HOUSING PROJECTS

Mining towns in the NUSP (National Urban Spatial plan)

Gamagara  
Ga-seganyana  
(also current CRDP sites)

Tsantsabane



IUDF, CRDP and Mining Towns – sites for NUSP

# ACHIEVEMENTS (PRELIMINARY FIGURES) 2016/17

PROGRAMME	TOWN PLANNING	SERVICES	UNITS	OTHER
CRU			56	
FLISP			11	
INDIVIDUALS			44	
IRDP	217	612	1153	
MILITARY VETERANS			38	
MINING TOWNS	318	684		
UISP	2378	803		
RURAL			147	
TDB				3222
<b>TOTAL</b>	<b>2913</b>	<b>2099</b>	<b>1449</b>	<b>3222</b>

# PLANNED DELIVERABLES 2017/18

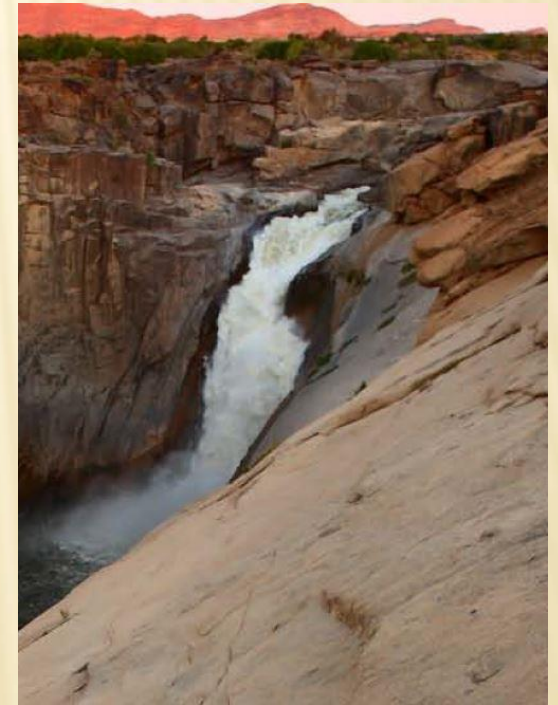
PROGRAM ME	BUDGET ALLOCATI ON	TOWN PLANNING	SERVICES	UNITS	OTHER
CRU	8,500,000	-	-	57	-
FLISP	1,700,000	-	-	20	-
INDIVIDUA LS	7,761,971	-	-	60	-
IRDP	172,504,345	4768	201	1081	-
MILITARY VERTERAN S	888,000	222	-	-	-
MINING TOWNS	54,487,178	10995	600	102	-
UISP	74,994,256	1900	786	-	-
RURAL	2,000,000	4,000	-	-	-
TDB	12,000,000	-	-	-	9300
<b>TOTAL</b>					





**COGHSTA**

Department of Co-operative Governance,  
Human Settlements & Traditional Affairs Northern Cape



**human settlements**

Department:  
Human Settlements  
REPUBLIC OF SOUTH AFRICA

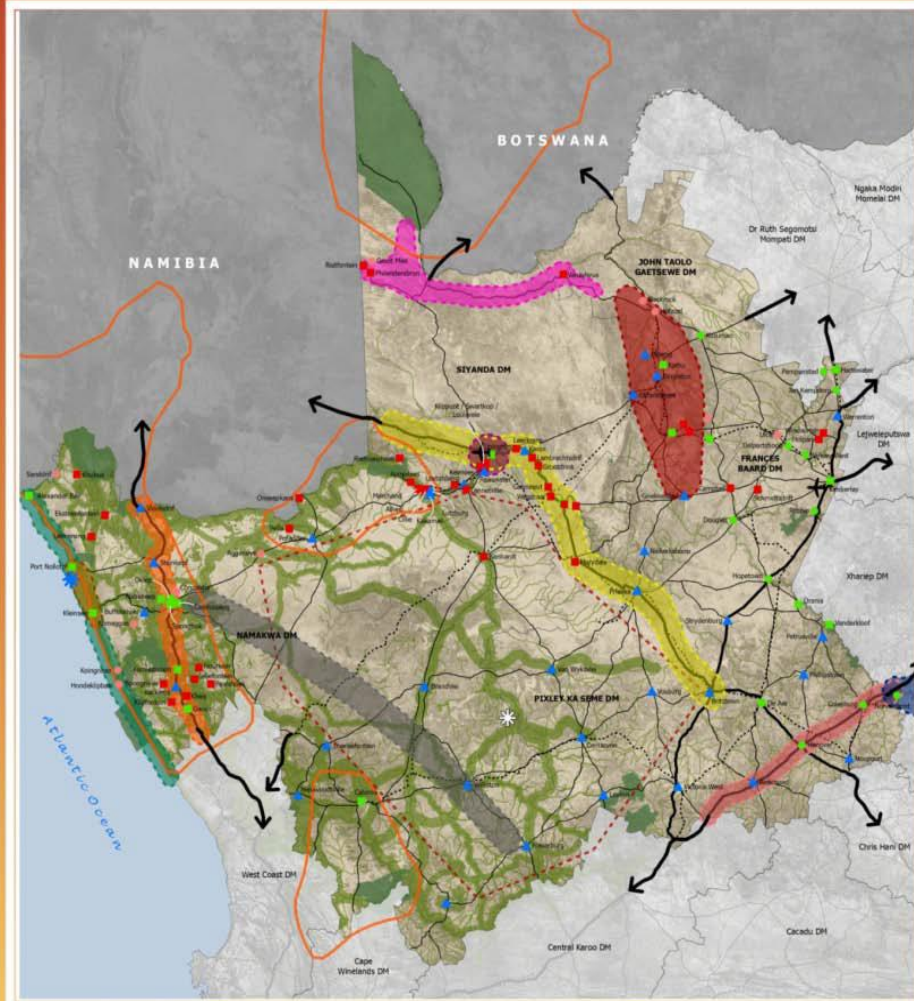
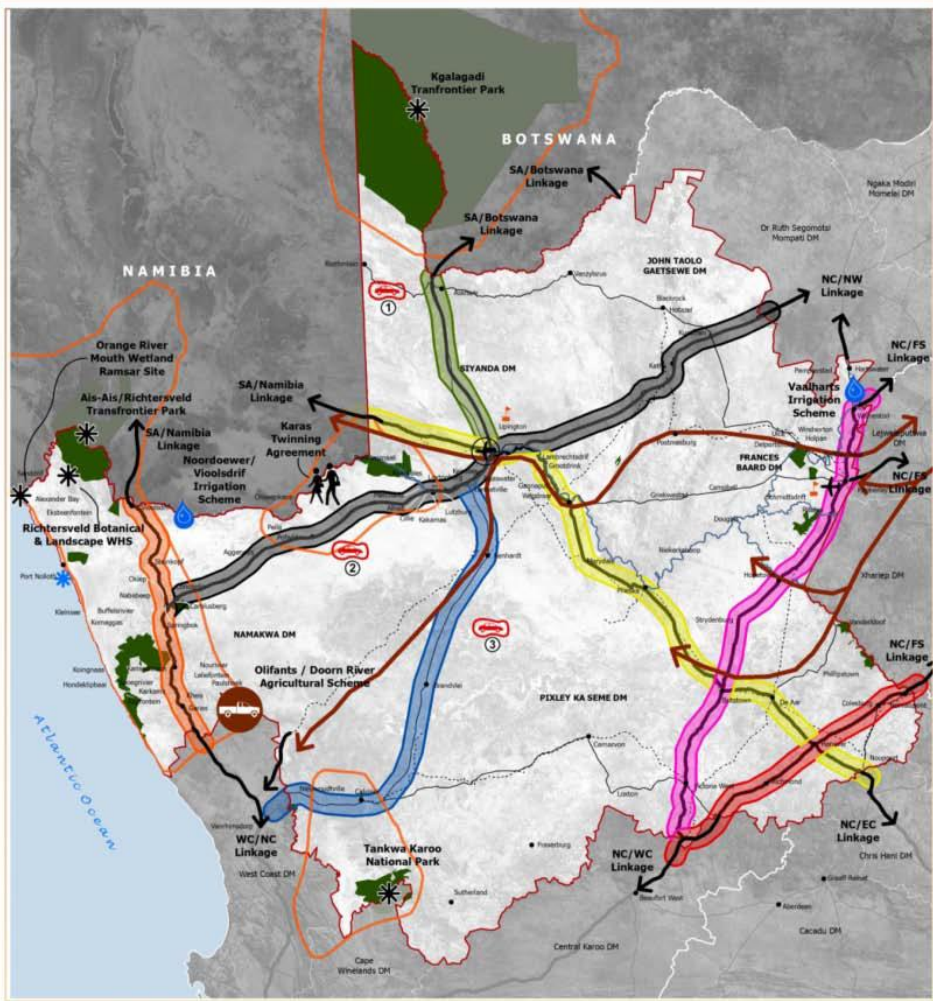


---

Towards Sustainable Human Settlements

# **RECOMMENDATIONS**

---



**Legend:**

- Main Road
- Railway Line
- Cargo Hub / SAA Airport
- Formal Protected Areas
- Possible Transfrontier Biosphere Reserves
- Harbour
- University
- Twinning Agreement

**Vehicle Test Track:**

- ① Haksteen Pan
- ② Pofadder
- ③ Verneuk Pan
- Agricultural Scheme
- Irrigation Scheme
- Regional & International Linkages
- Regional & National Energy Transfer

**Route / Corridor**

- N1
- N7
- N10
- N12
- N14
- R360
- R27

**NORTHERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK**

PROJECT NO: G3881 DATE: 17/04/2012 SCALE: 1:3 340 000

ISSUED BY: SW2 DRAWN BY: SW

Plan C3 SW2 SW

**Legend:**

- Main Road
- Railway Line
- SAA Airport/Cargo Hub
- Harbour
- Astronomy Reserve
- SKA Core Site
- Regional Linkages
- Possible Wind Energy Generation
- Possible Biosphere Reserves

**DEVELOPMENT CORRIDORS**

- Fishing & Mariculture Corridor
- Eco-Tourism Corridor
- Namakwa Industrial Mining Corridor
- Gariep Dam Corridor
- Gamagara Corridor
- Manufacturing & Electronics IDZ
- Solar Corridor
- N1 Corridor
- N7 Corridor

**SPATIAL PLANNING CATEGORIES**

- Core
- Buffer
- Agriculture
- Urban Related
- Industrial
- Surface Infrastructure & Buildings

**SETTLEMENTS: INVESTMENT TYPOLOGY INDEX**

- [1] Low Dev/High Need
- [2] Low Dev/Low Need
- [3] High Dev/High Need
- [4] High Dev/Low Need
- [5] Transitional

SOURCE: Van der Merwe & Zietsman, 2011

SOURCE: Adapted from Northern Cape PGDS, July 2011

**NORTHERN CAPE PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK**

PROJECT NO: G3881 DATE: 17/04/2012 SCALE: 1:3 340 000

ISSUED BY: SW2 DRAWN BY: SW

Plan C1 SW2 SW

# INVESTMENT OPPORTUNITIES

DISTRICT	TOWNPLANNING	SERVICES	UNITS
FRANCES BAARD	1500	1613	1073
JOHN TAOLO GAITSIWE	5723	6220 (Dry sanitation) 300 (wb)	6220
ZF MCAWU	10927	3138	1943
PIXLEY KA SEME	1057	694	1706
NAMAKWA	-	-	137
<b>TOTAL</b>	<b>19207</b>	<b>11965</b>	<b>11079</b>

# AVAILABLE ERVEN WITH A NEED FOR BULK

DISTRICT	POTENTIAL YIELD	TOWNSHIP ESTABLISHMENT STATUS
FRANCES BAARD	4346	FORMALISED
JOHN TAOLO GAITSIWE	4665	FORMALISED
ZF MCAWU	10752	FORMALISED
PIXLEY KA SEME	2786	FORMALISED
NAMAKWA	1100	FORMALISED
<b>TOTAL</b>	<b>23649</b>	



**THANK YOU  
RE A LEBOGA  
ENKOSI  
DANKIE  
SIYABONGA**

