



LAINGSBURG MUNICIPALITY

FINAL HOUSING PLAN

MAY 2008

Drafted by the Laingsburg IDP/LED Office

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VISION

That Laingsburg Municipality will be a desirable place to live, invest and visit, where all people may enjoy a sustainable quality of life by the year 2012



MISSION

To create a people centered and economically viable municipality where all have equal access to i) basic social services, ii) educational and skills enhancement programmes, iii) entrepreneurial and job opportunities as well as,

Enjoy a:

clean, sustainable environment embedded in safety and security, which is

Governed by a:

participative, professional, transparent and accountable administration.



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1. BACKGROUND & INTRODUCTION

1.1 Background

Laingsburg Municipality is a B Category Municipality in the Central Karoo District. It is the smallest municipality in the Western Cape Province, South Africa and covers the area of Matjiesfontein, Vleiland, Laingsburg and 250 Farms (e.g. Baviaan, Hillandale, Koringplaas, Koup, Pieter Meintjies, Rouxpos, Seweweekspoort). The municipality covers an area of more than 8781,44 square kilometers. It lies next to the N1 national Road and is accessible from all the major centres of the Western Cape and from the Northern Cape, Eastern Cape, the Free State and Gauteng.

Laingsburg is divided into five areas. There is a previously white people's area, which is known as the town, two coloured areas known as Göldnerville and Bergsig, Matjiesfontein a small historical town 27 kilometres from Laingsburg in the Cape Town direction and Vleiland in the Swartberg area. The town is surrounded by farms, which forms part of the municipal area as per the Demarcation. The coloured / Black areas were not developed by the apartheid government, this led to a backlog of infrastructure. The people of Laingsburg and Matjiesfontein were always dependent on jobs provided to them. With the economic reforms people are being retrenched. These retrenchments have a major influence in the unemployment rate. The reforms within the Department of Social Services left many women who were dependent on the child maintenance grant very vulnerable, this contributed severely to the levels of poverty in this area.

1.2 1981 Flood

Flooding and drowning occur annually in South Africa in December and January, but the death toll rate rarely reaches 100.

On Sunday 25th of January 1981, a devastating flood that laid Laingsburg to waste, secured for this Karoo town a permanent place on the map and in the history of South Africa. Within a few hours the whole town was under water (the water reached heights four times greater than any other flood over the previous two centuries). 103 Inhabitants lost their lives and 184 houses were destroyed (after the flood only 21 houses were left standing).

The streets running parallel to the river acted as swift flowing unobstructed water courses for the flood. This meant that residents could not cross these streets even when the water was less than a meter deep. Trapped by the fast running and swiftly rising water, the only course of action was for people to seek refuge on the rooftops of their houses, until these too were swept away by the flood.

Most of the affected houses were built below the previously known flood levels. Disbelief among the residents that a disaster was about to threaten their lives, linked with the speed at which the floodwater rose.



“My most vivid memory is the way the houses toppled over. You hear a crackling sound, you see a movement and sometimes the house turns around on its foundation so that the front door faces in a completely opposite direction. The moment the house falls, a column of dust escapes into the air reminding one of an explosion. Next moment there is another crackling sound, another-about-turn, another dust explosion, and another house is gone.” (An eyewitness’s account)

1.3 Introduction

For Laingsburg Municipality their Integrated Development Planning (IDP) is the process through which it prepares its strategic development plan, which is the main, the principal strategic instrument that guides all planning, management, investment, development and implementation decisions, taking into account input from all stakeholders.

The Local Government: Municipal Systems Act 32 of 2000 (‘the Act’) requires the adoption of a process set out in writing by each municipality. This written document is referred to as the process plan. It must include a programme with time frames for the different planning phases. It should also provide appropriate mechanisms, processes and procedures for consultation with and participation of local communities, organs of state, traditional authorities, and other stakeholders. In terms of Municipal Systems Act, 2000 (Act 32 of 2000) the Executive Mayor is responsible for managing the compilation of the IDP. This responsibility was delegated to the Municipal Manager who reports directly to the Executive Mayor and the Council. The main function of the municipality is the delivery of Sustainable Services e.g. Water, Sanitation, Electricity and Housing.

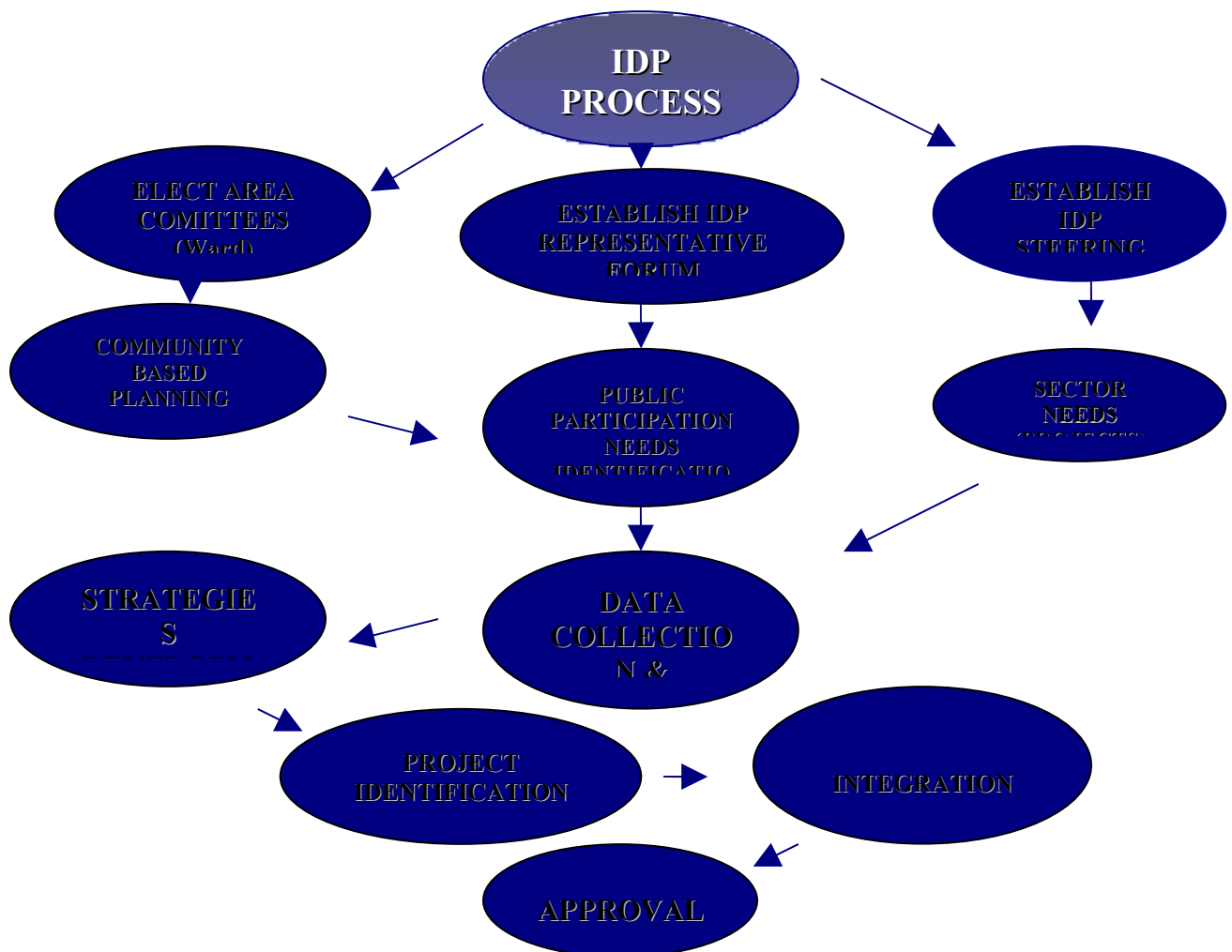
Chapter 7 of the Constitution of South Africa, No. 108 of 1996 States that The Municipality of Laingsburg must:

- ❖ Ensure that the inhabitants of the area of jurisdiction have access to adequate housing opportunities on a progressive basis
- ❖ Ensure that conditions not conducive to the health and safety of the inhabitants of it’s jurisdiction area are prevented or removed
- ❖ Set Housing delivery goals in respect of its area jurisdiction.

- ❖ Identify and designate land for housing development
- ❖ Initiate, plan, coordinate, promote and enable appropriate housing development.
- ❖ Plan and provide bulk engineering services.
- ❖ Provide revenue generating services in so far as such services are not provided by specialist utility suppliers.
- ❖ Undertake land use planning in accordance with land development objectives.
- ❖ Act as developer
- ❖ Administer National Housing Program

2. IDP PROCESS

The process started with our Community Based Planning (Election and training of area Committees). An IDP Steering and representative Forum was then elected to assist with process. DPLG appointed a consultant to assist the District with the compilation of the IDP. The nodal team worked collectively on the IDP coordinated by the PIMMS Centre.



3. METHODOLOGY TO THE HOUSING CHAPTER

3.1 Analysis

a) Socio-economic Profile

Table 1: Laingsburg Socio-Economic Profile

Total Population	(2001)	: 6 808	Population Density 0.8km²	
	(2006)	: 7 330		
	(2010)	: 7 720		
Population growth rate (average annual)				
2001 - 2006			1.49%	
2006 – 2010			1.30%	
Centre for Actual Research, 2005 (Population projections for the Western Cape 2001 – 2005)				
Socio-economic indicators				
	Laingsburg Municipality		Central Karoo District	
GDPR 2004	R66.8 million		R705.5 million	
Unemployment rate 2001	26.2%		36.0%	
Number of unemployed 2001	701		7 653	
Proportion of Households with no income	5,7%		7.56%	
Number of Households with no income	111		1 147	
Education				
Percentage of people over 14 illiterate (less than grade 7)	42%			
Educator	34			
Health measures				
			National health targets	
Proportion under 1 with 1 st measles immunization	78%		90%	
Percentage births under 2,5kg	22%		< 10%	
TB prevalence per 100 000	1 048			
TB Cure rate ¹	61%		85%	
Patient – nurse workload per day	23		34	
HIV/AIDS prevalence rate (2005)	2.0%		HIV/AIDS prevalence Rates (2010)	
Number of HIV/AIDS deaths (2005)	5		Number of HIV/AIDS deaths (2010)	
			10	
Crime measures (Reported crime)	2004/5	2005/6	2006/7	
Murder	4	2	2	
Rape	13	8	8	
Drug related crime	230	149	172	

Total number of reported crimes	666	517	496
Strengths	Challenges		
Well diversified economy	Growing unemployment		
Strong agricultural sector	Poor health indicators		
Potential for economic growth	Low household income levels		

Source: Provincial Treasury: Socio-Economic Profile of the Central Karoo

Laingsburg local municipality grew at an average annual rate of 4,8per cent between 1995 and 2004.

Agriculture is clearly marked as the most contributing sector in Laingsburg municipality, both in the regional GDP and employment generation. Agribusiness activities need to be improved.

Laingsburg is characterised by very low household income, high unemployment levels and inadequate access to basic services. Access to basic services needs to be improved, particularly refuse removal; energy and sanitation where 36.3%, 23.3% and 11.2 % respectively of the population still has below basic services.

The housing backlog has crept up between 2001 and 2004, and needs to be addressed to avoid it escalating.

There is also a great need to address education as illiteracy levels of the population are high, the quality of health services and crimes, given the rate of escalating drug related crimes in the recent years.

b) Land Availability

The municipality in cooperation with Land Affairs purchased Land from a private owner which will be utilized for housing as well as for commonage. The land is spatially indicated within our draft Spatial Development Plan.

Within the town, Laingsburg has only 6 plots that are not utilized. 15 plots will be developed closed to the residential area (Göldnerville) near the N1 towards the direction of Beaufort West. The state owns 9 plots in the town is also utilized. The municipality also owns a farm (Soutkloof) where the town water is being supplied. Two Commonage areas near Bergsig and Göldnerville are being used for small farming.

The municipality of Laingsburg are currently busy with engagements with Spoornet, the owners of the Lord Milner Hotel and other land owners to get appropriate land for housing because the land where the current housed are being built is not suitable for the community of Matjiesfontein. 99% of the current houses are dilapidated and have to be demolished to prevent incidents / disasters in the future.

c) Resource Allocation

Laingsburg Municipality is the smallest municipality in the Western Cape as well as in the whole of South Africa; because of this internal capacity shortage we are currently using Consulting Engineers for engineering and planning assistance.

With the help of “*Siyenza Manje*” initiated by Project Consolidate and DBSA an Engineer was appointed to assist the Central Karoo Region with Laingsburg who don't have any form of professional in this field.

The municipality is planning to start the housing project next year, when the MIG funds are being increased to provide the project with basic infrastructure.

The Municipality makes use of its own local people to contract and build housing with assistance from the Training facility (Tjeka) to train unemployed in the field while working on the project. A Project Manager will be appointed to manage the whole process.

An EIA- Environmental Impact Assessment and Biodiversity Study is crucial as per the regulations set out in the National Environmental Management Act No. 107 of 1998 before commencing with the project to make sure that the environment is not negatively affected. These studies will have to align with the Central Karoo District Environmental Management Framework which will commence this year.

Building material that will be utilized needs to be eco-friendly and keep track with the trends of global warming and its effects on the environment. The Architectural designs of the two previous phases was not environment friendly and there has been a focus on the Karoo atmosphere in the next round of projects.

d) Other issues impacting housing

HIV/AIDS

The N1 national road has an effect on housing in the area caused by unemployment and prostitution. The pandemic has an effect on the poorest of the poor and mainly the children that suffers the most. Child Head Household is also a common picture in our areas where parents passed away, which leads to the cycle of history repeating itself. 5% of households are child headed households; most of the children are placed in foster care but teenagers don't want to be placed in foster care and stay on their own where poverty drives them to prostitution.

Tuberculosis

The high rate of people in the area is caused by unhealthy living in the area. The Cure rate is also high which shows that patients don't complete the treatment. Unemployment also has an impact on the Cure Rate, because they often don't have the money to get the right food to build the body. Deaths of this disease leave the women and youth, children vulnerable

Poverty

Unemployment, Illiteracy and lack of skills has an impact on housing, Dependency on Equitable Shares is growing because of lack of income as well as the own

revenue of the municipality to deliver services in a sustainable manner. The Moral Regeneration of the people is very low and their living standards are not getting better with out the creation of quality jobs. The municipality is only using labour intensive methods and makes use of local contractors for all capital projects.

e) **Conservation and MaB & Heritage**

Our Urban Renewal Project is focused at areas like Matjiesfontein and the Laingsburg “Bo-Dorp” the oldest part of Laingsburg. Matjiesfontein is a National Monument and the building of houses in the area needs to be building in the same Architectural principles as the Lord Milner Hotel (British architecture) as well as compliment the unique scenery and vegetation. Laingsburg Bo-Dorp’s houses are also dilapidated and needs urgent renovation. Laingsburg Situated in the Karoo is the Scenery is of the best. The three rivers, Gamkapoort Dam, Floriskraal Dam, Anysberg Nature Reserve has a uniqueness only the Karoo can give as well as our culture and our true Karoo welcoming hospitably in the area. Housing needs to be develop in the Karoo architecture to compliment the existing environment.

3.2 Strategy Development

The Vision of Laingsburg is to create a Desirable place to live, invest and visit, where all people may enjoy the sustainable quality of life.

Housing

Many people are living in Shacks in the back yards of people, and even those employed often do not own their own houses. Owning their own house was specifically raised by the employed and the disabled. There is confusion about who owns RDP houses, people have very little information about the options available to the community, and a major problem in the area is redlining, so that it is impossible to get loans. There is also a problem of people occupying land, perhaps with PTOs, but no title deeds. There is a challenge to integrate the suburb with “white”, which it adjoins, separated by a railway line and rivers.

OBJECTIVE

Every community member in Laingsburg should have access to, and own a permanent house with services by the year 2011.

a) **Continuous Community Participation**

The need of housing was one of the biggest problems identified by community of Laingsburg, Matjiesfontein as well as people who currently live on farms who want to move to the urban area to be closer to services. This one of the sectors the community sees as very important because of the big backlog in Laingsburg Jurisdictional area. The community is willing to participate in any form of communication and participatory process regarding housing.

A special emphasis was placed on the disabled, women and the youth which are the most vulnerable groups in the community.

b) Consumer Education

The process will be done by the municipality and the community development workers to educate the beneficiaries of tenure and ownership so that they are highly informed and to transfer the information to the rest of the community to ensure that we have an informed community. Further education is needed to provide the community with the necessary information on options available as well as redlining to assist with accessing loans.

c) Alignment

Spatial Development, Local Economic Development and the environment is very important and it crucial for the town and its people. The layout of the town is very important to integrate the development in the town and the environment is also very important to not disturb nature. The community needs to be involved in the planning phase on how the development will impact them.

d) Partnerships and Financial Models

Within the addressing the needs of Housing needs in the town, it is crucial to promote partnerships with the towns, Business, NGO's and SMME's to maintain Housing Development in the area. Alternative funders must be identified to bridge the Gap of Housing in Laingsburg.

e) Additional Consideration

The following must be considered when building:

- ❖ Water
- ❖ Electricity & Energy
- ❖ Drainage
- ❖ Environment
- ❖ Engineering Services
- ❖ Storm water
- ❖ Community
- ❖ Affordable Services

Basic services are required to when building houses, which is why the MIG funds are very important for the delivering of Houses. Energy provision is one source which needs to be investigated for housing, due to the energy problem in South Africa. The municipality in cooperation with the district is going to compile a Environmental Management Framework to assist with future projects to make sure that it is environmental friendly.

f) Spatial Development Framework

The Spatial Development Framework is reviewed and the housing projects are spatially linked to the housing plan and the municipal integrated development plan. The document is in line with the principles and objectives of the NSDP, PSDF & Integrated Human Settlements Strategy. The findings of this document are

directly incorporated in the updated SDP of Laingsburg municipality which will be completed by June 2008.

3.3 Projects

The Main Strategies we propose to address this are:

- ❖ Establish a housing advice centre
- ❖ Provide sufficient and adequate information
- ❖ Ensure occupiers get title deeds
- ❖ Promote the People's Housing Process (self-build)
- ❖ Integrated Human Settlement Plan
- ❖ Town Master Plan (Infrastructure)
- ❖ Study for GAP Houses (Middle-income housing)

Projects

- Bio-diversity Study
- Review of Spatial Development Framework
- 95 Units for Matjiesfontein
- 430 Units for Laingsburg
- Upgrading of 292 Houses, which is dilapidated.
- 300 GAP Housing (Flats)
- Water Services
- Electricity Services
- Drainage Services
- Storm Water Services
- Road Infrastructure
- Street Lighting
- Town Establishment of Matjiesfontein

The projects identified is linked the overall housing project, because houses can't be built without infrastructure, the town establishment of Matjiesfontein is critical for the development of housing on an integrated human settlement approach. Studies needs to be conducted to make sure that the housing provided is save and secured as well as to make sure that the eco systems are not disturbed. The Spatial Development framework is important because no development can happen if it is not spatially placed with the towns SDP.

3.3.1 Project Evaluation

- 108 Units are completed and handed over to the community
- Feasibility Studies has been done by Liebenberg & Stander for Matjiesfontein
- Applications have been submitted for both Laingsburg and Matjiesfontein.
- Designs have to be developing to fit within the Environment and Heritage Sites.
- Phase of Housing will start early in the book year of 2008/2009.

3.3.2 Project Schedule: Current & Planned

Table 2: Current Project Details

Project Title	No. of Units	Project Value	Area	Project Type	Comments
Bergsig Phase 2	108	4 320,000.00	Laingsburg	RDP, Urban	Project completed

Table 3: Planned Projects

Project Title	No. of Units	Project Value	Area	Project Type	Comments
Matjiesfontein Phase 1	95	3, 800,000	Matjiesfontein	RDP, Rural	Project packaging in process
Laingsburg Phase 3	429	17,160,000	Laingsburg	RDP Urban	In process to buy land
Laingsburg Phase 4	265	3, 975,000	Laingsburg	Upgrading	House are dilapidated

3.3.3 Cash flow and Programs

Project Title	No. of Units	Project Value	Ex Date to	Year 1 06/07	Year 2 07/08	Year 3 08/09	Year 4 08/09	Year 5 09/10	Totals
Currents Projects: Section 1									
Bergsig Phase 2	108	4,320	4,320	4,320	-	-	-	-	4,320
Planned Projects: Section 2									
M/Fontein Phase 1	95	3,8	0	800	3,0	-	-	-	3,8
L/Burg Phase 3	429	17,160	0	0	4,0	4,0	4,0	5,160	17,160
L/Burg Phase 4	265	3,975	0	0	1,5	1,5	975	-	3,975

3.4 Integration

The Plan is integrated into the IDP along with the Spatial Development Plan, Water Services Plan, Integrated Transport Plan and Integrated Waste Management Plan.

3.5 Approval

First Draft, 26 March 2007, was approved by council, councilors also had a change to comment on draft, Municipal Officials, community and provincial departments will had a change to comment on the document and final approval by 15 May 2008.

3.6 Implementation

108 Unit housing project is completed. The implementation of the housing plan will start next year and will be finished in this IDP cycle.

3.7 Monitoring, Evaluation and Annual Review

This Plan will be monitored and evaluated by our project manager and will be reviewed annually.

4. CONCLUSION

The municipality of Laingsburg is committed to service delivery and to provide each community member with a house to live in with sustainable services. This will better the living conditions of all our residents.

5. REFERENCE LIST

- IDP 2002 – 2006
- IDP 2007- 2011
- Water Services Plan
- Spatial Development Framework
- Socio-Economic Profile, Provincial Treasury 2006
- Rapid Review –CSIR
- Economic Baseline Study
- Community Profiles
- Housing Waiting List