

# **URBAN SETTLEMENTS DEVELOPMENT GRANT**

## **PRESENTATION**

**29 June 2011**

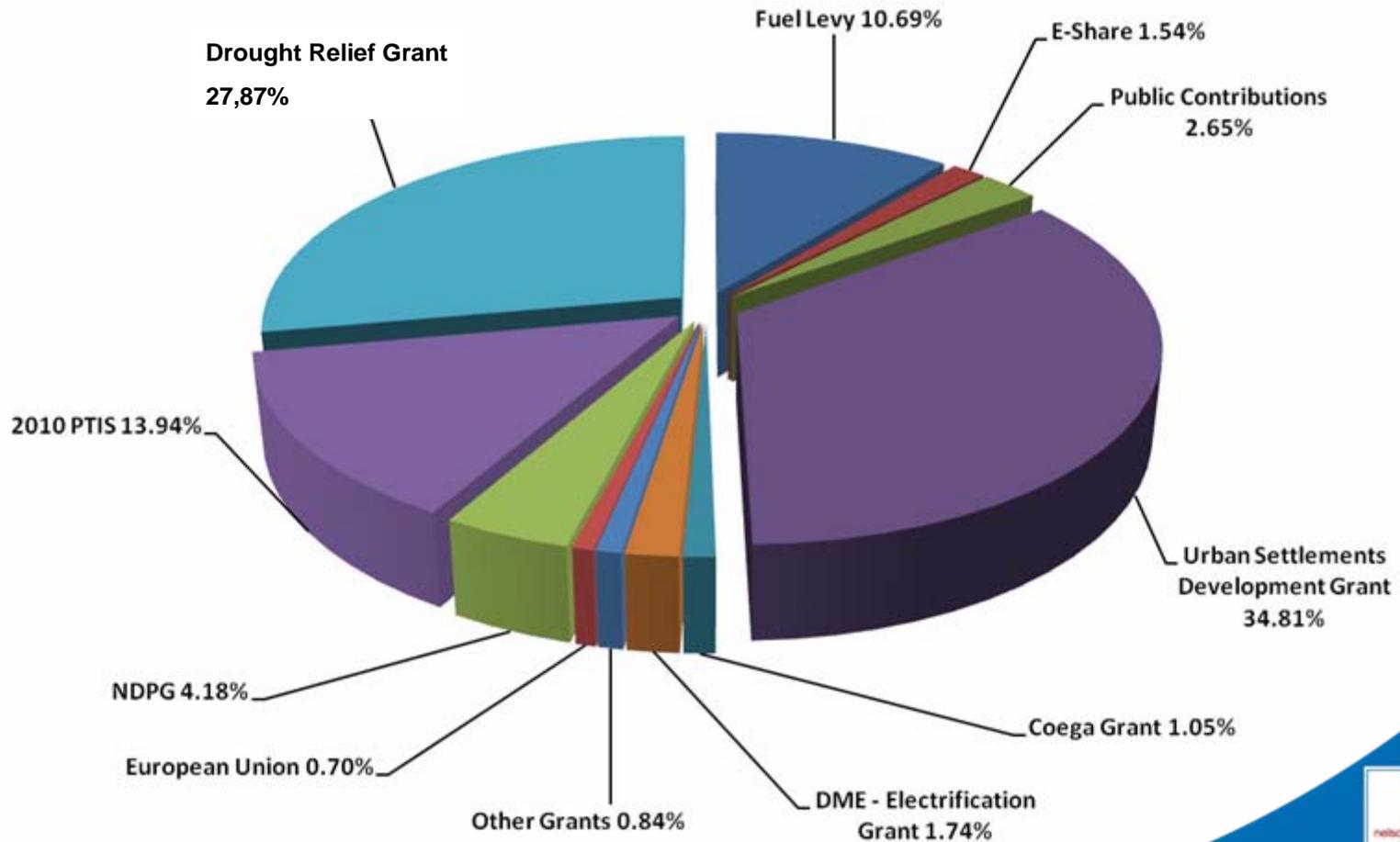
# 1. NMBM STATISTICS

Size .....	1950 km <sup>2</sup>
Population .....	1,1 million - 1,24 million by 2020
Formal Households .....	289 000
Indigent Households .....	44% of households receive at least one social grant
Housing Backlog.....	49 000 Backyard Shacks 38 000 Informal Settlements
Total	87 000 units (3 <sup>rd</sup> of Population)
Access to basic sanitation .....	91%
Buckets in circulation .....	22 500
Unemployment .....	Greater than 35%



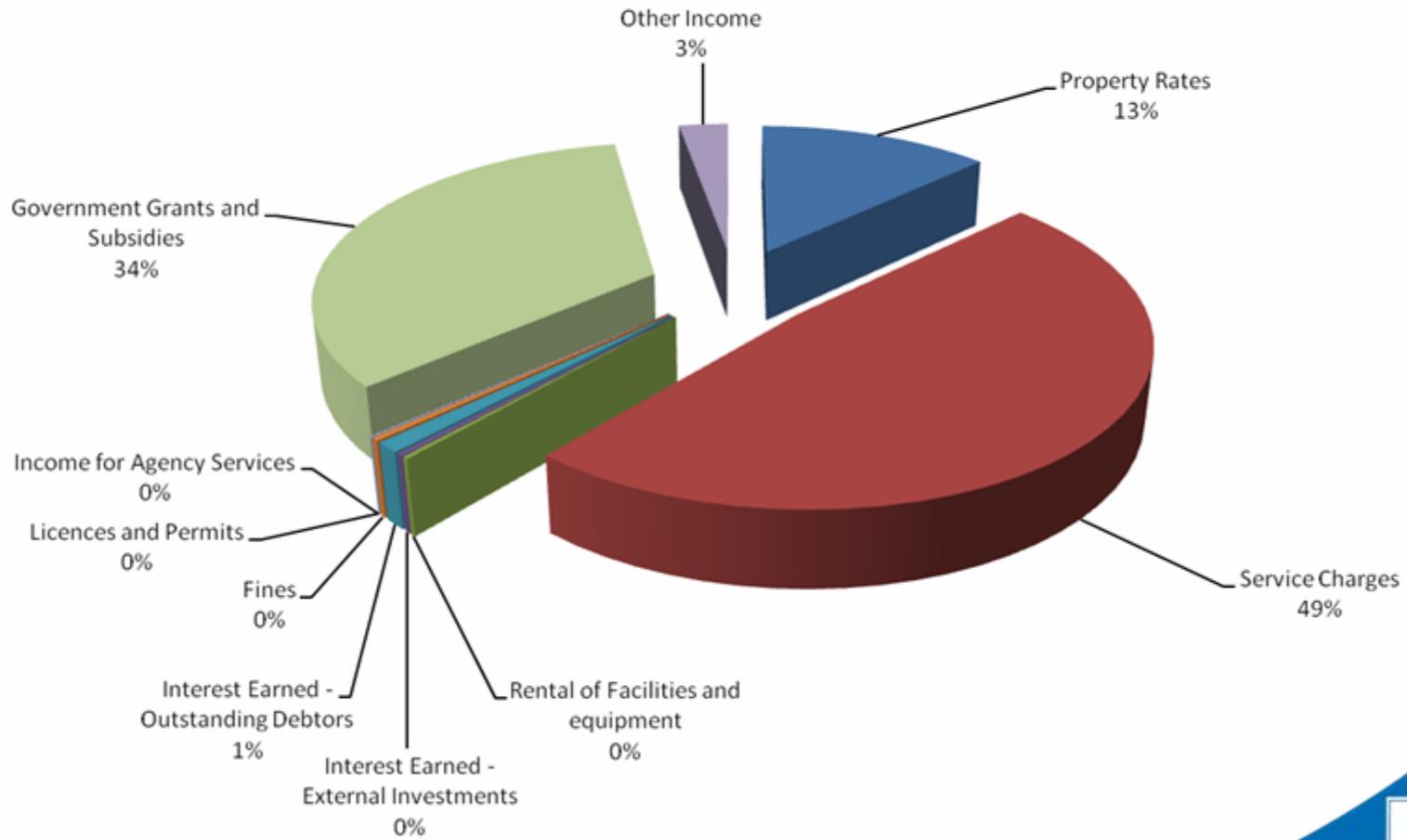
## 2. CAPITAL BUDGET (SOURCES OF FUNDING)

2011/12 Draft Capital Budget - Sources of Funding

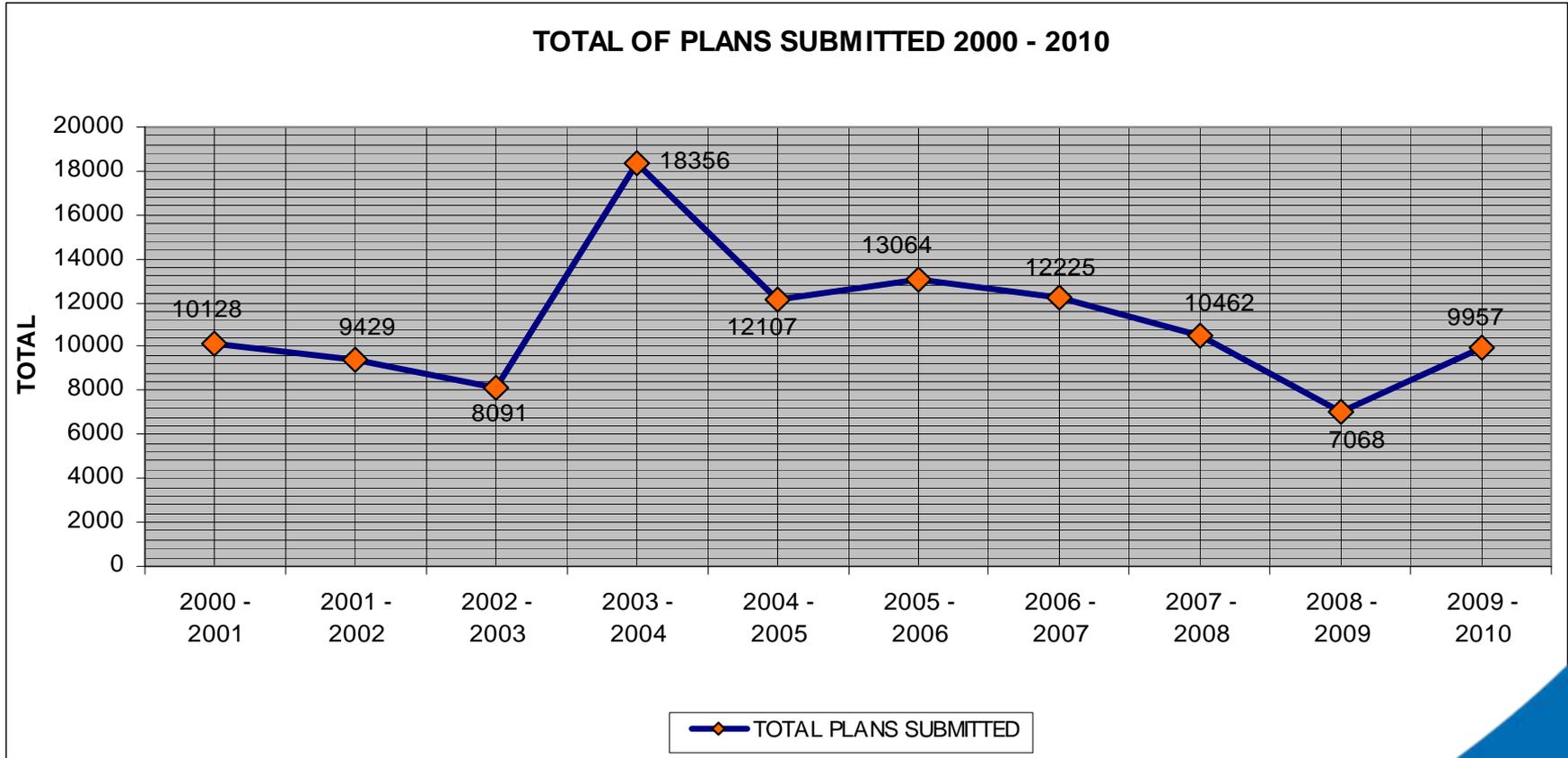


# 3. OPERATING BUDGET (REVENUE CATEGORY)

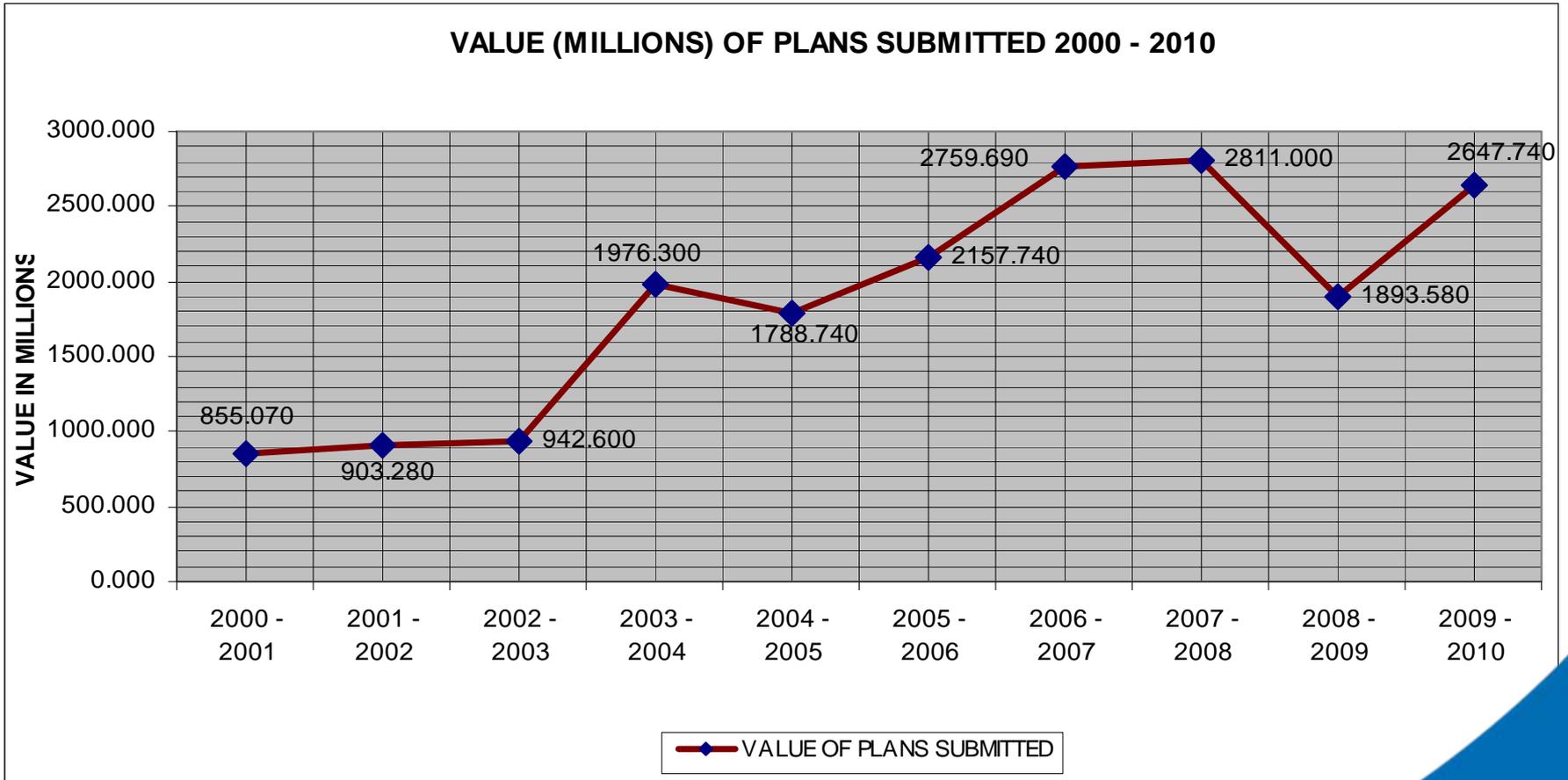
2011/12 Operating Budget as per revenue category



# 4. BUILDING PLANS



# 4. BUILDING PLANS (CONTINUED)



# 5. BACKLOGS

Backlogs and associated budget implications:

Operating Budget Requirements	Total Operational Maintenance Backlog	Annual Requirement to eliminate Backlog	Operating Budget 2011/12
Water	287,675,083	63,344,620	125,894,640
Sanitation	247,771,750	106,287,074	114,302,900
Roads & Stormwater	403,499,986	80,699,996	79,751,960
Recreational & Cultural Services	70,350,000	27,800,000	16,264,870
Safety and Security Services	14,900,000	1,490,000	397,250
<b>TOTAL</b>	<b>1,024,196,819</b>	<b>279,621,690</b>	<b>336,611,620</b>



## 5. BACKLOGS (CONTINUED)

Capital Budget Requirements	Total Capital Maintenance Backlog	Annual Requirement to eliminate Backlog	Capital Budget 2011/12
Water	1,558,311,460	318,822,292	45,000,000
Sanitation	629,966,345	131,807,769	78,300,000
Roads and Stormwater	1,519,393,190	374,286,306	112,500,000
Electricity and Energy	514,435,000	58,675,000	25,600,000
<b>TOTAL</b>	<b>4,222,105,995</b>	<b>883,591,367</b>	<b>261,400,000</b>



# 5. BACKLOGS (CONTINUED)

## Cost to eliminate housing backlogs and related services

SERVICE	COST
Capital Costs – Indirect Cost (Professional fees)	R 3 630.57
Direct Cost – Water Reticulation	R 4 614.11
Sewer Reticulation	R 5 363.11
Roads	R 3 445.58
Stormwater	R 4 988.61
Total Direct Cost	R18 531.25
Total cost for a serviced site	R22161.82
Total cost for a 40 m <sup>2</sup> house	R65 770
Electricity	R4 400
Refuse	R1 500
Facilities and amenities	R51 295
<b>TOTAL</b>	<b>R185 700</b>



## 6. TRENDS IN HOUSING DEMAND

<b>Population (2006 base)</b>	<b>Population 2020</b>
1,160,739	1,243,930
Est. increase in population	83,191
Est. number of households (4pph)	20,798
Plus: Estimated Housing Backlog	87,346
<b>Total Estimated Demand by 2020</b>	<b>108,144</b>



## 7. HOUSING DEMAND DISTRIBUTION

Monthly Household Income	Distribution	Demand Now	Demand 2020
R0 – 3500 pm	79%	82,979	99,409
R3501- 7500 pm	11%	2,760	4,575
R7501 –15000 pm	7%	1,456	2,912
R15000 + pm	3%	624	1,248
	<b>100%</b>	<b>87,346</b>	<b>108,144</b>



## 8. ESTIMATED HOUSING SUPPLY

Income Band	Municipal	PPP	Private	Total Supply	Total Demand (2020)	Surplus/ Shortfall
R0 – 3500 pm	50,186	22,355	24,143	96,684	99,409	-2,725
R3501- 7500 pm	7,084	11,263	23,642	41,989	4,575	37,414
R7501 –15000 pm	2,124	489	49,892	52,505	2,912	49,593
R15000 + pm	-	-	3,686	3,686	1,248	2,438
	<b>59,394</b>	<b>34,107</b>	<b>101,363</b>	<b>194,864</b>	<b>108,144</b>	<b>86,720</b>



## 9. CHALLENGES

- Late gazetting of the Municipal allocations
- Insufficient funding to meet our servicing and housing needs and backlogs:
  - 87 000 Housing Backlog (38 000 informal settlements backlog and 49 000 backyard shacks)
  - Municipal Housing Delivery Target = 8000 units p/a at a cost of + - R800 m per annum to eliminate informal settlements
  - Current Provincial Allocation R287m
- Economic downturn.
- Drought.
- Lack of funding to secure private land for restructuring and human settlements provision.



## 9. CHALLENGES (CONTINUED)

- Insufficient funding:
  - Integrated infrastructure needs
  - infrastructure service maintenance.
  - Civic infrastructure e.g. roads, sidewalks, planting, street furniture etc.
  - Lack of investment in disadvantaged areas
- Non alignment of the provision of social services by different spheres of government e.g. clinics, schools, welfare service etc.
- Non alignment of various funding streams to achieve fully integrated and sustainable human settlements e.g. NPDG, MIG.
- Unfunded mandates.

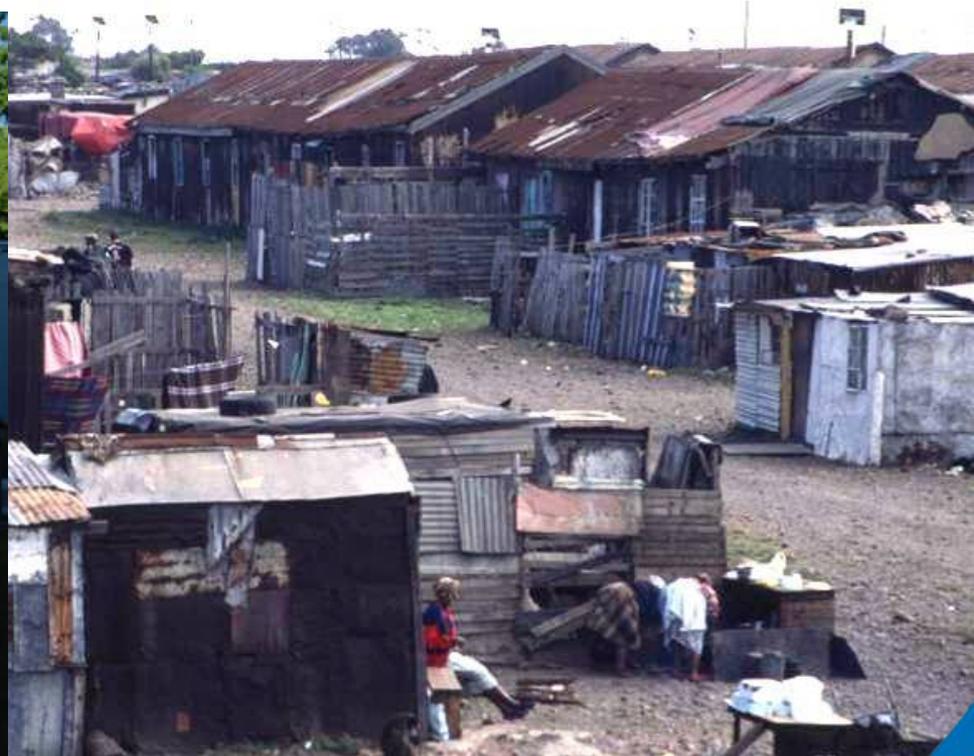


# 10. SPATIAL CHALLENGES

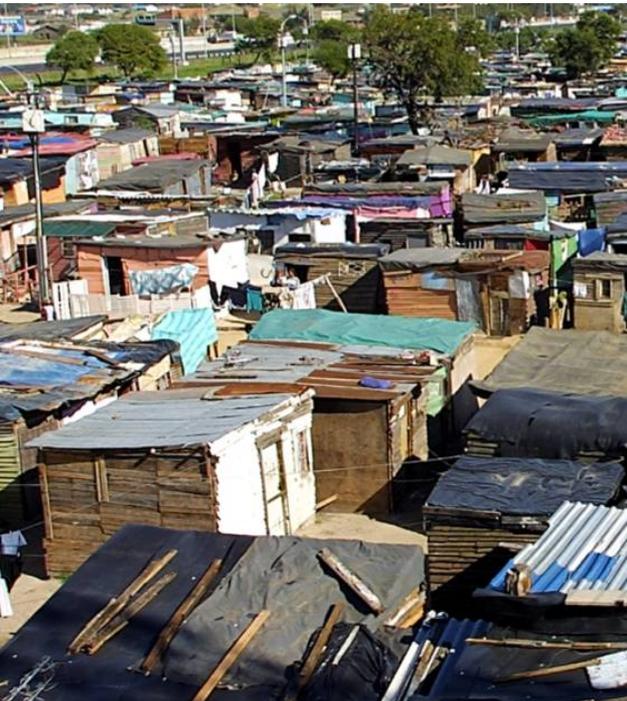
- Urban sprawl.
- Low densities.
- Lack of integrated transport planning e.g. car dominated planning.
- Poor civic infrastructure especially in disadvantaged areas.
- Lack of housing typologies for lower income.
- Lack of mixed use and tenure options in lower income areas.



# 11. SOCIAL DISPARITIES



# 12. INFORMAL SETTLEMENTS SERVICE DELIVERY CHALLENGES



# 13. URBAN SPRAWL

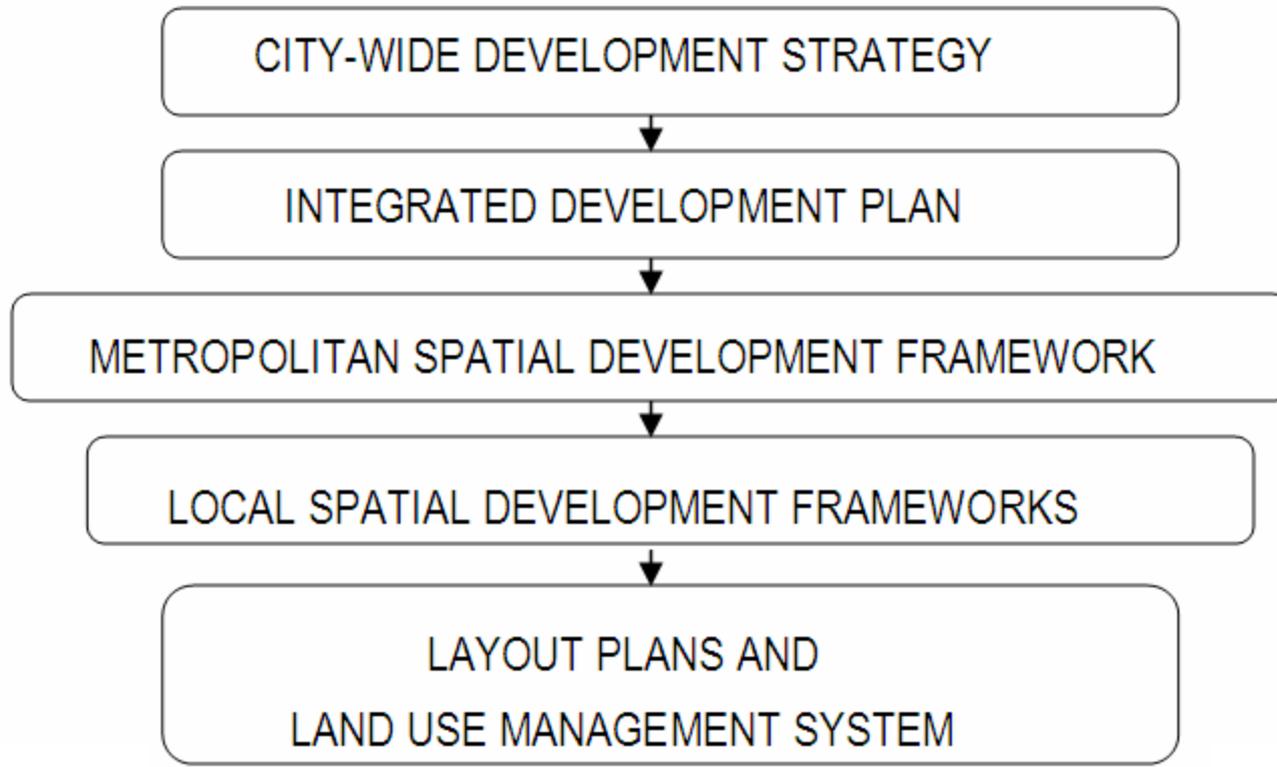


# 14. SUMMARY TABLE OF INFORMAL SETTLEMENTS

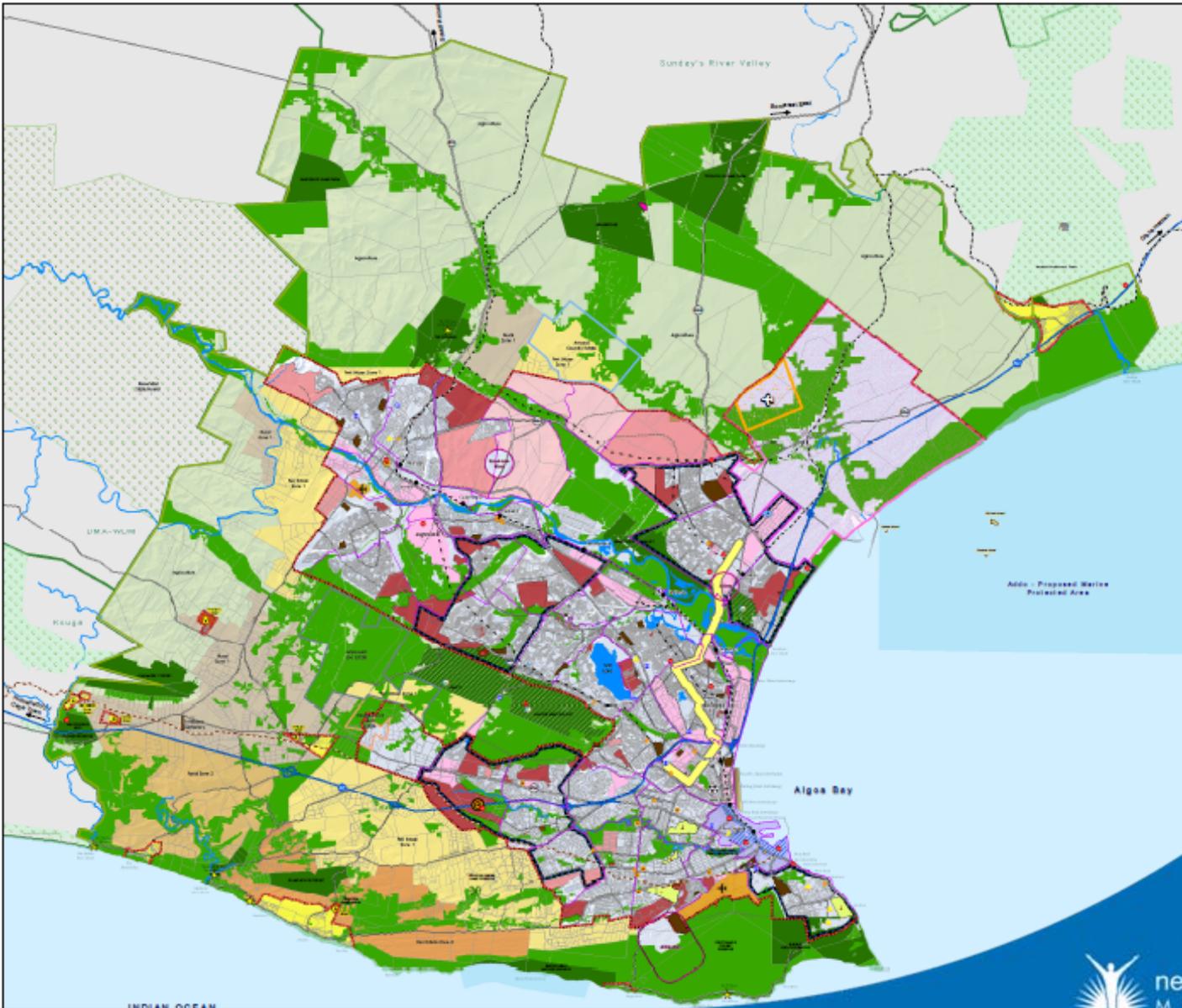
<b>Number of informal settlements</b>	<b>Total relocations</b>	<b>In Situ development</b>	<b>Greenfields development</b>
105	60	52	17



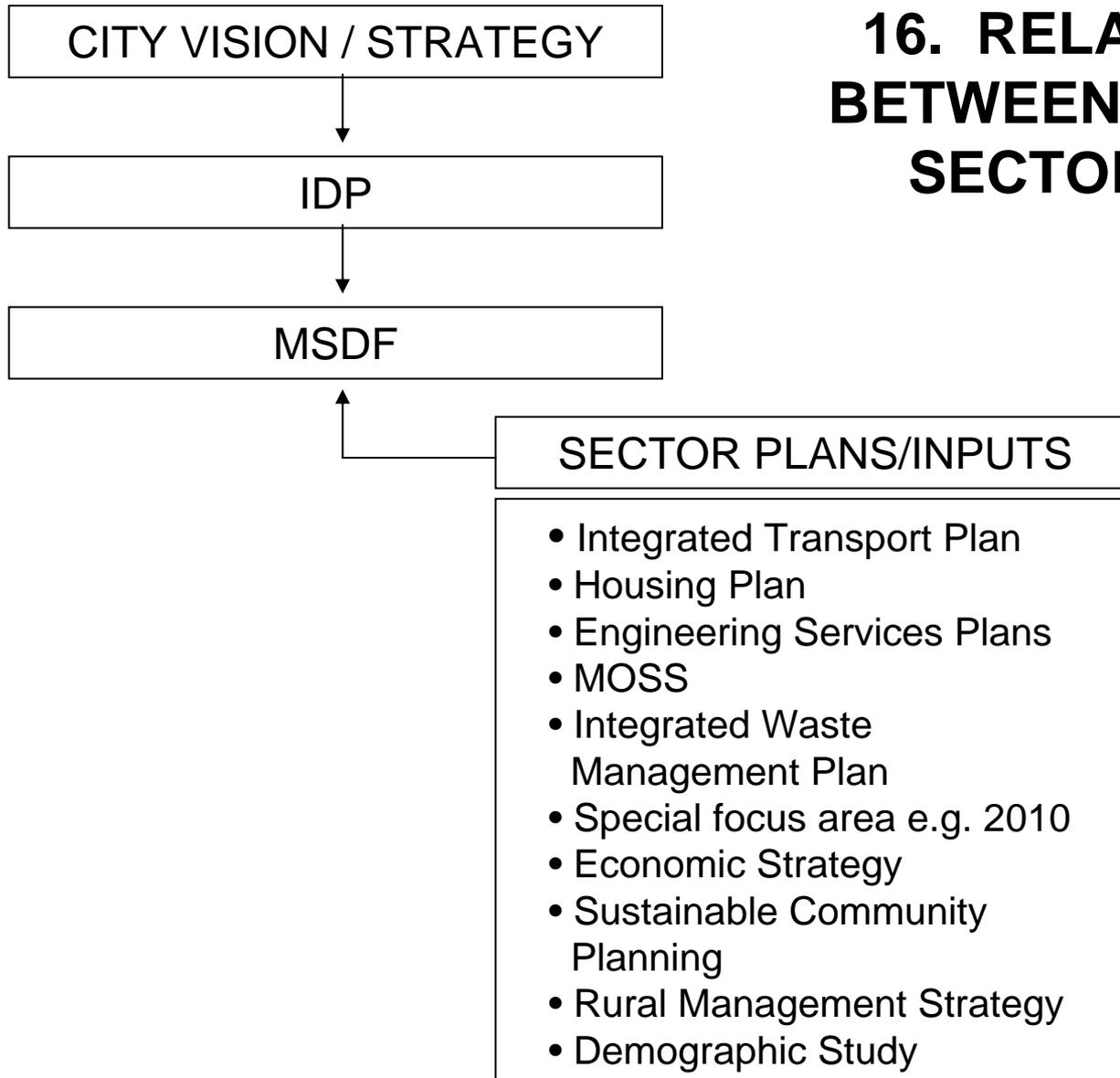
# 15. MSDF



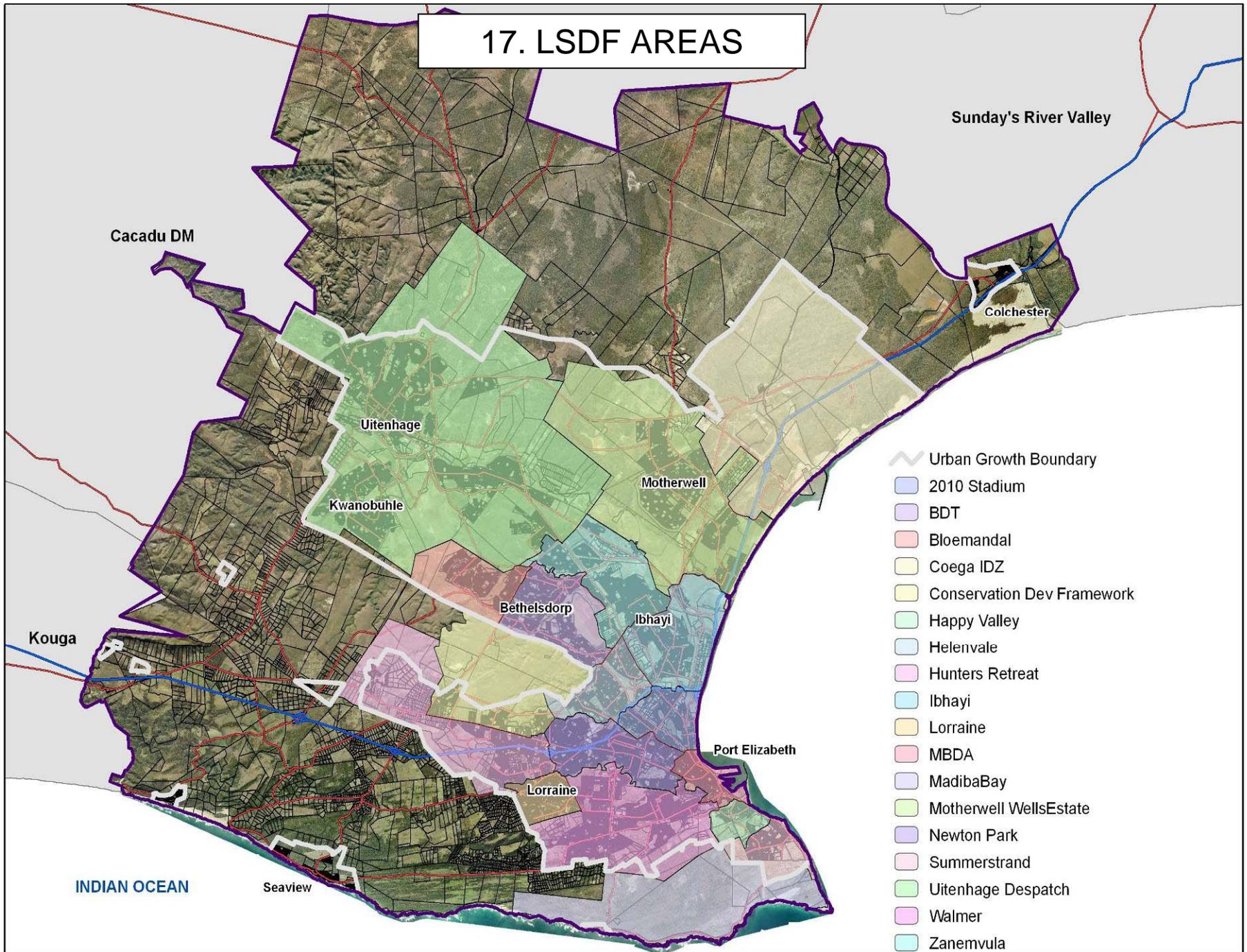
# 15. MSDF (CONTINUED)



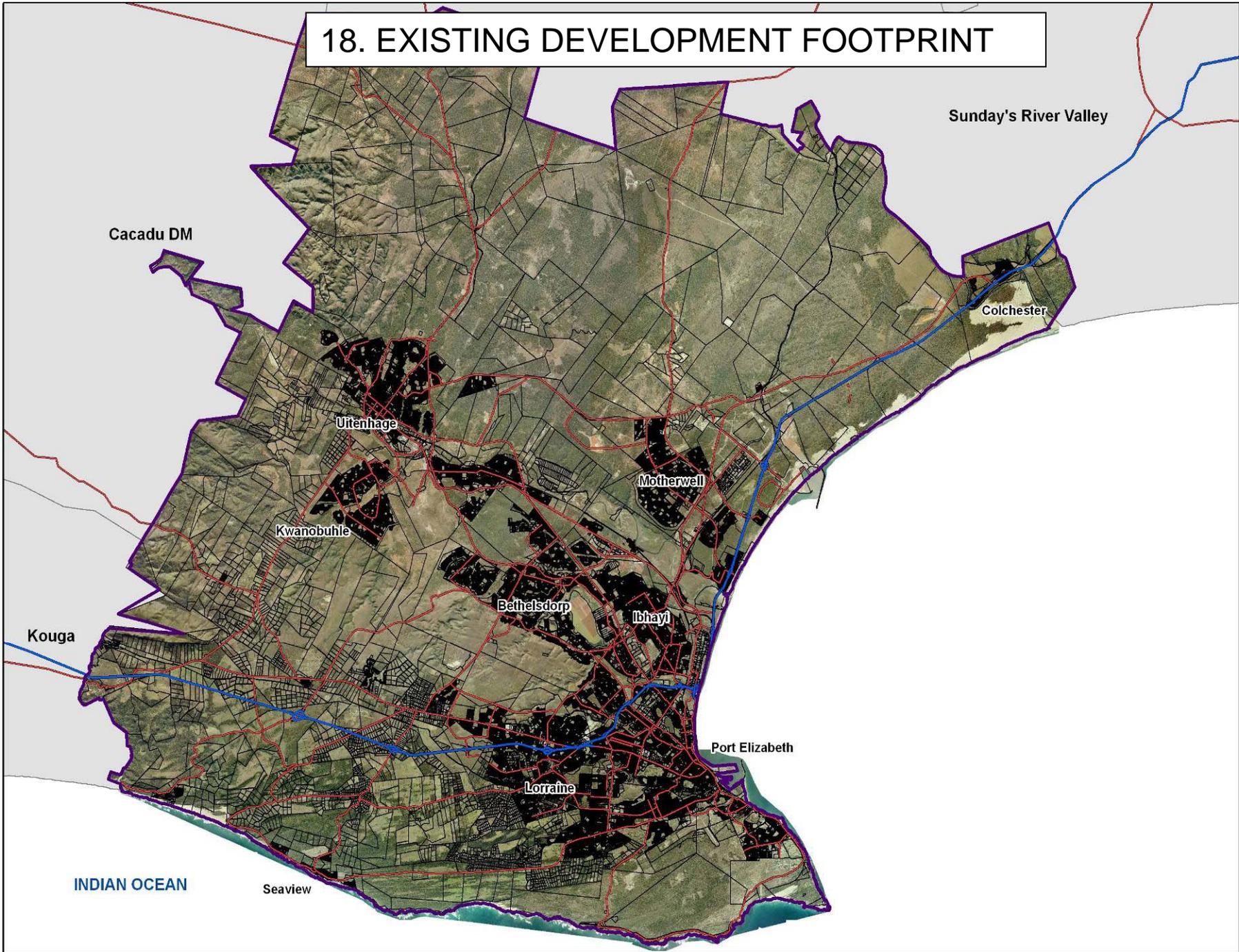
# 16. RELATIONSHIP BETWEEN MSDF AND SECTOR PLANS



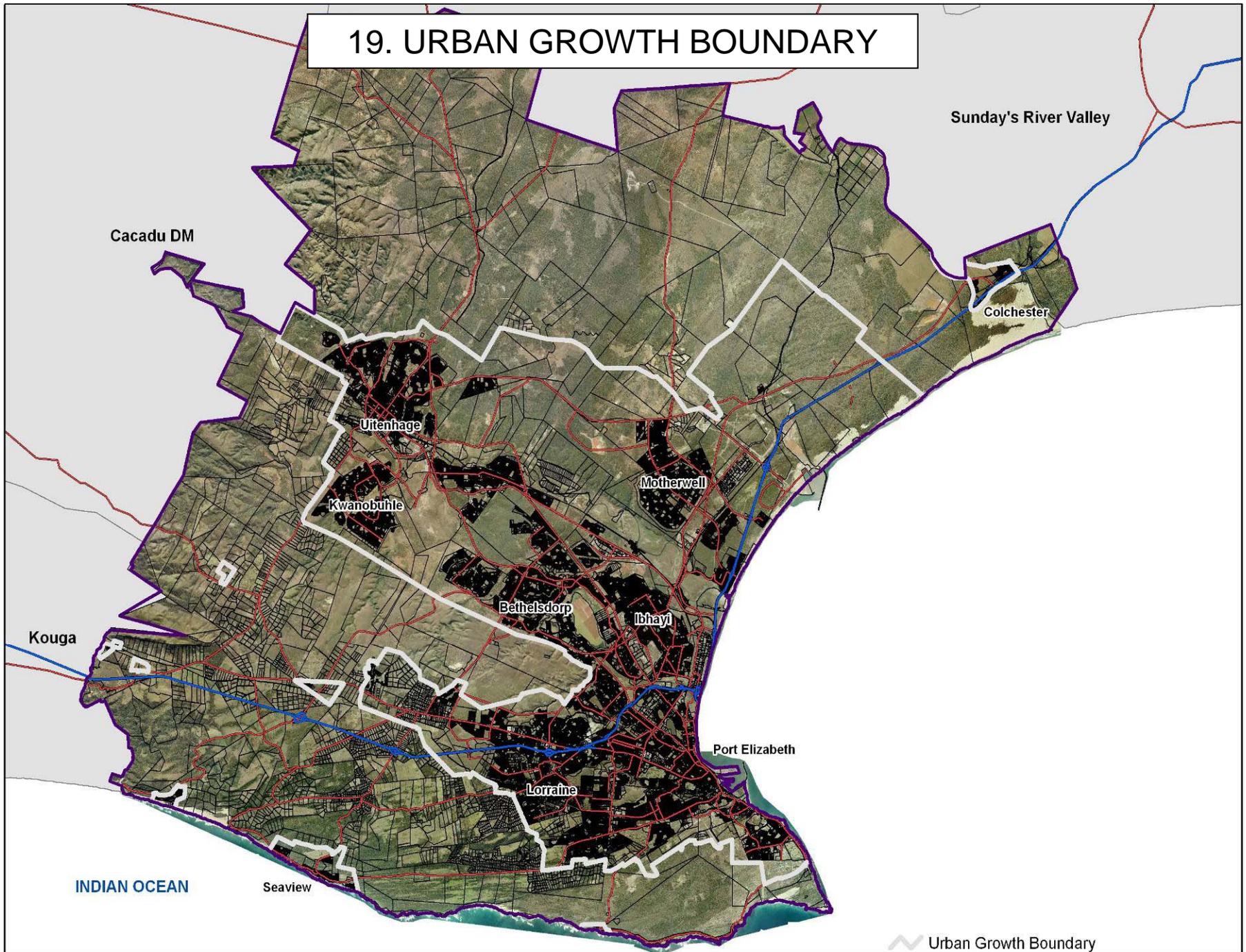
# 17. LSDF AREAS



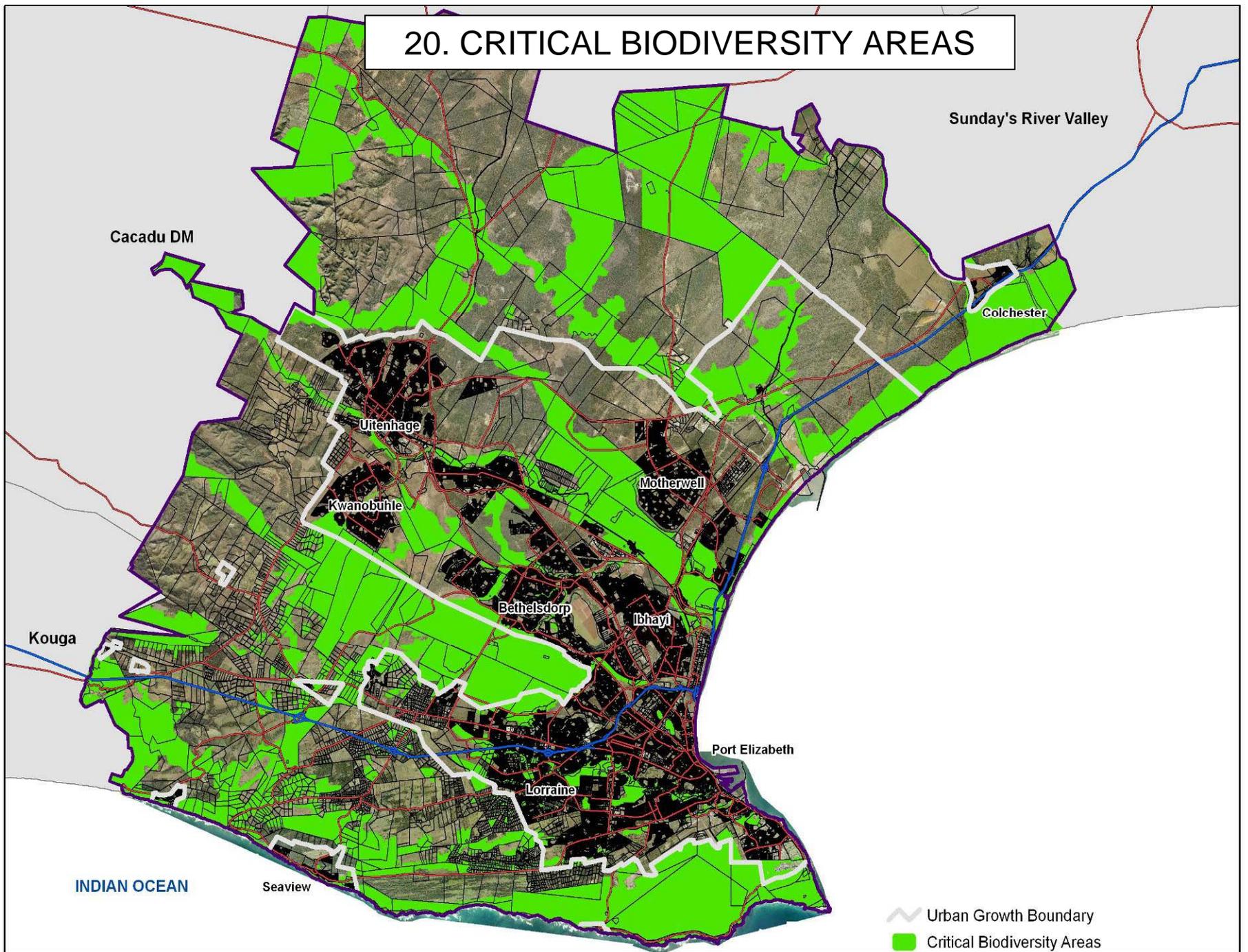
# 18. EXISTING DEVELOPMENT FOOTPRINT



# 19. URBAN GROWTH BOUNDARY



# 20. CRITICAL BIODIVERSITY AREAS



Sunday's River Valley

Cacadu DM

Colchester

Uitenhage

Motherwell

Kwanobuhle

Bethelsdorp

Ibhayi

Kouga

Port Elizabeth

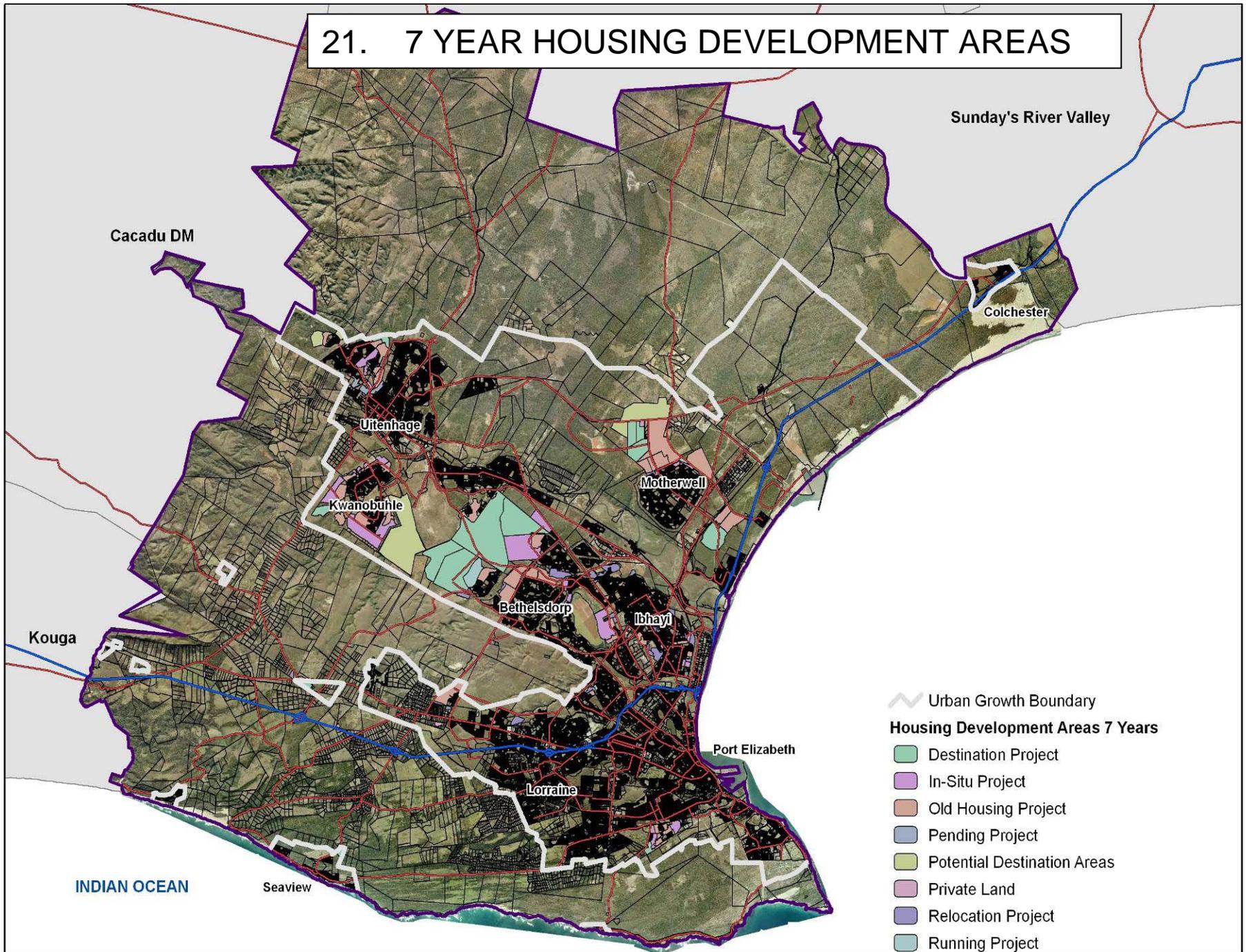
Lorraine

INDIAN OCEAN

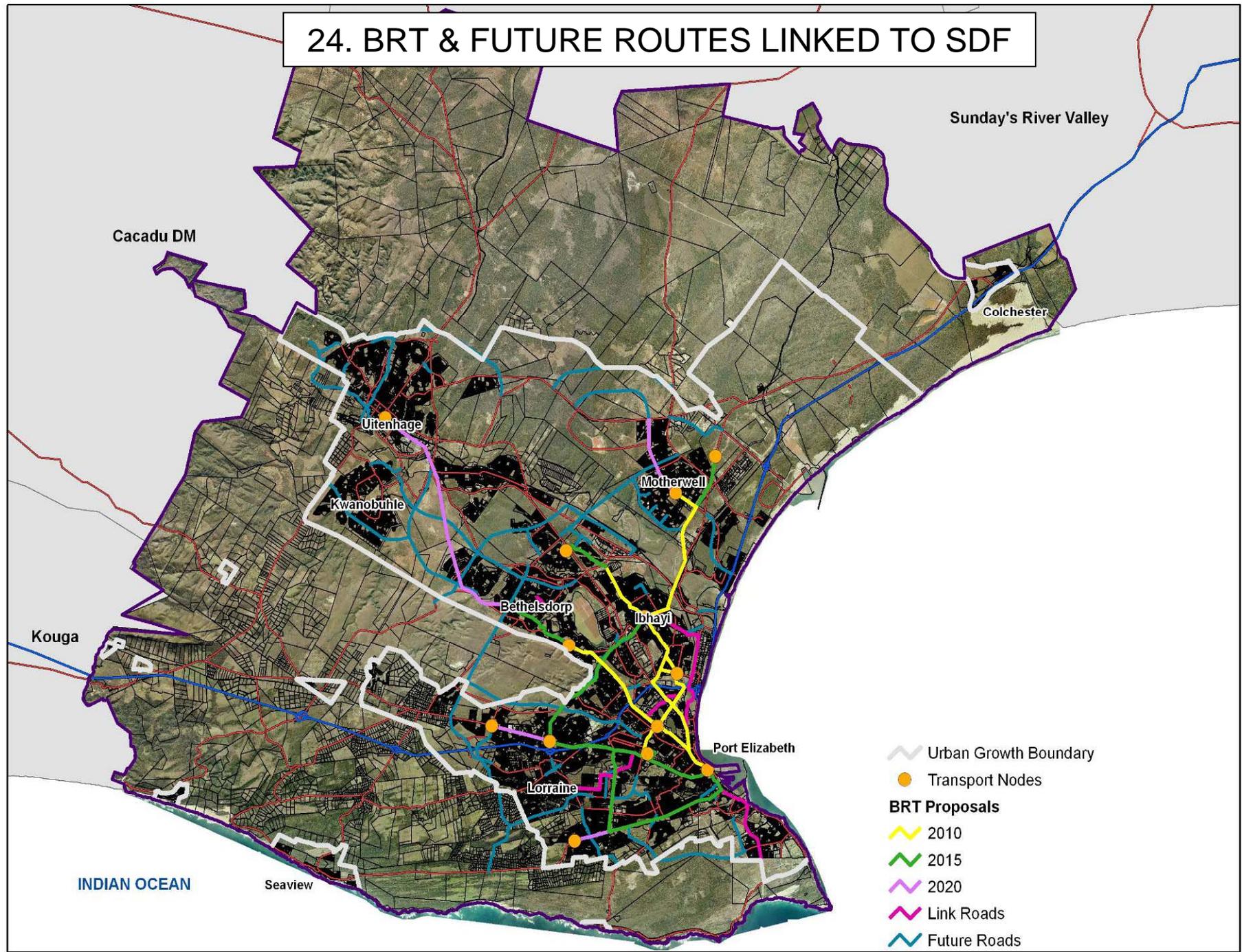
Seaview

- Urban Growth Boundary
- Critical Biodiversity Areas

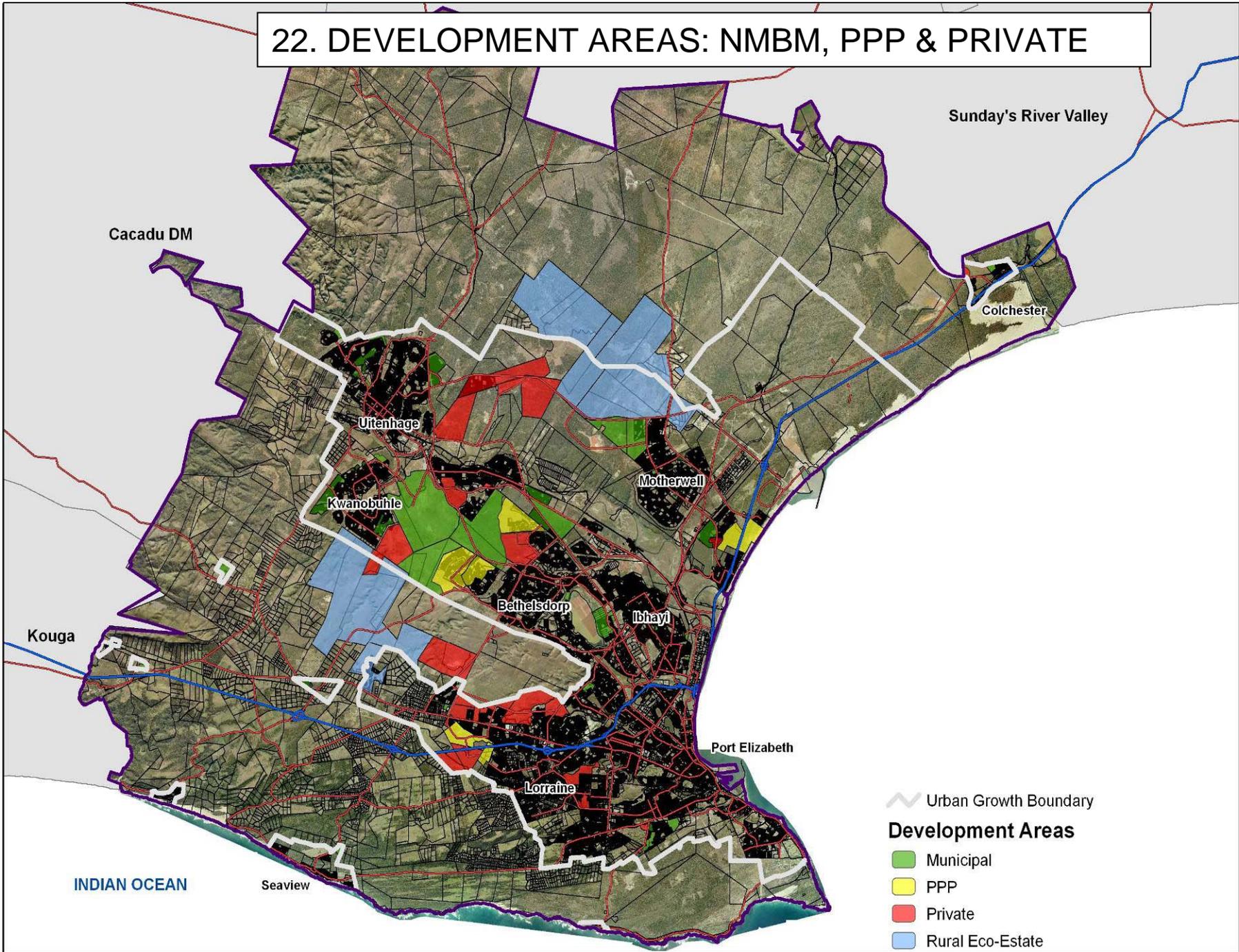
# 21. 7 YEAR HOUSING DEVELOPMENT AREAS



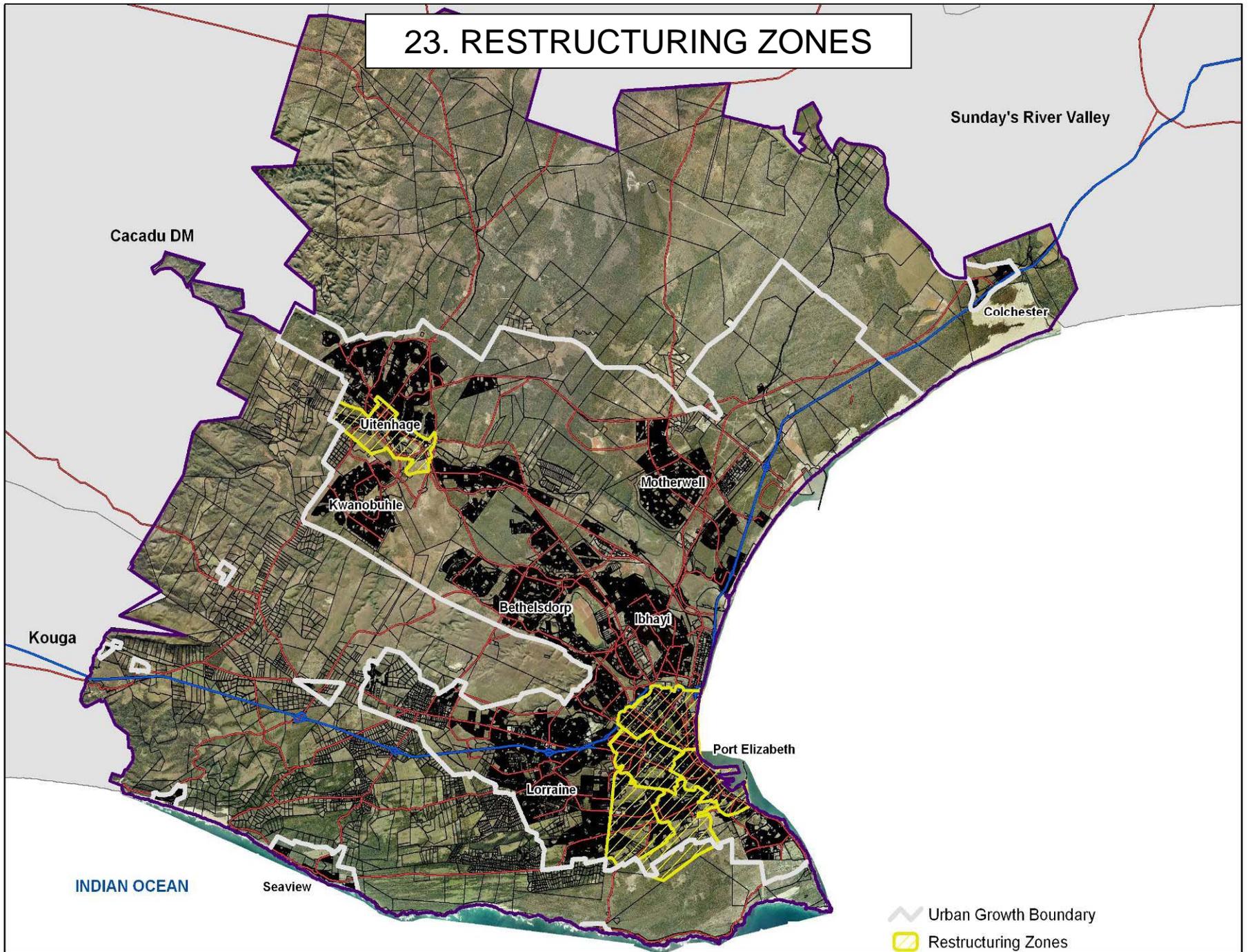
# 24. BRT & FUTURE ROUTES LINKED TO SDF



# 22. DEVELOPMENT AREAS: NMBM, PPP & PRIVATE



# 23. RESTRUCTURING ZONES



Sunday's River Valley

Cacadu DM

Colchester

Uitenhage

Kwanobuhle

Motherwell

Bethelsdorp

Ibhayi

Kouga

Port Elizabeth

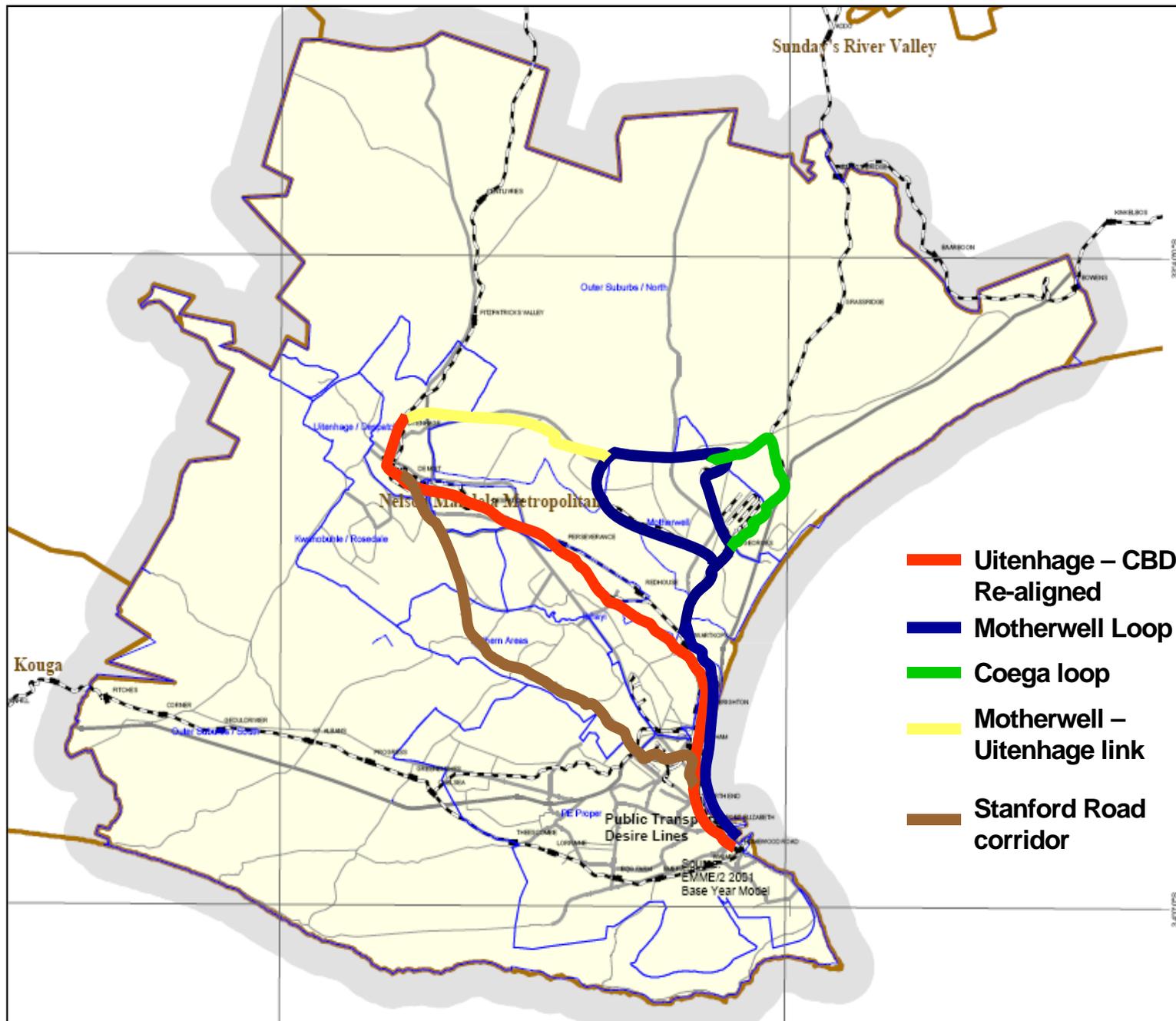
Lorraine

Seaview

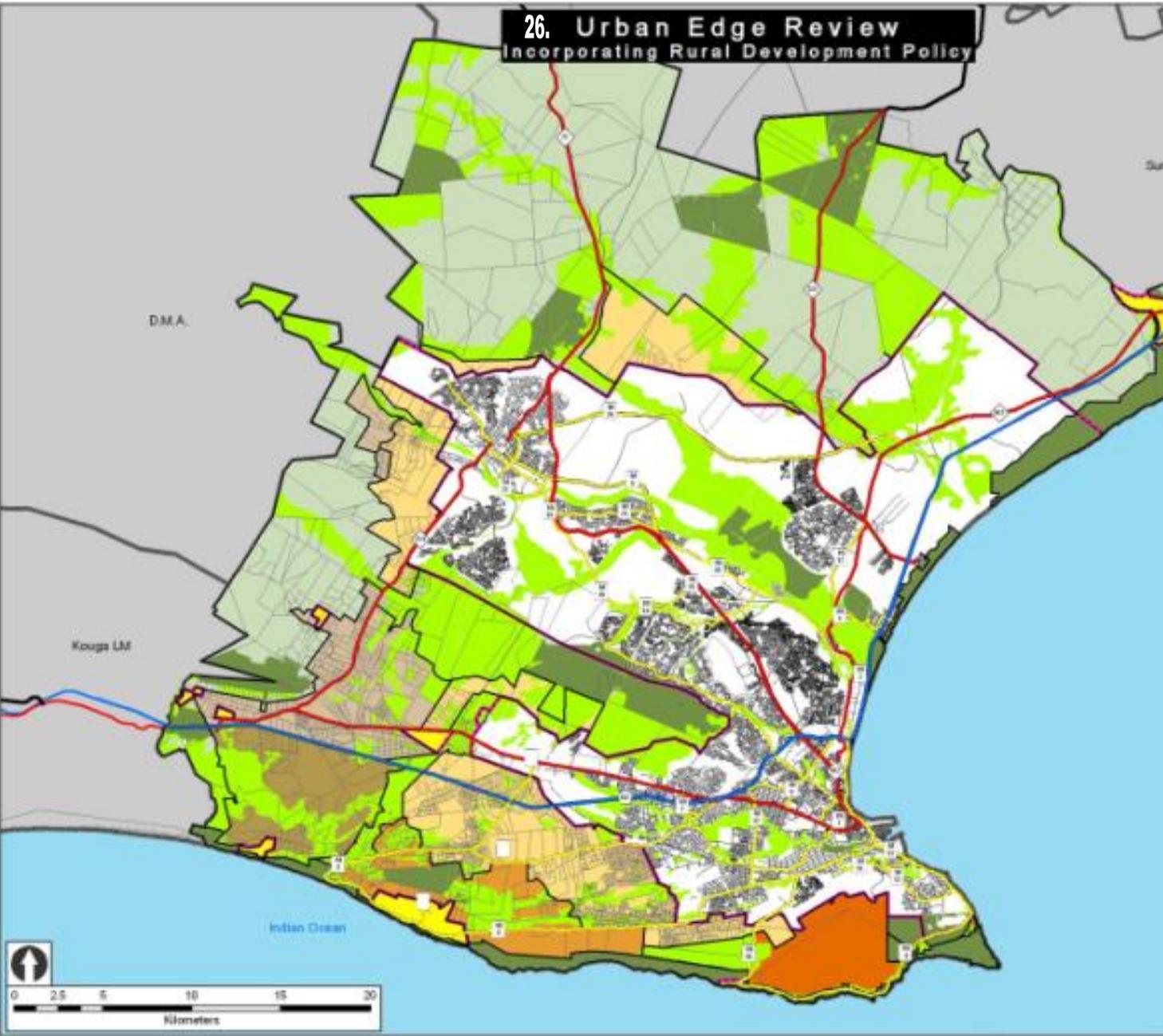
INDIAN OCEAN

- Urban Growth Boundary
- Restructuring Zones

# 25. EXISTING AND FUTURE COMMUTER RAIL CORRIDORS IN NMBM



**26. Urban Edge Review**  
Incorporating Rural Development Policy



**Coastal**

- 1200m<sup>2</sup>
- Height Double Storey
- Compliance with Urban & Natural Surroundings

**Rural Settlements**

- 250m<sup>2</sup>
- SCU Principles
- Subsistence Agriculture



## 28. STRATEGIC OBJECTIVES FOR HUMAN SETTLEMENTS

- Elimination of 87 000 housing backlogs (49 000 backyard shacks and 39 000 informal settlements) by 2016.
- Addressing the fragmented spatial patterns.
- Upgrading 52 informal settlements and 17 Greenfields by 2016.
- Relocation of 18 862 communities by 2016.
- Acquiring strategic land for lower income human settlements and gap housing.



## 29. SPATIAL OBJECTIVES

- Democracy, transparency and Human rights in spatial planning processes.
- Integration, equity and improving the quality of life.
- Densification.
- Sustainability.
- Accessibility through corridors of access and mobility.
- Enforcement.
- Sustainable Community planning.
- Urban Growth containment.
- Conservation of the natural environment.
- Conservation of the built environment.
- Reinforcing the significance of the City Centre.
- Restructuring the city.



## 30. SPATIAL INTERVENTIONS

- Formulation of a long-term desired multi-shared vision.
- Implementation of sustainable community planning methodology.
- Implementation of the integrated development matrix.
- Urban Simulation.
- Project ILIS (Integrated Land Information System).
- Demographic Review.



# 31. CURRENT HUMAN SETTLEMENTS INTERVENTION PROGRAMME

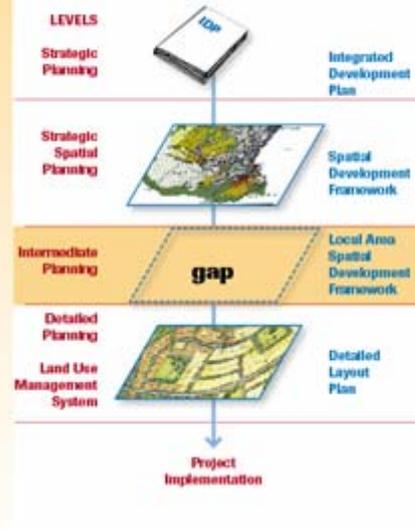
- Key sector plans in place.
- Informal Settlements Upgrading Plan.
- 7-Year Housing Plan (2009 – 2016).
- Relocation Plan.
- Land asset management and control.
- Social Housing Strategy.



# 32. FILLING THE GAP

## Filling the gap

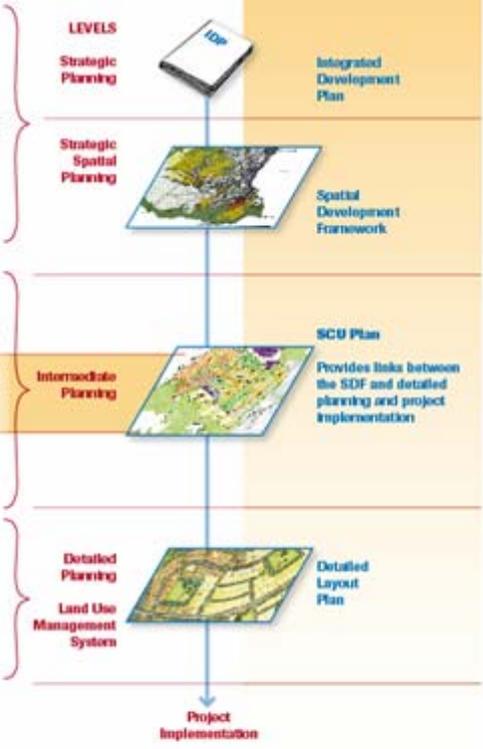
Spatial planning at community area level links and fills the gap between municipal level IDP and SDF planning and detailed neighbourhood and sector planning.



- Desired land use patterns, direction of growth, urban edges, development areas, etc.
- Plan is flexible and can change to reflect priorities
- Guiding policy

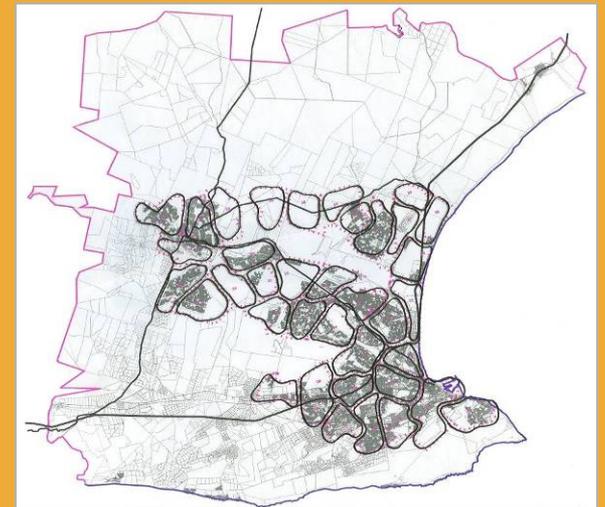
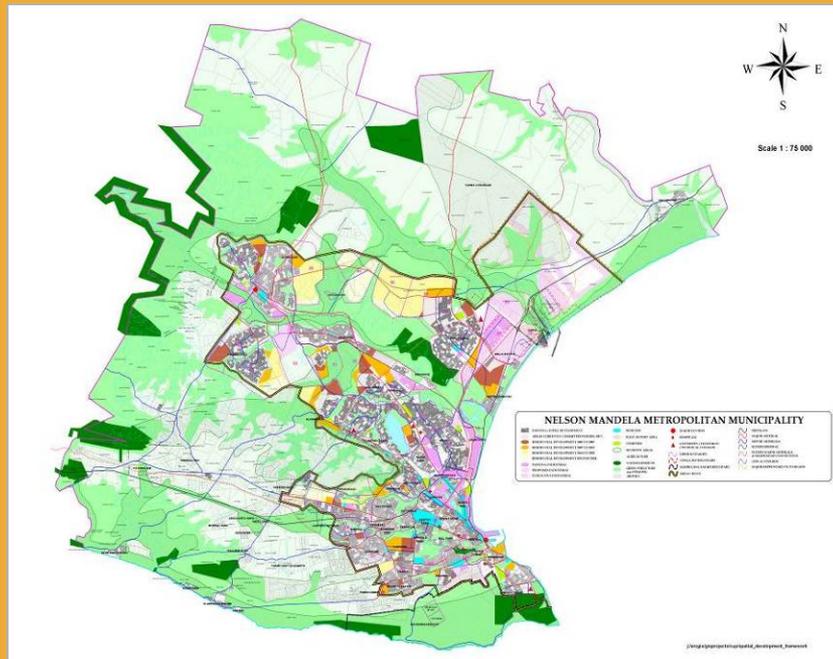
- Planning building block to improve accessibility to services and employment opportunities by providing them closer to places of residence and along main transportation routes
- Filling the gap promotes a sustainable and integrated physical and socio-economic structure
- Final public participation in planning at this level

- Linking the SDF to the Detailed Layout Plan
- Final public participation in planning at this level



# Filling the GAP

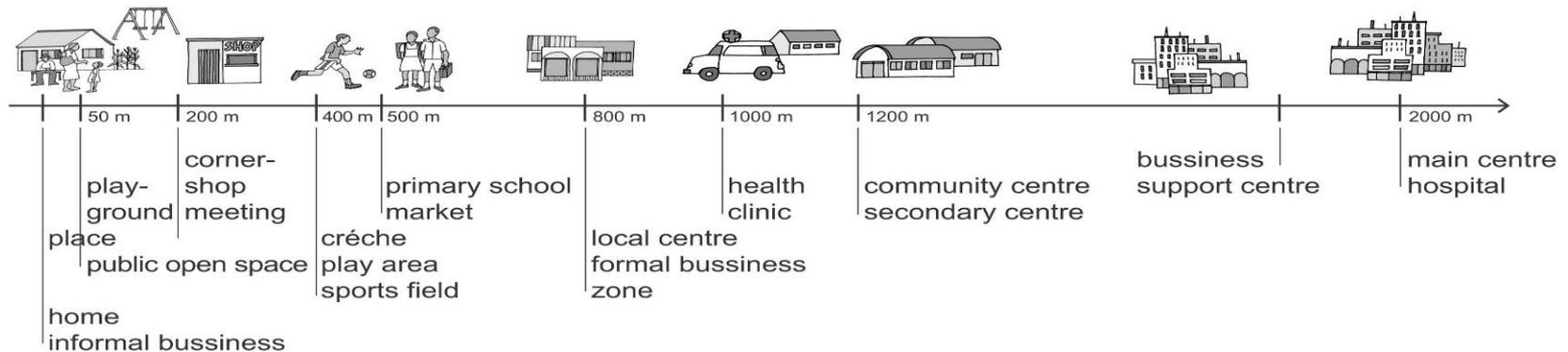
Integrated planning at the intermediate level



integrated planning | sustainable communities

# 33. SUSTAINABLE COMMUNITY UNITS

- Planning units defined by distance within which average person can walk in half an hour -2 kilometers
- Provide requirements for minimum standard of living in planning units
- All units linked by public transport network



integrated planning | sustainable communities

### PLANNING PRINCIPLES

- Poverty alleviation – meeting basic needs
- Focus on special needs groups – HIV/AIDS affected persons, children, the aged and people with disabilities
- Gender equality and equity
- The environment – physical, social and economic
- Participation and democratic processes
- Local economic development
- Accessibility – public transport and pedestrian focus
- Mixed use development
- Corridor development
- Safety and security
- Variation and flexibility
- Densification
- Reducing urban sprawl

housing

work

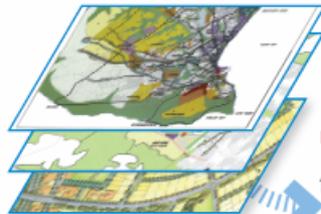
services

transport

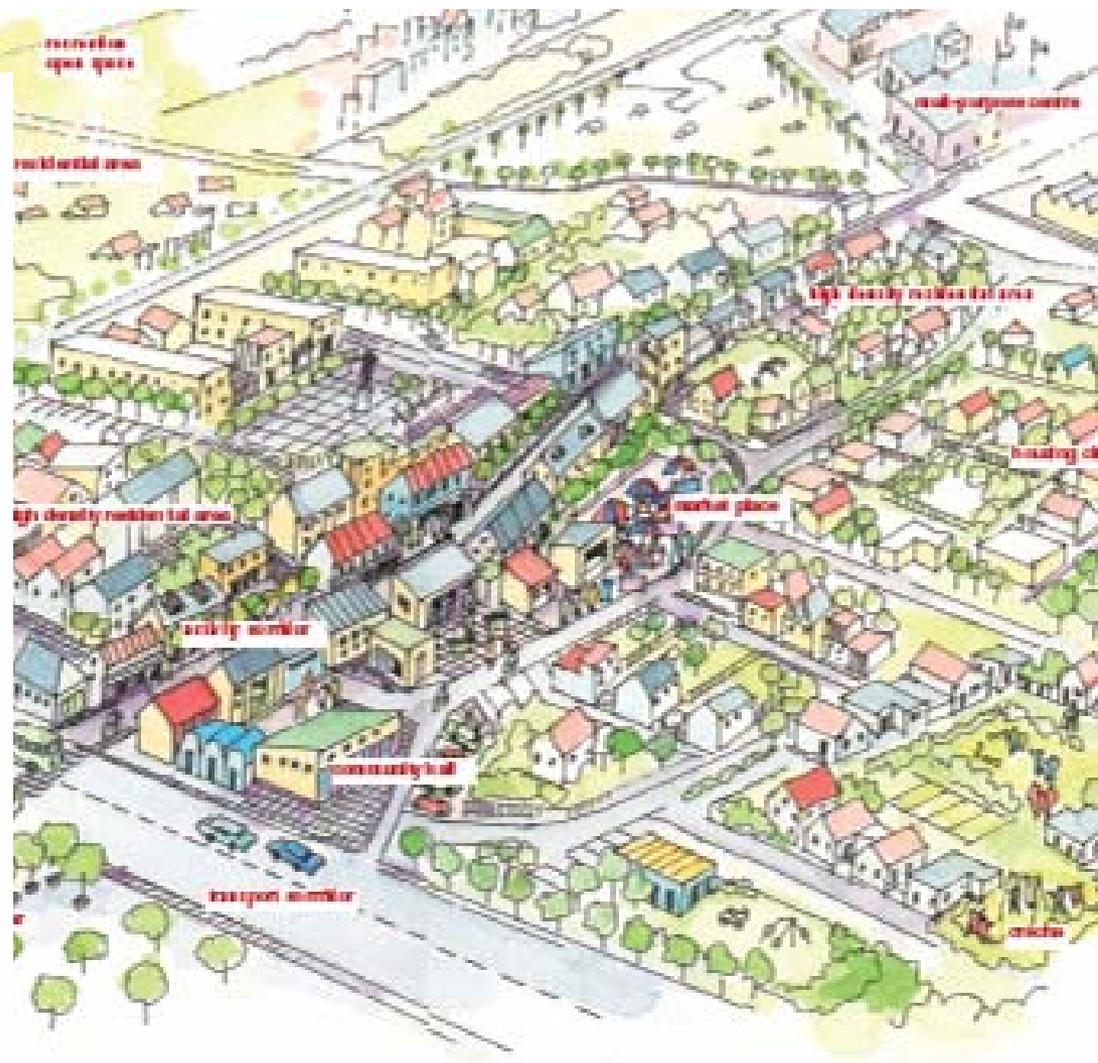
community

character and identity

Plans

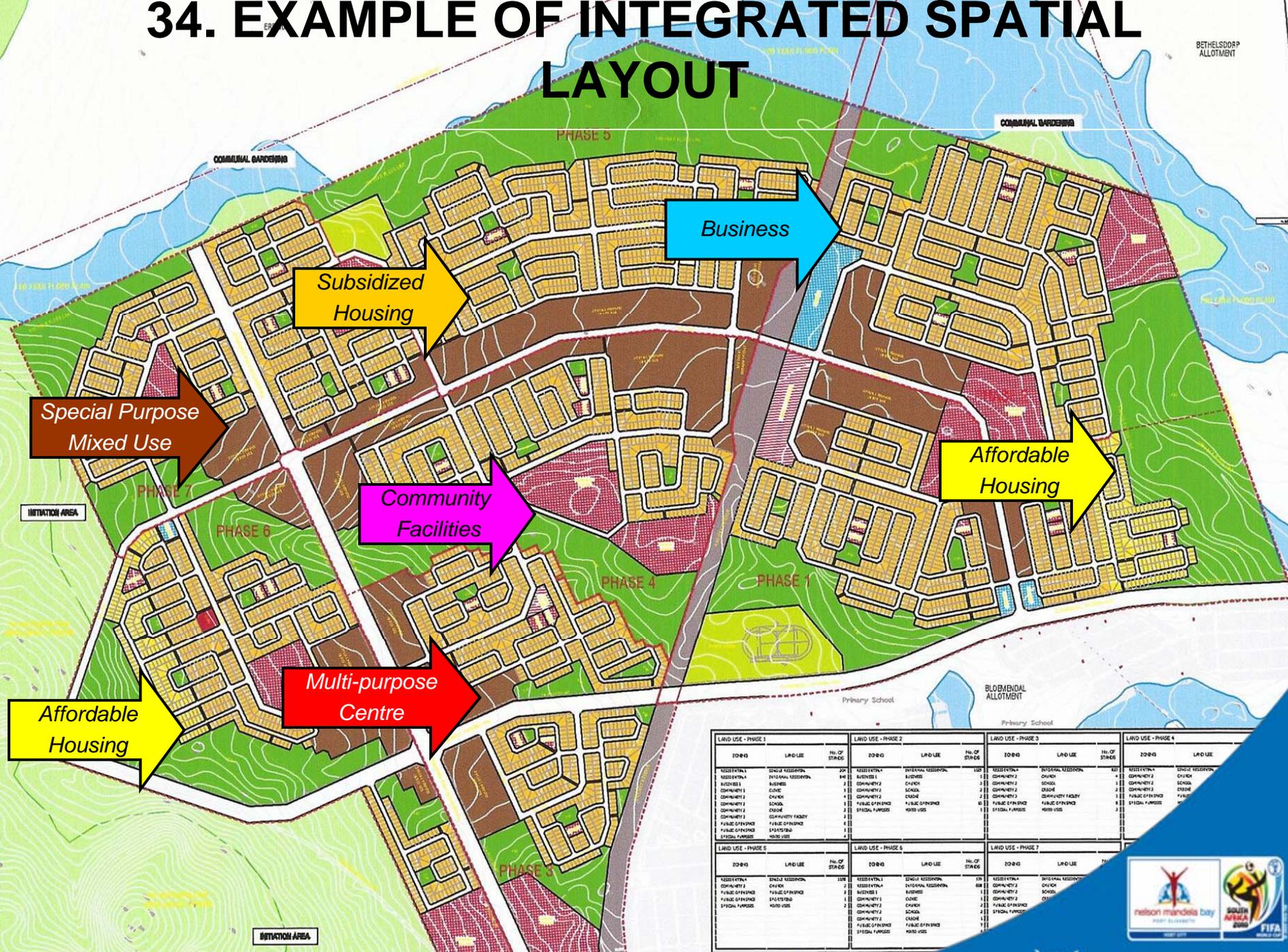


Implementation



integrated planning | sustainable communities

# 34. EXAMPLE OF INTEGRATED SPATIAL LAYOUT



LAND USE - PHASE 1			LAND USE - PHASE 2			LAND USE - PHASE 3			LAND USE - PHASE 4		
ZONING	LAND USE	NO. OF STAGES	ZONING	LAND USE	NO. OF STAGES	ZONING	LAND USE	NO. OF STAGES	ZONING	LAND USE	NO. OF STAGES
RESIDENTIAL	SINGLE RESIDENCE	20	RESIDENTIAL	SINGLE RESIDENCE	100	RESIDENTIAL	SINGLE RESIDENCE	100	RESIDENTIAL	SINGLE RESIDENCE	100
RESIDENTIAL	APARTMENTAL RESIDENCE	10	RESIDENTIAL	APARTMENTAL RESIDENCE	100	RESIDENTIAL	APARTMENTAL RESIDENCE	100	RESIDENTIAL	APARTMENTAL RESIDENCE	100
BUSINESS 1	BUSINESS	3	COMMUNITY 1	CHURCH	3	COMMUNITY 2	SCHOOL	3	COMMUNITY 2	SCHOOL	3
COMMUNITY 1	CLUB	2	COMMUNITY 2	CLUB	2	COMMUNITY 3	CLUB	2	COMMUNITY 3	CLUB	2
COMMUNITY 2	SCHOOL	10	PUBLIC OPEN SPACE	PUBLIC OPEN SPACE	10	COMMUNITY 3	COMMUNITY FACILITY	10	PUBLIC OPEN SPACE	PUBLIC OPEN SPACE	10
COMMUNITY 3	CLUB	1	SPECIAL PURPOSE	HOUSING	1	SPECIAL PURPOSE	HOUSING	1	SPECIAL PURPOSE	HOUSING	1
PUBLIC OPEN SPACE	COMMUNITY FACILITY	1									
PUBLIC OPEN SPACE	PUBLIC OPEN SPACE	1									
SPECIAL PURPOSE	HOUSING	1									

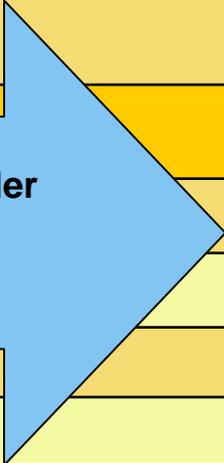
LAND USE - PHASE 5			LAND USE - PHASE 6			LAND USE - PHASE 7		
ZONING	LAND USE	NO. OF STAGES	ZONING	LAND USE	NO. OF STAGES	ZONING	LAND USE	NO. OF STAGES
RESIDENTIAL	SINGLE RESIDENCE	100	RESIDENTIAL	SINGLE RESIDENCE	100	RESIDENTIAL	SINGLE RESIDENCE	100
RESIDENTIAL	APARTMENTAL RESIDENCE	100	RESIDENTIAL	APARTMENTAL RESIDENCE	100	RESIDENTIAL	APARTMENTAL RESIDENCE	100
BUSINESS 1	BUSINESS	10	COMMUNITY 1	CHURCH	10	COMMUNITY 2	SCHOOL	10
COMMUNITY 1	CLUB	10	COMMUNITY 2	CLUB	10	COMMUNITY 3	CLUB	10
COMMUNITY 2	SCHOOL	10	PUBLIC OPEN SPACE	PUBLIC OPEN SPACE	10	COMMUNITY 3	COMMUNITY FACILITY	10
COMMUNITY 3	CLUB	10	SPECIAL PURPOSE	HOUSING	10	SPECIAL PURPOSE	HOUSING	10
PUBLIC OPEN SPACE	COMMUNITY FACILITY	10						
PUBLIC OPEN SPACE	PUBLIC OPEN SPACE	10						
SPECIAL PURPOSE	HOUSING	10						



# 35. INTEGRATED DEVELOPMENT MATRIX

PLANNING LEVEL		STAKEHOLDERS		
		<i>Local, Provincial, National Government Dept's; Private Sector, NGO's; CBO's, Banks, Private household, citizens groups etc.</i>		
	Integrated Development Plan			
	Spatial Development Framework			
	Sustainable Community Planning			
	Detailed Layout Planning			
	Decision to phase development			
	Surveying			
	Engineering Services			
	House design/ construction			
	Develop public areas/ facilities			
<b>LIVE</b>	Role of city dwellers- recycle, walk vs car, solar power etc. Role of business and commerce. Schools and institutions- daily operations.			

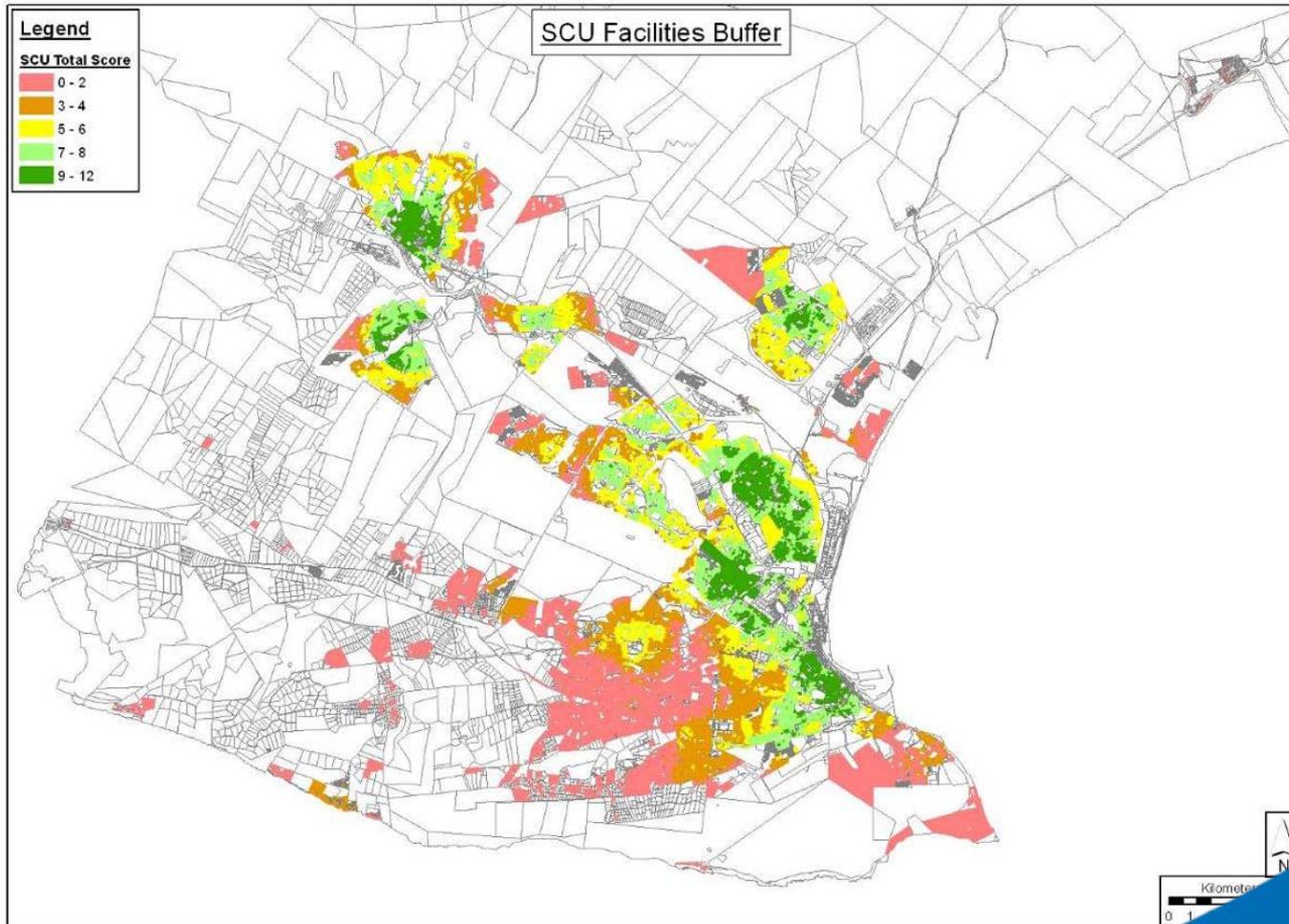
Responsibility of each stakeholder in respect of each level of the planning framework





# 36. CITY LEVEL NORMS AND STANDARDS

Total Accessibility Score: 0-2 Poor Access, 9-12 Good Access



# 37. ADDRESSING FRAGMENTATION

- Demarcation – 1950 km<sup>2</sup>.
- Uitenhage, Despatch, Port Elizabeth and Motherwell.
- Following which, the following interventions were implemented:
  - Integrated Transport Plan to ensure accessibility.
  - Defining an urban edge.
  - Densification Policies.
  - Focus on the civic infrastructure in the public realm.
  - Sustainable community planning - LSDFs.
  - Social housing.
  - Local Land Use Management System revision.
  - Retention of erven in new low income areas for private sector, residential and mixed use.
  - Integrated Development Matrix.



## 37. ADDRESSING FRAGMENTATION (CONTINUED)

- Barriers to effectiveness of interventions:
  - Gravel roads cause lack of finance in new areas for private sector initiatives such as mixed use.
  - Political pressure to relax the urban edges.
  - HDA assistance to acquire public land is slow.
  - No financing for private land acquisition.
  - Private sector initiatives exist in planning phases but slow implementation.
  - Effectiveness of Neighbourhood Development Grant?
  - Lack of finance for high quality civic infrastructure in low income areas.
  - Land use management legislation.
  - Other government spheres and role in integrated development investment and timing.



## 38. GUIDING PRINCIPLES FOR THE USDG APPLICATION

- Spatial restructuring.
- More equitable resource allocation.
- Establishing integrated and sustainable communities.
- Alignment of funding streams.



# 39. PARTICULAR AREAS OF FUNDING USE

- Access to strategic expertise for:
  - Assistance with the development of the long-term vision and plan.
  - Spatial planning audit and benchmarking.
  - Review social/affordable housing.
  - Other areas of weakness identified by the National Treasury, National Department of Human Settlements and World Bank.
- Securing of strategic private land.
- Upgrading of informal settlements.
- Funding beyond the provision of services and houses to include social and civic amenities.



## 40. CONCLUSION

- Backlogs outweigh the USDG allocation by very large margin.
- Institution has capacity to spend more than allocation.



# THANK YOU

