



**MAKANA**

MUNICIPALITY | EASTERN CAPE

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# **Makana Spatial Development Framework**

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Draft Document

31/10/2013

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## WHAT IS AN SDF

### What is a Municipal Level Spatial Development Framework (SDF)?

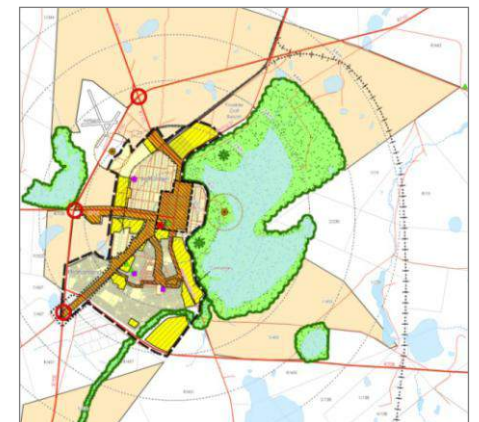
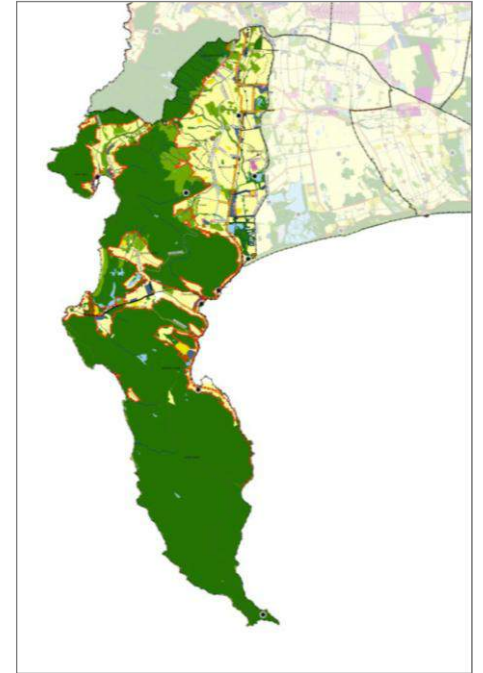
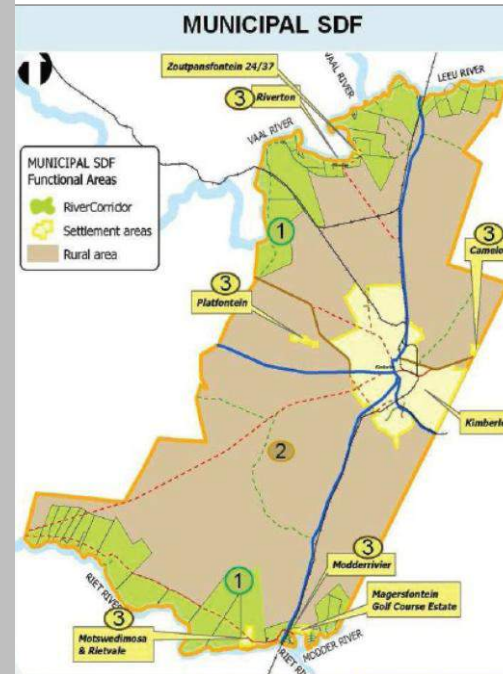
A Municipal SDF serves as a forward planning mechanism, aligned with its Integrated Development Plan, which should guide land owners, developers and decision-makers on the directions of growth, priority areas for development and conservation and spatial development outcomes that the municipality strives towards.

It is strategic in nature, guiding short, medium- and long-term spatial development decisions and outcomes related to land development, spatial restructuring, conservation, economic, social and services infrastructure development.

An SDF does not allocate or restrict land use rights, but merely serves as a guide for future land development.

The Dept. of Rural Development and Land Reform advises that the scope of a municipal level SDF should include:

- New urban growth areas
- Areas for densification and restructuring
- Conservation areas & areas to be protected, such as agricultural land, coastal zones, water catchments and water resources
- Urban edges around settlements following:
  - Proposals for horizontal and vertical growth
  - Areas for densification
  - Urban conservation areas
  - Open space system including water catchments and resources
  - Urban edge
  - Transportation proposals
  - Investment in community and social facilities
  - Areas to be protected, such as rural areas outside of the urban edge
  - Conceptual guidelines for detailed urban design frameworks for components of the sub-metropolitan areas
  - Prepared at 1:200 000 to 1:100 000 at A4 size paper





## 2 INTEGRATING IDP AND SDF PROCESSES

This diagram illustrates how the preparation of the SDF could ideally be integrated into the preparation of the IDP. The SDF is the spatial presentation of the IDP and forms a core component of the IDP.

The Review of the Makana IDP 2013/14 was concluded around May 2013 with the adoption of the IDP and the Budget by the Makana Council. The SDF consultation process and Open Days took place during July 2013. These two processes could not be fully integrated due to the fact that the IDP was prepared in-house and service providers was appointed for the preparation of the SDF through a tender process, whilst the IDP process was already underway.

The approved IDP, the issues identified in the IDP and the consultation input received during the IDP Review process were incorporated in the SDF. The SDF undertook another consultation process in each node with Open Days to ensure that the issues and needs of the residents of Makana are considered.

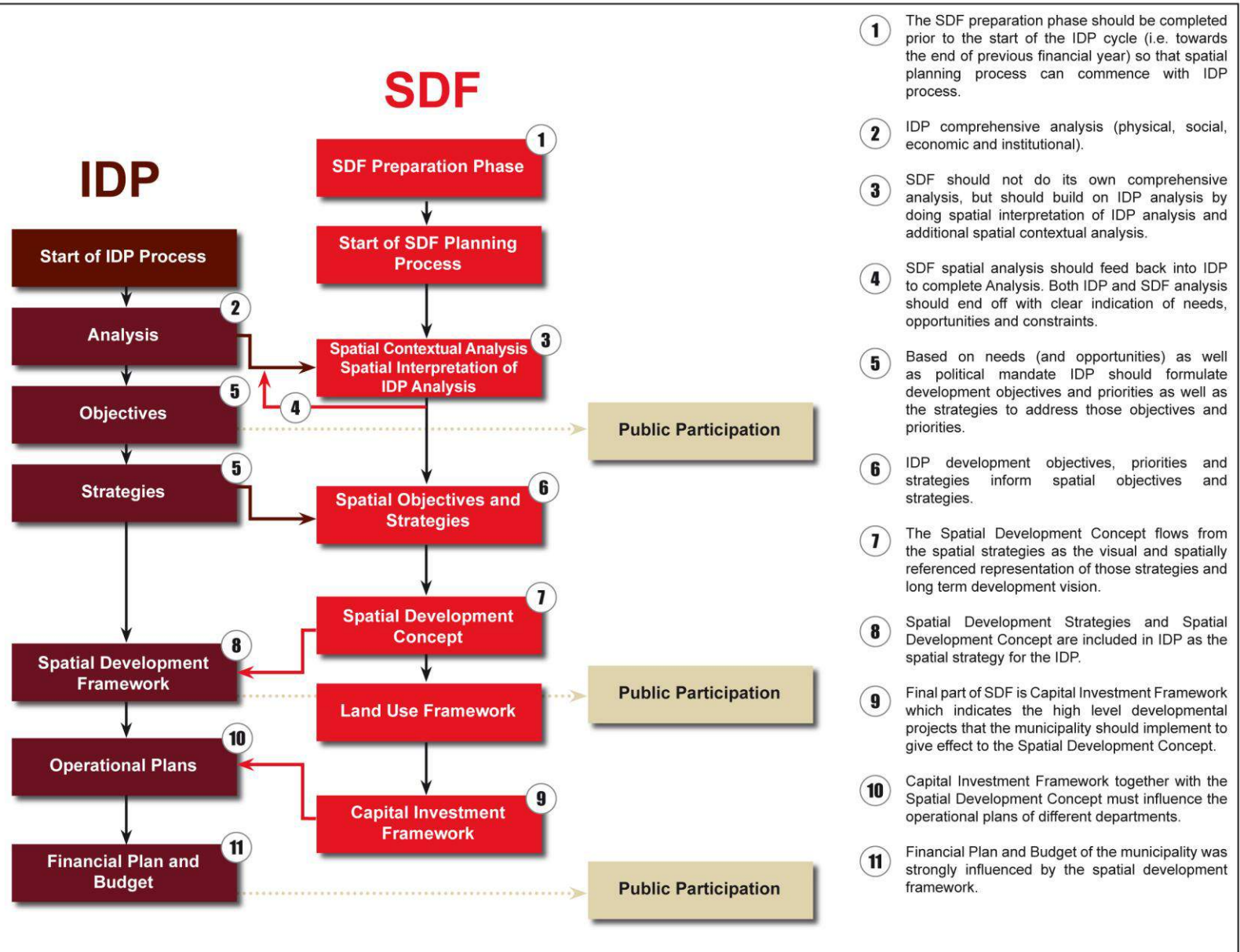
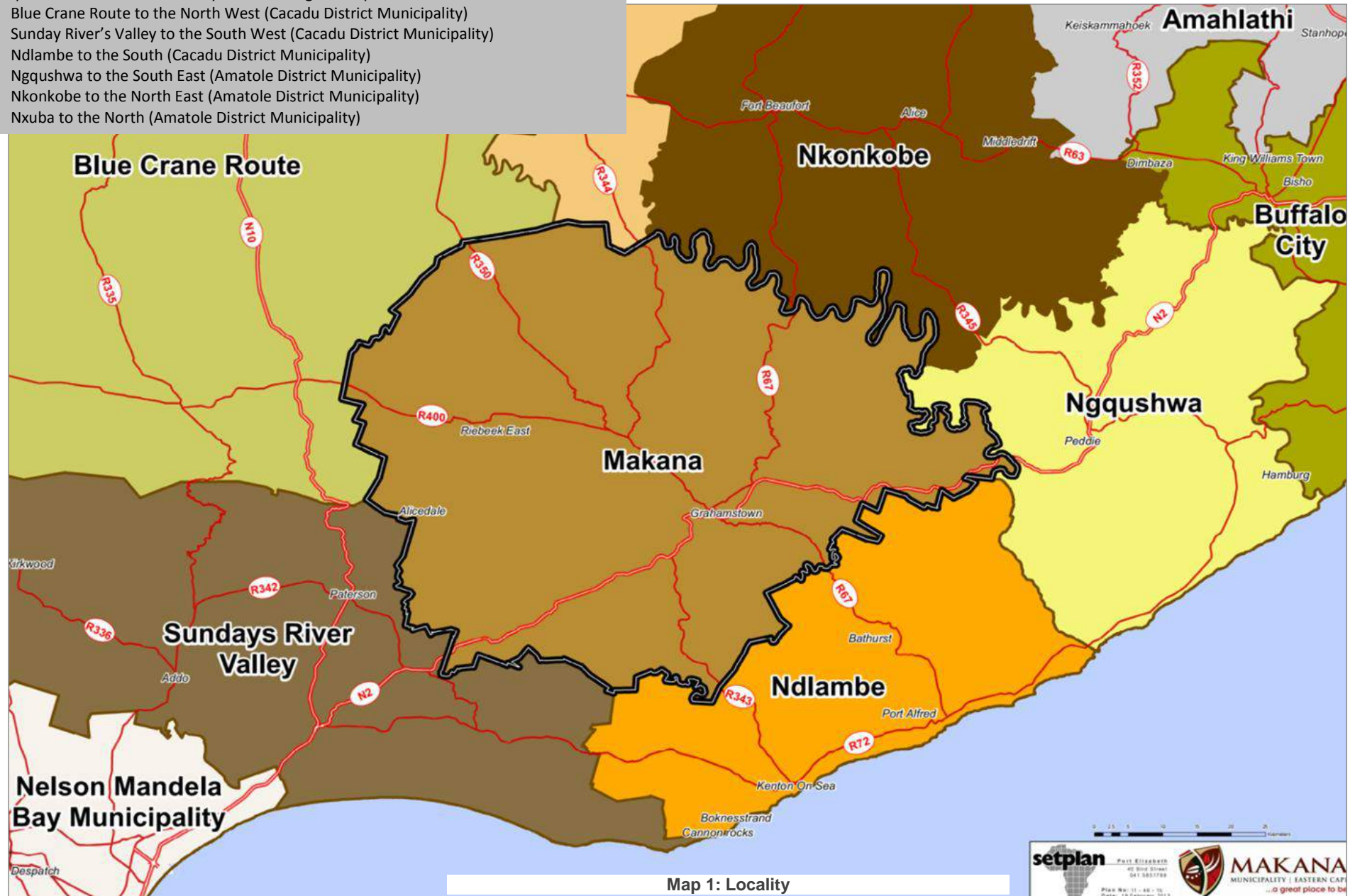


Figure 1: Integrating IDP and SDF Processes

### 3 LOCALITY

The Makana Municipality covers an area of 4379km<sup>2</sup> and falls within the Cacadu District of the Eastern Cape Province. It is bordered by the following municipal areas:

- Blue Crane Route to the North West (Cacadu District Municipality)
- Sunday River's Valley to the South West (Cacadu District Municipality)
- Ndlambe to the South (Cacadu District Municipality)
- Ngqushwa to the South East (Amatole District Municipality)
- Nkonkobe to the North East (Amatole District Municipality)
- Nxuba to the North (Amatole District Municipality)



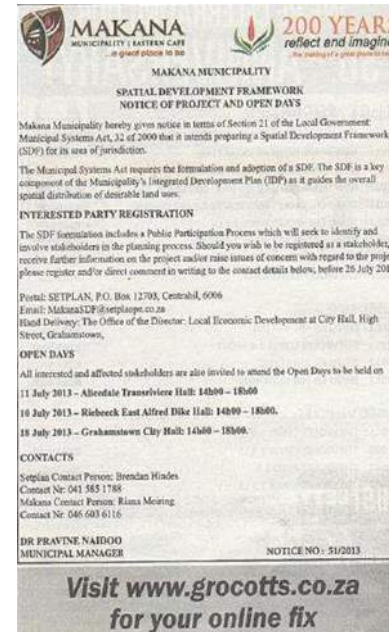
Map 1: Locality



## PARTICIPATION RECORD

The key participation dates and actions are set out in the table below.

Date	Participation Action
21 June	Advert giving notice of the commencement and request to register I and Aps
24 June	Senior Management Meeting
2 July	Presentation to Councilors
10 July	Riebeeck East Open Day
11 July	Alicedale Open Day
12 July	Advert requesting comment to appear
15 July	Documents available in the three settlements and on Makana and Setplan websites. The commencement of the 21-day public comment period.
18 July	Grahamstown Open Day
12 August	21 comment closes



## 4.1 Key Issues

The key issues raised during the participation processes have been combined with those from the Integrated Development Planning process and are reflected below. The issues directly relevant to the spatial planning of the Municipality are highlighted.

### ALICEDALE

- Clinic (Eye specialist needed)
- Maintenance of swimming pool
- Public investment is needed in all nodes
- Land claims need to be settled
- The cemeteries are full – more land is needed
- The formalization of Mandela Park
- Businesses are closing in Alicedale
- Land acquired for the Golf Course was identified for settlement expansion
- Formalization of the shack areas
- Transfer of properties in established area not concluded
- The cemetery to the north of the town (against the main road is not accepted by the residents). This should be set aside for business and/or housing.

### RIEBEECK EAST

- Road upgrading has stopped. (Accessibility of erven is negatively affected by the proposed upgrades)
- Lack of recreation and community facilities (ATM, shop, Post Office etc.)
- No public transport in Grahamstown
- Access to water
- Skills development
- Flushing toilets
- Upgrading Sportfield- lighting and clay conditions
- Unemployment
- Revival of Mooimeisies (ABET and skills development)
- Land acquisition for commonage and housing
- Tarring of roads internally and main roads to Grahamstown and N2
- Electrification of Mandela Park (Alicedale)
- Provision of communal taps to the shacks – north of cemetery
- Stray animals within urban area
- Boundary Fencing – farmers (commonage)

### GRAHAMSTOWN

- Address the housing backlog and provide housing for residents in informal structures.
- Development to be prioritised.
- Future land uses and growth direction to be shown. New strategic links needed into town centre with regeneration proposals are required.
- Address state of infrastructure in Grahamstown. The capacity of the WWTW and is not sufficient.
- The area in Stone Hills zoned Agriculture is completely invaded and stoney. Can the land use be altered to residential.
- No public consultations were done for the new developments around Stones Hill.
- Farmers are concerned about the families living on government funded farms (in Seven Fountains and Fort Brown). There are 14 homes already on Manies Flats, put there by government. The farms have no infrastructure/economic activity, those families are stealing livestock.
- Belmont Valley Development to be reconsidered . Golf course movement to Belmont Valley is not good for the community; ruin potentially good agricultural land. The Belmont Valley development is considered to be urban sprawl.
- Solid Waste Management - There are management, capacity and hazard issues e.g. fires, mercury leaks from old lightbulbs etc. Families living in the dump site. Residents understand that the municipality wish to relocate the solid waste site.
- Identification of Pedestrian and cycle routes, CSS has outlined cycle and running routes
- infrastructure development to facilitate the expanding Rhodes University.
- Livestock lives in the residential area, is this a planning or management issue?
- Botanical Gardens need to be expanded.
- Burnt Kraal - municipal land with pans and wild flowers.
- Heritage resource needs protection - Fingo Settler Cottages and corrugated iron houses need to be restored. Rhodesian graves are there and so are two schools of historic value - heritage site. Tanti has 10 churches in one street. Bible Monument needs to be protected. The aesthetics committee is not functioning. Little attention is given to the formal protection of the heritage resource of the municipality.
- Featherstone Kloof stream to be protected – endangered fish.
- The land on which the Belmont Valley Treatment Works is located cannot be utilised due to historic toxic sludge dumping
- Address the geotechnical conditions associated with Kaolin as well as the mining (Including local beneficiation) potential thereof.
- Grahamstown's settlement function to include tourism
- Education is a dominant pillar of the economy

## MUNICIPAL WIDE ISSUES

- FOOD SECURITY: What is the plan for urban gardens for poverty alleviation? The Dept. of Agriculture and Social Development should support food security initiatives.
- Can alternative housing typologies be utilised? To prevent urban sprawl infill land within the town should be utilised first.
- Alien vegetation should be mapped, Lalibella is infested with alien vegetation
- Corridors and biodiversity to be integrated into layout planning.
- Will the municipality consider sustainable initiatives
- Water tank stand to be included in the planning of subsidy housing and other settlements
- Alicedale Road is a priority for tarring
- Railway needs to be restored. Route goes through game farms, one of the best in the country. Eugene will submit motivation for steam train.
- Water catchment protection to be highlighted and the supply dams and supply river systems mapped.
- The housing demand is impossible to determine.
- Map the full extent of the game farming and conservancy land usage in the municipality.

Detailed records of the input received during the public participation process are included in a separate document:

*Makana Spatial Development Framework: Public Participation Data, September 2013*

This document includes copies of correspondence received as well as an Issues and Responses Table, which summarises the issues and the project's response.



## 5 CURRENT SPATIAL CHARACTERISTICS

### 5.1 Environment

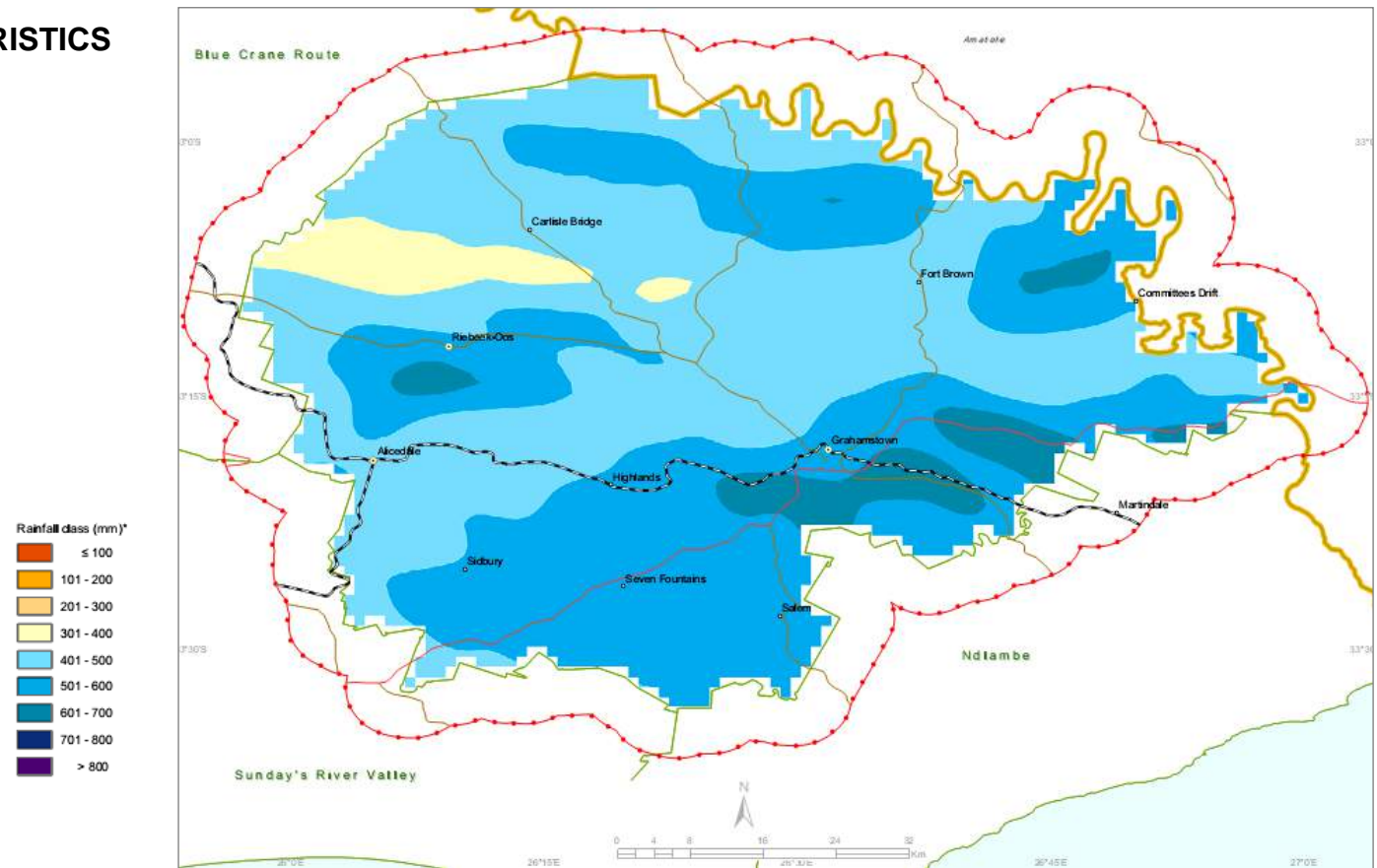
#### 5.1.1 Climate

- The southern portion of the municipality has the highest rainfall.
- The majority of the municipality is classified as semi-arid.
- Makana lies in a subtropical climatic zone, meaning that the area is characterized by warm summers and cool winters and fairly evenly distributed rainfall throughout the year.
- The Grahamstown area experiences moderate weather conditions. Rain falls throughout the year with mean precipitation averaging 680mm. Summer temperatures (January) vary from an average maximum of 26°C to a minimum of 15°C. In winter (July) temperatures vary from an average maximum of 18°C to an average minimum of 4°C. The prevailing wind direction is from the west and southwest.
- In Alicedale, rainfall is approximately 555mm per year. Temperatures in Alicedale range from 40°C to 15°C in summer, and 18°C to -8°C in the winter months. Rainfall in Riebeeck East area is approximately 865mm per year, with identical average winter and summer temperatures to those experienced Grahamstown.

#### 5.1.2 Climate Change

- Climate change is defined as a change of climate which is attributed directly or indirectly to human activity that alters the composition of the global atmosphere and which is in addition to natural climate variability over comparable time periods.

(United Nations Framework Convention on Climate Change)



Map 2: Rainfall

'The manifestations of climate change in the Eastern Cape are expected to be:

- High temperature increases towards the northwest interior with lowest increases along the coast.
- A drying trend towards the south and south west.
- Increased precipitation more likely towards the east of the Province.
- Sea level rise scenario's ranging from 2m to 6,5m depending on exposure.

### Climate Change:

Risk assessment, adaptation and mitigation measures addressed in CDM and Eastern Cape Climate Change Response Strategy (DEDEAT, 2011).

No spatial demarcation has been made of the high risk areas:

- Lower rainfall in the south and south-west and higher rainfall to the east.
- Water shortages
- Lower food production
- Reduced tourism
- Increased fire risk

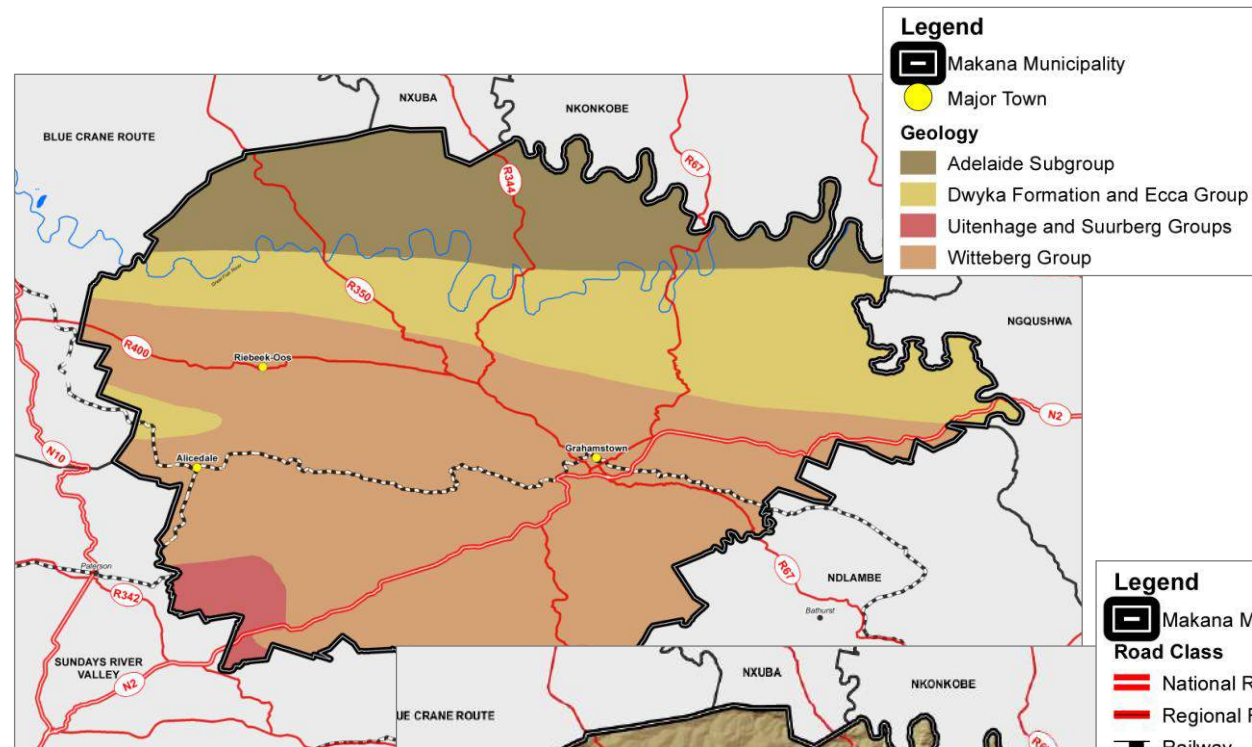
These areas need to be mapped and reflected in the Makana Disaster Management Plan.

### 5.1.3 Geology and Soils

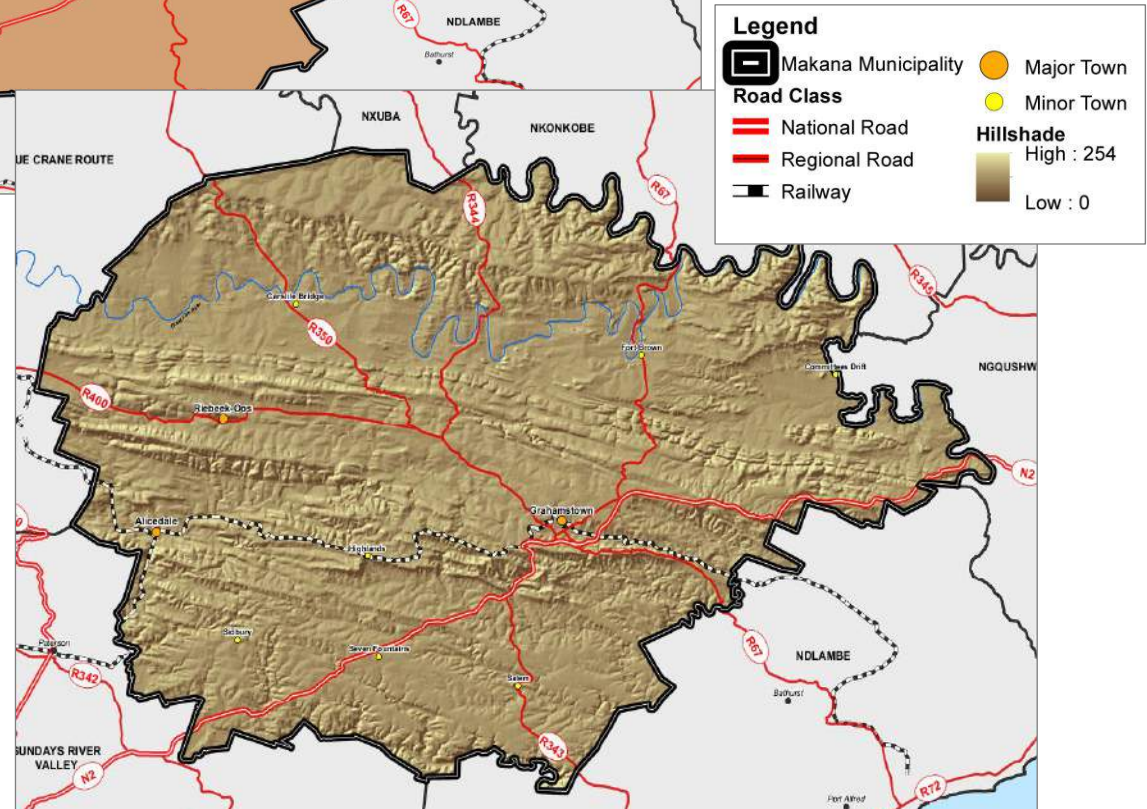
- From a municipal wide perspective there are no unfavorable geotechnical conditions that will prevent development or require specific safety considerations.
- The necessary on-site investigations should be undertaken to ensure that the site specific circumstances are suitable for the intended development.

### 5.1.4 Topography

- The eastern part of the municipality can be classified as lowlands, with contours generally lying below 300m above sea level. The western part of the locality in which Alicedale is situated can be classified as being of a moderate elevation, lying between 300m and 600m above sea level. The central part of the municipality that contains Grahamstown and Riebeeck East has the highest elevation of between 600m and 900m above sea level.
- Grahamstown is situated in a valley that cuts into a plateau. The highest point on the plateau is 770m above sea level and the lowest point in the valley is 490m above sea level.
- Alicedale is located about 360m above sea level in a flood plain created by the confluence of the Bushman's river and the New Year's river
- Riebeeck East is located 630m above sea level..



Map 3: Geology

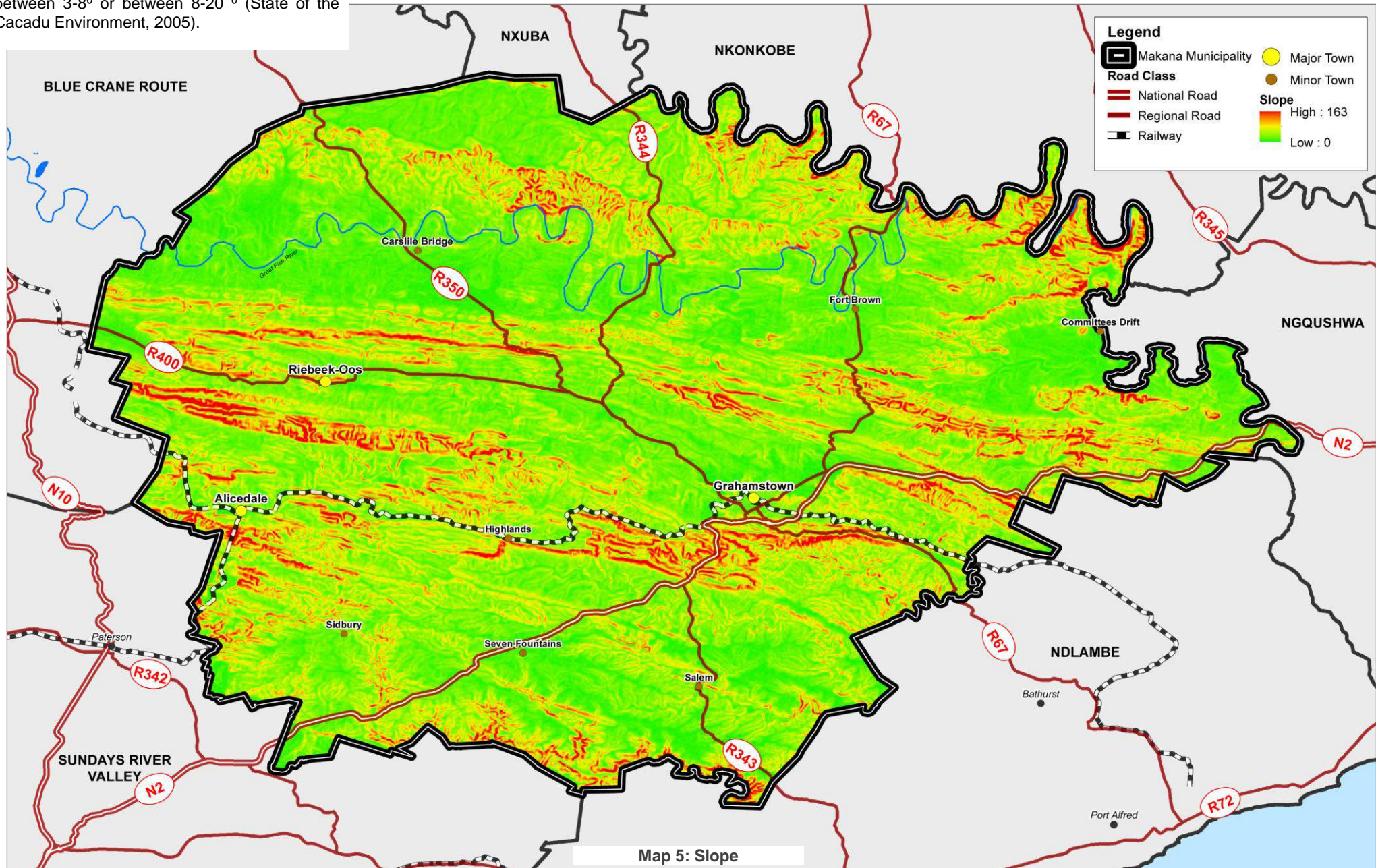


Map 4: Hillshade



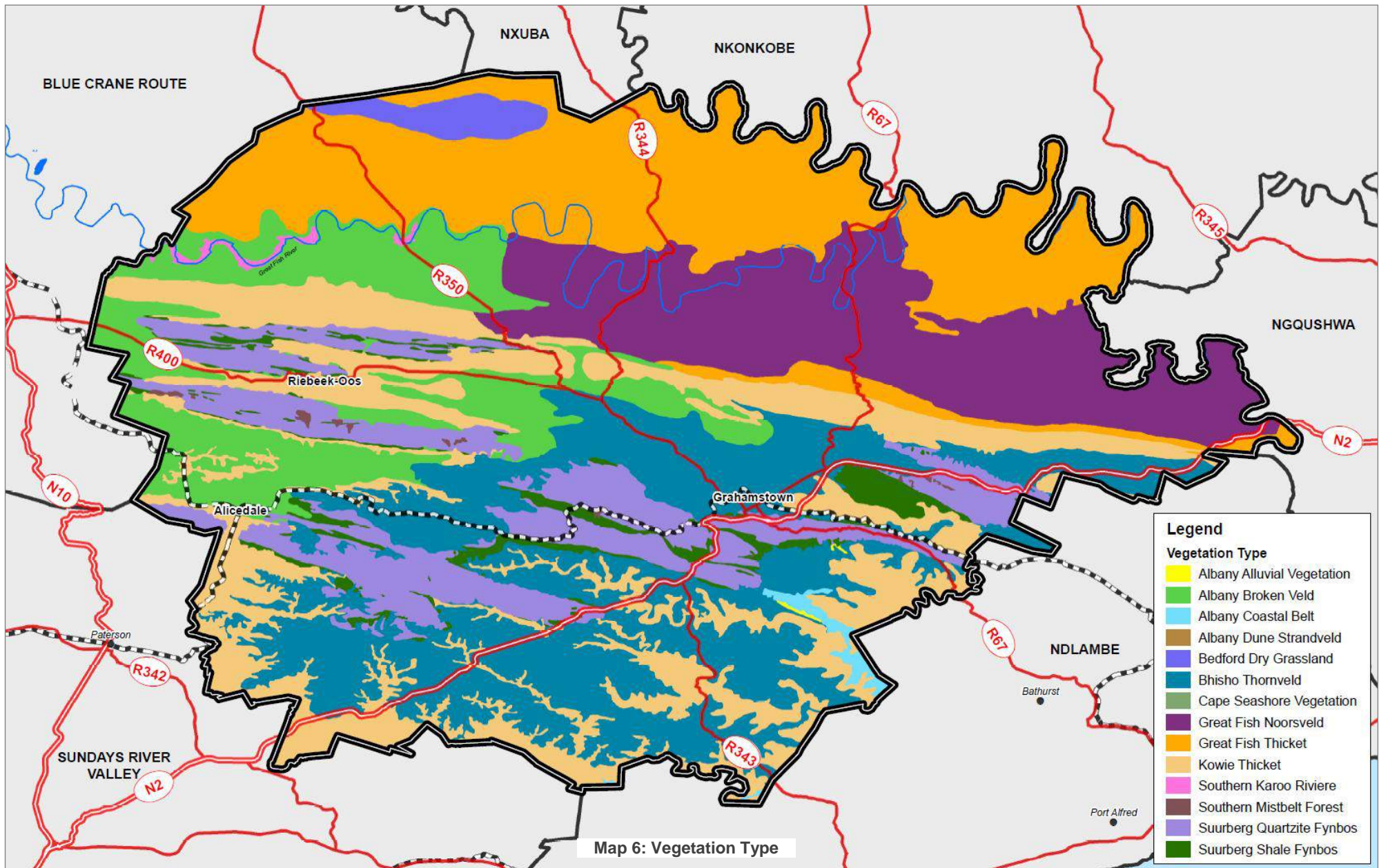
### 5.1.5 Topography and Slope

Most of the land in Makana has a slope of either between 3-8° or between 8-20° (State of the Cacadu Environment, 2005).



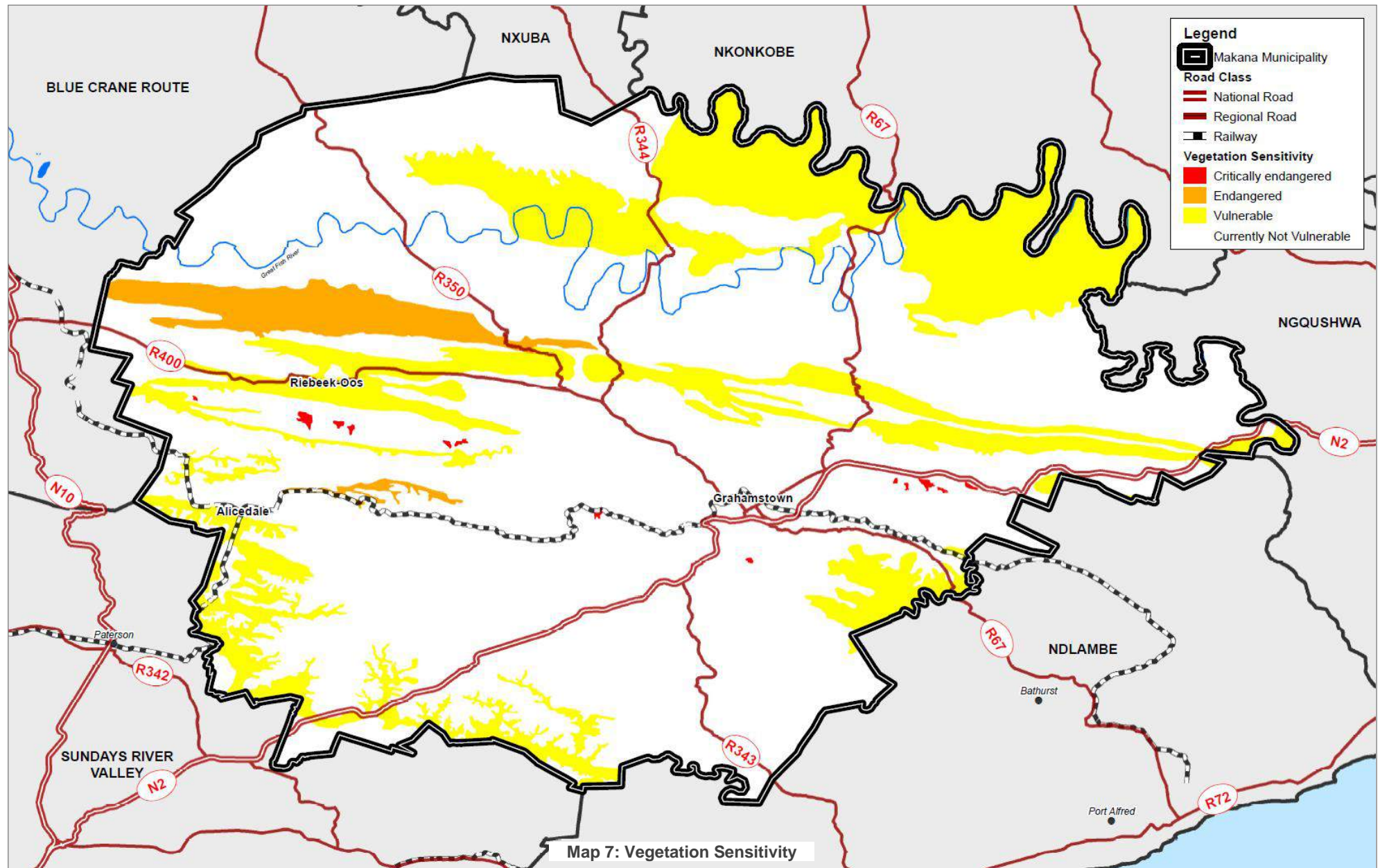


## 5.1.6 Vegetation Type



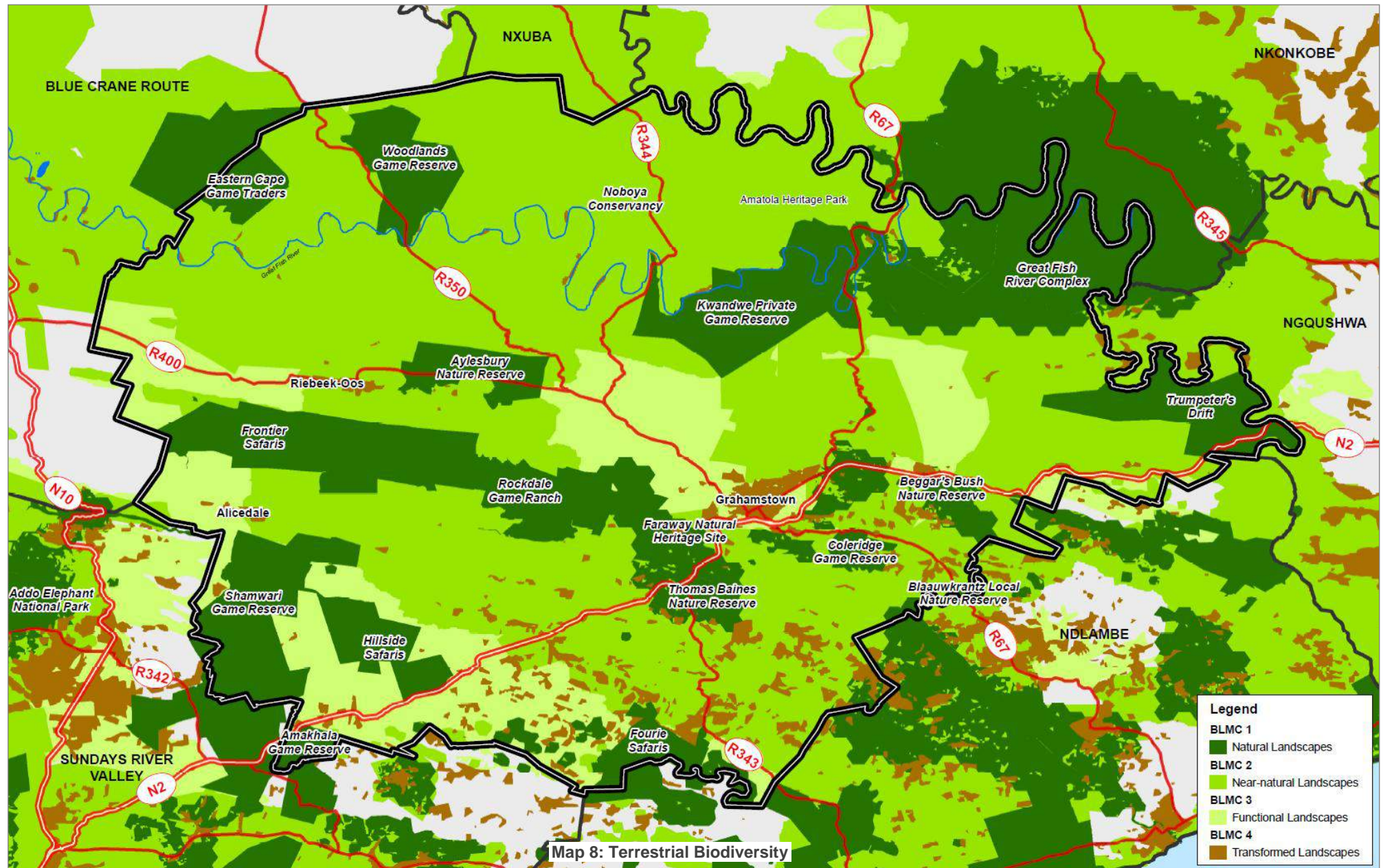


## 5.1.7 Vegetation Sensitivity





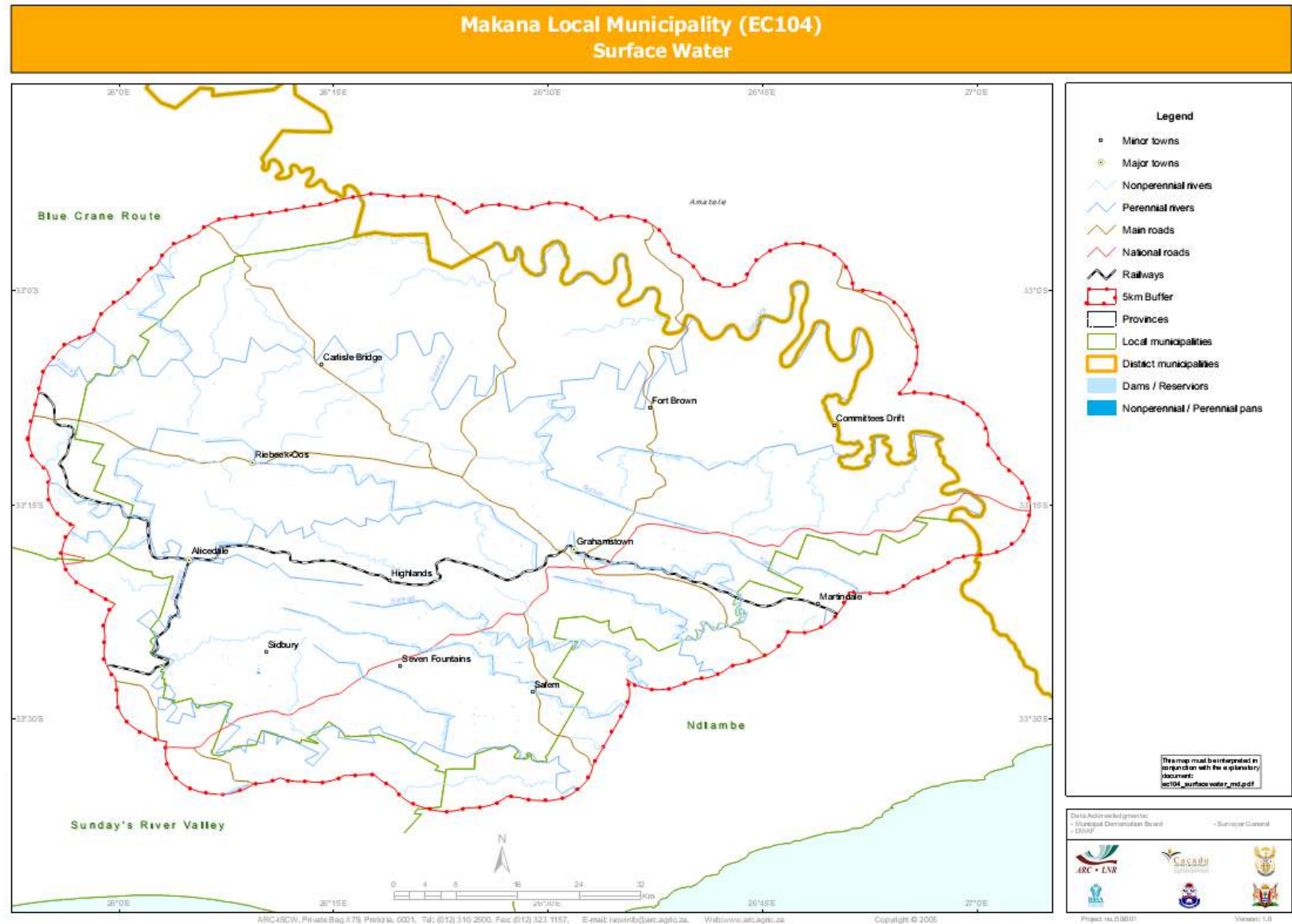
## 5.1.8 Terrestrial Biodiversity





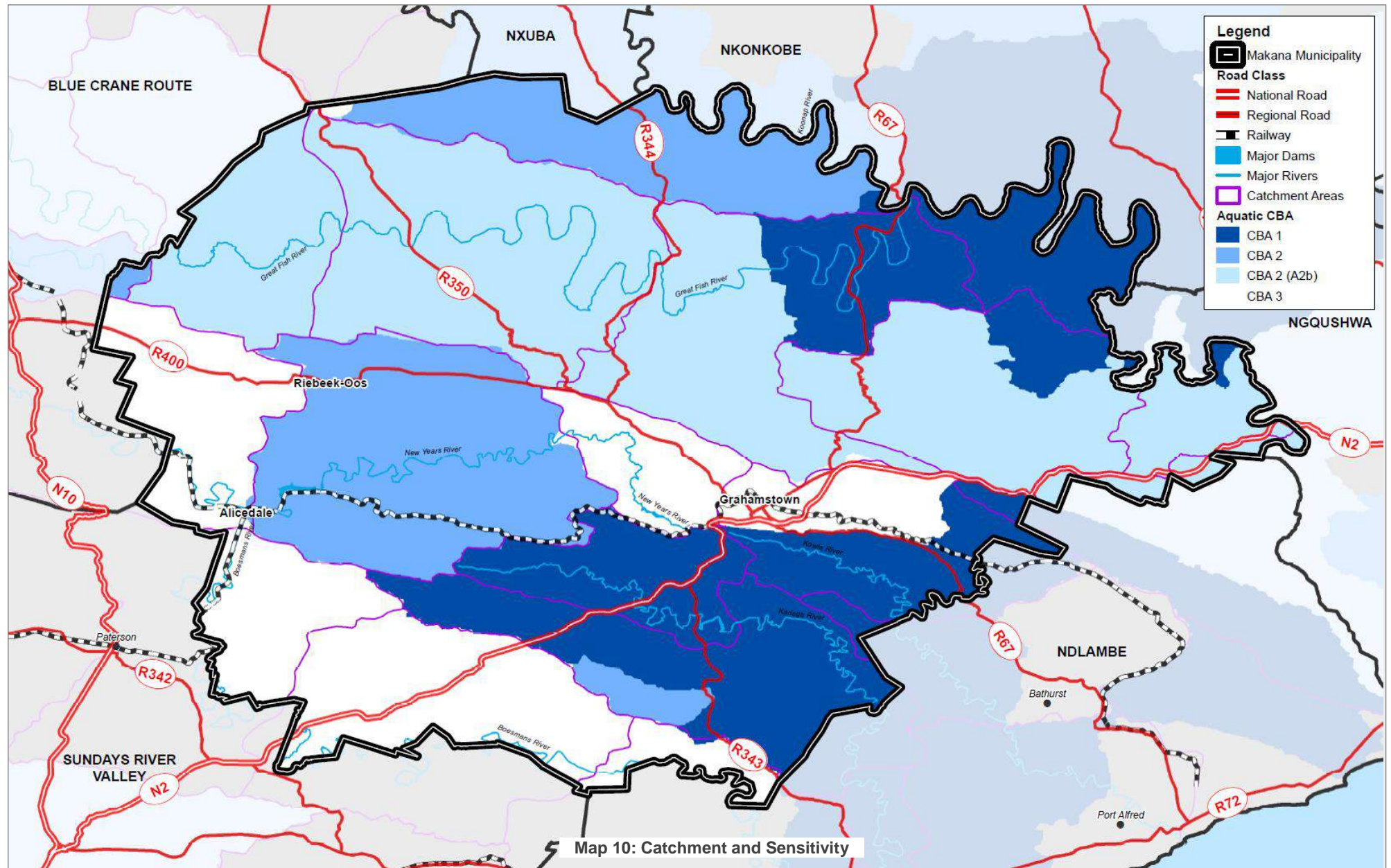
## 5.1.9 Surface Water

- Orange-Fish-Sundays Water Supply System
- The municipality is classified as a primary catchment area, with a mean quaternary runoff of between 12m<sup>3</sup> and 40m<sup>3</sup>. (State of the Cacadu Environment (2005))
- Surface water is largely provided by dams and reservoir that are linked to perennial and non-perennial rivers. Ground water is provided by boreholes and springs that are evenly distributed throughout the municipality.
- Grahamstown's water - local dams and sources transferred from the Orange River. There is adequate supply to cater for the 8.6Mm<sup>3</sup>/that is used, but also a need for more groundwater development.
- Riebeeck East's - local boreholes. It also has adequate supplies of water to cater for the 0.0285 Mm<sup>3</sup>/that it uses.
- Alicedale's water is sourced from New Years Dam
- Water quality is good. (State of the Cacadu Environment, 2005)



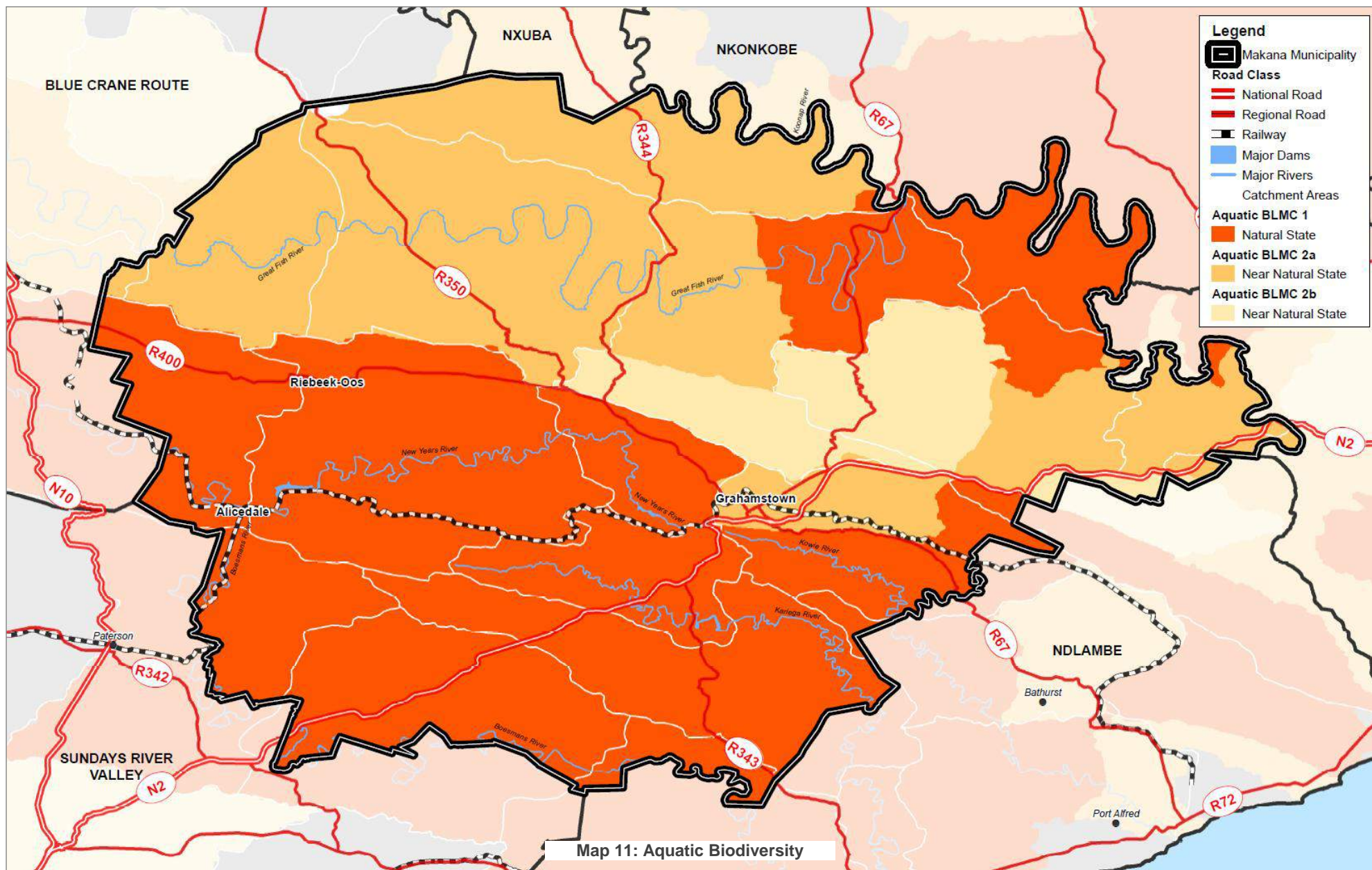
**Map 9: Surface Water**

## 5.1.10 Catchments and Sensitivity





## 5.1.11 Aquatic Biodiversity



## 5.2 Human Settlements and Social Development

### 5.2.1 Heritage

The heritage resource of the municipality is significant and contributes to the economy of the municipality and needs to be conserved in terms of the provisions of the The National Heritage Resources Act (Act 25 of 1999 - NHRA).

The Act introduced an integrated system for the identification, protection and management of heritage resources nationally, provincially and at municipal level.

The Act prescribes that land use planning and management to give attention to, and respond to, heritage considerations both at site and landscape levels.

Of particular significance is the obligation placed on the municipality to undertake the preparation of a comprehensive heritage inventory in terms of Section 30(5) of the National Heritage Resources Act, 1999 (Act 25 of 1999).

The Makana Municipality has not prepared such an inventory. The Aesthetics committee is not functioning. Updating of register is required.

It is also important to note that the heritage resource of the municipality does not only comprise of conservation worthy buildings and urban precincts, but also includes physical and cultural landscapes.

Section of the National Heritage Resources Act (Act 25 of 1999)	Spatial Planning Consideration
Section 25 Registration of local conservation bodies	<ul style="list-style-type: none"> <li>The registered local conservation bodies will form a capacity and knowledge base which the municipality can utilise to ensure that the requirements of the NHRA are adhered to.</li> <li>The municipality to establish a working relationship with the registered local conservation bodies.</li> </ul>
Section 30(5) Heritage register	<ul style="list-style-type: none"> <li>The municipality need to compile a comprehensive heritage register of all local heritage resources within its jurisdiction and submit this to SAHRA for approval.</li> </ul>
Section 34 Structures older than 60 years and guidelines of built environment component	<ul style="list-style-type: none"> <li>No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority.</li> <li>A heritage overlay zone to be prepared once the heritage register has been completed.</li> </ul>
Section 38 Spatial Planning actions which will result in development listed in Section 38 need to be considered by the heritage resource authority	<p><i>Listed Activities:</i></p> <p>(a) the construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;</p> <p>(b) the construction of a bridge or similar structure exceeding 50 m in length;</p> <p>(c) any development or other activity which will change the character of a site—</p> <p>(i) exceeding 5 000 m2 in extent; or</p> <p>(ii) involving three or more existing erven or subdivisions thereof; or</p> <p>(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or</p> <p>(iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;</p> <p>(d) the re-zoning of a site exceeding 10 000 m2 in extent; or</p> <p>(e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority,</p>

#### Some Implications and Responsibilities for Municipal Spatial Planning and Spatial Planning Authorities

A local authority is responsible for the identification and management of Grade III heritage resources and heritage resources which are deemed to fall within their competence in terms of this Act.	At the time of the compilation or revision of a town or regional planning scheme or a spatial development plan, or at any other time of its choosing, or at the initiative of a provincial heritage resources authority where in the opinion of a provincial heritage resources authority the need exists, a planning authority shall compile an inventory of the heritage resources which fall within its area of jurisdiction and submit such inventory to the relevant provincial heritage resources authority, which shall list in the heritage register those heritage resources which fulfil the assessment criteria
	A planning authority must at the time of revision of a town or regional planning scheme, or the compilation or revision of a spatial plan, or at the initiative of the provincial heritage resources authority where in the opinion of the provincial heritage resources authority the need exists, investigate the need for the designation of heritage areas to protect any place of environmental or cultural interest



## 5.2.2 Urban and Rural Settlement Areas

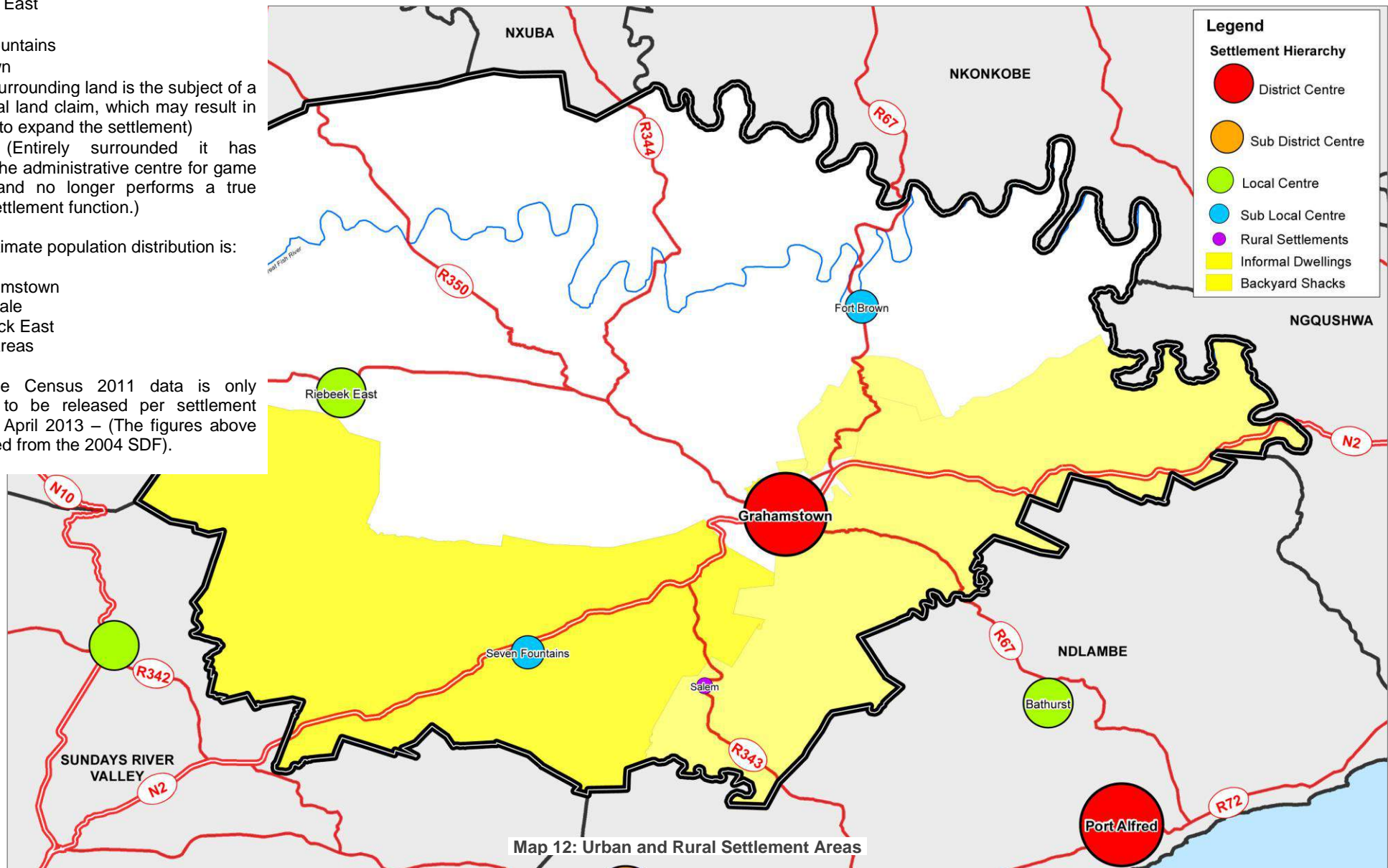
The existing Settlements are:

- Grahamstown
- Riebeeck East
- Alicedale
- Seven Fountains
- Fort Brown
- Salem (Surrounding land is the subject of a substantial land claim, which may result in the need to expand the settlement)
- Sidbury (Entirely surrounded it has become the administrative centre for game farming and no longer performs a true human settlement function.)

The approximate population distribution is:

80% Grahamstown  
10% Alicedale  
5% Riebeeck East  
4% Rural Areas

NOTE: The Census 2011 data is only scheduled to be released per settlement during mid April 2013 – (The figures above were derived from the 2004 SDF).



### 5.2.3 Total Population

The data extracted from the Census 2011 figures has revealed the following about the Municipality:

- The growth over the past 10 years has been lower than 1% per year.
- The total population has grown by almost 8% from 2001.
- There are now approximately 5900 new persons residing in the municipality.
- The growth has been approximately 590 persons per year.
- Ward 4 reflects an increase of almost 70%.
- The population of Wards 11 and 8 have remained static.
- The population is highly urbanized
- The population density of 18,36 persons/km<sup>2</sup> is higher than the district density of 7,7 persons/km<sup>2</sup>.
- The population density has increased from the 16,1 persons/km<sup>2</sup> in 2001.
- The total number of households has increased from 17 000 to 21 388.
- The average household size is 3.8 persons

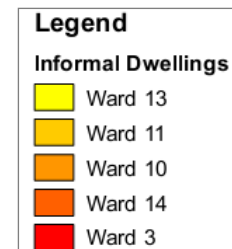
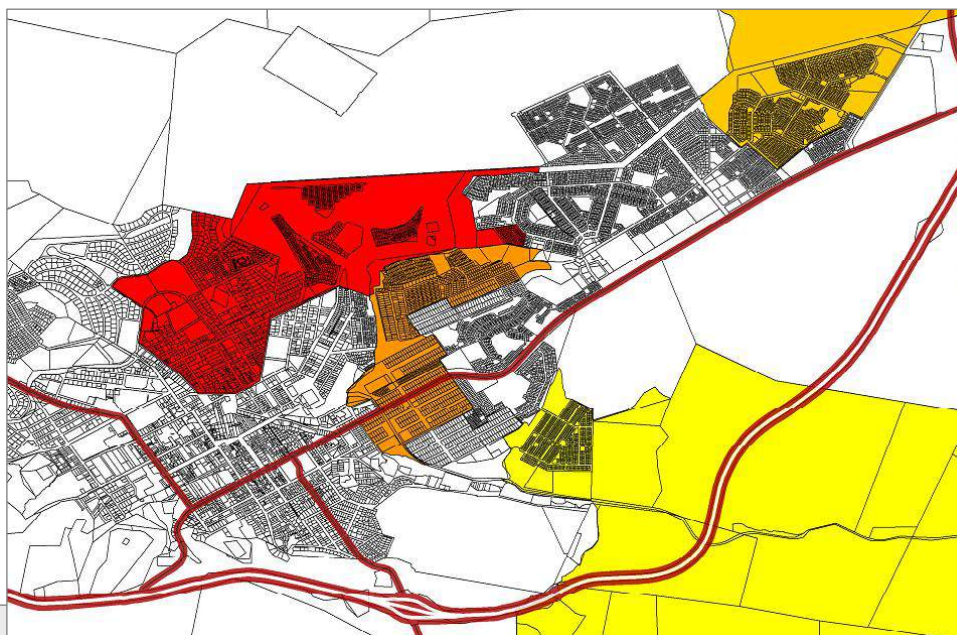
Total Population (SuperWeb)	2011	2015	Change		2020	Change		2025	Change		2030	Change		Total Change by 2030	
	Persons	Persons	Persons	HH	Persons	Persons	HH	Persons	Persons	HH	Persons	Persons	HH	Persons	HH
Ward 1	2,954	3074	120	32	3231	157	41	3396	165	43	3569	173	46	615	162
Ward 2	7,096	7384	288	76	7761	377	99	8157	396	104	8573	416	109	1477	389
Ward 3	6,466	6729	263	69	7072	343	90	7433	361	95	7812	379	100	1346	354
Ward 4	8,469	8813	344	90	9262	450	118	9735	472	124	10231	497	131	1762	464
Ward 5	8,320	8658	338	89	9099	442	116	9564	464	122	10051	488	128	1731	456
Ward 6	4,708	4899	191	50	5149	250	66	5412	263	69	5688	276	73	980	258
Ward 7	2,938	3057	119	31	3213	156	41	3377	164	43	3549	172	45	611	161
Ward 8	4,587	4773	186	49	5017	243	64	5273	256	67	5542	269	71	955	251
Ward 9	5,011	5214	203	54	5480	266	70	5760	280	74	6054	294	77	1043	274
Ward 10	6,751	7025	274	72	7383	358	94	7760	377	99	8156	396	104	1405	370
Ward 11	6,915	7196	281	74	7563	367	97	7949	386	102	8354	405	107	1439	379
Ward 12	2,928	3047	119	31	3202	155	41	3366	163	43	3537	172	45	609	160
Ward 13	6,495	6759	264	69	7103	345	91	7466	362	95	7847	381	100	1352	356
Ward 14	6,752	7026	274	72	7385	358	94	7761	377	99	8157	396	104	1405	370
<b>Makana Municipality</b>	<b>80390</b>	<b>83654</b>	<b>3264</b>	<b>859</b>	<b>87921</b>	<b>4267</b>	<b>1123</b>	<b>92406.2</b>	<b>4485</b>	<b>1180</b>	<b>97120</b>	<b>4714</b>	<b>1240</b>	<b>16730</b>	<b>4403</b>

Table 1: Total Population

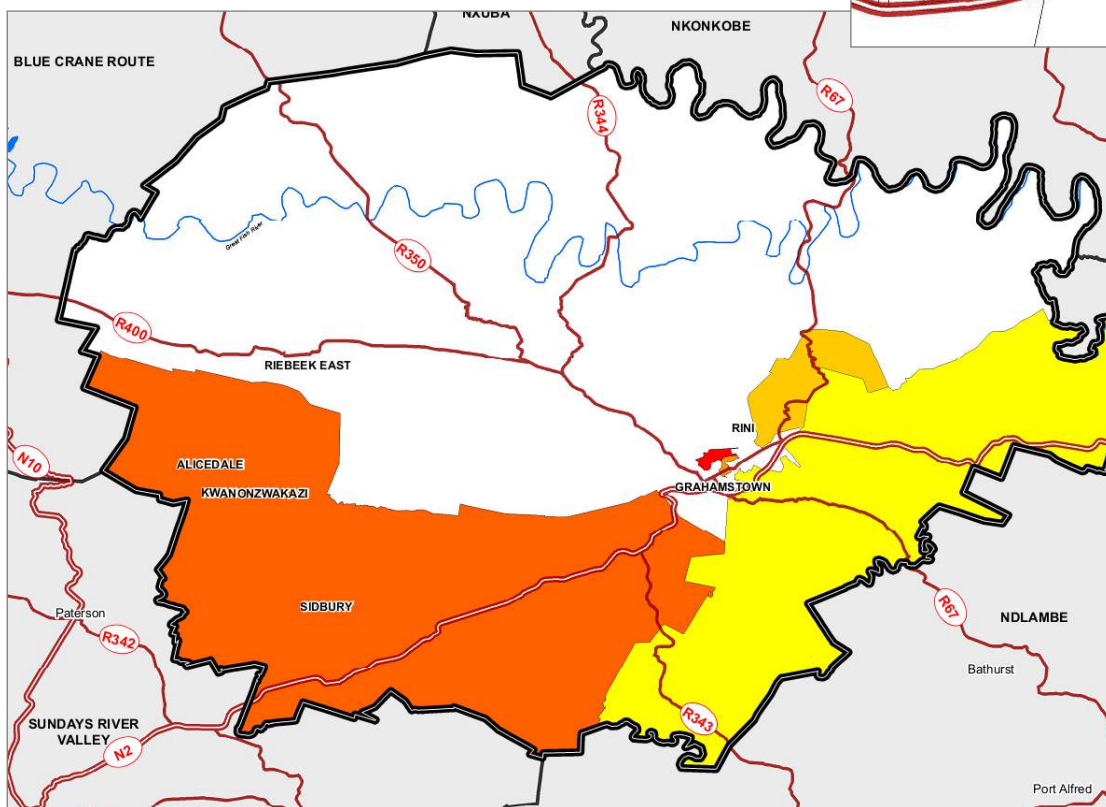
## 5.2.4 Informal dwellings

- The five wards with the highest no. of informal dwellings are (From highest to lowest)
  - Ward 3
  - Ward 14
  - Ward 11
  - Ward 13
  - Ward 9
- There has been a reduction in the number of informal dwellings from 2001.
- Informal dwellings are concentrated in Grahamstown and in Alicedale.

Map 13: Informal Dwellings  
Grahamstown



Map 14: Informal Dwellings Makana



Informal Dwellings (Not Backyard Shack)	No of persons (2001)		No of persons (2011)		Change	
	Numeric	% of the total	Numeric	% of the total	Numeric	% Change
21004001: Ward 1	46	2.93	28	1.96	-18	-39.13
21004002: Ward 2	76	4.85	4	0.28	-72	-94.74
21004003: Ward 3	27	1.72	396	27.65	369	1366.67
21004004: Ward 4	664	42.35	16	1.12	-648	-97.59
21004005: Ward 5	57	3.64	11	0.77	-46	-80.70
21004006: Ward 6	209	13.33	6	0.42	-203	-97.13
21004007: Ward 7	3	0.19	63	4.40	60	2000.00
21004008: Ward 8	12	0.77	15	1.05	3	25.00
21004009: Ward 9	-	-	127	8.87	-	-
21004010: Ward 10	459	29.27	103	7.19	-356	-77.56
21004011: Ward 11	9	0.57	220	15.36	211	2344.44
21004012: Ward 12	6	0.38	1	0.07	-5	-83.33
21004013: Ward 13	-	-	189	13.20	-	-
21004014: Ward 14	-	-	253	17.67	-	-
EC104: Makana	1568		1432		-136	-8.67

Table 2: Informal Dwellings (Not Backyard Shacks) Census Data



## 5.2.5 Backyard Shacks

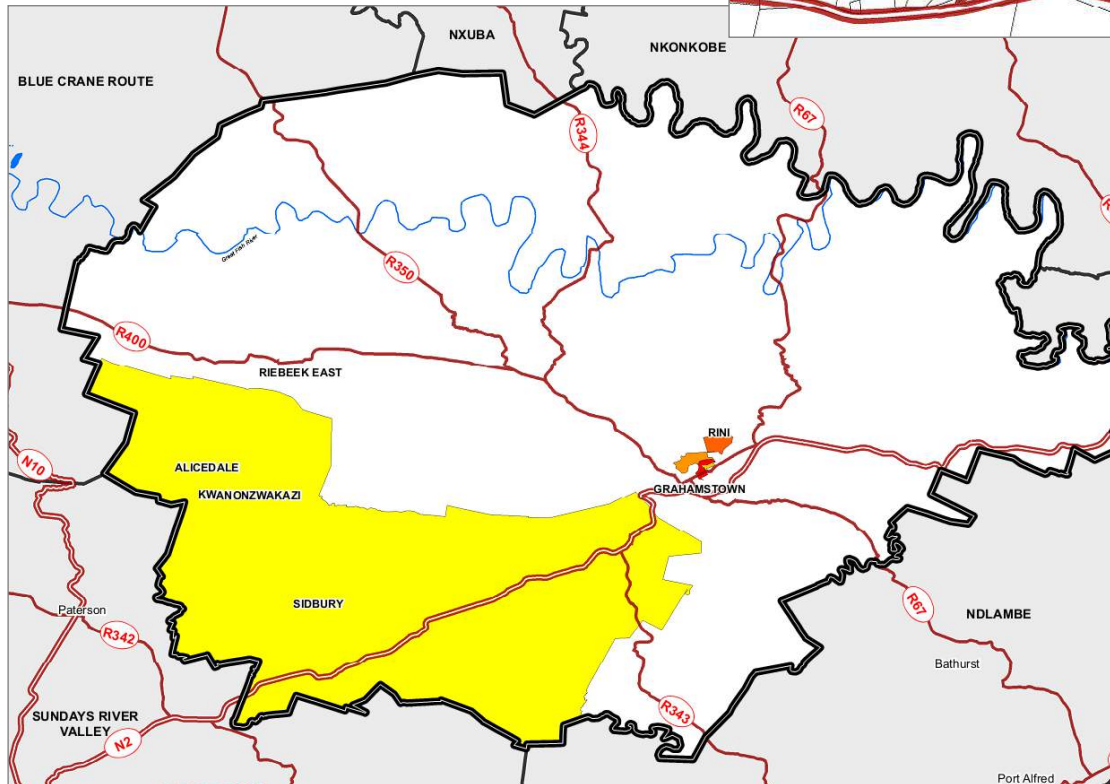
- The five wards with the highest no. of persons living in backyard shacks are (From highest to lowest)
  - Ward 10
  - Ward 5
  - Ward 3
  - Ward 7
  - Ward 14
- There has been a reduction in the number of persons residing in backyard shacks from 2001.



Map 15: Backyard Shacks  
Grahamstown



Map 16: Backyard Shacks Makana



Informal Dwellings (Backyard Shack)	No of persons (2001)		No of persons (2011)		Change	
	Numeric	% of the total	Numeric	% of the total	Numeric	% Change
21004001: Ward 1	30	3.88	37	5.12	7	23.33
21004002: Ward 2	21	2.72	21	2.90	0	0.00
21004003: Ward 3	15	1.94	99	13.69	84	560.00
21004004: Ward 4	155	20.05	23	3.18	-132	-85.16
21004005: Ward 5	-	-	162	22.41	-	-
21004006: Ward 6	3	0.39	2	0.28	-1	-33.33
21004007: Ward 7	6	0.78	67	9.27	61	1016.67
21004008: Ward 8	170	21.99	8	1.11	-162	-95.29
21004009: Ward 9	45	5.82	26	3.60	-19	-42.22
21004010: Ward 10	47	6.08	174	24.07	127	270.21
21004011: Ward 11	215	27.81	23	3.18	-192	-89.30
21004012: Ward 12	66	8.54	-	-	-	-
21004013: Ward 13	-	-	24	3.32	-	-
21004014: Ward 14	-	-	57	7.88	-	-
EC104: Makana	773		723		-50	-6.47

Table 3: Informal Dwellings (Backyard Shacks)

## 5.2.6 Housing Demand

- The total estimated housing demand resulting from population growth (Based on the current growth rate) is 4430 additional households by 2030.
- This demand equates to a land requirement of approximately 220 ha across the entire municipality. Most of this demand would be accommodated in Grahamstown
- Based on the Census 2011 figure the housing demand associated with the eradication of informal dwellings would be 723 households and backyard shacks 1432 households. The associated land demand is 36ha and 72ha respectively.
- Officials speculate that there may be considerable duplication in the backlog figures for Grahamstown and estimate that the figure should be in the region of 7000 to 8000 households. If the informal dwelling and backyard shacks figures are deducted from this approximately 6000 households or persons are accommodated elsewhere or in formal dwellings in the established urban areas of the municipality.
- The settlement planning priority is therefore to provide adequate shelter to those households accommodated in informal settlements and in backyard shacks.

### RE: HOUSING BACKLOG

Your yesterday's email to Ms January refers.

As of 9 September 2011, our housing waiting list had an inflated figure of 16 582. Our housing needs register reveals the following:

- |                   |                                |
|-------------------|--------------------------------|
| 1. Fort Brown     | 111 (not recently verified)    |
| 2. Sevenfountains | 222 (not recently verified)    |
| 3. Riebeeck East  | 306 (not recently verified)    |
| 4. Alicedale      | 948 verified in 2013           |
| 5. Grahamstown    | 14.995 (not recently verified) |

That's the information our Housing Section currently has.

Yours faithfully



V K NXAMLEKO of Housing Section  
For MUNICIPAL MANAGER

Officials Estimate this figure to be in the region of 7000 to 8000

Estimated Housing Demand (Households -hh) and Associated Land Requirement (ha)																
Wards	Estimated Population Growth							Backlog					Waiting List			
	2015	2020	2025	2030	Total by 2030	Land Demand (ha)		Informal dwellings	Land Demand (ha)	Backyard Shacks	Land Demand (ha)		Estimated Beneficiaries	Land Demand (ha)		
1	32	41	43	46	162	8		37	2	28	1		306	15	Riebeeck East	
														111	6	Fort Brown
2	76	99	104	109	389	19		21	1	4	0		8000	400	Grahamstown	
3	69	90	95	100	354	18		99	5	396	20					
4	90	118	124	131	464	23		23	1	16	1					
5	89	116	122	128	456	23		162	8	11	1					
6	50	66	69	73	258	13		2	0	6	0					
7	31	41	43	45	161	8		67	3	63	3					
8	49	64	67	71	251	13		8	0	15	1					
9	54	70	74	77	274	14		26	1	127	6					
10	72	94	99	104	370	18		174	9	103	5					
11	74	97	102	107	379	19		23	1	220	11					
12	31	41	43	45	160	8			0	1	0					
13	69	91	95	100	356	18		24	1	189	9					
14	72	94	99	104	370	18		57	3	253	13		948	47	Alicedale	
													222	11	Seven Fountains	
Total	859	1123	1180	1240	4403	220		723	36	1432	72		9587	479		

\*\*\*\*Land demand Calculated at 500m<sup>2</sup>/erf (250m<sup>2</sup>/erf \*2 for community facilities and services)

Table 4: Estimated Housing Demand



5.2.7 Rhodes University Campus

The Rhodes University Campus is the largest single ownership footprint within the Grahamstown urban footprint. The University is currently undertaking a review of their long term spatial planning and were not able to provide any details thereof during the preparation of this document.

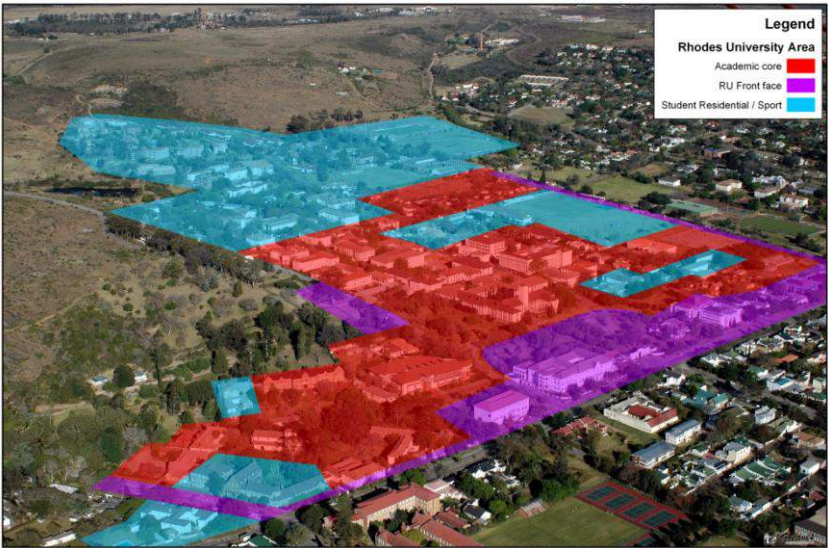
For the purposes of this document information was sourced from older Rhodes University Spatial Planning. Extracts thereof are set out below:

	Growth Factor		PROJECTED GROWTH		
	1	2	6	11	15
Year	2009	2010	2014	2019	2023
Current number	6954				
	2%	7093	7678	8477	9176
	4%	7232	8461	10294	12042
	8%	7510	10218	15013	20425

Table 5: Rhodes University Projected Growth in Student Numbers

		PROJECTED RESIDENCES GROWTH			
Year	2010	2014	2019	2023	
% Growth					
2%	(-5)	2	9	18	26
4%	(-5)	3	18	39	60
8%	(-5)	7	38	95	158

The Municipality and Rhodes will have to integrate the infrastructure planning to ensure the availability of bulk services. Further to this the need to accommodate additional off-campus residences will have a direct impact on the existing urban fabric. (Higher densities, demolition of older structures, new structures, increased height, etc.) It is therefore recommended that the spatial planning and growth of the University be undertaken without effective participation input from the Municipality (both spatial planning and engineering services).



Map 17: Rhodes University 2009 Spatial Proposals



## 5.3 Rural Development

### 5.3.1 Area Based Plan and Land Cover

#### Area Based Plan:

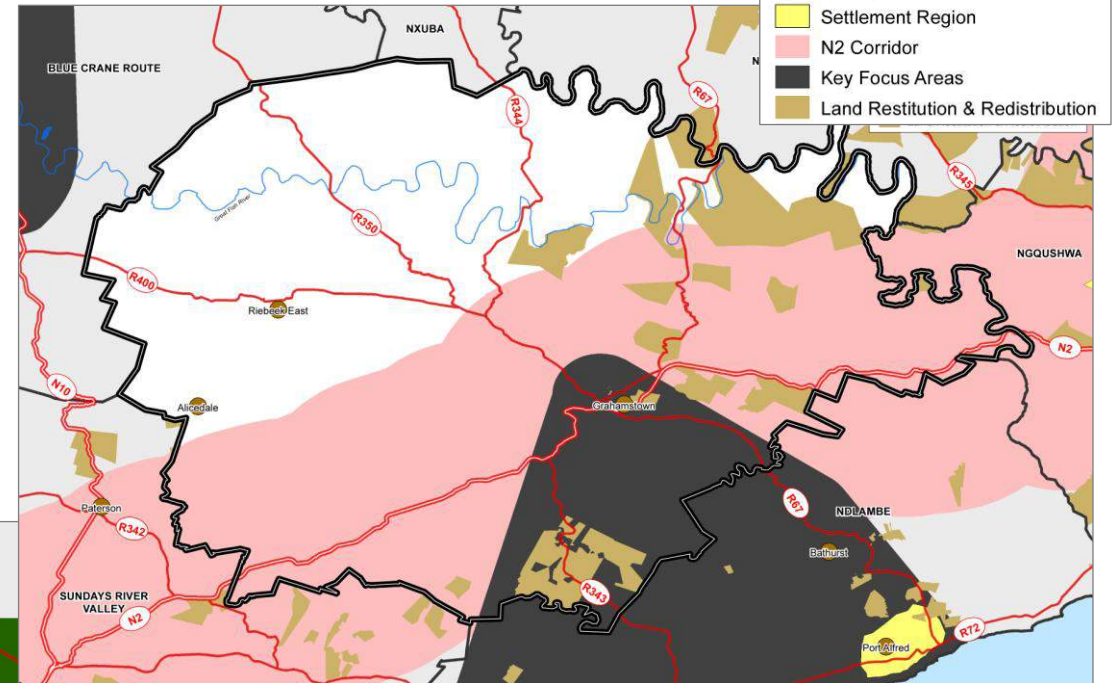
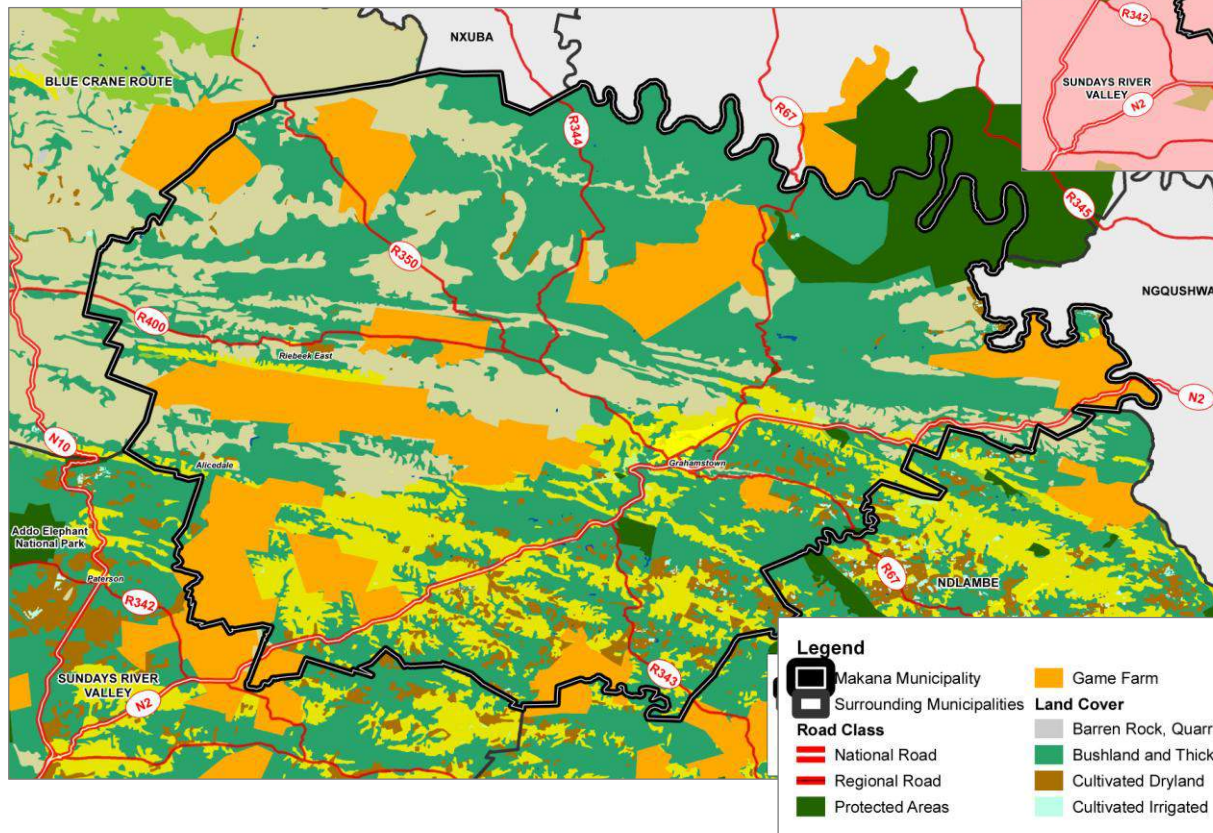
The CDM Area Based Plan has identified the Grahamstown, Alexandria and Port Alfred Key focus area due to the following:

- The area is well known for Dairy, Cattle and Pineapples.
- The supporting industries to these farming enterprises are well established.
- The area is bordered by three well established towns that supply the necessary infrastructure and markets for the farming enterprises.
- Most of the land restitution and redistribution cases have occurred outside the focus area.

#### Land Cover:

- No significant changes to the land cover pattern have occurred.

Map 18: Land Cover



Map 19: Area Based Plan

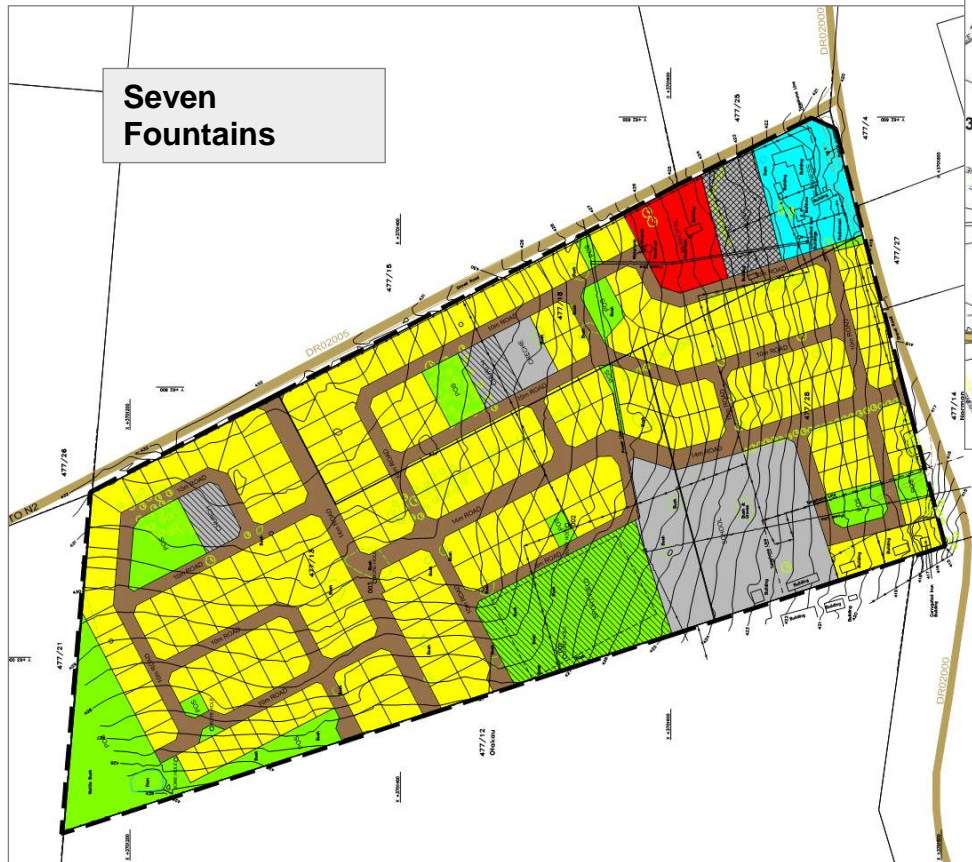


### 5.3.2 Agri-villages

#### Spatial Implication/Comment

- The environmental, land transfer and developmental processes are currently being undertaken to formalize the proposed development plan.
- Elements of the basic services infrastructure have been installed.
- The Department of Agriculture has refused to grant consent to enable the subdivision of agricultural land. This matter will have to be resolved before these projects can progress.

Map 20: Seven Fountains Agri-village



Fort Brown



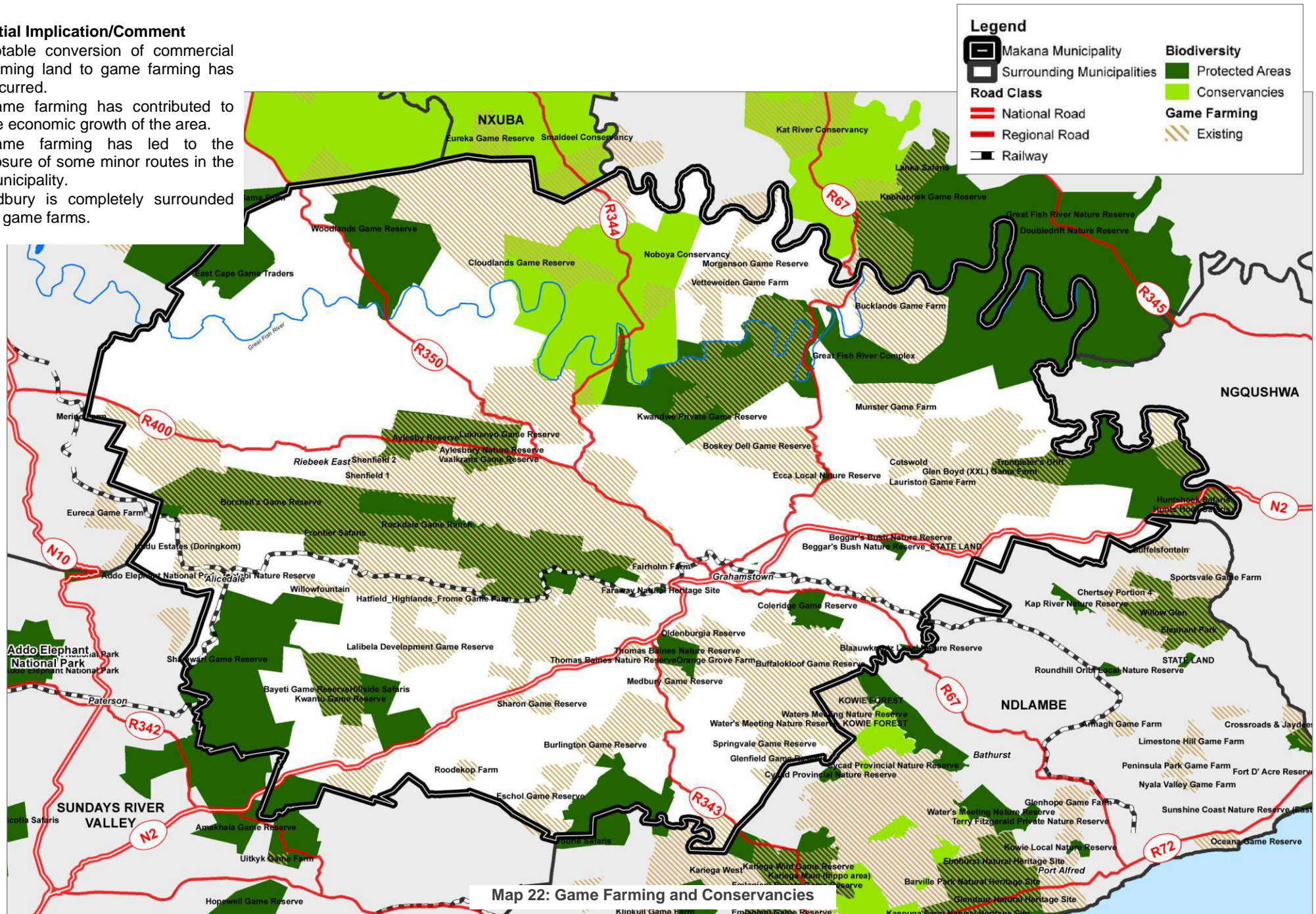
Map 21: Fort Brown Agri-village



### 5.3.3 Game Farming and Conservancies

#### Spatial Implication/Comment

- Notable conversion of commercial farming land to game farming has occurred.
- Game farming has contributed to the economic growth of the area.
- Game farming has led to the closure of some minor routes in the municipality.
- Sidbury is completely surrounded by game farms.

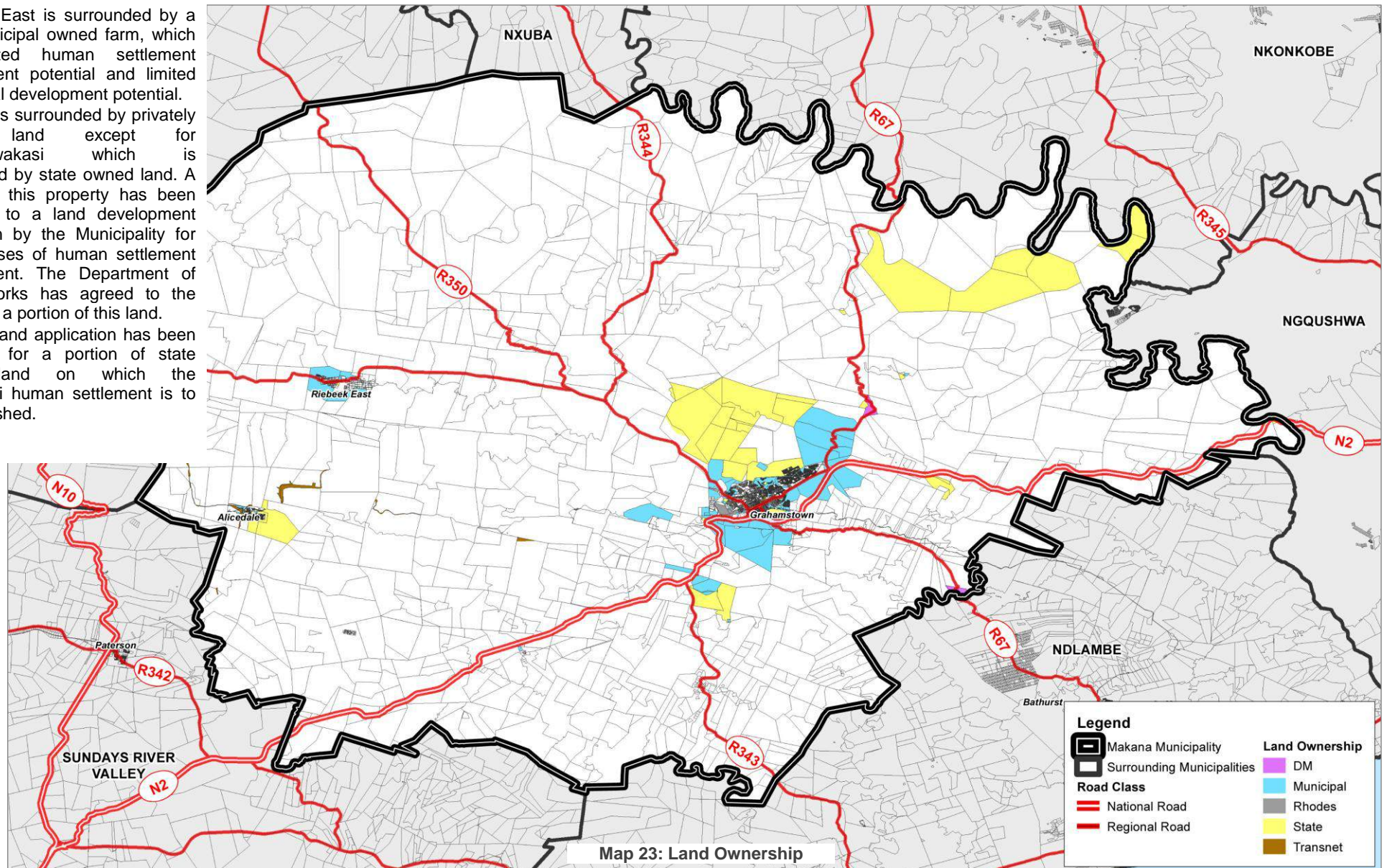




### 5.3.4 Land Ownership

#### Spatial Implication/Comment

- Limited publicly owned land is available.
- It mostly surrounds Grahamstown.
- Riebeeck East is surrounded by a large municipal owned farm, which has limited human settlement development potential and limited agricultural development potential.
- Alicedale is surrounded by privately owned land except for Kwanonzwakasi which is surrounded by state owned land. A portion of this property has been subjected to a land development application by the Municipality for the purposes of human settlement development. The Department of Public Works has agreed to the transfer of a portion of this land.
- A similar land application has been submitted for a portion of state owned land on which the Ethembeni human settlement is to be established.





## 5.4 Infrastructure

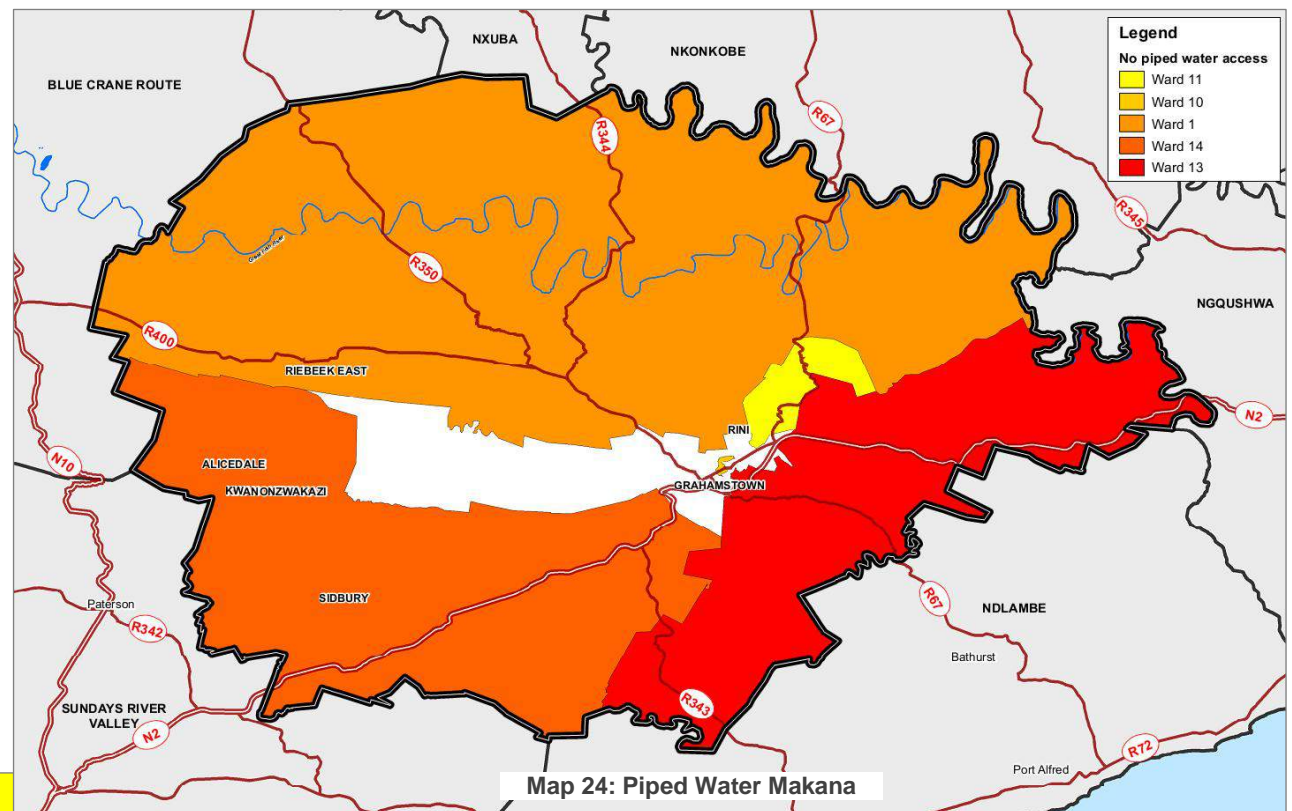
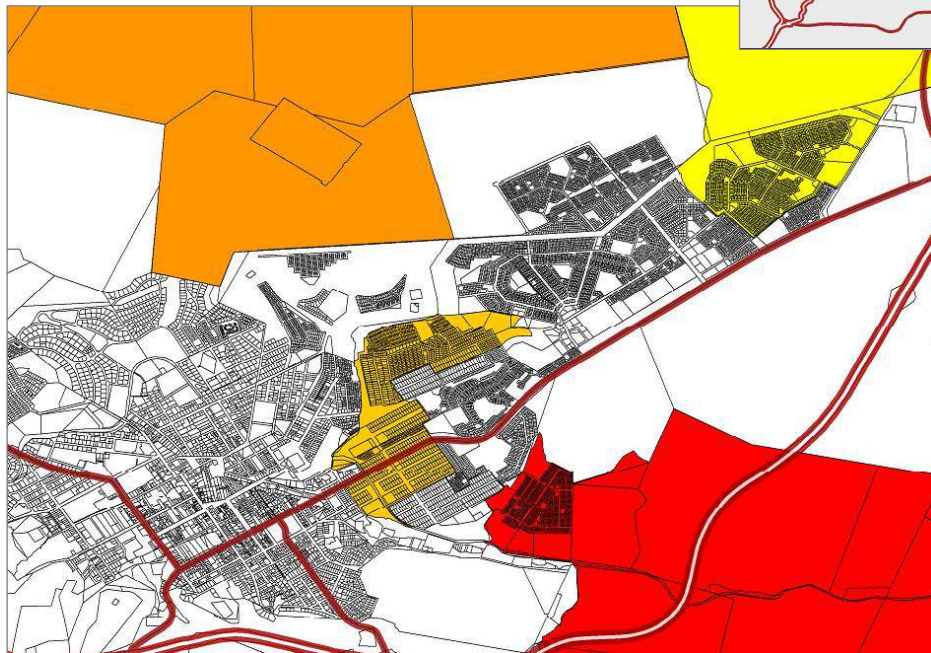
### 5.4.1 Piped Water

**Pillar** Infrastructure  
**Theme** Infrastructure  
**Sub-theme** Piped Water  
**Data** No of persons without access to piped water  
**Source** StatsSA – Census 2011  
**Indicator** -

#### Spatial Implication/Comment

- The 5 wards with the most households with no access to piped water are (From highest to lowest)
  - Ward 13
  - Ward 14
  - Ward 1
  - Ward 10
  - Ward 11
- There has been an overall reduction in the no of persons without access to Piped water.

Map 25: Piped Water Grahamstown



Map 24: Piped Water Makana

Persons with no access to Piped Water (Superweb)	No of persons (2001)		No of persons (2011)		Change	
	Numeric	% of the total	Numeric	% of the total	Numeric	% Change
21004001: Ward 1	274	31.31	137	14.91	-137	-50.00
21004002: Ward 2	141	16.11	8	0.87	-133	-94.33
21004003: Ward 3	297	33.94	23	2.50	-274	-92.26
21004004: Ward 4	55	6.29	10	1.09	-45	-81.82
21004005: Ward 5	9	1.03	6	0.65	-3	-33.33
21004006: Ward 6	6	0.69	4	0.44	-2	-33.33
21004007: Ward 7	18	2.06	5	0.54	-13	-72.22
21004008: Ward 8	0	0.00	7	0.76	7	-
21004009: Ward 9	15	1.71	11	1.20	-4	-26.67
21004010: Ward 10	36	4.11	64	6.96	28	77.78
21004011: Ward 11	21	2.40	47	5.11	26	123.81
21004012: Ward 12	3	0.34	2	0.22	-1	-33.33
21004013: Ward 13	-	-	391	42.55	-	-
21004014: Ward 14	-	-	204	22.20	-	-
<b>EC104: Makana</b>	<b>875</b>		<b>919</b>		<b>44</b>	<b>5.03</b>

Table 6: Persons with no access to Piped Water



## 5.4.2 Electricity (Makana)

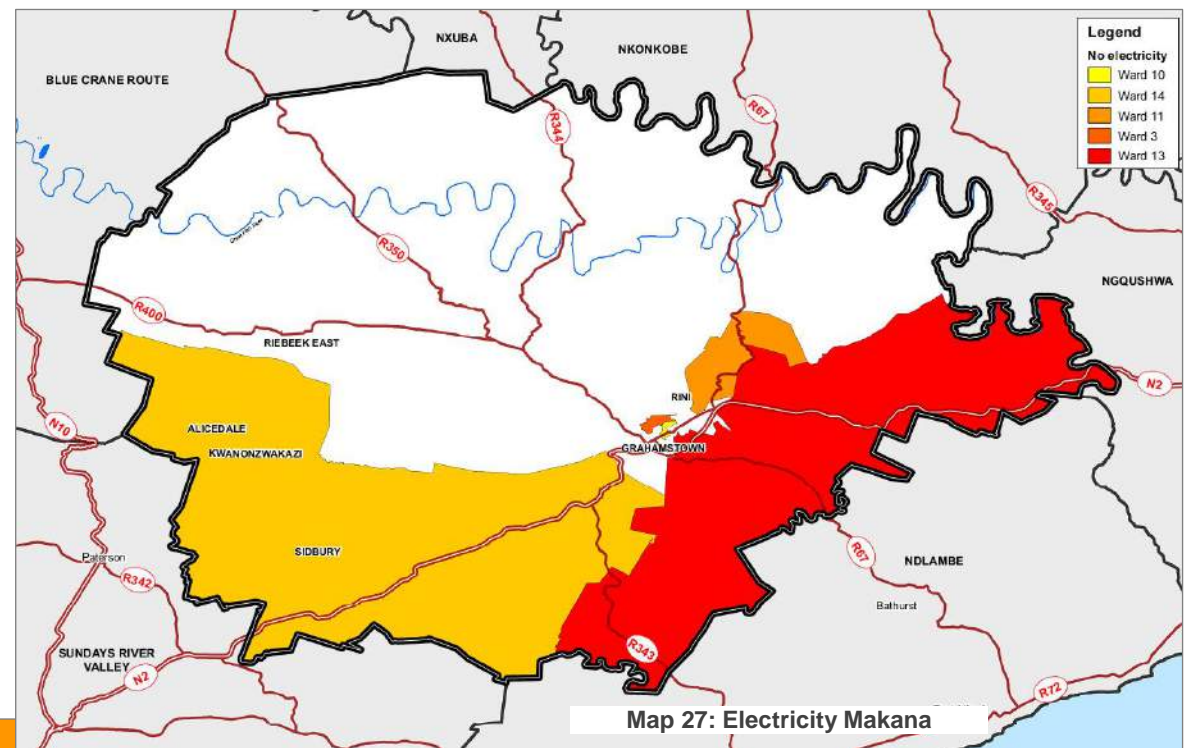
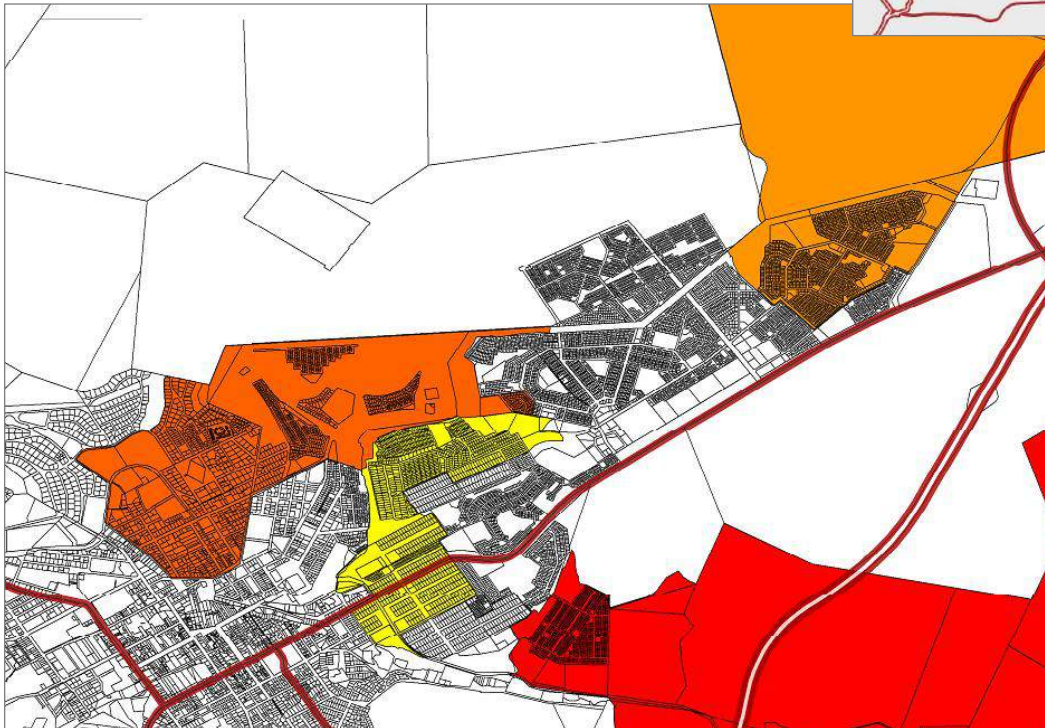
**Pillar** Infrastructure  
**Theme** Infrastructure  
**Sub-theme** Electricity  
**Data** No. of persons without access to electricity

**Source** StatsSA 2011 Census  
**Indicator** -

### Spatial Implication/Comment

- The 5 wards with the most households with no access to electricity are (From highest to lowest)
  - Ward 13
  - Ward 3
  - Ward 11
  - Ward 14
  - Ward 10
- There has been an overall reduction in the number of persons without access to electricity.

Map 26: Electricity Grahamstown



Persons without electricity (Superweb)	No of persons (2001)		No of persons (2011)		Change	
	Numeric	% of the total	Numeric	% of the total	Numeric	% Change
21004001: Ward 1	501	10.33	134	5.97	-367	-73.25
21004002: Ward 2	481	9.92	54	2.40	-427	-88.77
21004003: Ward 3	576	11.88	422	18.79	-154	-26.74
21004004: Ward 4	682	14.06	36	1.60	-646	-94.72
21004005: Ward 5	531	10.95	30	1.34	-501	-94.35
21004006: Ward 6	259	5.34	19	0.85	-240	-92.66
21004007: Ward 7	39	0.80	104	4.63	65	166.67
21004008: Ward 8	116	2.39	19	0.85	-97	-83.62
21004009: Ward 9	402	8.29	183	8.15	-219	-54.48
21004010: Ward 10	550	11.34	246	10.95	-304	-55.27
21004011: Ward 11	256	5.28	284	12.64	28	10.94
21004012: Ward 12	456	9.40	1	0.04	-455	-99.78
21004013: Ward 13	-	-	443	19.72	-	-
21004014: Ward 14	-	-	271	12.07	-	-
<b>EC104: Makana</b>	<b>4849</b>		<b>2246</b>		<b>-2603</b>	<b>-53.68</b>

Table 7: Persons without electricity

### 5.4.3 Access to Toilets (Makana)

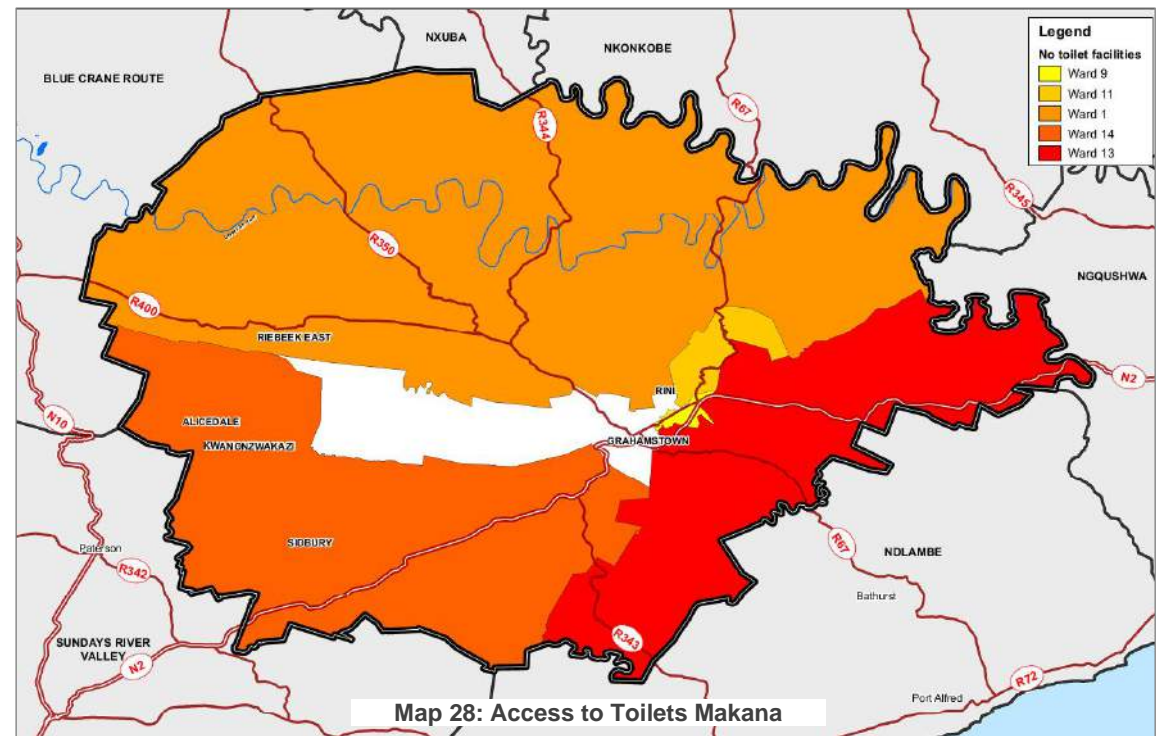
**Pillar** Infrastructure  
**Theme** Infrastructure  
**Sub-theme** Toilets  
**Data** No. of persons without access to a toilet

**Source** StatsSA 2011 Census

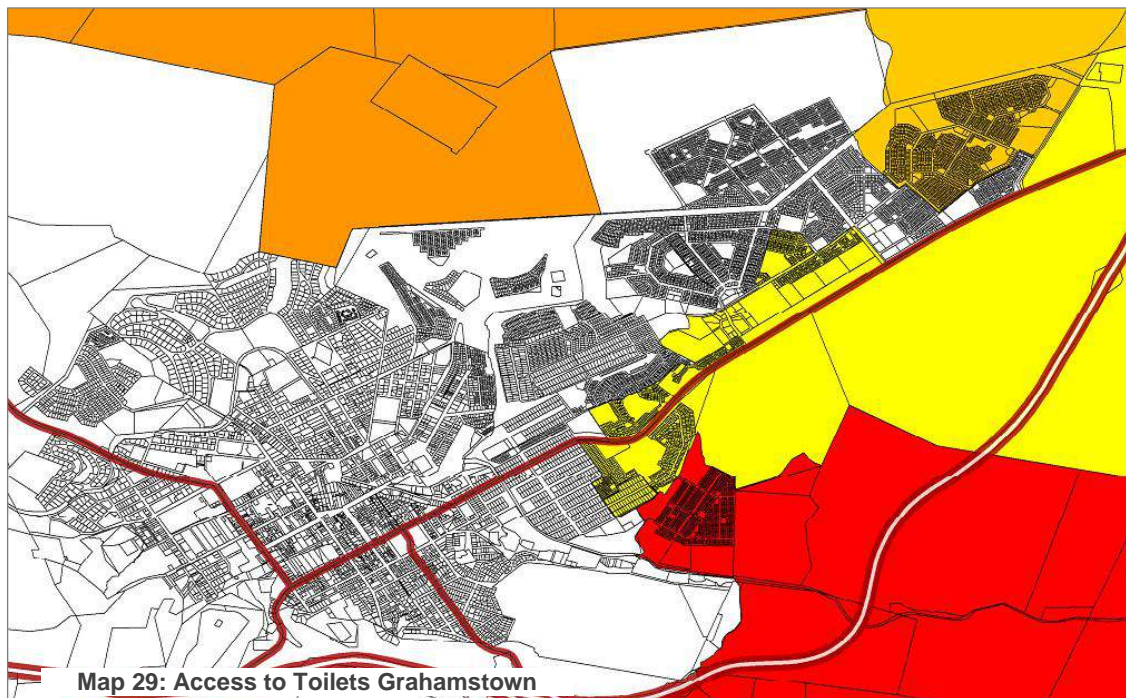
**Indicator** -

#### Spatial Implication/Comment

- The 5 wards with the most households with no access to toilet facilities are (From highest to lowest)
  - Ward 13
  - Ward 14
  - Ward 1
  - Ward 11
  - Ward 9
- There has been an overall reduction in the number of persons without access to toilet facilities.



Map 28: Access to Toilets Makana



Map 29: Access to Toilets Grahamstown

Persons without access to toilets (Superweb)	(2001)		(2011)		Change	
	Numeric	% of the total	Numeric	% of the total	Numeric	% Change
21004001: Ward 1	409	19.93	119	14.25	-290	-70.90
21004002: Ward 2	279	13.60	25	2.99	-254	-91.04
21004003: Ward 3	524	25.54	38	4.55	-486	-92.75
21004004: Ward 4	216	10.53	23	2.75	-193	-89.35
21004005: Ward 5	284	13.84	21	2.51	-263	-92.61
21004006: Ward 6	204	9.94	1	0.12	-203	-99.51
21004007: Ward 7	18	0.88	12	1.44	-6	-33.33
21004008: Ward 8	9	0.44	16	1.92	7	77.78
21004009: Ward 9	6	0.29	58	6.95	52	866.67
21004010: Ward 10	55	2.68	17	2.04	-38	-69.09
21004011: Ward 11	27	1.32	92	11.02	65	240.74
21004012: Ward 12	21	1.02	0	0.00	-21	-100.00
21004013: Ward 13	-	-	216	25.87	-	-
21004014: Ward 14	-	-	197	23.59	-	-
<b>Makana Municipality</b>	<b>2052</b>		<b>835</b>		<b>-1217</b>	<b>-59.31</b>

Table 8: Persons without Access to Toilets



## 5.4.4 Access to Refuse Removal (Makana)

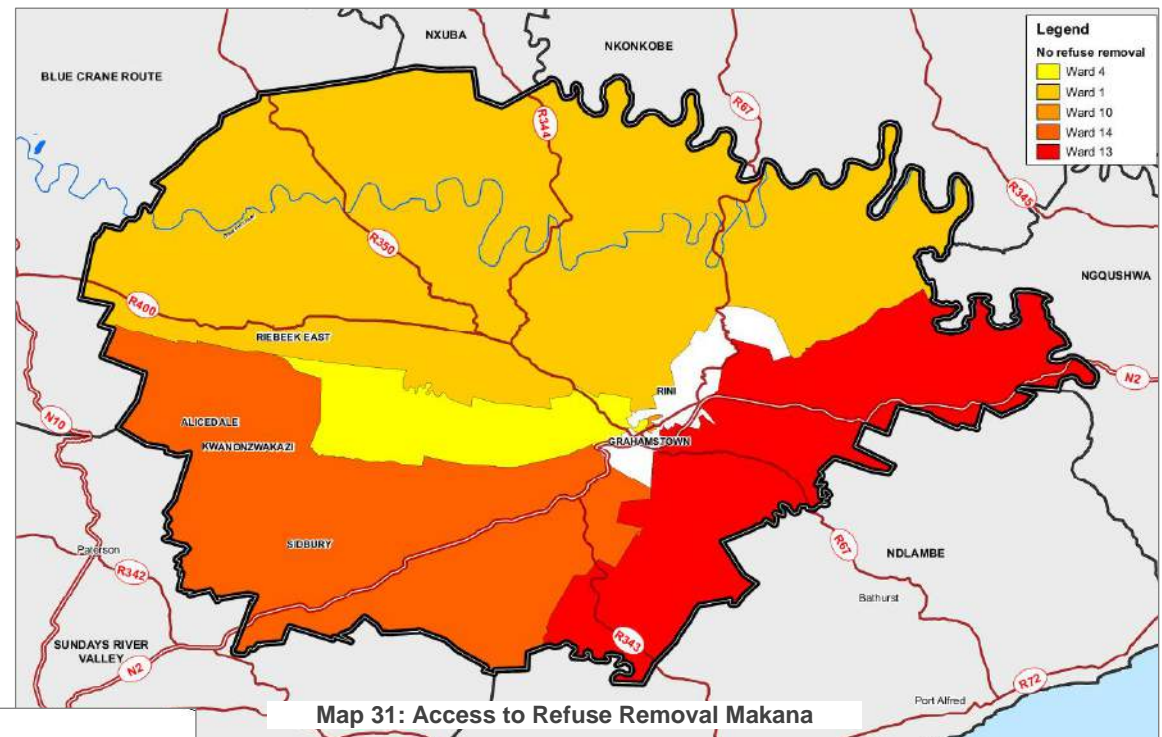
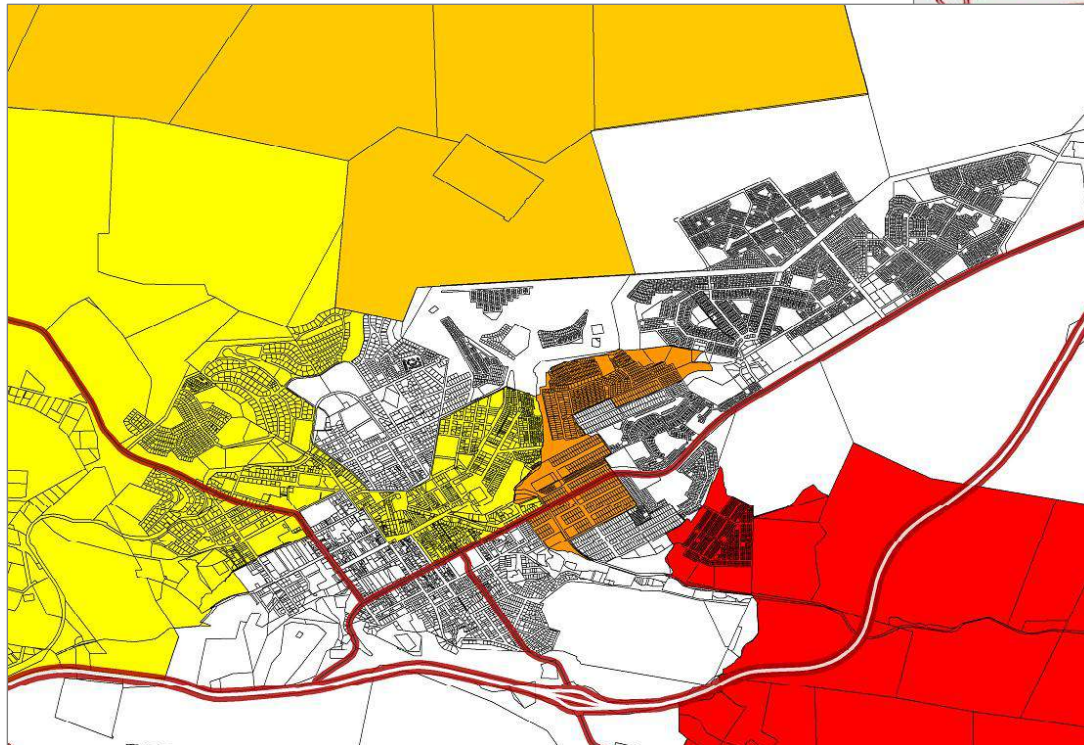
**Pillar** Infrastructure  
**Theme** Infrastructure  
**Sub-theme** Refuse Removal  
**Data** No. of persons without access to a refuse removal service

**Source** StatsSA 2011 Census  
**Indicator** -

### Spatial Implication/Comment

- The 5 wards with the most households with no access to refuse removal are (From highest to lowest)
  - Ward 13
  - Ward 14
  - Ward 10
  - Ward 1
  - Ward 4
- There has been a slight increase in the number of persons without access to refuse removal.

Map 30: Access to Refuse Removal Grahamstown



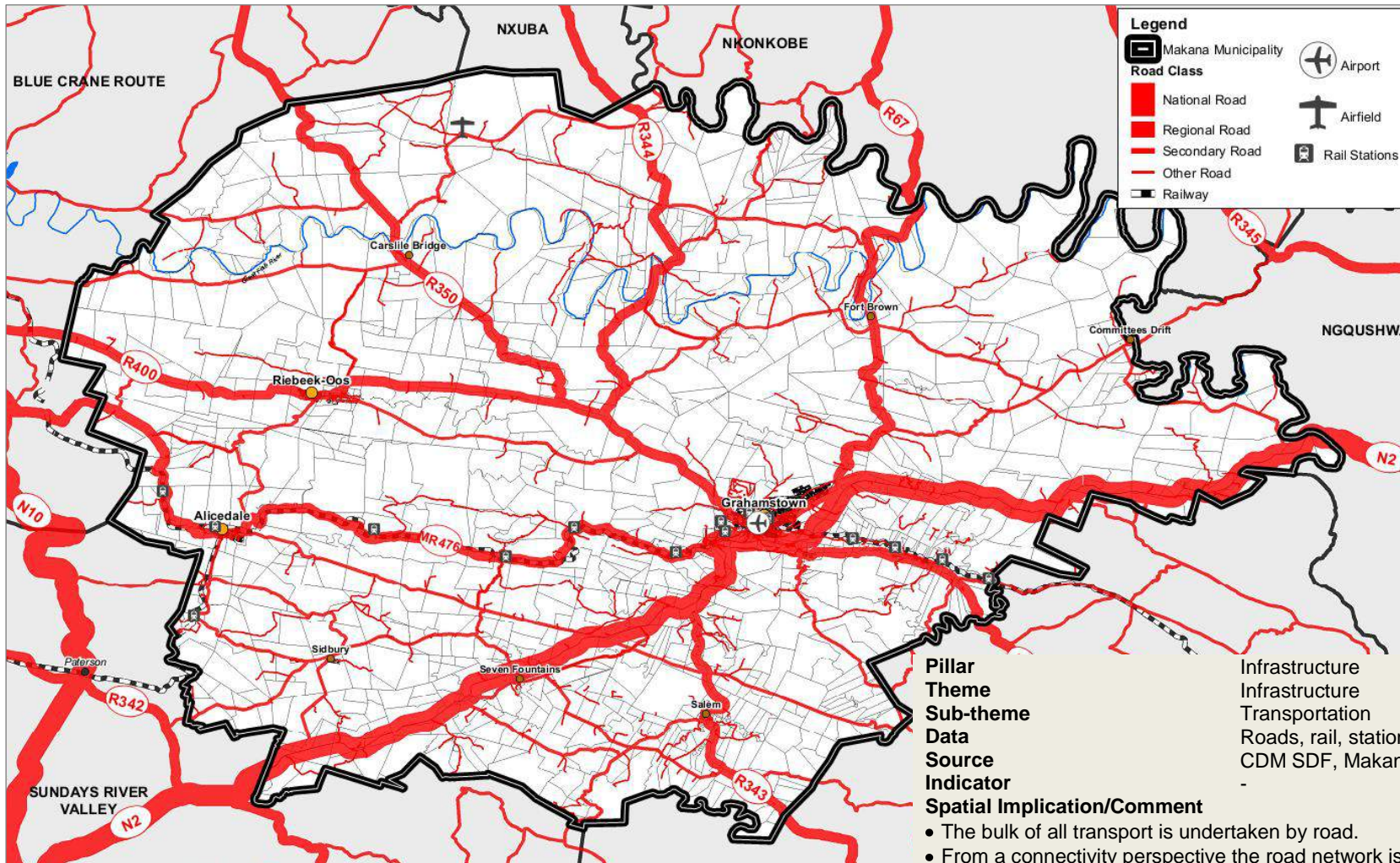
Map 31: Access to Refuse Removal Makana

Persons with no access to Refuse Removal (Superweb)	No of persons (2001)		No of persons (2011)		Change	
	Numeric	% of the total	Numeric	% of the total	Numeric	% Change
21004001: Ward 1	30	11.11	28	8.54	-2	-6.67
21004002: Ward 2	51	18.89	1	0.30	-50	-98.04
21004003: Ward 3	130	48.15	3	0.91	-127	-97.69
21004004: Ward 4	6	2.22	11	3.35	5	83.33
21004005: Ward 5	29	10.74	1	0.30	-28	-96.55
21004006: Ward 6	3	1.11	0	0.00	-3	-100.00
21004007: Ward 7	6	2.22	3	0.91	-3	-50.00
21004008: Ward 8	0	0.00	7	2.13	7	-
21004009: Ward 9	3	1.11	2	0.61	-1	-33.33
21004010: Ward 10	3	1.11	29	8.84	26	866.67
21004011: Ward 11	6	2.22	6	1.83	0	0.00
21004012: Ward 12	3	1.11	0	0.00	-3	-100.00
21004013: Ward 13	-	-	121	36.89	-	-
21004014: Ward 14	-	-	116	35.37	-	-
<b>EC104: Makana</b>	<b>270</b>		<b>328</b>		<b>58</b>	<b>21.48</b>

Table 9: Persons with no access to Refuse Removal



## 5.4.5 Transportation



Map 32: Transportation

**Pillar Theme**  
**Sub-theme**  
**Data Source**  
**Indicator**

**Spatial Implication/Comment**

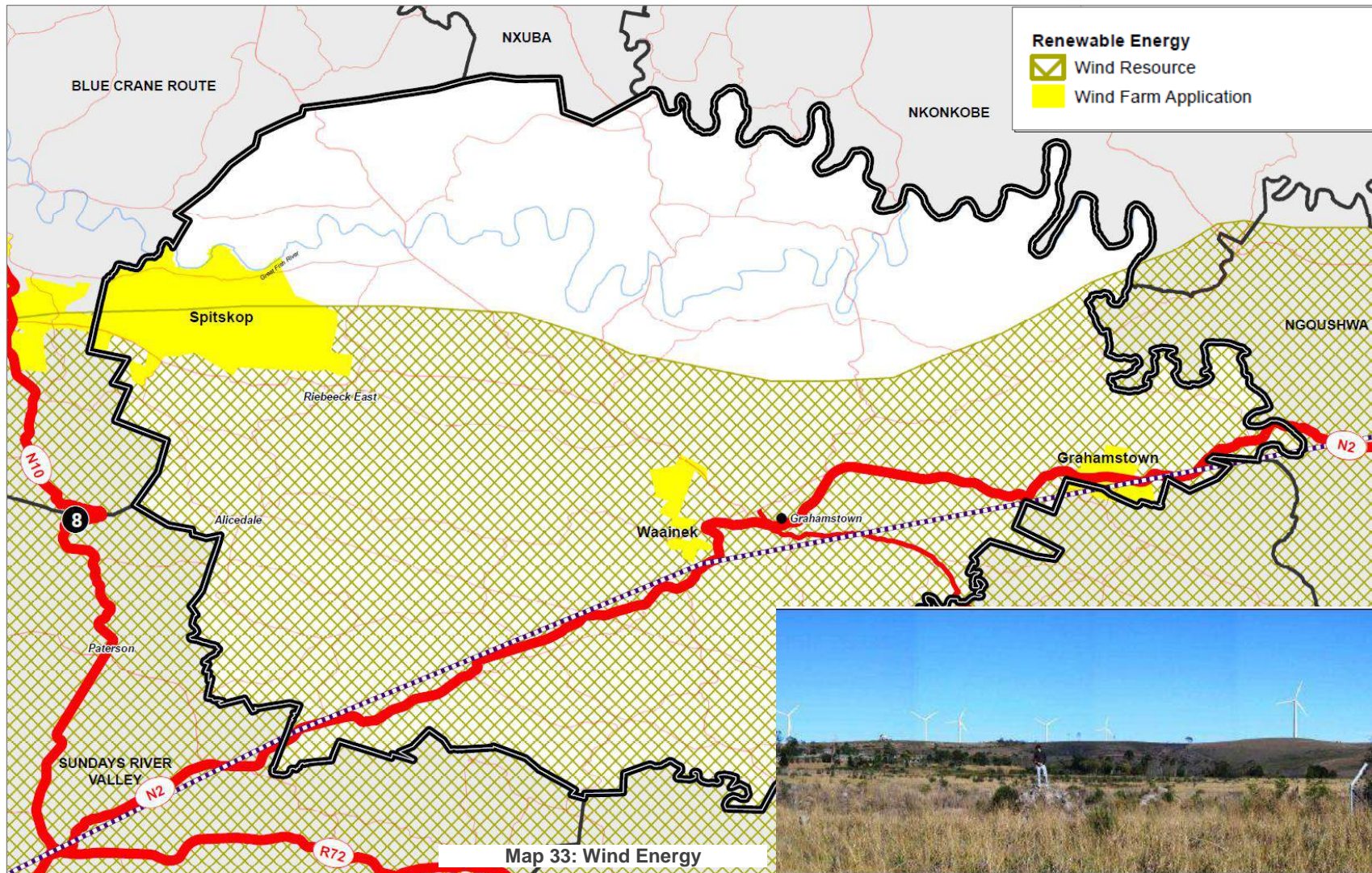
- The bulk of all transport is undertaken by road.
- From a connectivity perspective the road network is considered to be good.
- Total Length = 757.4km (588km = gravel and 169km = tarred (CDM SDF, 2009)
- A major taxi rank is situated in Grahamstown – Serving Makana, the province and nationally.
- Passenger coach services are present.
- Grahamstown is situated on the N2, which links it to East London/Bhisho and Port Elizabeth.
- The R400 links Grahamstown to Riebeeck East and the N10.
- The MR476 links Grahamstown and Alicedale.
- The R343 links Grahamstown and Salem to Kenton-on-Sea and Alexandria.
- The R350 links Grahamstown to Bedford.
- The R344 links Grahamstown to Adelaide.
- The R67 links Grahamstown to Port Alfred in the South and Fort Beaufort to the North.

**Infrastructure**  
**Infrastructure**  
**Transportation**  
 Roads, rail, stations, airports, airfields  
 CDM SDF, Makana LED strategy



### 5.4.6 Wind Energy

- The southern portion of the municipality has been identified as having potential for the development of wind energy generation infrastructure.
- Land Use and Locational Policy for Renewable Energy Projects: Cacadu District Municipality Renewable Energy Policy – This draft policy sets out criteria which will enable the evaluation of renewable energy generation infrastructure in a manner which will limit the potential negative impacts thereof.



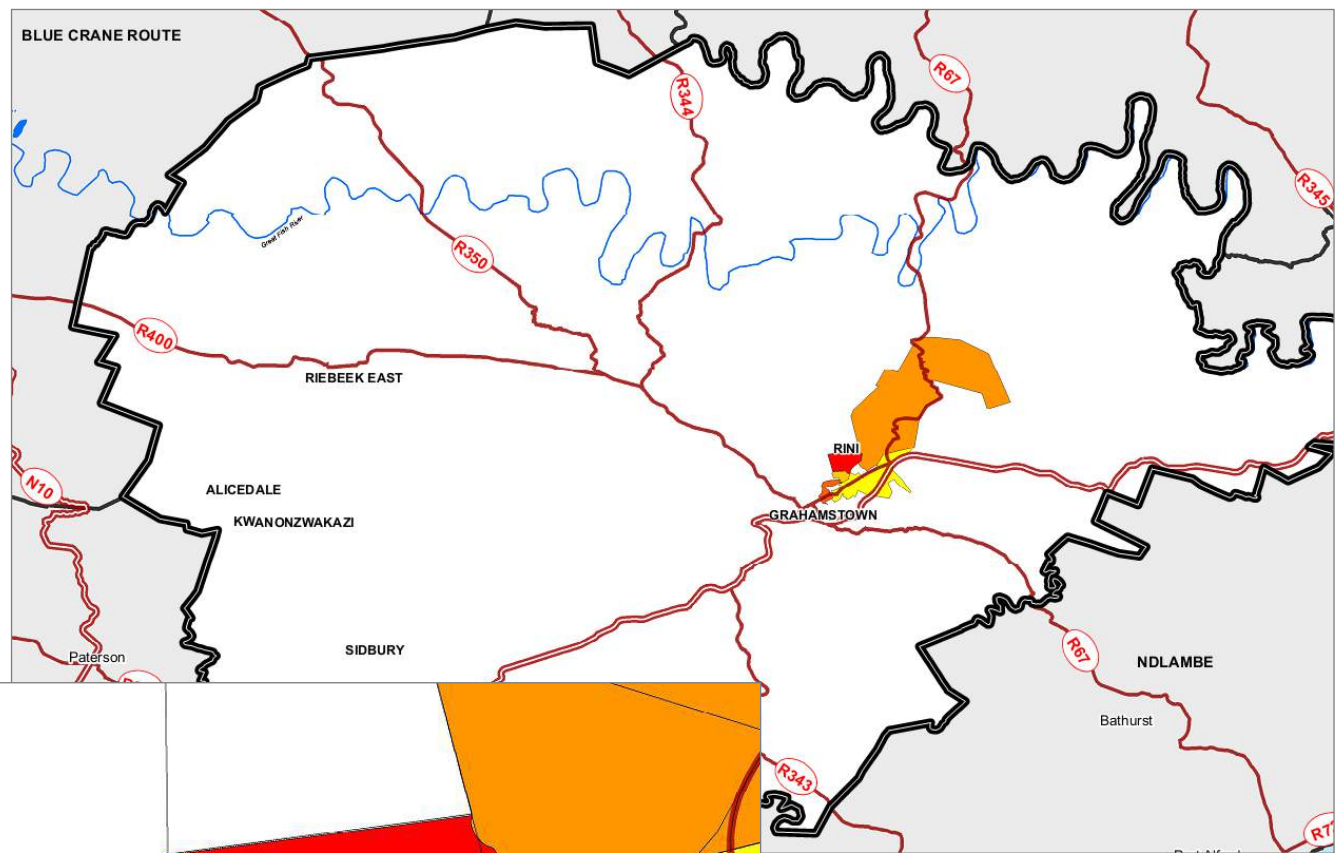
Photomontage taken next from the road that intersects the N2 going towards the old power station



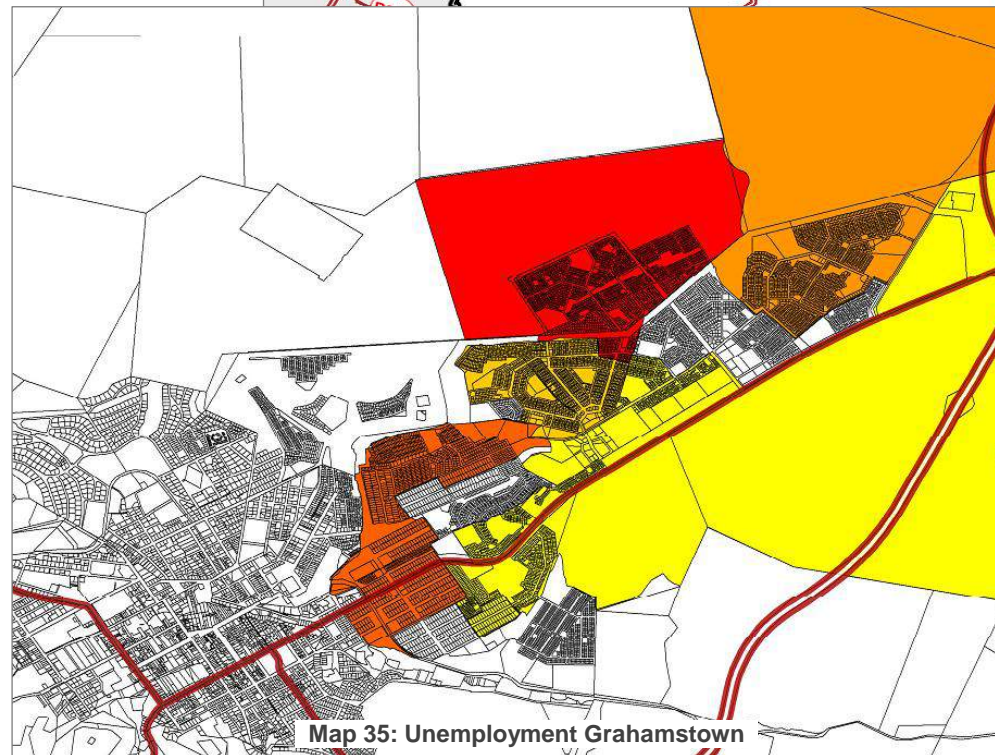
## 5.5 The Economic Pillar

### 5.5.1 Employment

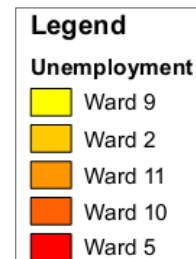
- The dominant activities in Makana are tourism, community services, trade and agriculture.
- Grahamstown's settlement function includes Education (Rhodes University).
- More than 80% of the employed people are in the formal sector.
- Grahamstown makes the highest contribution to the economy (Mainly through educational services and tourism related activities).
- The government sector is the largest contributor, followed by trade, finance and business.
- Rhodes University employs approximately 10% of the employed persons in the Municipality.
- 23 % of the households in Makana live below the poverty line.
- The 5 wards with the highest number of unemployed persons area:
  - Ward 5
  - Ward 10
  - Ward 11
  - Ward 2
  - Ward 9



Map 34: Unemployment Makana



Map 35: Unemployment Grahamstown

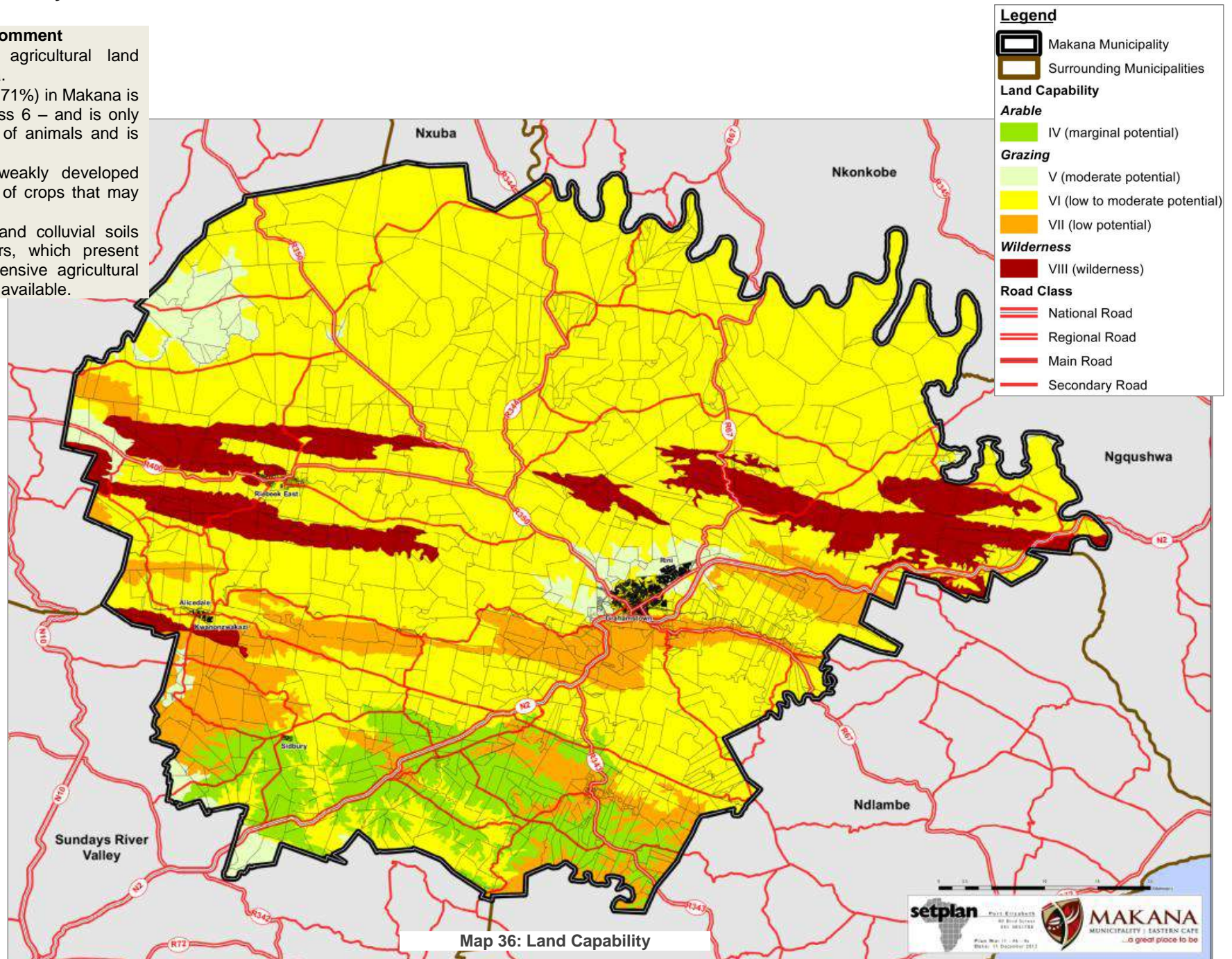




### 5.5.2 Land Capability

**Spatial Implication/Comment**

- No high potential agricultural land exists within Makana.
- Most of the land (68.71%) in Makana is classified under Class 6 – and is only suitable for grazing of animals and is non-arable
- The shallow and weakly developed soils limit the types of crops that may be planted.
- Some rich alluvial and colluvial soils exist close to rivers, which present opportunities for intensive agricultural cultivation if water is available.





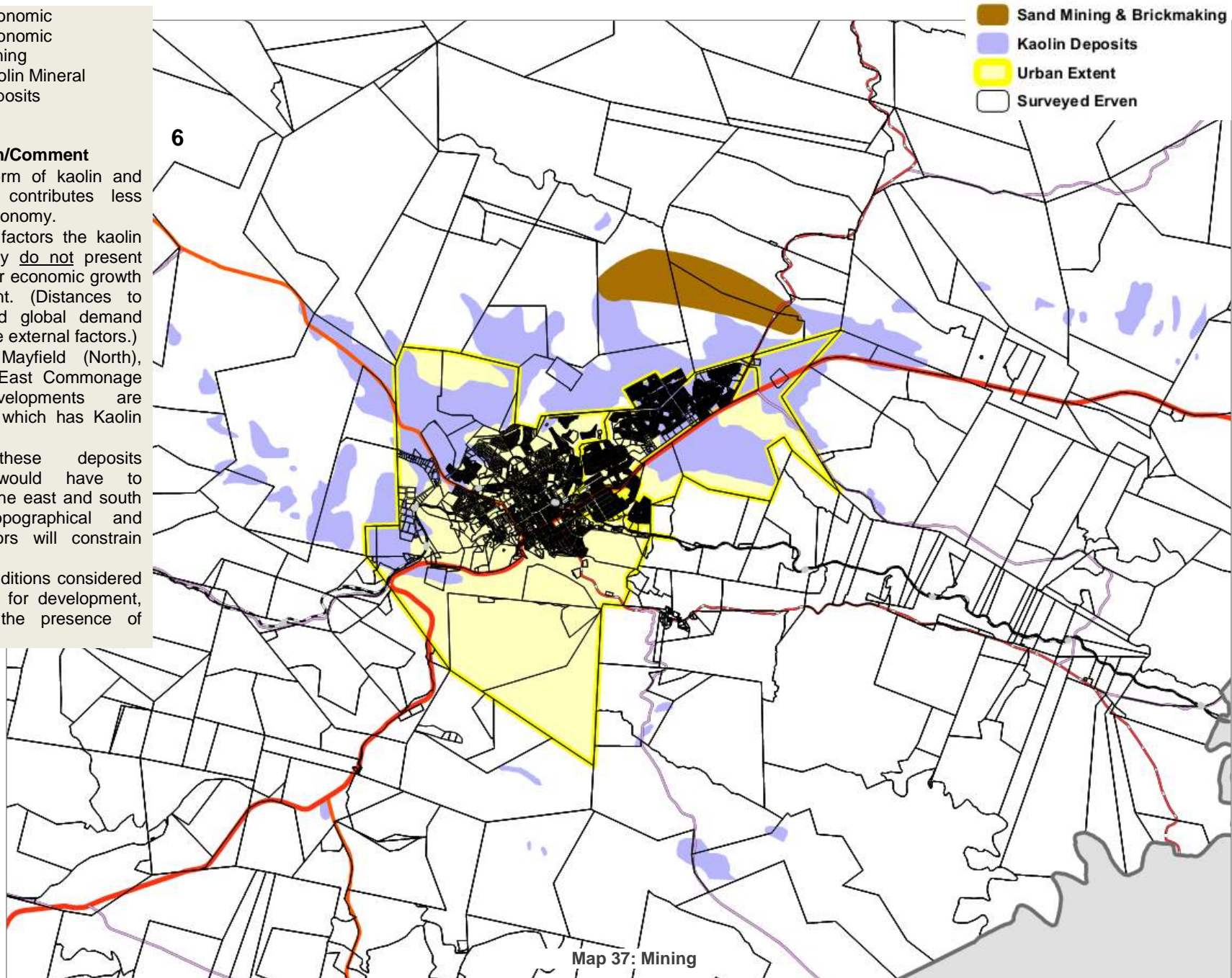
### 5.5.3 Mining

**Pillar** Economic  
**Theme** Economic  
**Sub-theme** Mining  
**Data** Kaolin Mineral deposits

**Source**  
**Indicator** -

#### Spatial Implication/Comment

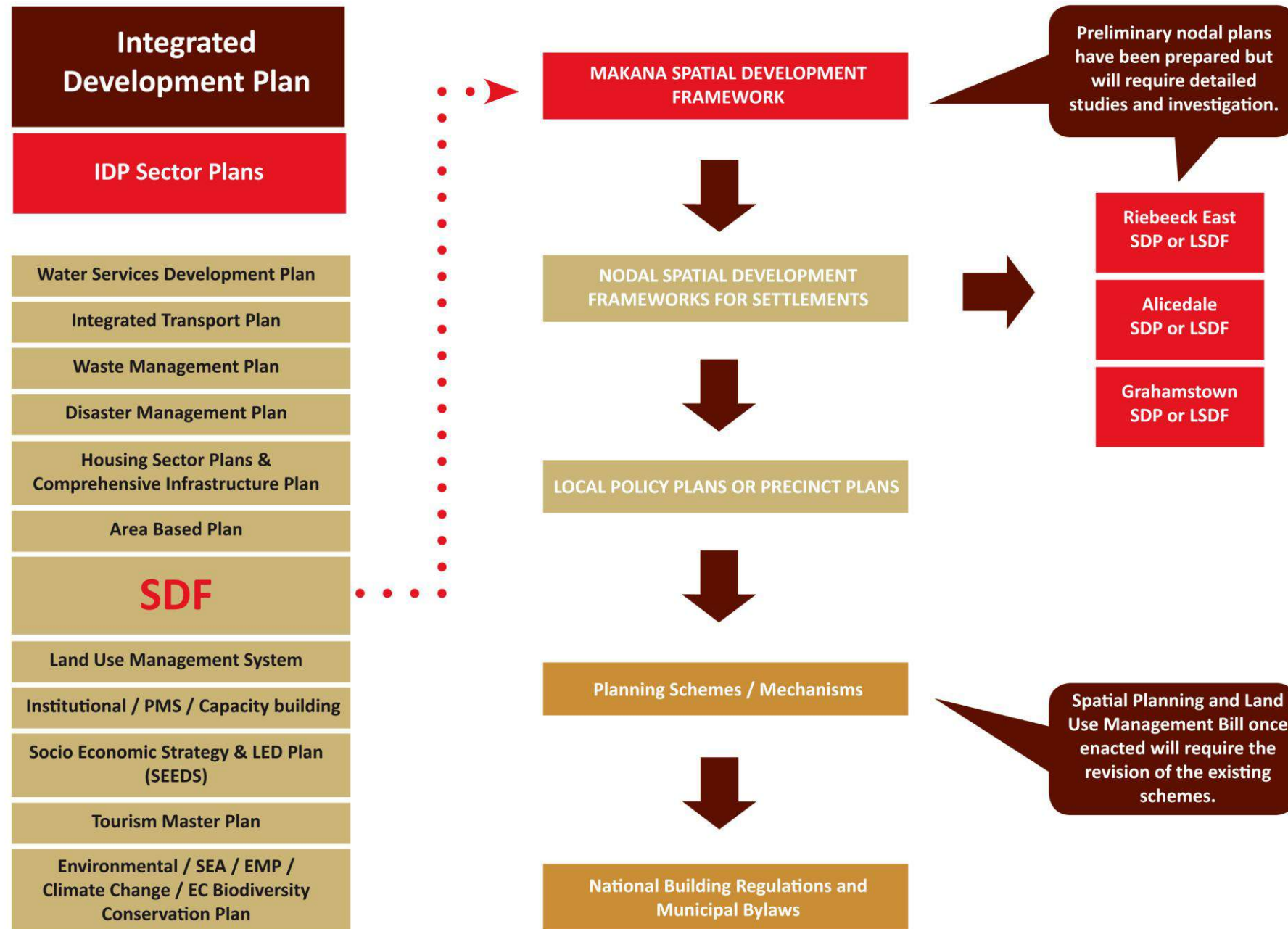
- Mining in the form of kaolin and sand quarrying contributes less than 1% to the economy.
- Due to external factors the kaolin reserves currently do not present much potential for economic growth and development. (Distances to markets, reduced global demand are some of these external factors.)
- The proposed Mayfield (North), Ethembeni and East Commonage settlement developments are located on land which has Kaolin Deposits.
- To avoid these deposits Grahamstown would have to develop toward the east and south east where topographical and biodiversity factors will constrain development.
- Geotechnical conditions considered to be favourable for development, notwithstanding the presence of kaolin.





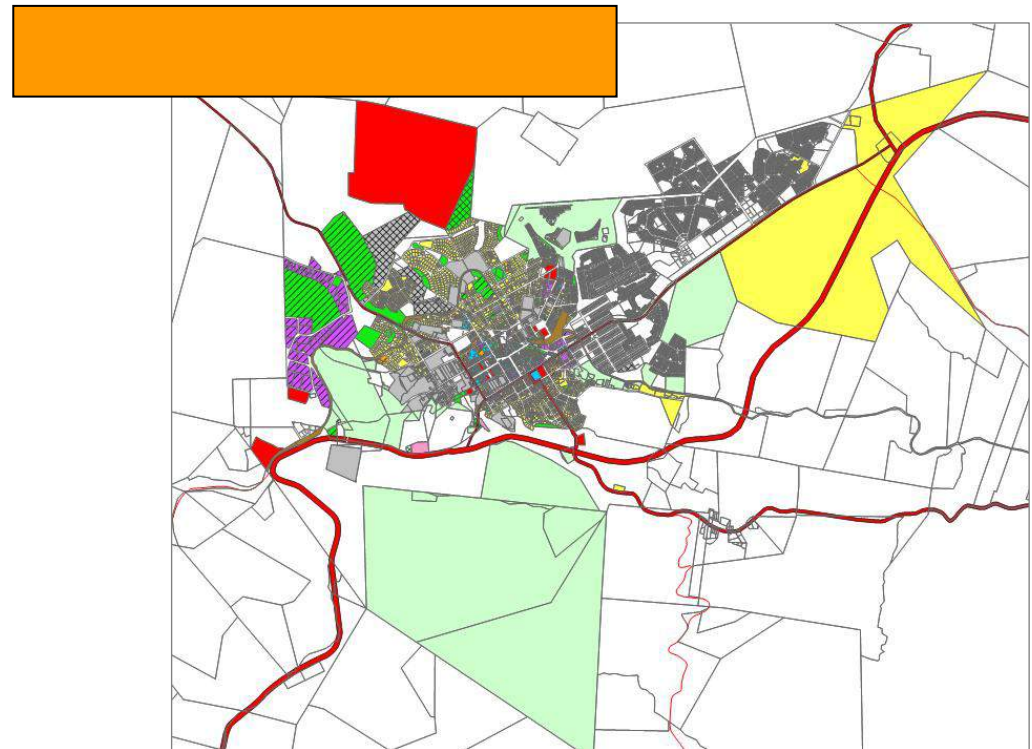
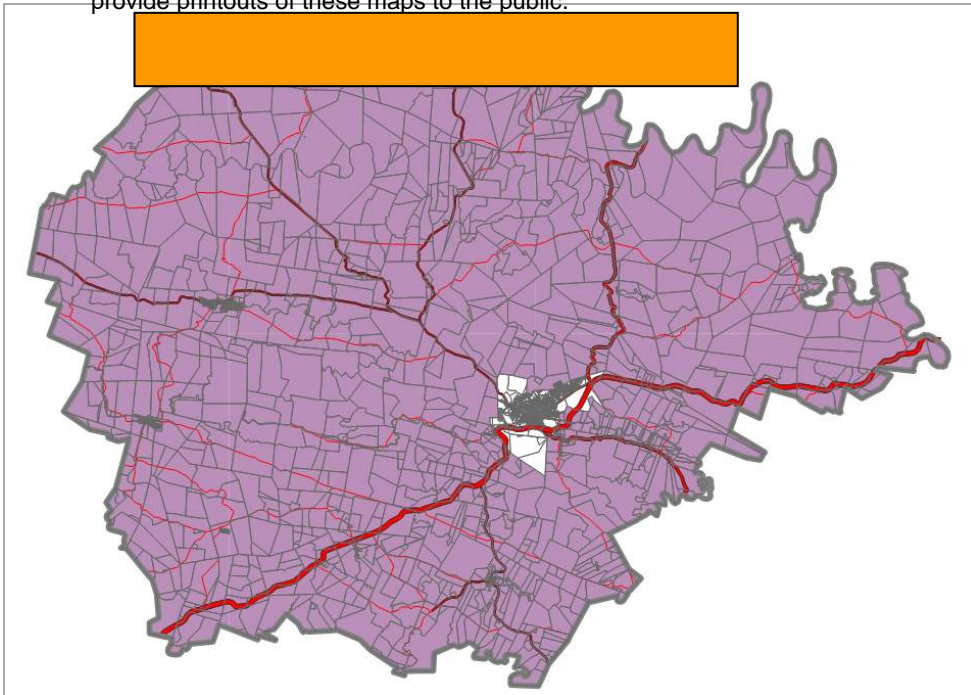
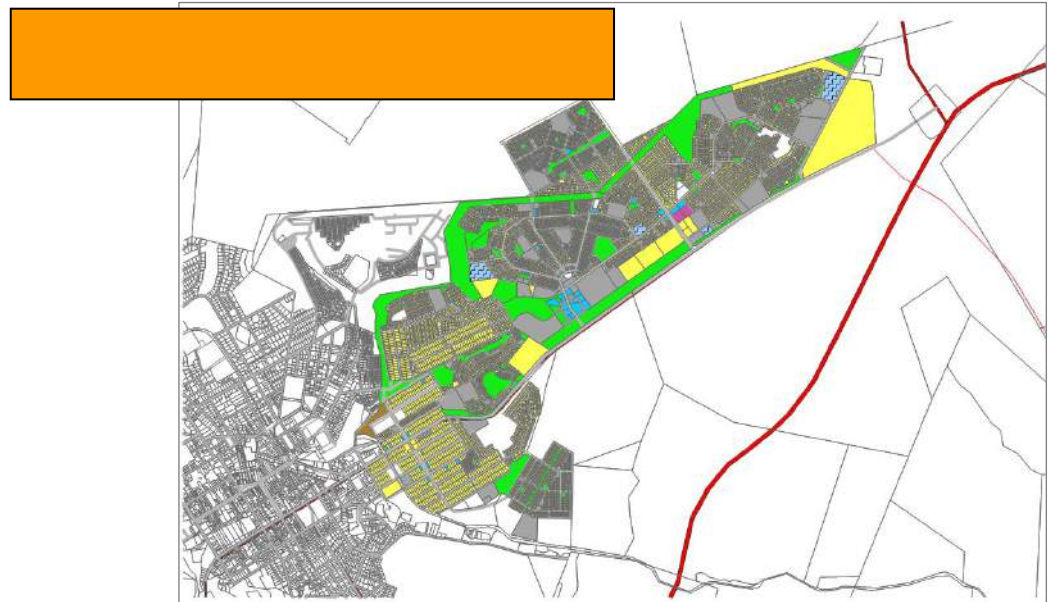
## GOVERNANCE

### 6.1 Where does the SDF fit in?



## 6.2 Town Planning Schemes

- Three town planning schemes are applicable:
  1. The Section 8 Land Use Planning Ordinance Scheme Regulations, which are relevant in the rural areas and in most of the older areas of Alicedale and Riebeeck East.
  2. The Grahamstown Town Planning Scheme regulations which are applicable in Grahamstown, but exclude Rini.
  3. The Act 4 of 1984 Town Planning Scheme Regulations, which are applicable in Rini and areas of Grahamstown East.
- The Land Use Planning Bill, which is expected to be enacted soon, will require the replacement of these schemes into an integrated land use management mechanism.
- The municipality currently experiences difficulty to keep up to date zoning maps and provide printouts of these maps to the public.





### Settlement Establishment Process (1 to 3 Years)

(Subject to funding and size of project and the availability of bulk services infrastructure – Water, sewer, electricity, roads)

NOTE: - Development Planning Applications require between 6 and 18 months depending on the necessary authorizations required

The formalization of settlements and their development is currently delayed by a lack of bulk services infrastructure.

## GREENFIELDS LAND DEVELOPMENT TIMEFRAMES AND MAJOR STEPS

### Project Planning and Feasibility Studies 6 Months

### Environmental Authorisation 8 to 12 Months

Dept of Agric  
Consent  
4 to 8 Months

Dept of Roads  
Consent  
2 to 4 Months

Water Licence

Waste Licence  
Waste Licence

Heritage Approval

Bulk Services Plans  
and Design

### Land Use Planning Authorisation 3 to 5 Months

Pegging and Approval of General Plan by  
Surveyor General  
3 to 4 Months

Preparation of  
Deeds and  
Transfer

Installation of services  
4 to 12 Months

Services Tender preparation and  
adjudication  
3 to 4 Months

Funding Approval  
(6 Months)

Beneficiary Administration  
(Housing subsidy Projects)

## 6.4 Legislative Framework

This section provides a brief overview of the overarching legislation and policy guidelines applicable to land use management.

### Constitution of the Republic of South Africa, 1996

The Bill of Rights enshrines the rights of all people in our country and affirms the democratic values of human dignity, equality and freedom.

- Section 24: Everyone has the right to an environment which is not harmful to their health or well-being.
- Section 26. (1): Everyone has the right to have access to adequate housing.
- Section 152 spells out the objectives of local government i.e. insuring access to at least basic services and facilitating economic development within a framework of financial sustainability.



### The National Spatial Development Perspective (NSDP) (2006)

The National Spatial Development Perspective (NSDP), adopted in 2005, establishes a spatial framework for allocating public investment to different parts of the country in such a manner that the greatest measure of benefits could be obtained from such investment. This is done through an in-depth understanding of the national space economy. Key points include:

- Economic growth is a prerequisite for the achievement of poverty alleviation.
- Government has a constitutional obligation to provide basic services to all citizens wherever they reside.

- Beyond basic services, government spending on fixed investment should be focused on localities of economic growth and/or economic potential.
- In localities with low demonstrated economic potential, government should, beyond the provision of basic services, concentrate primarily on human capital development.
- Future settlement and economic development opportunities should be channelled into activity corridors and nodes.

### National Development Plan (2011)

The National Development Plan for 2030 (2011) puts forward three scenarios to create approximately 11 million jobs by 2030, and reduce unemployment to about 6% by 2030. The NDP accentuates the need for poverty and inequality reduction by putting in place fundamental incentives and policy directives. Communal farming, tenure security, education and skills development, as well as improved levels of accessibility through public transport are all emphasized as key strategies to transform urban as well as rural spaces. It accepts the need to support centres of competitiveness, but also argues for unlocking potentials in lagging regions.

The Plan sets out 3 key targets relating to human settlement:

1. More people living closer to their places of work
2. Better quality public transport
3. More jobs in or close to dense urban townships

As well as the associated actions required in achieving these goals:

- Clear strategy for densification of cities through land-use planning. Stop building houses on poorly located land and shift greater resources to informal settlement upgrading, provided that they are in areas close to jobs.
- Massive investment to ensure safe, reliable and affordable public transport
- Provide incentives to move jobs to dense townships
- Focused strategy on the housing gap market, involving banks, subsidies and employer housing schemes. In particular, taking steps to ensure that women are not discriminated against in terms of home ownership and financing.

The commission proposes a differentiated rural development strategy: "Agricultural development based on successful land reform, employment creation and strong environmental safeguards. To achieve this irrigated agriculture and dry land production should be expanded, beginning with smallholder farmers where possible.

Quality basic services, particularly education, health care and public transport. Well-functioning and supported communities will enable people to develop the capabilities to seek economic opportunities. This will enable people to contribute to developing their communities through remittances and the transfer of skills, which will contribute to the local economy.

In areas with greater economic potential, industries such as agro-processing, tourism, fisheries and small enterprise development should be developed."

With regards to informal settlements the Plan calls for the recognition of the role that these areas play as well as the enhancement of existing national programmes for



upgrading. The NDP proposes the development of legal instruments to regularize informal settlements through the use of special zones in land-use management schemes for example.

Community organizations must also be encouraged and funding arrangements must ensure that resources are channeled into public infrastructure, facilities and spaces – not just housing.

#### **Municipal Systems Act (Act 32 of 2000)**

Chapter 5 provides for the preparation of IDPs:

- *S26(e) lists an SDF as a core component of an IDP and requires that the SDF provides basic guidelines for a municipal land use management system*
- *S24(1) requires that municipalities should align their planning with national and provincial planning, as well as those of affected municipalities*

#### **Local Government: Municipal Planning and Performance Management Regulations (GN R796 of 2001)**

Establishes more detailed requirements for Spatial Development Frameworks.:

#### **Development Facilitation Act, 1995**

Establishes principles to which spatial planning and management should adhere:

- Promote the integration of social, economic, institutional and physical aspects of land development.
- Promote integrated land development in rural and urban areas in support of each other.
- Promote the availability of residential and employment opportunities in close proximity to or integrated with each other.
- Optimise the use of existing resources relating to agriculture, land, minerals, bulk infrastructure, roads, transportation and social facilities.
- Promote a diverse combination of land uses, also at the level of individual erven or subdivisions of land.
- Discourage the phenomenon of urban sprawl in urban areas and contribute to the development of more compact towns and cities.
- Contribute to the correction of historically distorted spatial patterns of settlement in the Republic and to the optimum use of existing infrastructure in excess of current needs.
- Encourage environmentally sustainable land development practices and processes.

#### **4. Spatial Planning and Land Use Management Bill (2013) SPLUMB**

SPLUMB provides a framework for spatial planning and land use management in the Republic and specifies the relationship between spatial planning and Land Use Management Systems and other kinds of planning. The Bill provides for:

- inclusive, developmental, equitable, and efficient spatial forward planning at the different spheres of the Republic across different geographic scales
- a framework for the monitoring, coordination and review of the spatial planning and Land Use Management System;
- policies, principles, norms and standards for spatial development planning and land use management;
- mechanisms to coordinate different land development processes and to reduce duplication of procedures relevant to land development;
- the addressing of past spatial and regulatory imbalances and to promote greater consistency and uniformity in application procedures and decision-making structures for provincial and municipal authorities responsible for land use decisions and development applications and for appeal procedures;
- the establishment, functions and operations of Provincial Planning Tribunals and Municipal Planning tribunals;
- the control and enforcement of land use and development measures;
- The Bill identifies Municipalities as the primary land use regulators and requires district and local municipalities to align their spatial development frameworks and land use schemes as required by the MSA

#### **National Water Act (36 of 1998)**

The National Water Act (Act 36 of 1998 as amended – (NWA) is founded on the principles of sustainable use of water for the benefit of all users. To this end the NWA puts in place measures for the integrated management of water resources by water catchment management agencies.

#### **National Heritage Resources Act (25 of 1999)**

The National Heritage Resources Act (Act 25 of 1999 - NHRA) introduced an integrated system for the identification, protection and management of heritage resources nationally, provincially and at municipal level.

#### **Municipal Financial Management Act (56 of 2003)**

To secure sound and sustainable management of Municipal financial affairs, and in particular the management and disposal of public assets, particularly land.

#### **Subdivision of Agricultural Land Act 70 of 1970**

This Act regulates the subdivision of agricultural land, with the intention of securing the viability of agricultural land parcels. All subdivisions of agricultural land requires the consent of the relevant Minister.

### **National Environmental Management Act no.107 of 1998**

Establishes principles for decision-making on matters affecting the environment and has the goal of ensuring that development is socially, environmentally and economically sustainable. The act also promotes equal access to environmental resources, benefits and services to meet basic human needs. The development of land needs to comply with the provisions of this Act.

### **National Environmental Management Protected Areas Act, 2003 (Act 57 of 2003)**

This Act provides for the protection and conservation of ecologically viable areas that are representative of South Africa's biological diversity and its natural landscapes and seascapes. Of particular importance for spatial planning is the fact that the Act (Chapter 2) makes provision for a System of Protected Areas in South Africa. These include nature reserves, wilderness areas, protected environment, world heritage sites, forest areas and mountain catchment areas.

### **The National Land Transport Act, 2009 (Act 5 of 2009)**

The purpose of the act is to provide for the transformation and restructuring of the national land transport system of the country. Chapter 4 of the Act sets out general principles for transport planning and its relationship with land use and development planning.

"Land transport planning must be integrated with the land development and land use planning processes, and the integrated transport plans required by this Act are designed to give structure to the function of municipal planning mentioned in Part B of Schedule 4 to the Constitution, and must be accommodated in and form an essential part of integrated development plans, with due regard to legislation applicable to local government, and its integrated transport plan must form the transport component of the integrated development plan of the municipality."

### **National Housing Act, 1997 (Act no. 107 of 1997) and**

This Act provides for the facilitation of a sustainable housing development process and lays down general principles applicable to housing development:

### **The Comprehensive Plan for Development of Sustainable Human Settlements (Breaking New Ground) (BNG) (2004)**

This policy is fundamentally about the need to move away from a housing-only approach to a more holistic development of human settlements, including the provision of social and economic infrastructure. Sustainable Human Settlements should comprise-

- Safe and secure environments.
- Adequate access to economic opportunities.
- A mix of safe and secure housing and tenure types.
- Reliable and affordable basic services, educational, entertainment, health, welfare and police services within a Multi-purpose cluster concept.

- Compact, mixed land use, diverse, life-enhancing environments with maximum possibilities for pedestrian movement and transit.
- Low-income housing in close proximity to areas of opportunity.
- Integrated, functional and environmentally sustainable human settlements, towns, and cities.

## **National Housing Code 2009**

The National Housing Code, 2009 sets the underlying policy principles, guidelines and norms and standards which apply to Government's various housing assistance programmes introduced since 1994 and updated.

The purpose of this guide is to provide an easy to understand overview of the various housing subsidy instruments available to assist low income households to access adequate housing. The detailed description of the policy principles, guidelines, qualification criteria and norms and standards are available in the National Housing Code.



An overview is given of the 16 current National Housing programmes in the Housing Code. These are:

1. Integrated Residential Development Programme
2. Upgrading Of Informal Settlements
3. Provision Of Social And Economic Facilities
4. Housing Assistance In Emergency Circumstances
5. Social Housing Programme
6. Institutional Subsidies
7. Community Residential Units Programme
8. Individual Subsidy Programme
9. Rural Subsidy: Communal Land Rights
10. Consolidation Subsidy Programme
11. Enhanced Extended Discount Benefit Scheme
12. Rectification Of Certain Residential Properties Created Under The Pre-1994 Housing Dispensation
13. Housing Chapters Of An Integrated Development Plan
14. Operational Capital Budget (Ops/Cap)
15. Enhanced People's Housing Process
16. Farm Residents Housing Assistance Programme

### **The National Housing Code, 2009**

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- Consolidation Subsidy Programme
- Enhanced Extended Discount Benefit Scheme
- Rectification Of Certain Residential Properties Created Under The Pre-1994 Housing Dispensation
- Housing Chapters Of An Integrated Development Plan
- Operational Capital Budget (Ops/Cap)
- Enhanced People's Housing Process
- Farm Residents Housing Assistance Programme

### **Outcome 8 Delivery Agreements: Sustainable Human Settlements and Improved Quality of Household Life**

Government has agreed on 12 outcomes as a key focus of work. Each outcome has a limited number of measurable outputs with target and each output is linked to a set of activities that will help achieve the targets and contribute to the outcome. Each of the 12 outcomes has a delivery agreement which in most cases involves all spheres of government and a range of partners outside government. Combined, these agreements reflect government's delivery and implementation plans for its foremost priorities. Outcome 8 has particular relevance to the SDF as it deals with human settlements and quality of life.

Outputs & Delivery Agreements (Outcome 8):

**Output 1:** Accelerated Delivery of Housing Opportunities Between the Minister and provincial MEC's as per the IGR Act.

**Output 2:** Access to basic services. Between Minister of Human Settlements and the Minister of Cooperative Governance

**Output 3:** Output 3: Efficient Utilisation of Land for Human Between the Minister of Human Settlements and the Ministers of Public Works, Public Enterprises Settlements Development and Rural Development and Land Reform.

For **Output 4** on Improved Property Market the Department of Human Settlements will work closely with the National Treasury.

### **Comprehensive Rural Development Programme, 2009 (CRDP)**

The strategic objective of the CRDP is to achieve social cohesion and development among rural communities through:

- Coordinated and integrated broad based agrarian transformation
- An improved land reform programme
- Strategic investments in economic and social infrastructure.

### **The Eastern Cape Spatial Development Plan (PSDP) (2010)**

This plan was originally prepared in 2003 and updated in 2010 to align with the National Spatial Development Perspective, the Provincial Growth and Development Plan and Municipal IDP's and SDF's. The PSDP intends to achieve the following:

- Provision of a co-ordinating provincial spatial framework to direct public sector investment towards a common vision and set of objectives.

- Provision of a broad policy framework to give direction to all other development agencies in the Province.
- Enable public investment programmes to be more efficient.
- Opportunities to create an environment within which communities and the private sector can operate more effectively to achieve sustainable economic growth in the Province.
- Protection of the natural environmental systems.
- Efficient use of resources at Provincial Level.
- Prevention of duplication of effort by different department and spheres of government.
- Enable all municipalities to work within a broad policy framework when preparing IDP's and SDF's.

### **National Climate Change Response White Paper (2011)**

The National Climate Change Response White Paper (NCCR) was published in October 2011 and "presents the SA Government's vision for an effective climate change response and the long-term, just transition to a climate-resilient and lower carbon economy and society".

### **RSA Green Economy Accord (2011)**

South Africa's Green Economy Accord was launched at COP17 in November 2011, as one of a series of agreements in which social partners (labour, business, Nedlac and government) committed to working together to achieve the goals of the New Growth Path that sets a goal of creating five million new jobs by 2020. The Green Economy Accord is described by the South African government as being "one of the most comprehensive social pacts on green jobs in the world, that builds partnerships to create 300 000 new jobs by 2020, in economic activities as diverse as energy generation, manufacturing of products that reduce carbon emissions, farming activities to provide feedstock for bio-fuels, soil and environmental management and eco-tourism." (SA Govt Information, 2011). The accord places a strong emphasis on a localisation strategy fostering local industrial capacity, local jobs and local technological innovation.



## 7 SPATIAL PLANNING GUIDING PRINCIPLES

The EC Provincial SDF has set out the following core values to inform spatial planning and development and has identified non-negotiable spatial resource areas in the Province which need to be taken up in the Makana SDF.

### Core Values

- Environmental integrity and sustainability through achieving a balance between safeguarding natural resources, optimizing the livelihoods of communities and developing a flourishing economy;
- Optimum use of existing resources including agriculture, forestry, renewable energy potential, already impacted land (brownfield areas) minerals, bulk infrastructure, roads, transportation and social facilities;
- Reduced settlement sprawl and more compact formalised settlement through densification and diverse, mixed land uses;
- Economy and efficiency of development clustered along strategic transport routes;
- Integration, synergy and linkages between urban and rural areas supported by appropriate infrastructure;
- Community based spatial planning and enforceable land use management based on agreed sustainable community development codes with unified provincial legislation; and
- Correction of the historically distorted spatial patterns of settlement with optimum use of existing infrastructure, integration of residential and employment opportunities in close proximity to each other;
- Achieving integrated development at community level;
- Integrated spatial development plans (SDFs) which are the principal development management tool for all stakeholders, across the province ("wall to wall") founded on flourishing livelihoods, conserving natural resources and the needs of community neighbourhoods (sustainable development)

### Non-negotiable resources

- Critical biodiversity areas, protected nature reserves and parks.
- Forestry areas and high potential agricultural areas.

The Makana IDP has set out a vision and identified areas on which the municipal resources should be focused. As the SDF is a spatially focused document which gives effect to the IDP the focus areas have been interpreted below from a spatial planning perspective.

### **Makana SDF Focus Areas**

#### Spatially Relevant Focus Areas:

- Expediting the provision of services such as roads, alternative water source, and provision of alternative energy sources for rural and urban areas
- Addressing housing backlog
- Addressing fragmented spatial planning in urban areas and land distribution rural area
- Ageing infrastructure
- Sustainable Human Settlements
- Rural development, land reforms, food production
- Sustainable development  
(\*source, Makana IDP Review 2012-2017)

### **Makana Municipal Vision**

Makana Municipality strives to ensure sustainable, affordable, equitable and quality services in a just, friendly, secure and healthy environment, which promotes social and economic growth for all.



## 8 SPATIAL OUTCOMES

### 8.1 Environment

**Pillar** Environment

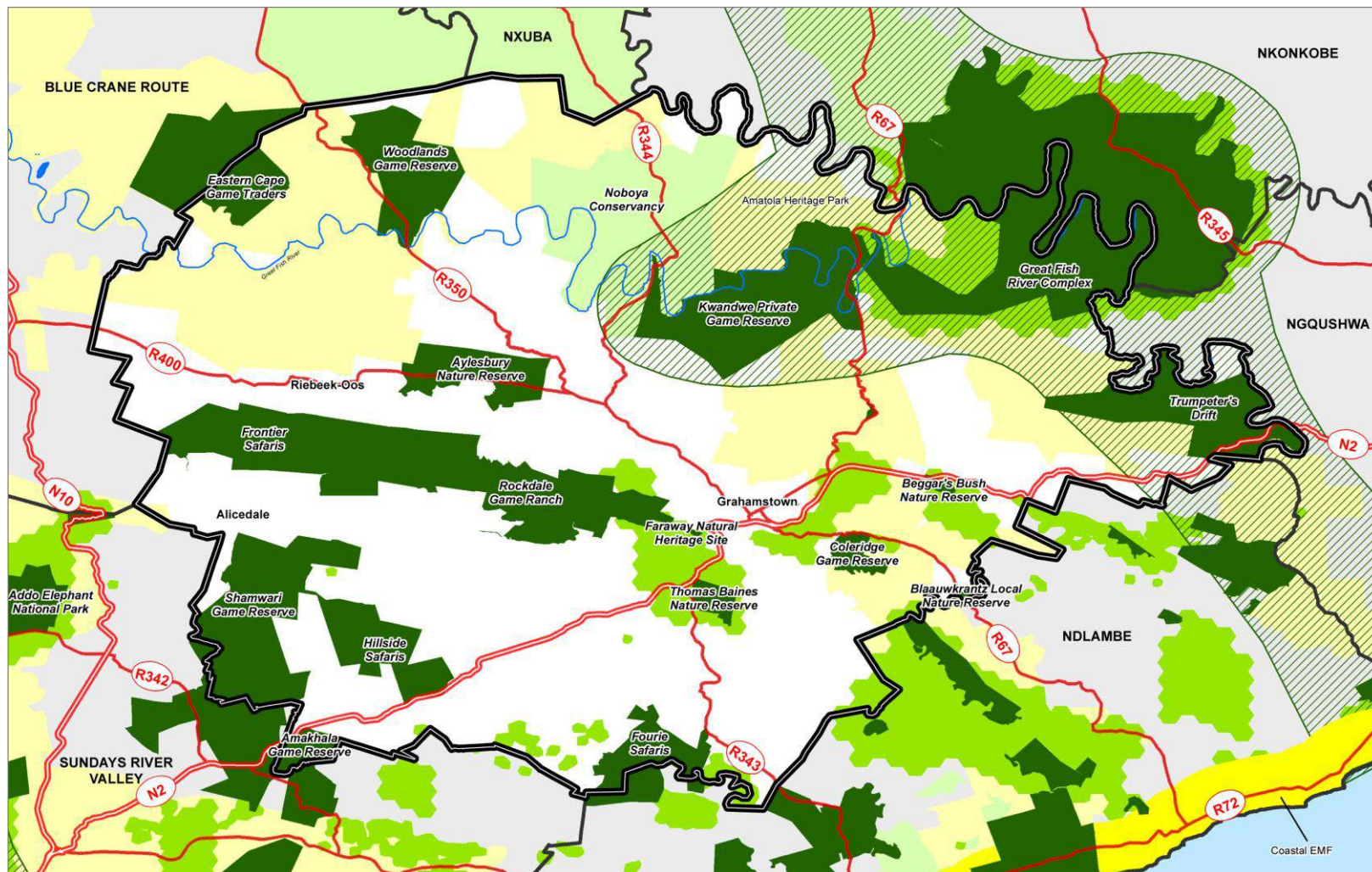
**Priority** Basic Service Delivery and Infrastructure Development

#### Key Issues

- The ECPSDF has identified a biodiversity footprint that from a Provincial perspective, is considered to be 'non-negotiable'.
- This footprint has been adopted into the CDM SDF and needs to be accommodated into the Makana SDF.
- Cognisance needs to be taken of the protected area expansion areas.
- There are critical biodiversity areas that fall outside of the protected area network.
- The extent and location of the components of the Environmental Footprint have not been 'ground truthed'

#### Strategies

- Map the ECPSDF biodiversity framework (Critical biodiversity areas, protected nature reserves and parks etc.)
- Make the information available to all stakeholders.
- Specific attention needs to be given to the critical biodiversity areas that fall outside of the protected area network.
- Determine guidelines and actions to ensure that the environmental footprint is achieved.
- Ensure that the provisions of NEMA are applied.
- Establish partnerships with the relevant stakeholders to ensure cross border alignment.
- The accurate identification of the various components of the environmental network needs to be undertaken, either on a project by project basis through the EIA process or by means of a specific verification process.



Map 38: Environment

#### Legend

##### Biodiversity

- Protected Areas
- Expanded Conservation Areas
- Critical Biodiversity Areas
- Conservancies
- CBA Corridor 1
- Coastal EMF

## 8.2 Human Settlement and Social Development

**Pillar** Human Settlement and Social Development

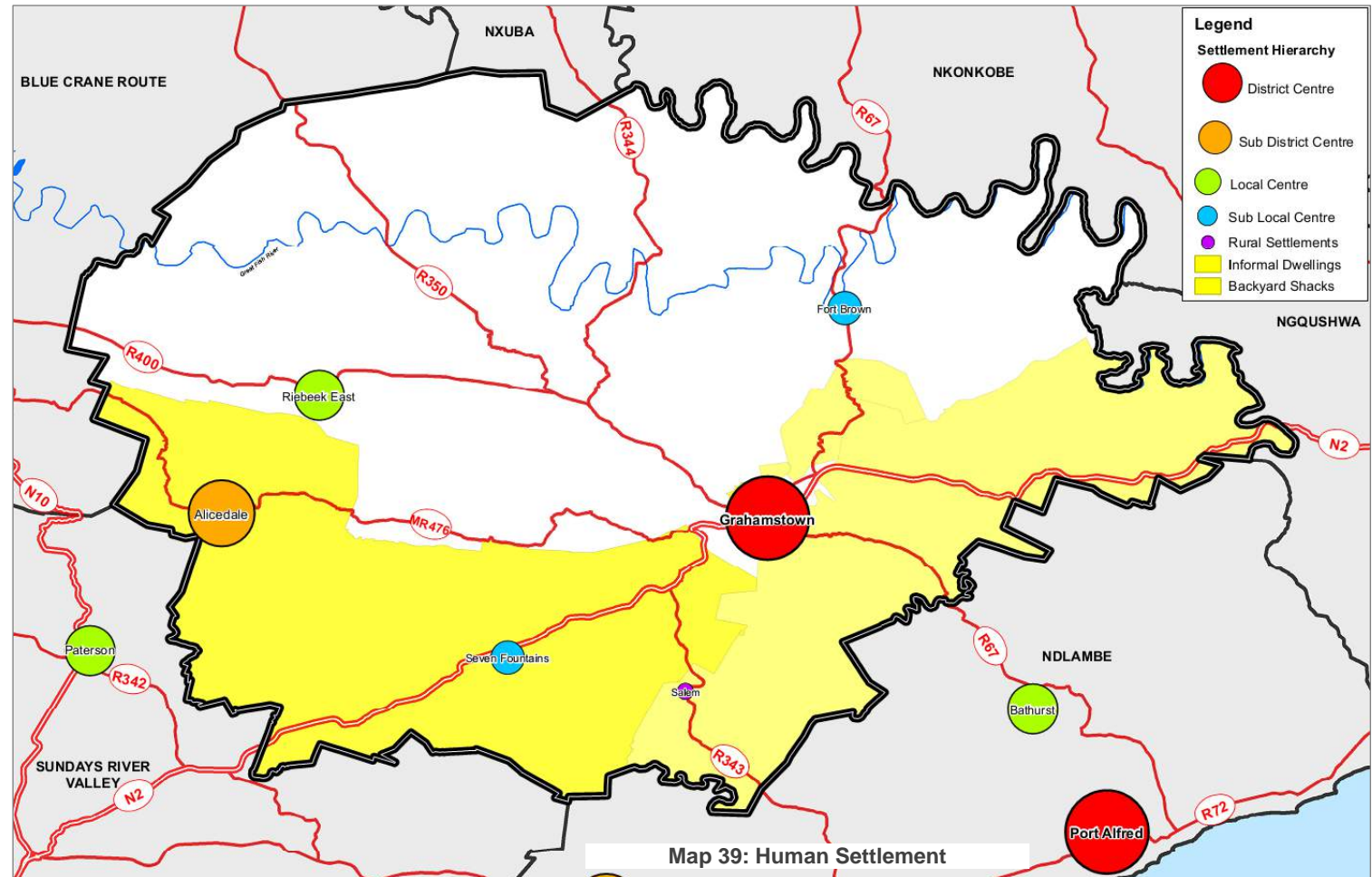
**IDP Priority** Basic Service Delivery And Infrastructure Development & Community and Social Cohesion

### Key Issues

- The Department of Human Settlements is tasked with the funding of and development of Human Settlements.
- Makana Municipality is mandated with making appropriate land available to meet the housing demand (Either through the guidance of the existing market forces (private development) or through State funded development processes.
- Informal dwellings are concentrated in Wards 3, 10, 11, 13 and 14.
- Backyard shacks are concentrated in Wards 3, 5, 7, 10 and 14.
- There is a significant housing backlog (Approx. 8 000 in Grahamstown, 1000 in Alicedale and 450 in Riebeeck East)
- Mayfield Phase 2 is under construction.
- The Ethembeni Settlement plan is in preparation.
- The Alicedale housing project has received Environmental Authorisation and the Township Establishment is now underway.
- The CDM settlement structure has been adopted.
- There is low population growth of less than 1% per year.
- Settlement development needs to be concentrated in the existing nodes.
- There is a demand for middle income dwellings.
- Guidelines need to be established for the provision of social and community facilities in the settlements.
- Settlement formalisation is underway in Seven Fountains and Fort Brown.

### Spatial Strategies

- Identify areas for focused Human Settlement investment.
- Adopt a human settlement structure that recognises social, economic and functional potential.
- Adopt guidelines for the provision of social and administrative facilities.
- Promote sustainable compact and integrated human settlements.





## 8.2.1 Settlement Function






Based on the Cacadu District categorisation of Settlements the Makana settlements and associated functions are set out in the table below.

Settlement Type	Settlement Name	Settlement Function	Spatial Planning Priority
District Centre	<ul style="list-style-type: none"> <li>Grahamstown</li> </ul>	<ul style="list-style-type: none"> <li>District-level administrative centre.</li> <li>Major District service centre for commercial and social goods and services.</li> <li>Education centre</li> <li>Industrial centre for value-adding processes and local-based manufacturing.</li> <li>Residential development covering full range of economic bands.</li> <li>Tourism</li> </ul>	<ul style="list-style-type: none"> <li>Managed urban expansion and public-funded housing development at higher densities in integrated settlement developments</li> <li>Urban level of service infrastructure development (i.e. higher order level) to cater for expansion</li> <li>Upgrade and maintenance of existing infrastructure</li> <li>CBD management and focus on urban aesthetics</li> <li>Environmental management (Game Reserve)</li> <li>Commonage expansion and management</li> </ul>
Sub-District Centre	<ul style="list-style-type: none"> <li>n/a</li> </ul>	n/a	n/a
Local Centre	<ul style="list-style-type: none"> <li>Alicedale</li> </ul>	<ul style="list-style-type: none"> <li>Local-scale administrative centre.</li> <li>Local-scale service centre for commercial and social goods and services.</li> <li>Residential development covering limited range of economic bands (Middle-income – Low-income).</li> <li>Potential for value-adding agro-industrial processes.</li> <li>Potential for event-related tourism events.</li> </ul>	<ul style="list-style-type: none"> <li>Limit urbanization (sustainability) – Focus on infrastructure and settlement backlogs and natural growth patterns.</li> <li>Urban aesthetics and land use management (to support local tourism) – CBD regeneration.</li> <li>Maintenance and upgrade of urban level of service infrastructure.</li> <li>Environmental management (to support local tourism).</li> <li>Identify adequate commonage land to enable food security and economic activity associated with stock.</li> </ul>
Sub-Local Centre	<ul style="list-style-type: none"> <li>Seven Fountains</li> <li>Fort Brown</li> <li>Riebeeck East</li> </ul>	<ul style="list-style-type: none"> <li>Minor administrative functions.</li> <li>Minor service centre for social goods and services.</li> <li>Focused support of local economic initiatives-agriculture-based.</li> </ul>	<ul style="list-style-type: none"> <li>Prevent urban expansion beyond the planned accommodation for backlogs in human settlements (Focus on the formalisation of informal dwellings and back yard shacks) and infrastructure.</li> <li>Areas where higher order facilities should be focused in first instance.</li> <li>Maintenance and upgrade of existing infrastructure.</li> <li>Basic level of service extension with provision for higher levels of service where feasible and sustainable.</li> <li>Local planning to maximise use of existing resources.</li> <li>Identify adequate commonage land to enable food security and economic activity associated with stock.</li> </ul>
Rural Settlements	<ul style="list-style-type: none"> <li>Salem</li> <li>Sidbury</li> <li>Committee's Drift</li> </ul>	<ul style="list-style-type: none"> <li>Primarily residential and livelihood subsistence function.</li> <li>Some provision of limited social goods and services.</li> </ul>	<ul style="list-style-type: none"> <li>Basic level of service extension.</li> <li>Local land use schemes to be negotiated.</li> <li>Prevent urban expansion beyond the current planned for. Accommodation of backlogs in infrastructure and settlement (formalisation of the informal dwellings only).</li> <li>Identify adequate commonage land to enable food security and economic activity associated with stock.</li> </ul>

## 8.2.2 Social Facility Provision

The Cacadu District Municipality SDF has recommended that the Local Municipalities adopt the guidelines contained in the CSIR document Guidelines for the provision of Social Facilities in South African Cities, August 2012. These guidelines are to be applied when undertaking settlement development in Makana.

The general approaches to social facility provision, urban expansion and the spatial planning to be undertaken in the various settlements is set out in the table below:

Settlements	Human Settlements	Social Facilities	Urban Area Expansion	Spatial Planning Principle
 <b>District</b>	<ul style="list-style-type: none"> <li>• Backlogs</li> <li>• Future growth associated with potential</li> <li>• Full spectrum of housing typologies and income levels</li> </ul>	Full Provision (According to size - see table)	Urban edge to accommodate future development areas	<ul style="list-style-type: none"> <li>• Integration</li> <li>• Infill Development first</li> <li>• Densification</li> </ul>
 <b>Sub-District</b>	<ul style="list-style-type: none"> <li>• Backlogs</li> <li>• Future growth associated with potential</li> <li>• Focus on middle and lower income</li> </ul>	Full Provision (According to size - see table)	Urban edge to accommodate future development areas	<ul style="list-style-type: none"> <li>• Integration</li> <li>• Infill Development first</li> <li>• Densification</li> </ul>
 <b>Local</b>	<ul style="list-style-type: none"> <li>• Focus on backlogs and informal settlement eradication</li> <li>• Limited expansion associated with natural growth</li> <li>• Limited spectrum (middle and low)</li> </ul>	Full Provision (According to size - see table)	Limit expansion of urban area - urban edge to be restrictive.	<ul style="list-style-type: none"> <li>• Integration</li> <li>• Infill</li> <li>• Densification</li> </ul>
 <b>Sub-Local</b>	<ul style="list-style-type: none"> <li>• Focus on backlogs and informal dwelling eradication only</li> <li>• Limited spectrum of housing typologies</li> </ul>	Limited	Urban edge to limit expansion to accommodate backlogs and informal dwelling formalisation only.	<ul style="list-style-type: none"> <li>• Integration</li> <li>• Infill</li> <li>• Maximise use of existing resources</li> </ul>
 <b>Rural</b>	<ul style="list-style-type: none"> <li>• Limited to eradication of existing informal dwellings only</li> </ul>	Maintain existing facilities only if sustainable at population numbers.	Urban edge to limit development to informal dwelling formalisation only.	<ul style="list-style-type: none"> <li>• Maximise use of existing resources.</li> </ul>



## 8.3 Infrastructure

**Pillar** Infrastructure

**Priority** Basic Service Delivery And Infrastructure Development

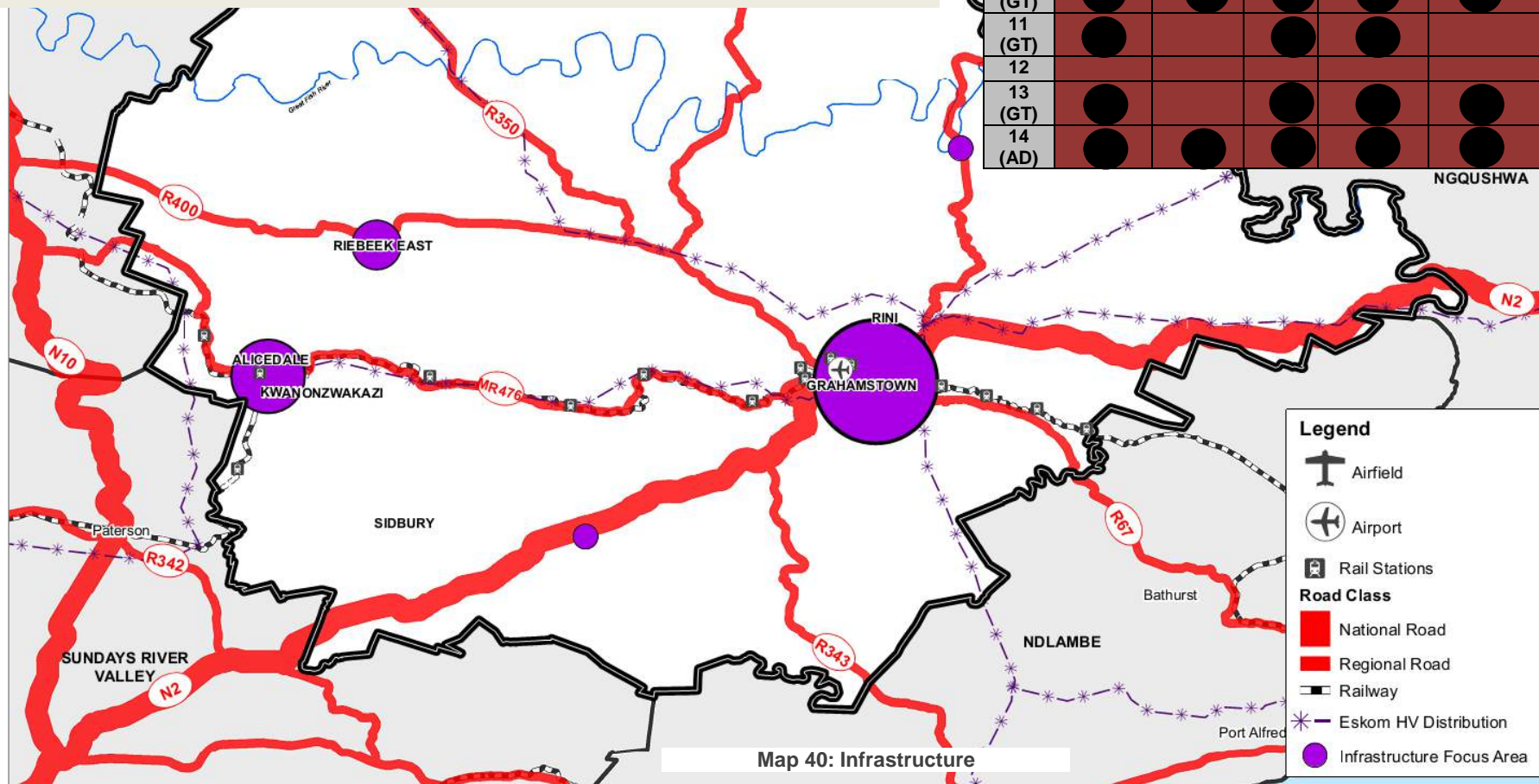
### Key Issues

- Upgrade the roads between Grahamstown and Riebeeck East as well as between Grahamstown and Alicedale from gravel to tar.
- Adopt the CDM guidelines re renewable energy. (This will limit the potential negative impacts of particularly wind and solar farms.)
- Old service infrastructure, particularly in the older parts of Grahamstown, needs upgrading and maintenance.
- Bulk infrastructure upgrading is required to address to enable the development of the necessary human settlements.
- Sufficient capacity exists for solid waste disposal.
- Grahamstown solid waste site to be relocated.
- Additional cemetery land is required in Alicedale, Riebeeck East and Grahamstown.

### Strategies

- Undertake the necessary bulk services upgrades to enable the settlement backlog to be addressed.
- Focus basic services infrastructure development in the wards set out in the adjoining table

Ward	Informal housing present	Back yard shacks present	No piped water	No electricity	No refuse collection	No access to toilets	Priority focus areas
1 (RE)			●		●	●	3
2							
3	●	●		●			3
4	●	●		●	●		1
5		●			●		1
6		●					
7		●					1
8		●					
9						●	1
10 (GT)	●	●	●	●	●	●	5
11 (GT)	●	●	●	●	●	●	4
12	●	●	●	●	●	●	
13 (GT)	●	●	●	●	●	●	5
14 (AD)	●	●	●	●	●	●	6



## 8.4 Rural Development

**Pillar** Rural Development

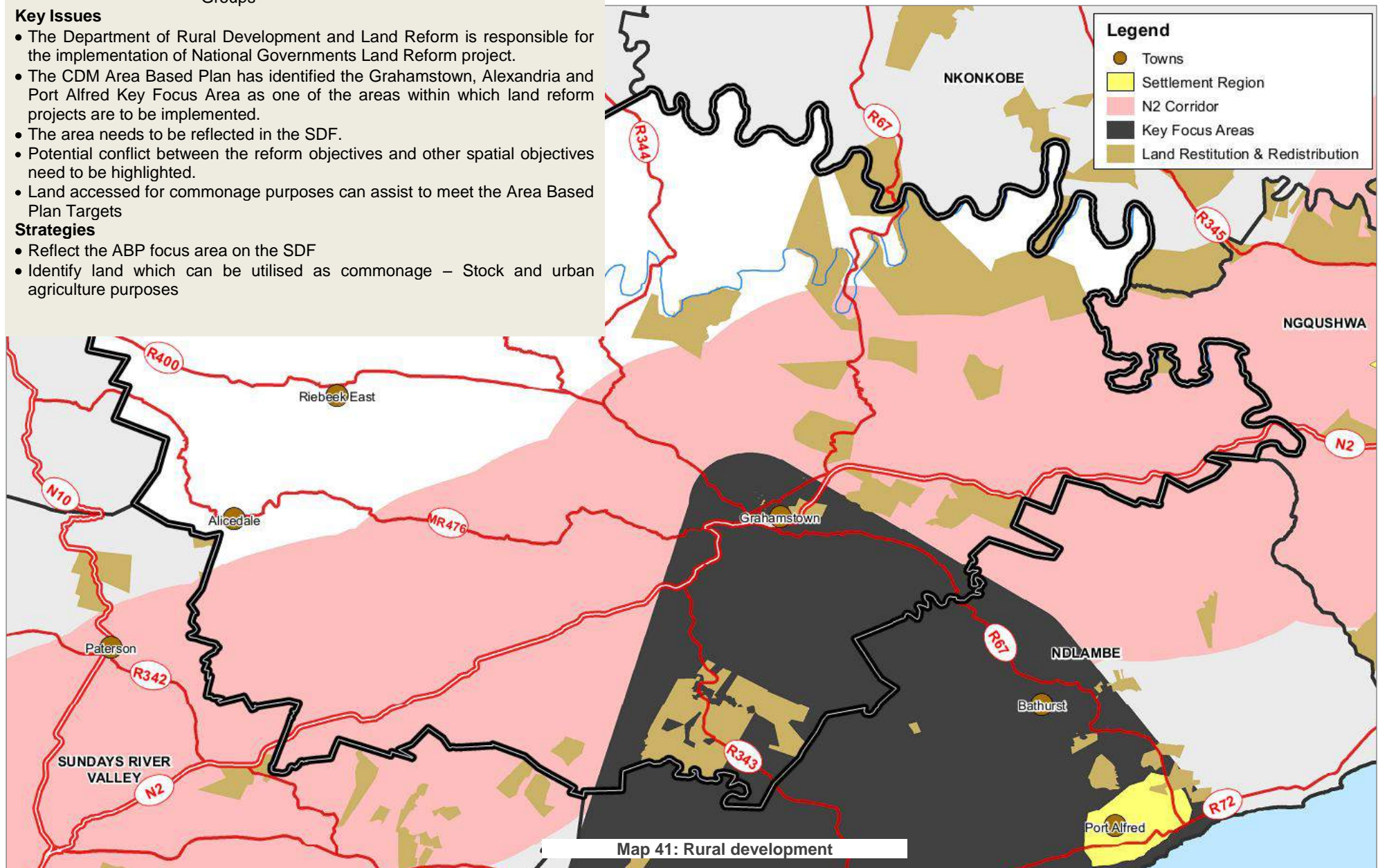
**Priority** Rural Development and Support to Vulnerable Groups

### Key Issues

- The Department of Rural Development and Land Reform is responsible for the implementation of National Governments Land Reform project.
- The CDM Area Based Plan has identified the Grahamstown, Alexandria and Port Alfred Key Focus Area as one of the areas within which land reform projects are to be implemented.
- The area needs to be reflected in the SDF.
- Potential conflict between the reform objectives and other spatial objectives need to be highlighted.
- Land accessed for commonage purposes can assist to meet the Area Based Plan Targets

### Strategies

- Reflect the ABP focus area on the SDF
- Identify land which can be utilised as commonage – Stock and urban agriculture purposes





## 8.5 Economic

**Pillar** Economic

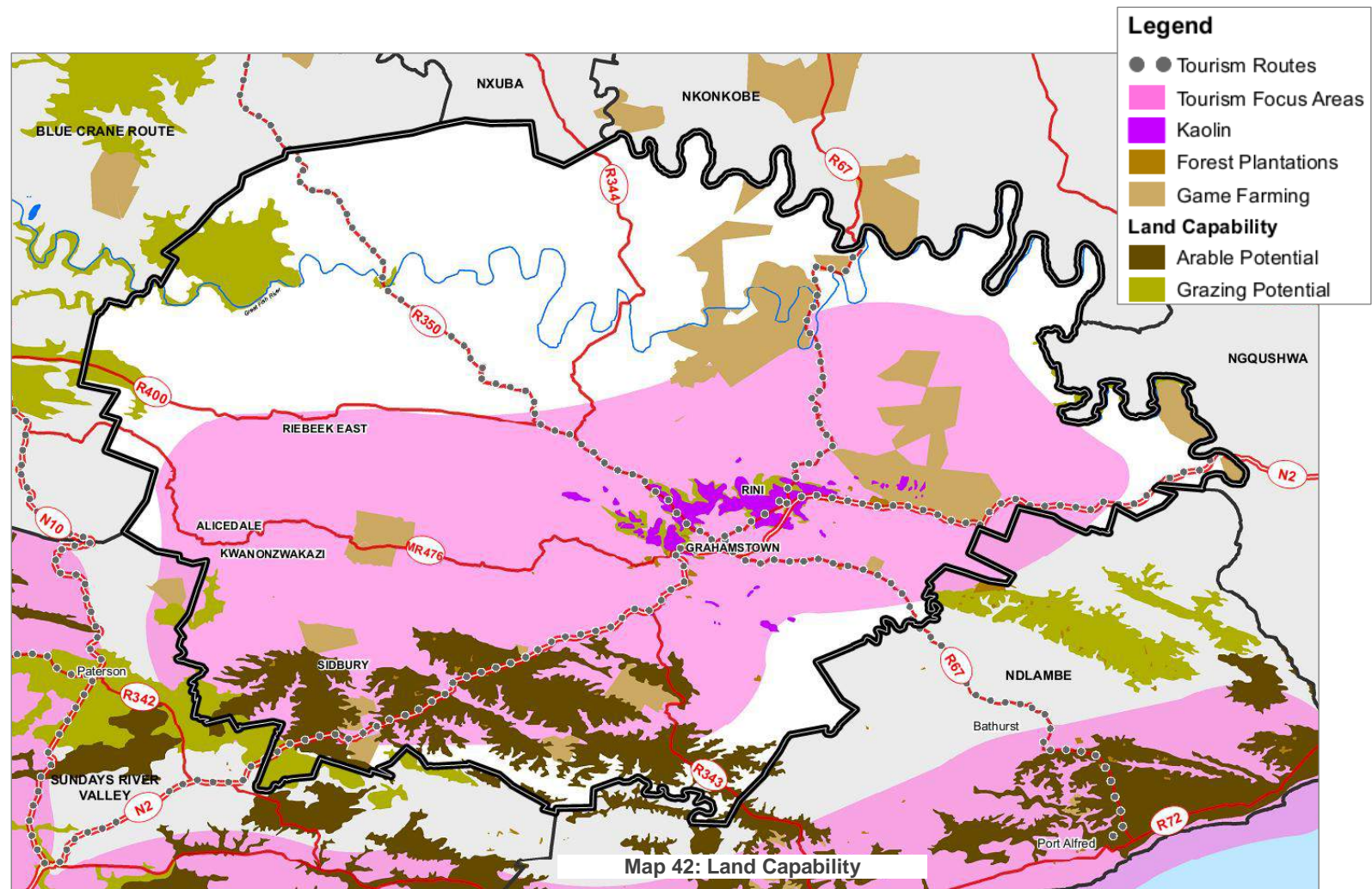
**Priority** Local Economic development

### Key Issues

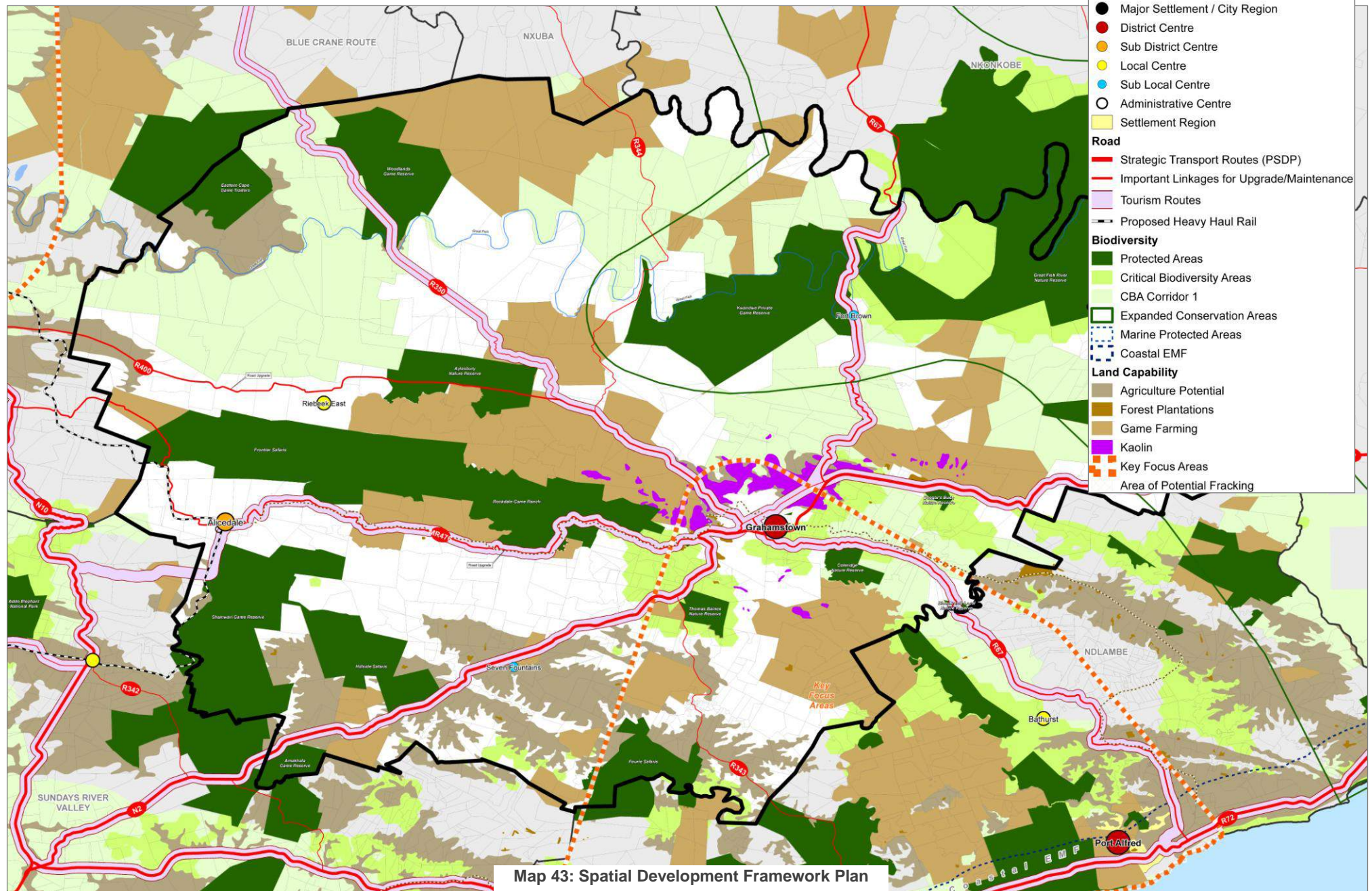
- The dominant activities in Makana are tourism, community services, trade and agriculture
- Grahamstown makes the highest contribution to the economy.
- Rhodes University employs approximately 10% of the employed persons in the Municipality
  - The 5 wards with the highest number of unemployed persons area: Ward 5, Ward 10, Ward 11, Ward 2, Ward 9.
- The conversion of the better grazing and arable land to game farming should be considered carefully – to prevent the loss of potential food production areas.
- Although the tourism and agricultural sectors are not major contributors to the economy, the natural resources of the area need to be protected.

### Spatial Strategies

- Establish guidelines to prevent the loss of resource areas (Agricultural, biodiversity, heritage etc.)
- Promote the expansion of the government and education sectors by:
  - Providing affordable middle income housing to meet the demand from government employees.
  - Ensuring that the necessary bulk services are available
  - Enable the provision of parking close to the government offices.
- Upgrade the road from both Alicedale and Riebeeck East to Grahamstown to tar.
- Upgrade the link road from Riebeeck East to Alicedale



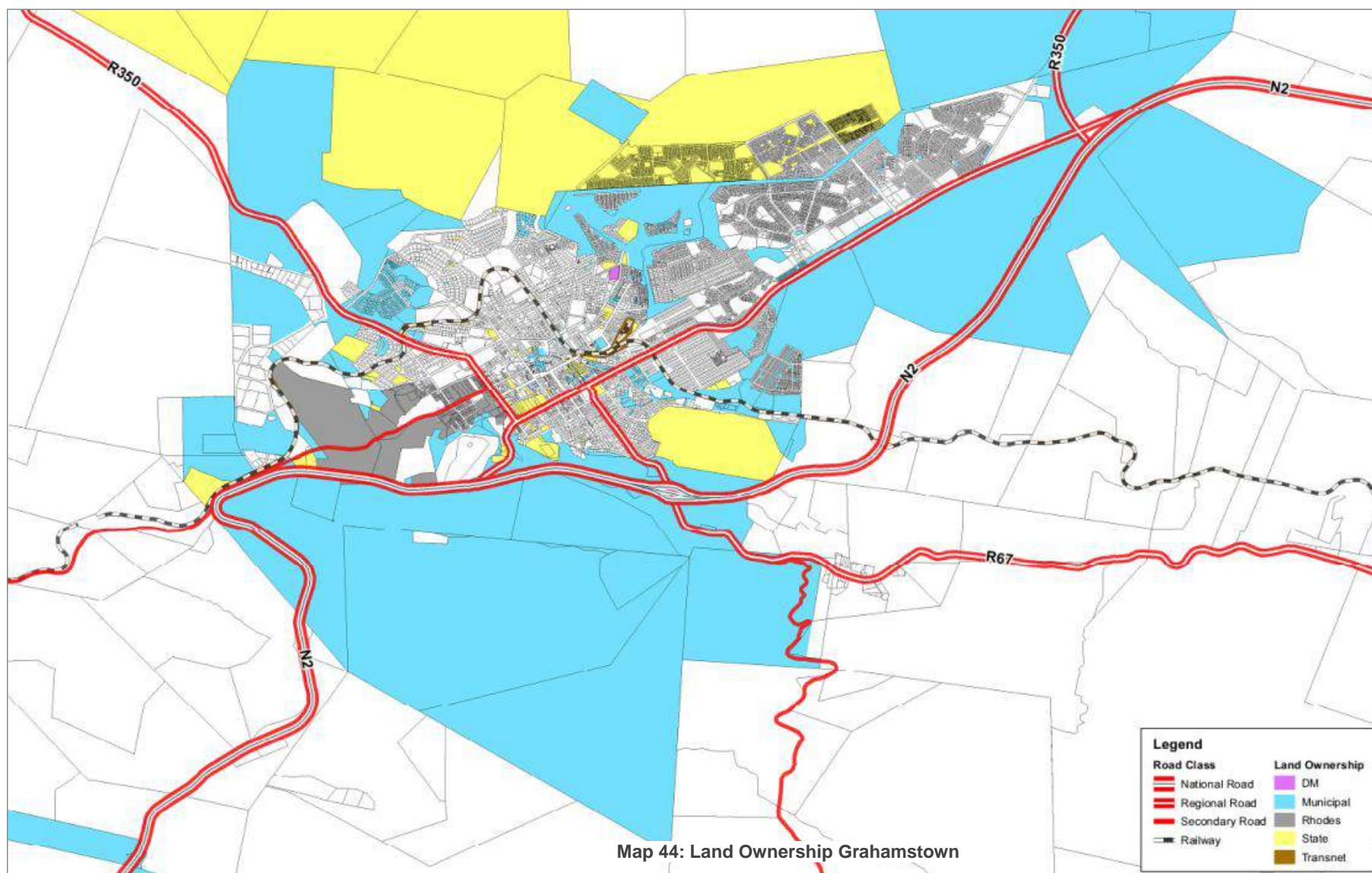




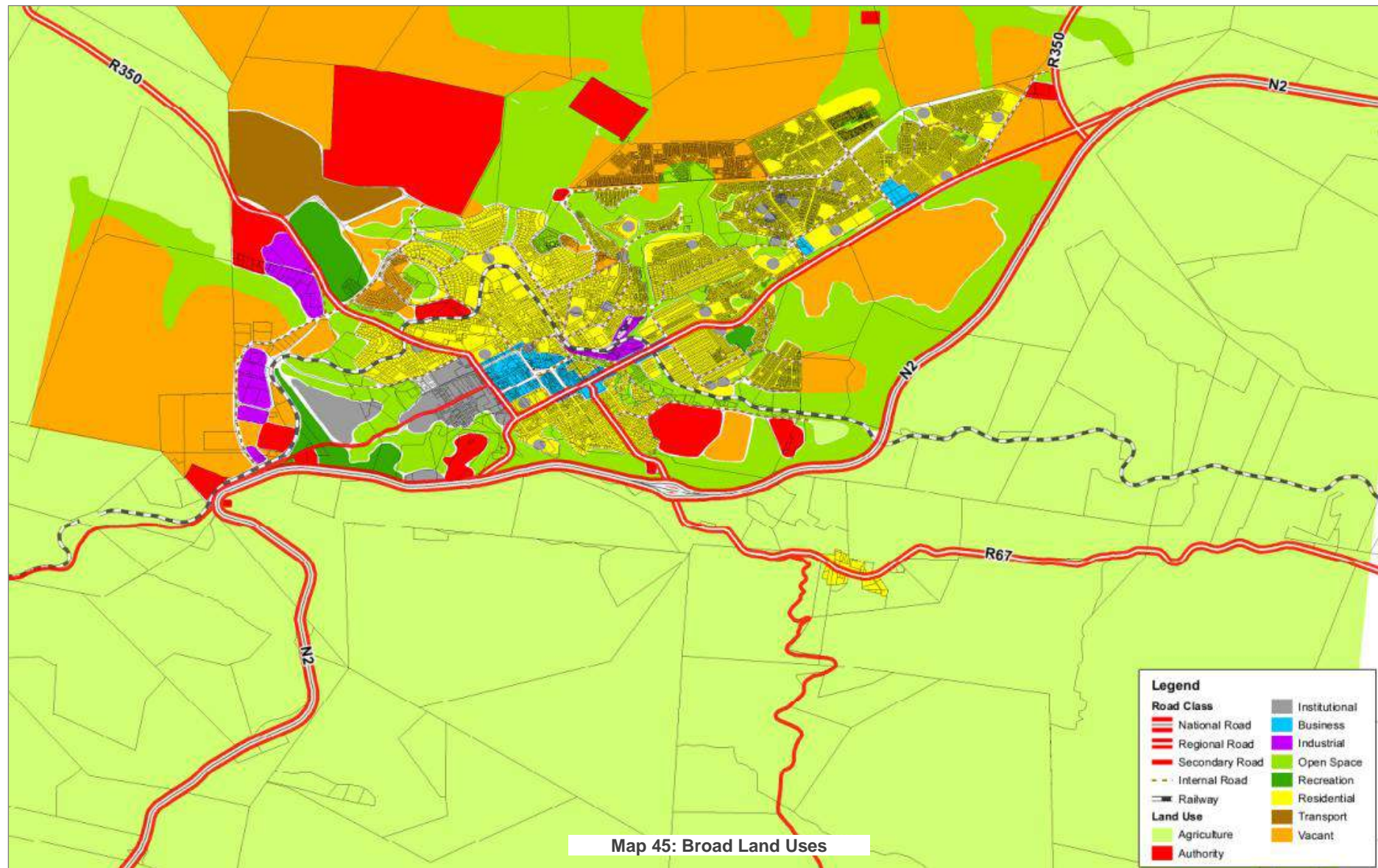


## 9.1 Grahamstown Settlement Plan

### 9.1.1 Land Ownership



## 9.1.2 Broad Land Uses





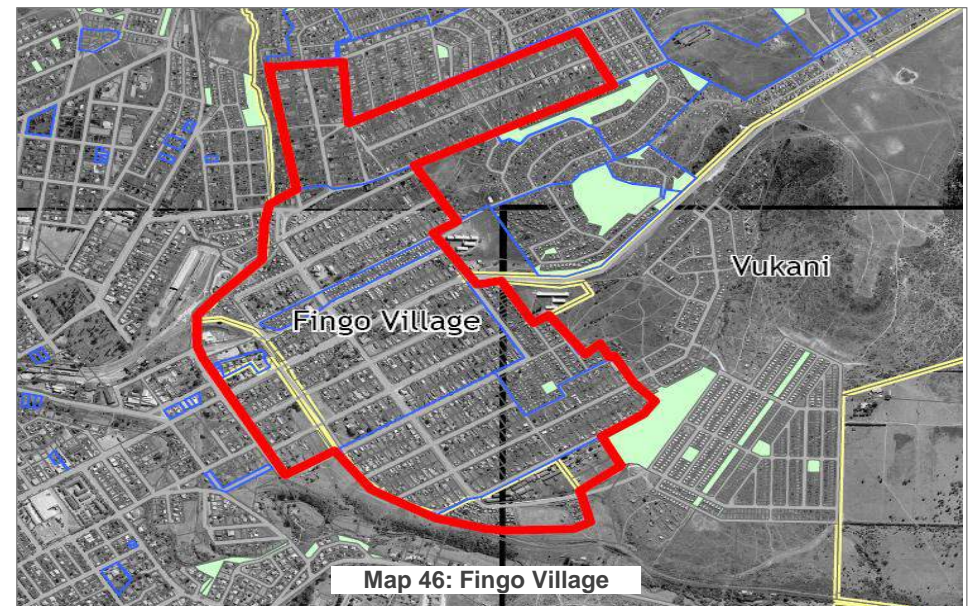
### 9.1.3 Spatial Planning Considerations: Grahamstown

#### Grahamstown: Tanti and Fingo Village Urban Regeneration

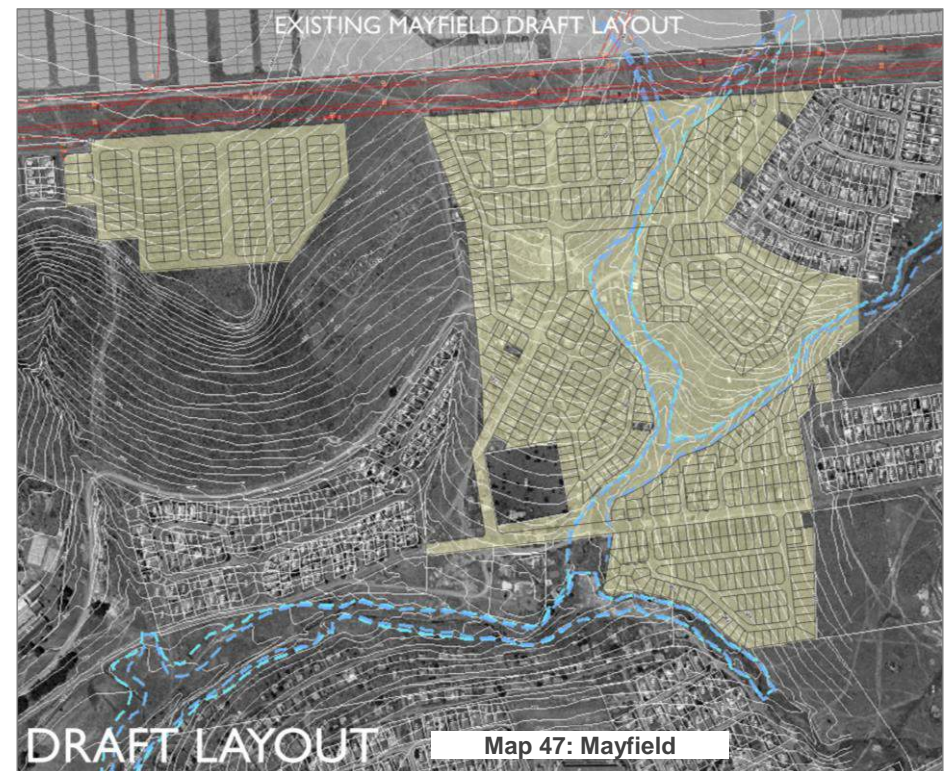
- Urban decay, large private erven and central location provide the opportunity for an urban regeneration project and an opportunity to enhance the physical integration of Grahamstown East and West.
- General urban decay and ineffective use of strategically placed land characterise the area.
- Private land consolidation and redevelopment will be required
- The potential exists for higher density residential development of various typologies.
- Services upgrading and road redevelopment

#### Grahamstown: Papamani Settlement Upgrading and Formalisation

- This is an older established informal settlement, which is located to the south of Mayfield Phase 2.
- The site is subject to undulating and steep terrain together with two drainage features.
- Floodlines have been established for the area and a preliminary layout plan prepared.
- There are private land parcels that fall within the area, which will have to be accommodated in the layout.
- The terrain is not conducive to cost effective service provision, so can be possibly be utilised for GAP and middle income housing together with a full subsidy component.
- An extension to Hoogenoeg has also been accommodated.
- Services upgrading and road redevelopment



Map 46: Fingo Village



Map 47: Mayfield



## Grahamstown: Mayfield North (West and East) Settlement Development

- Future settlement development has been identified for the land to the north of and west of Mayfield Phase 2

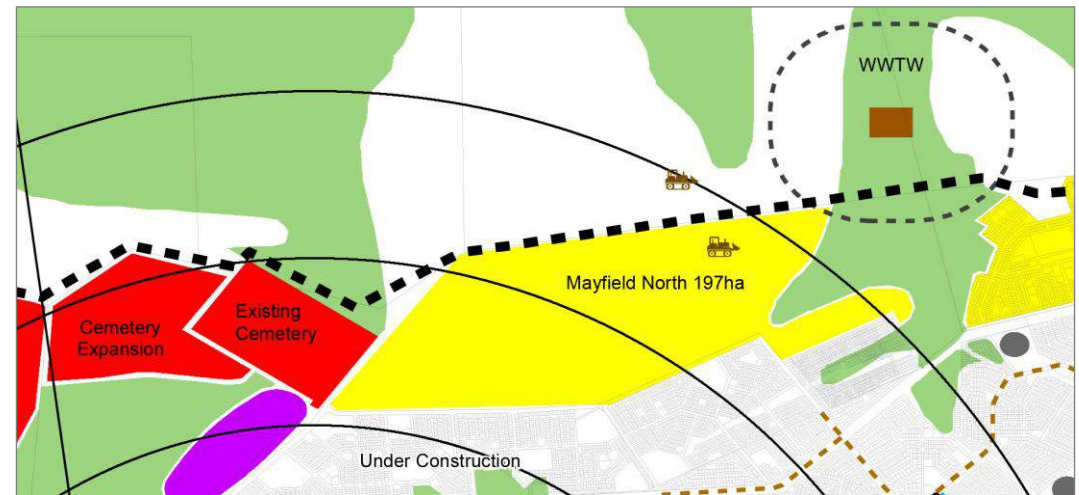
## Grahamstown: Mayfield Phase 2 Settlement Development

- The Mayfield Phase 2 settlement development has been approved and construction of Phase 1 has commenced.
- The layout accommodates a mix of housing typologies from row-housing together density flats. The predominant house type is the typical detached single dwelling unit, which is designed to accommodate the standard subsidy house. municipal

**Map 48: Mayfield Phase 2 Settlement Development**



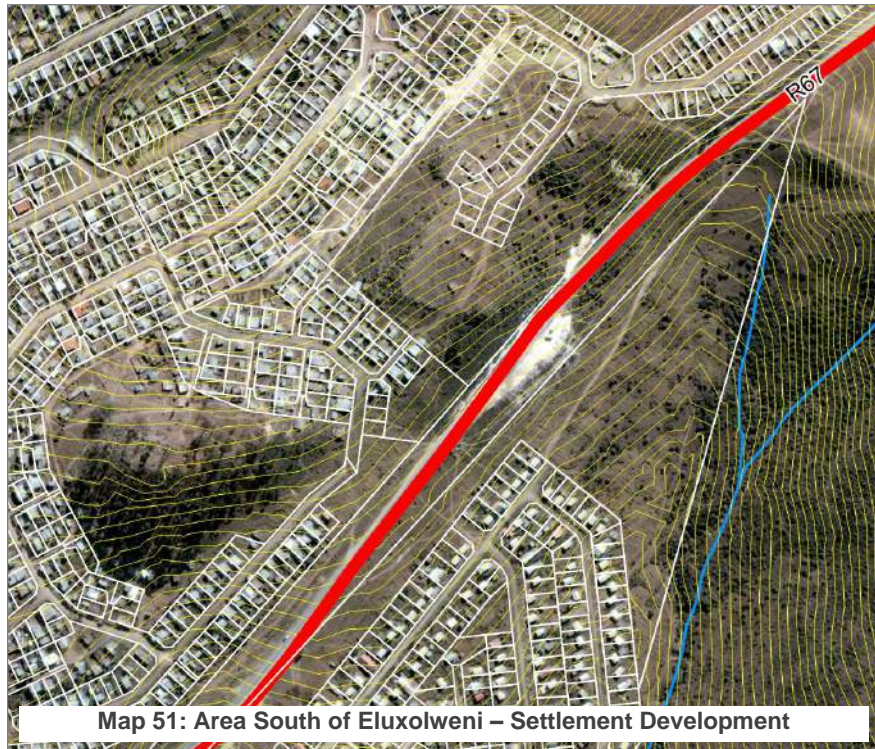
**Map 49: Mayfield North Future Settlement Development**



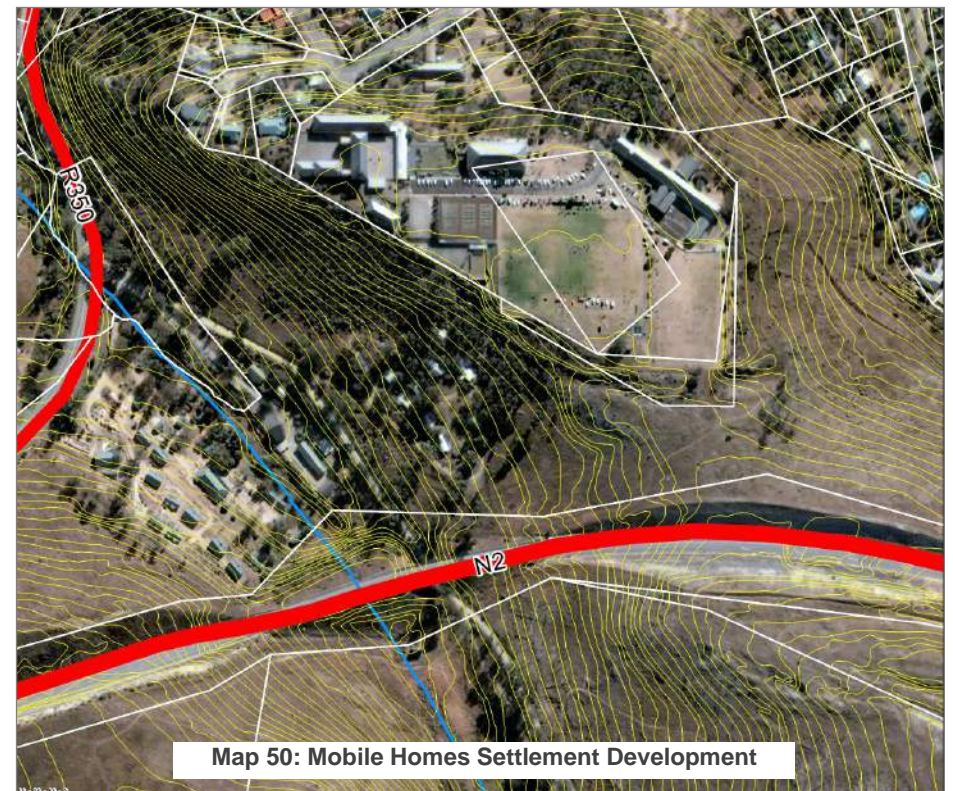


## Grahamstown: Mobile Homes Settlement Development

- Ownership –municipal
- A need has been identified for the potential expansion of the area for temporary (Longer term) accommodation in mobile homes.
- This will require the demarcation of a suitable area and the installation of rudimentary services.
- Establish the services requirements and bulk infrastructure requirement costs.



**Map 51: Area South of Eluxolweni – Settlement Development**



**Map 50: Mobile Homes Settlement Development**

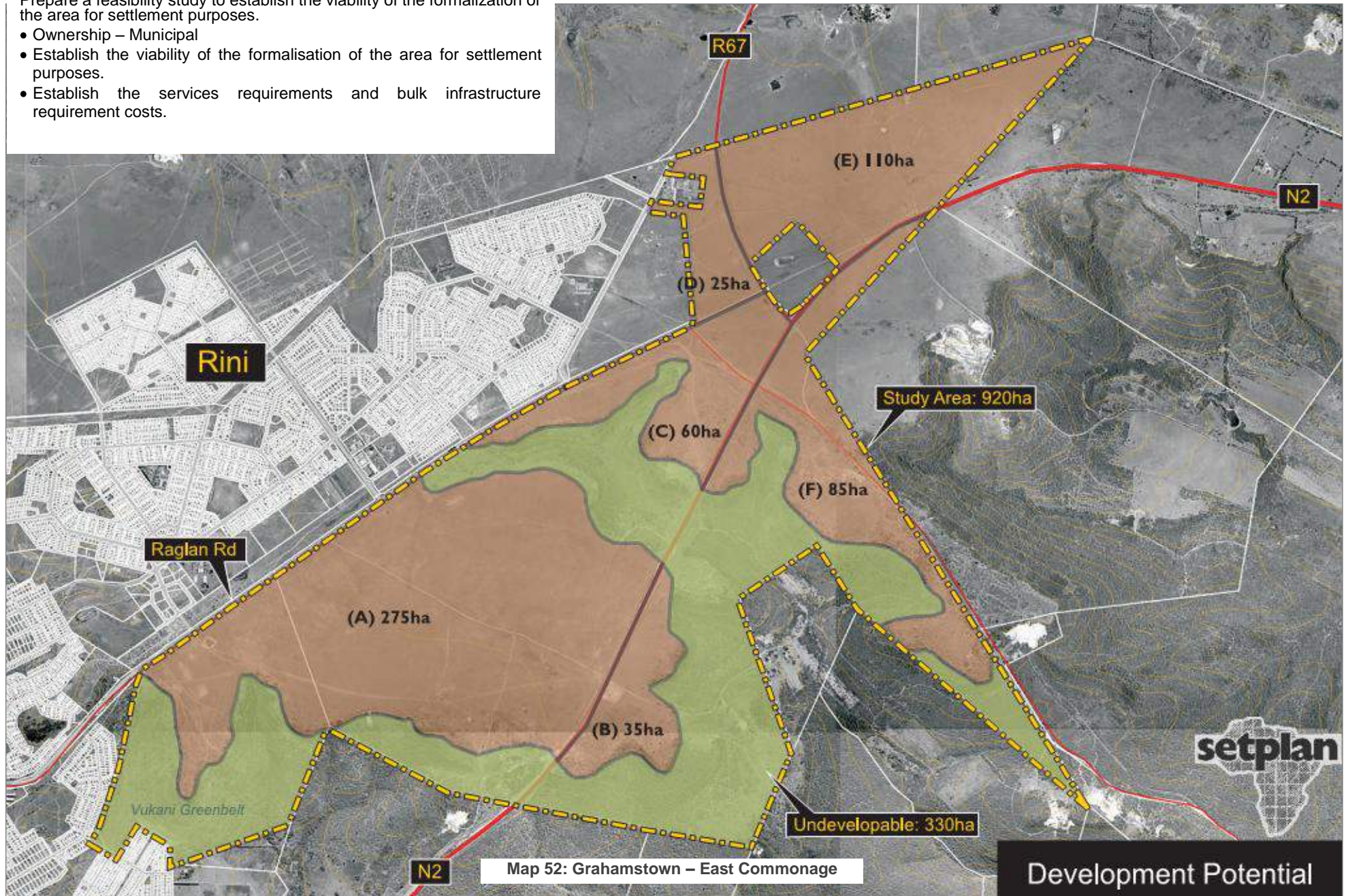
## Grahamstown: Area South of Eluxolweni - Settlement Development

- Establish the viability of the formalisation of the area settlement purposes.
- Establish the services requirements and bulk infrastructure requirement costs.



Prepare a feasibility study to establish the viability of the formalization of the area for settlement purposes.

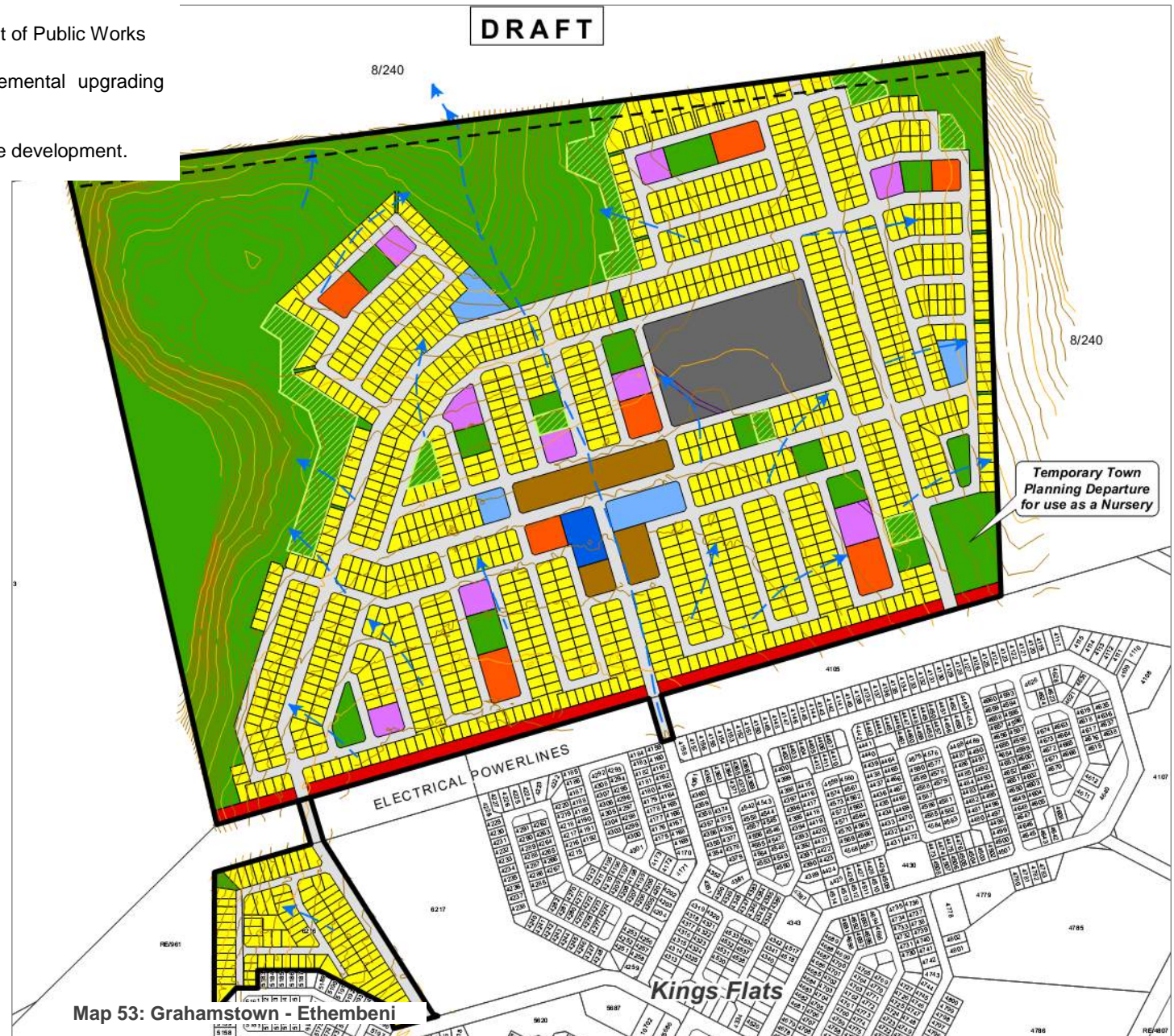
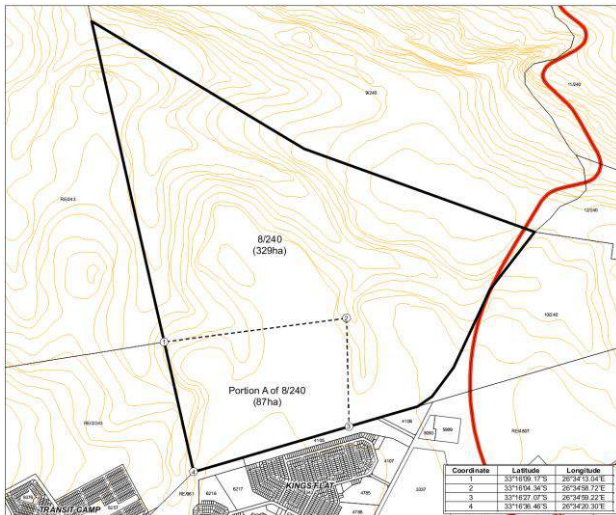
- Ownership – Municipal
- Establish the viability of the formalisation of the area for settlement purposes.
- Establish the services requirements and bulk infrastructure requirement costs.





Greenfields development and informal settlement upgrading

- Approximately 340 informal dwellings
- Property – State Owned
- Application for land transfer submitted to Department of Public Works
- Environmental authorisation underway
- Re-blocking layout plan prepared to enable incremental upgrading (Emergency electrification)
- Expected to be formalised by end 2014
- Bulk services upgrades will be required to enable the development.





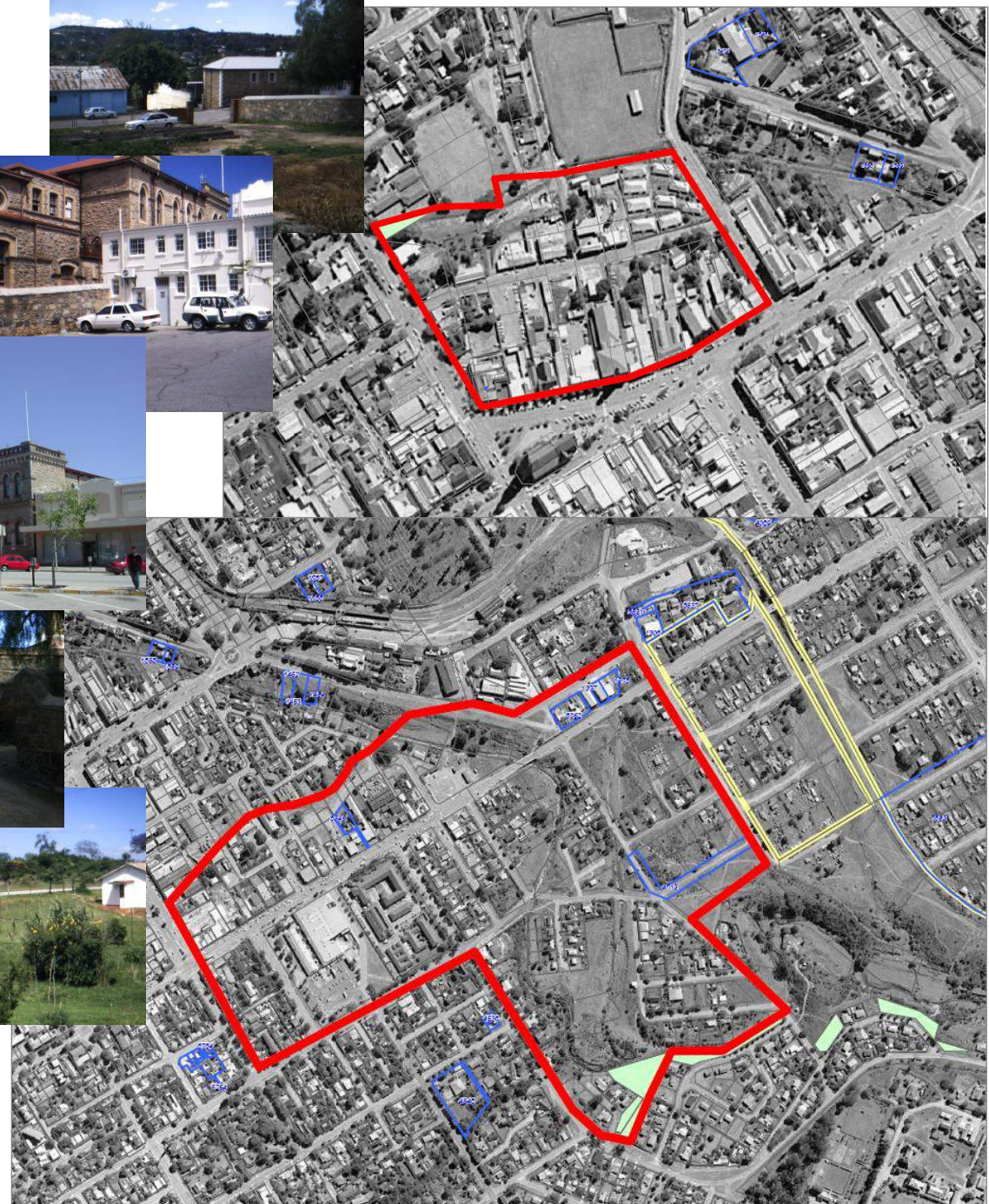
## Grahamstown: City Hall Precinct

- Property - Numerous individual erven
- Size – Approximately 5 ha
- Ownership – municipal
- The city hall and adjoining engineering and local economic development offices are in need of maintenance.
- General urban decay and ineffective use of strategically placed land.
- Possible consolidation of the various municipal departments
- New office development
- Effective parking provision
- Lack of an effective linkage down High Street with Rhodes University



## Beaufort Street/Raglan Road Precinct Plan

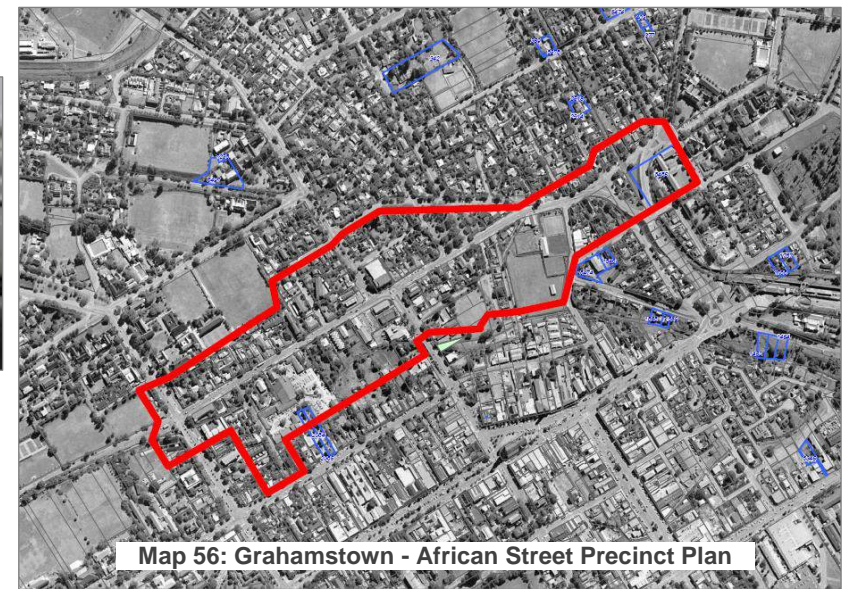
- Property – Various erven
- Size – 44ha
- Zoning – Various zonings
- Ownership – Mostly private ownership
- This area of Grahamstown is characterized by conflict between pedestrians and vehicles as well as underutilized land.
- Underutilized land can be used for the development of middle income housing to accommodate state and other employees
- This area together with Fingo Village provides the municipality with the opportunities for the intensification of land uses and \for integration through the development of various housing typologies and densities.
- The area is also subject to flooding and constant inundation.
- Sewerage leakages are also common.





## Grahamstown: African Street Precinct Plan

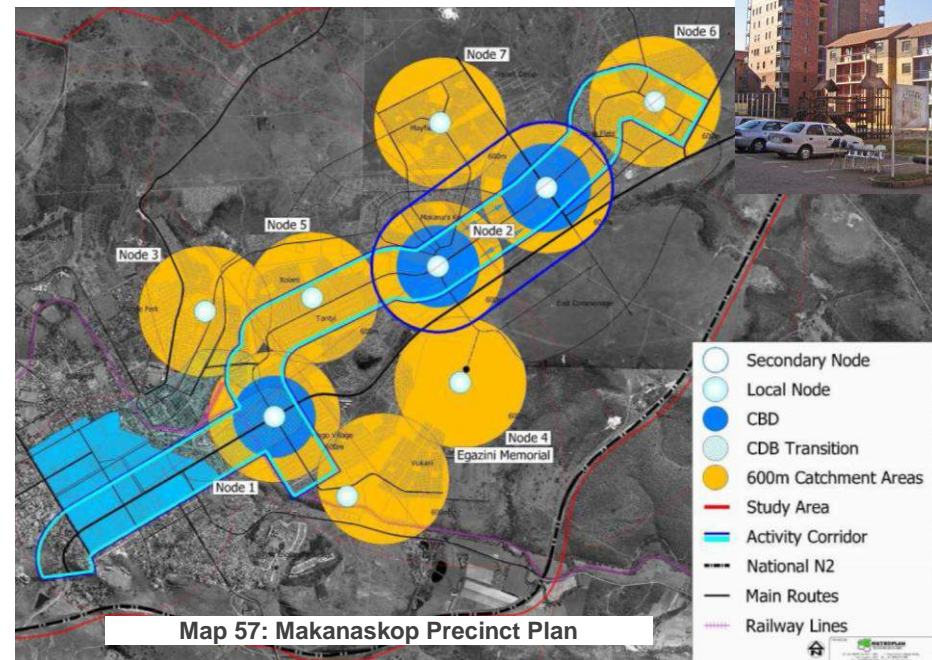
- Property – Various erven
- Size – 27ha
- Zoning – Various zonings
- Ownership – Mostly private ownership
- Development pressure and changes in land usage with the associated pressure on services (e.g. traffic, stormwater, water, sewerage etc) necessitate the preparation of a precinct plan for the African street area
- The stormwater services in the precinct need to be re-evaluated and upgraded.
- Access for service vehicles needs to be resolved.
- On-street parking needs to be investigated.



Map 56: Grahamstown - African Street Precinct Plan

## Grahamstown: Makanaskop Precinct Plan (Township Regeneration Policy Implementation)

- The two primary entrances into Makanaskop are characterised by large erven which are utilised for low intensity land uses.
- These localities are better suited to intensive land uses, which include higher density housing and varying housing typologies.
- The more intensive use of these properties will enable the municipality to make more effective use of the existing infrastructure and provide shopping and employment in close proximity to the residents of Makanaskop and Rini.
- The Township Regeneration Strategy will have to be updated to take into account the new and planned settlements which are occurring in Rini.



Map 57: Makanaskop Precinct Plan





## Grahamstown: Identification of Land for the expansion of Waainek and Mayfield cemeteries

### Mayfield:

- Mayfield cemetery is 40 ha in extent and can accommodate an additional 32000 graves. The current rate of burial is approximately 60 per month (720 burials per year). The lifespan based on an increased burial rate of 100 per month is 26 years. Land to the north west of and adjoining the site should be earmarked for the expansion of this cemetery.
- Alternatively an area slightly further to the north can be utilised for the establishment of a new facility. This alternative site formed part of the initial investigations when the current cemetery was established. Although it is geotechnically suitable it was not selected primarily due to the additional distance from the urban area.

### Waainek

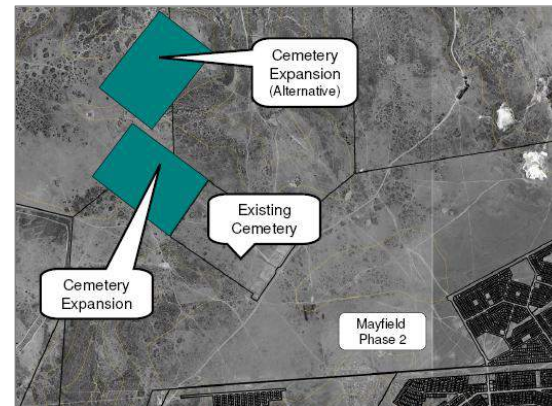
- The current cemetery is almost at capacity. The current burial rate is 20 burials per month. An additional area ( $\pm 1$  ha) is currently being prepared for utilisation. Based on an increased burial rate of 30 burials per month the additional area will have a lifespan of 2 years. Additional land will have to be sought to establish a similar facility.
- Should no additional land be available prior to the closure of the Waainek Cemetery, the Mayfield cemetery can accommodate burials for a period. The additional burials will not reduce the cemetery lifespan significantly
- street parking needs to be investigated.

## Grahamstown: Identification of Land for Initiates and other cultural uses

- The areas of land that need to be used for initiates and other cultural uses have not been defined, which leads to conflict and the inability of the municipality to provide adequate services (Water, sanitation etc.)



**Map 58: Identification of Land for the Expansion of Cemeteries**



**Map 59: Identification of Land for Initiates and other Cultural Uses**



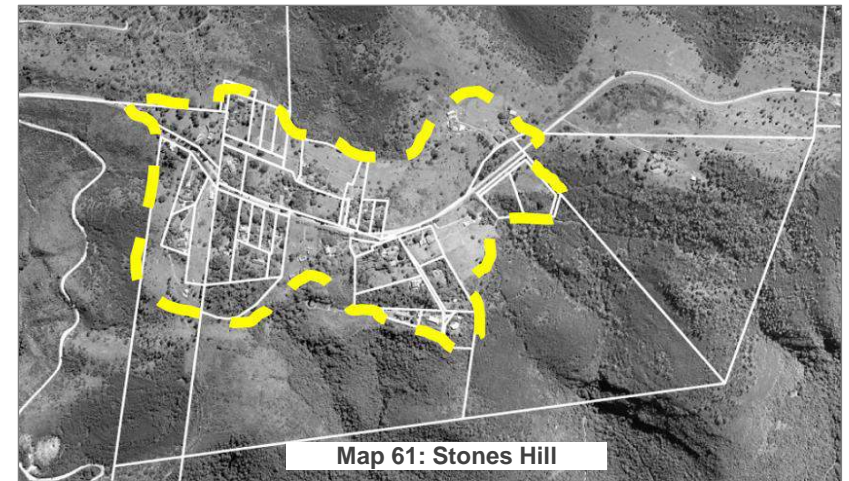


#### Grahamstown: Stones Hill

- Stones Hill Precinct. This area has a rural residential character and consists of small farm portions of varying size.
- Provisionally it is proposed that: Subdivisions to a minimum of 1 ha will be permitted within the boundary reflected below. Prior to the submission of any such subdivision application to the municipality, the approval of the Department of Economic Affairs Environment and Tourism as well as that of the Department of Agriculture will be required

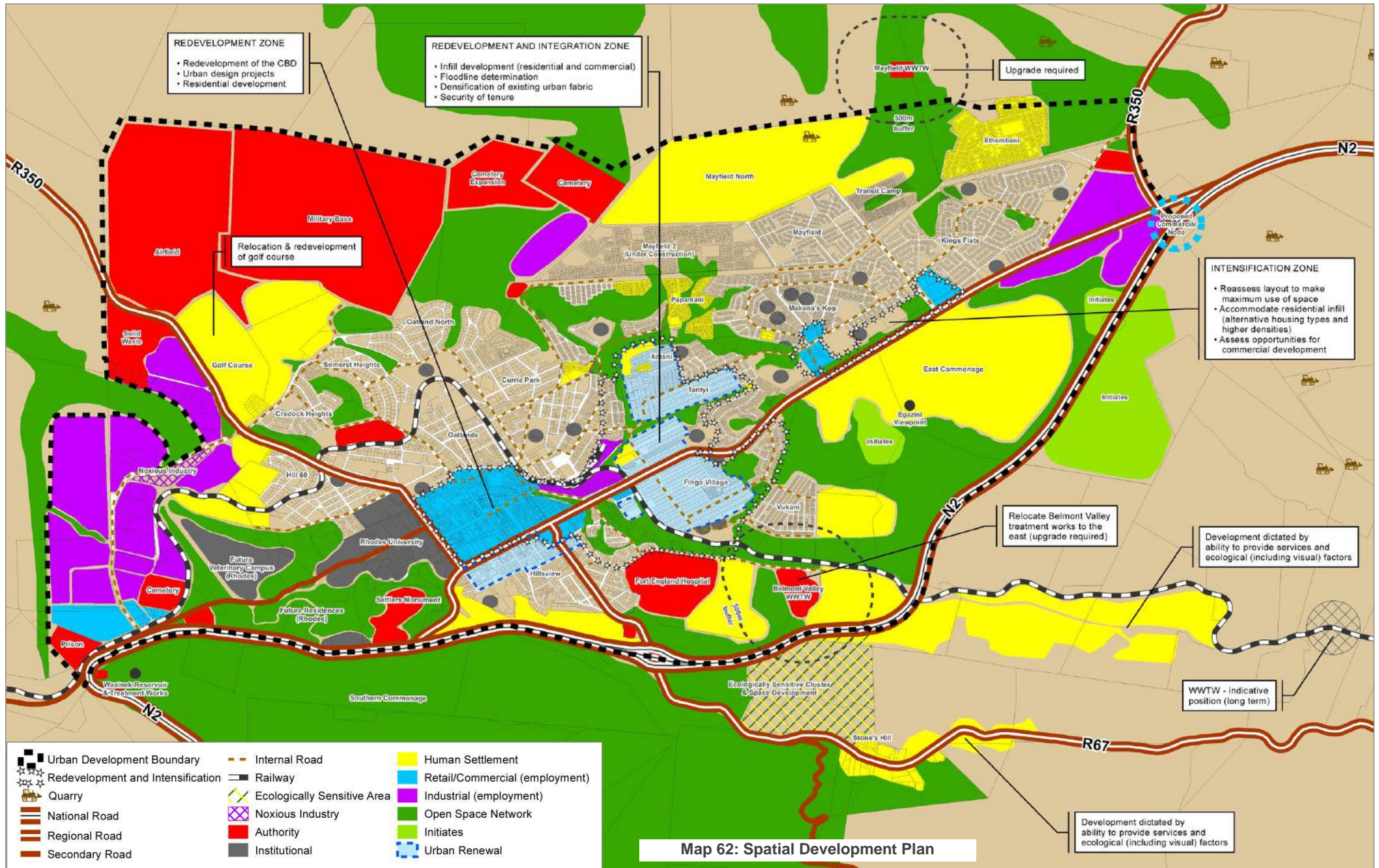
#### Grahamstown: Open Space

- The open space areas in Grahamstown are made up of a combination of the natural spaces, commonage areas and undevelopable areas, drainage features and park spaces being either sports fields or play parks.
- The southern commonage is an expansive natural area to the south of the town, which forms part of a larger conservancy network, which links with the Thomas Baines Nature Reserve.
- Two green belt initiatives have been identified, the Vukani Green belt and the Craddock Heights Green Belt. The Vukani Green belt has been recognized and funding has been made available for the projects, which have been implemented. The Vukani Green Belt includes the eGazini View Site and Interpretive Centre, which is currently being developed on the East Commonage. The Craddock Heights Green Belt initiative is intended to extend from the Craddock Dam over into Gowie's Kloof and behind Somerset Heights as far as Sugarloaf Hill. This initiative has not progressed beyond project identification stage.
- The parks within the settlement are often undeveloped and not maintained, particularly in Grahamstown East.
- There is a need to develop an integrated plan for the green spaces (Implementation of the LEAP Plan) to establish the necessary development and usage guidelines applicable to each of the types of open spaces.
- This plan should include a pedestrian and heritage trail as well as the development of a commonage management and expansion plan.





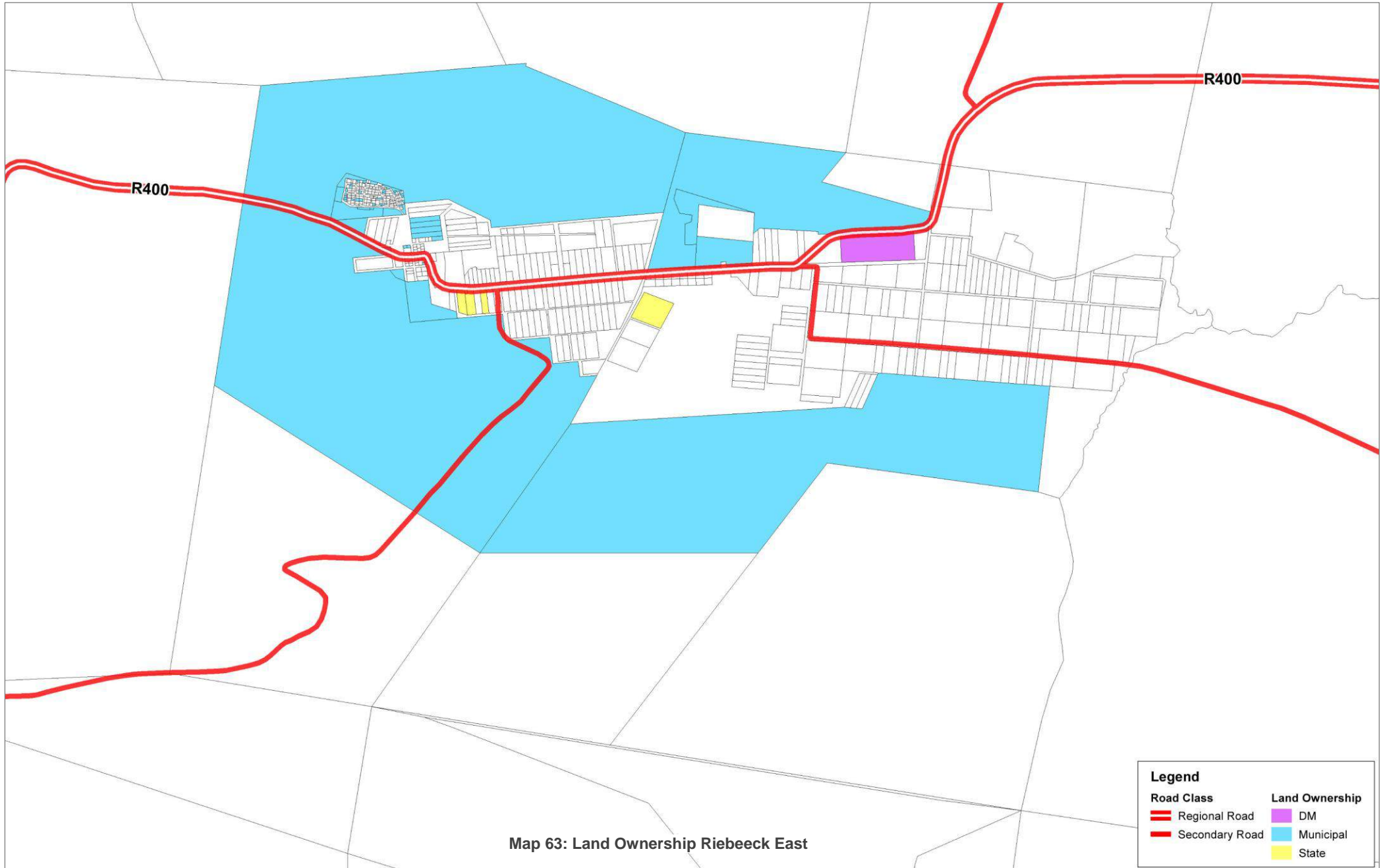
## 9.1.4 Spatial Development Plan



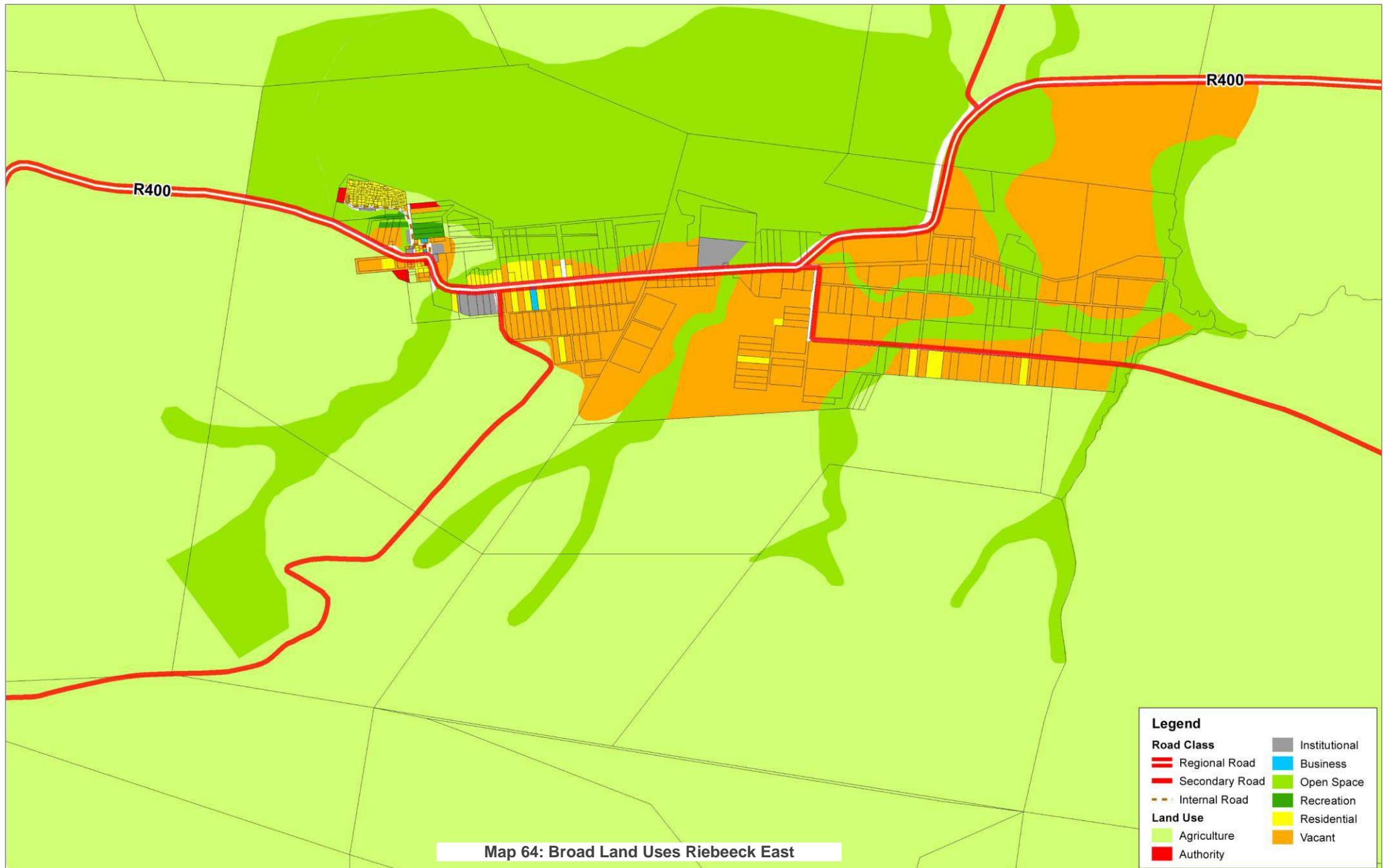


## 9.2 Riebeeck East Settlement Plan

### 9.2.1 Land Ownership



## 9.2.2 Broad Land Uses





## 9.2.3 Spatial Planning Considerations: Riebeeck East

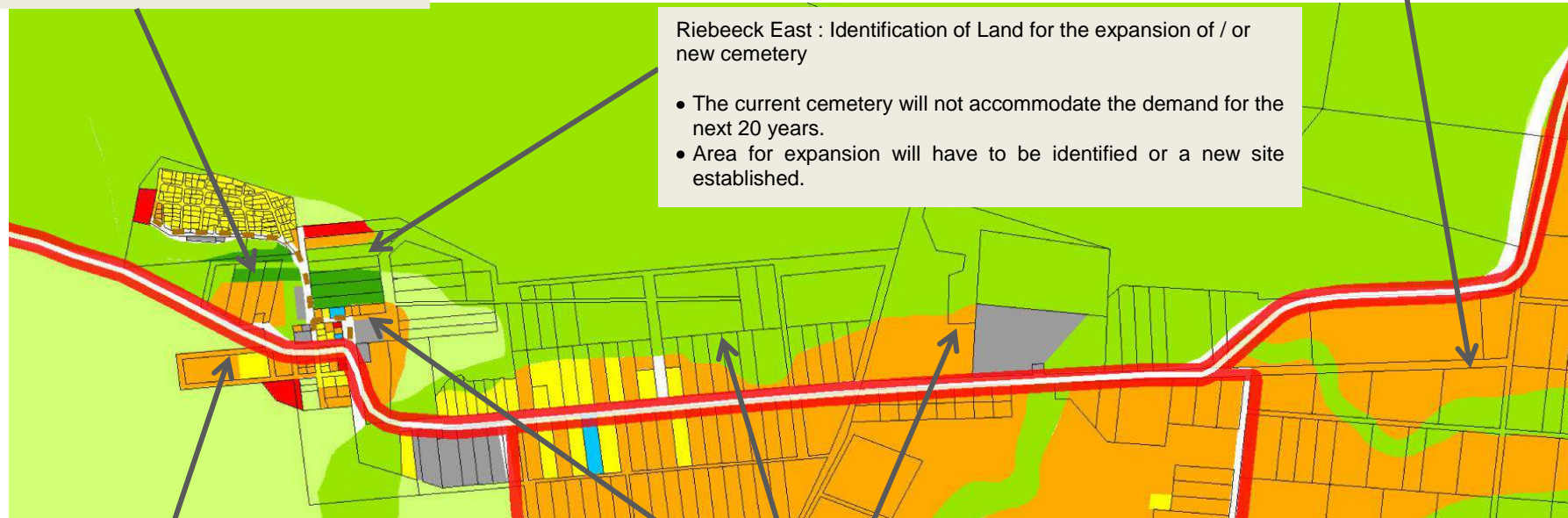
Riebeeck East: Re - layout of approximately 22 Sites

- A number of dwellings have been constructed across the erf boundary.
- Two dwellings have been constructed on one large erf.
- The occupants of these dwellings are therefore not able to gain access to the housing subsidies.
- To resolve this it is necessary to re-layout some of the properties in the formal area.
- A preliminary feasibility assessment has been conducted, which indicates that it would be possible to achieve the desired result in most of the cases.



Rezoning of the waste water treatment site

- The site has been purchased by Cadadu District Municipality for the purpose of the establishment of a waste water treatment works.
- A waste water licence has already been issued to permit the usage.
- The site on which the waste water treatment works is to be established needs to be rezoned to accommodate the proposed usage.



Riebeeck East : Identification of Land for the expansion of / or new cemetery

- The current cemetery will not accommodate the demand for the next 20 years.
- Area for expansion will have to be identified or a new site established.

Riebeeck East – Western Portion Precinct Plan (Identification of Land for infill development)

- Land needs to be identified to accommodate the residential growth and existing housing backlog.
- Land has been identified behind the existing clinic. The suitability thereof for housing needs to be established.

Riebeeck East – Floodline demarcation (West to Mooimeisiesfontein)

- To ensure the safety of the residents and to determine the potential development extent of the settlement and potential infill developments the floodline of the relevant drainage features needs to be established.
- This will be particularly relevant in the western portion of the settlement where land for infill development and the expansion of the cemetery is needed.

## 9.2.4 Spatial Planning Considerations: Riebeeck East

### Riebeeck East : Identification of Land for the expansion of / or new cemetery

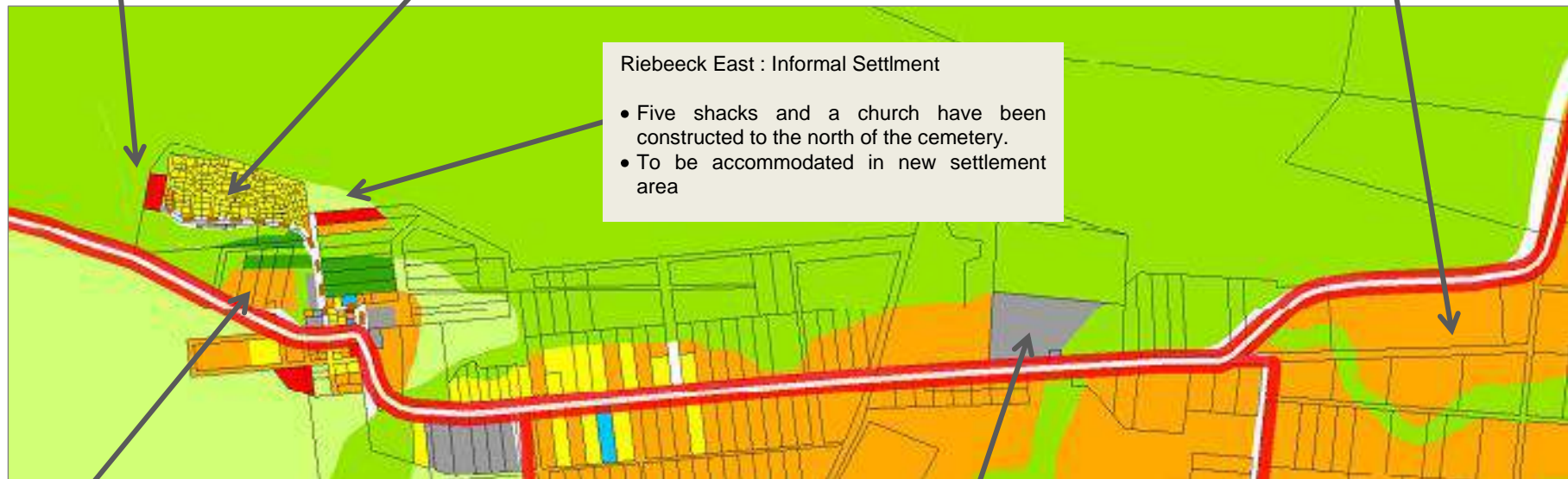
- The west cemetery has been extended toward the north.
- Little land is available for expansion.
- This cemetery is expected to be full within 2 to 3 years
- Area for expansion will have to be identified or a new site established.

### Riebeeck East : Road Network Upgrading

- The road network in Kwanomzamo needs to be upgraded.
- Due to the steep slopes care needs to be taken to ensure adequate access from the roads to the erven.
- If no direct vehicular access can be achieved accommodation needs to be made for adequate parking space.

### Riebeeck East : Additional Commonage Land

- The land surrounding the settlement does not have a high enough carrying capacity to for its effective use for commonage. It is also envirnmentally sensitive.
- Additional suitable land needs to be identified.



### Riebeeck East : Informal Settlement

- Five shacks and a church have been constructed to the north of the cemetery.
- To be accommodated in new settlement area

### Riebeeck East : Land for Settlement Development

- The 'Chips' to the south of the existing settlement and north of the main road has been identified for future settlement development
- Land to the south of the cemetery has also been identified for furture settlement development

### Riebeeck East : Brickmaking Project

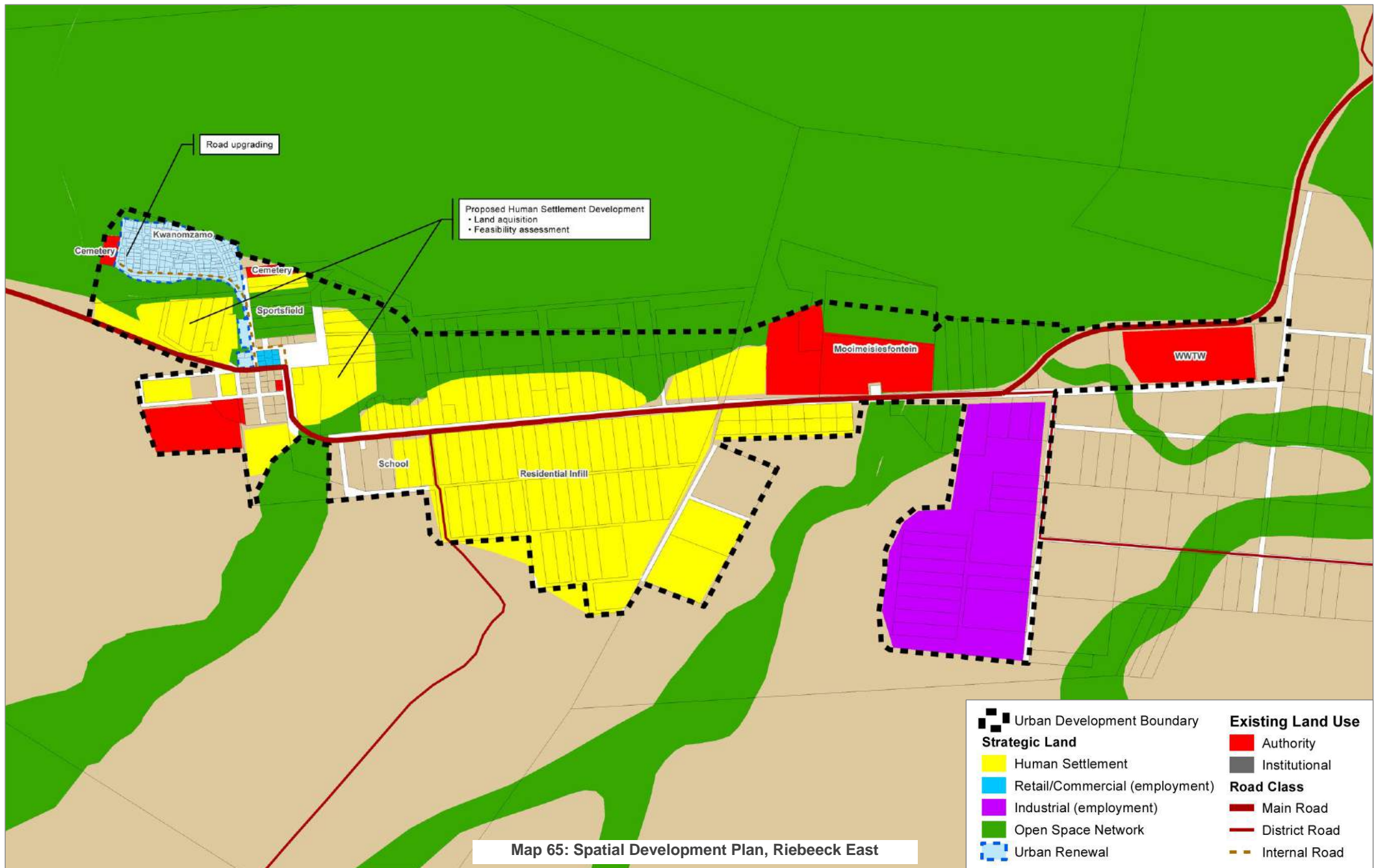
- A brickmaking project has commenced on the land parcel adjacent to the Mooimeisies Complex.

### Riebeeck East : Solid Waste Site

- The current site can accommodate demand for the next 20 Years

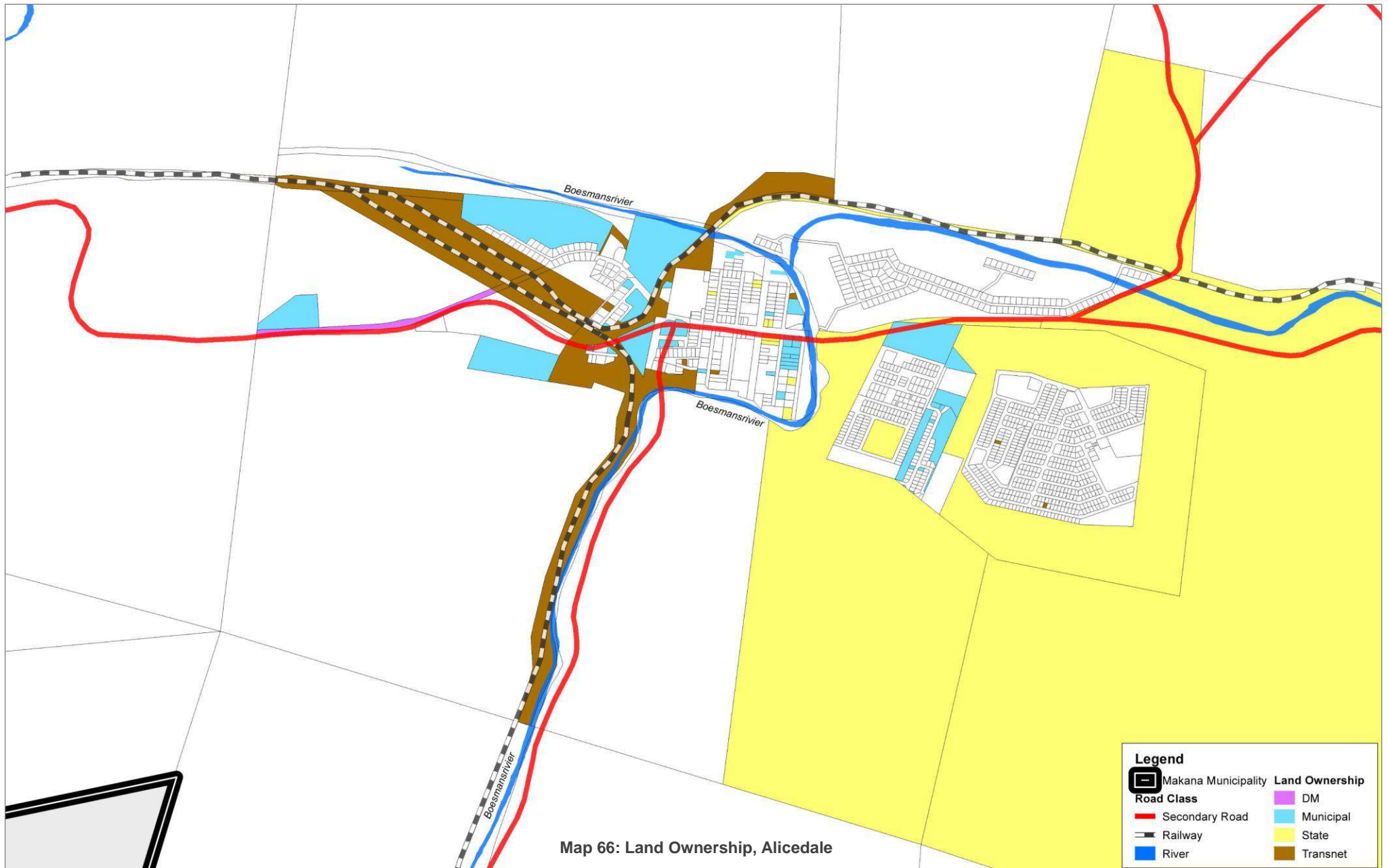


## 9.2.5 Spatial Development Plan



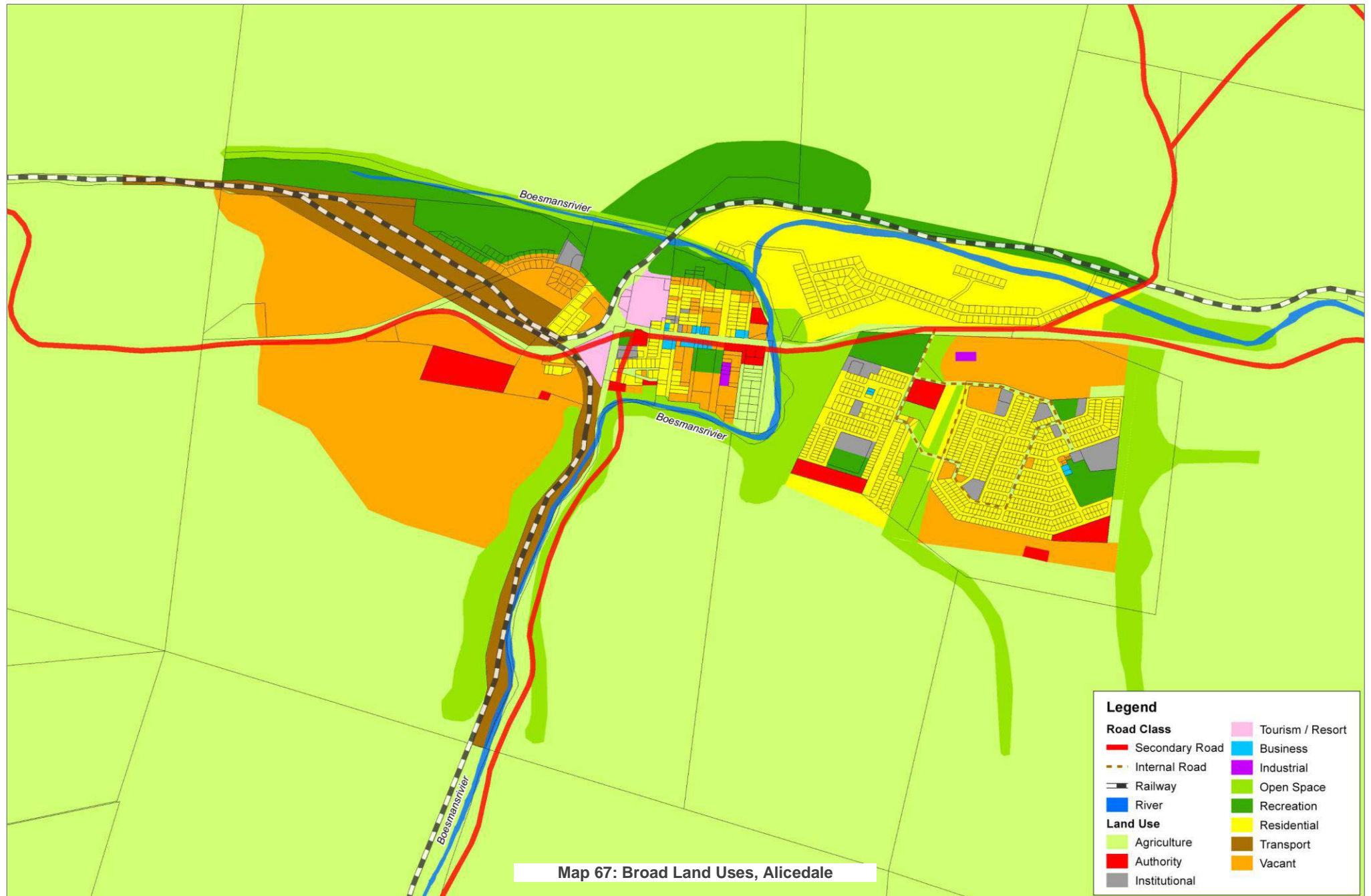
## 9.3 Alicedale Settlement Plan

### 9.3.1 Land Ownership





### 9.3.2 Broad Land Uses



Map 67: Broad Land Uses, Alicedale







#### Mandela Park Settlement Development

- The existing informal settlement needs to be formalised.
- A floodline investigation is required to determine the potential extent of the available land and the extent of the drainage feature.

#### Land Redevelopment and infill

- The site of the planned new cemetery is no longer acceptable to the residents. This area of land needs to be investigated for redevelopment for human settlement and associated uses.
- The opportunities for infill development need to be identified. Particularly to the south and east of Kwanonswakazi.

#### Alicedale: Upgrading of Roads

- The access road to Riebeeck East and to Grahamstown needs to be upgraded. The Road to Grahamstown needs to be tarred..

#### Potential Cemetery Site

- The development of a new municipal cemetery at the site of an existing cemetery on private land needs to be investigated.

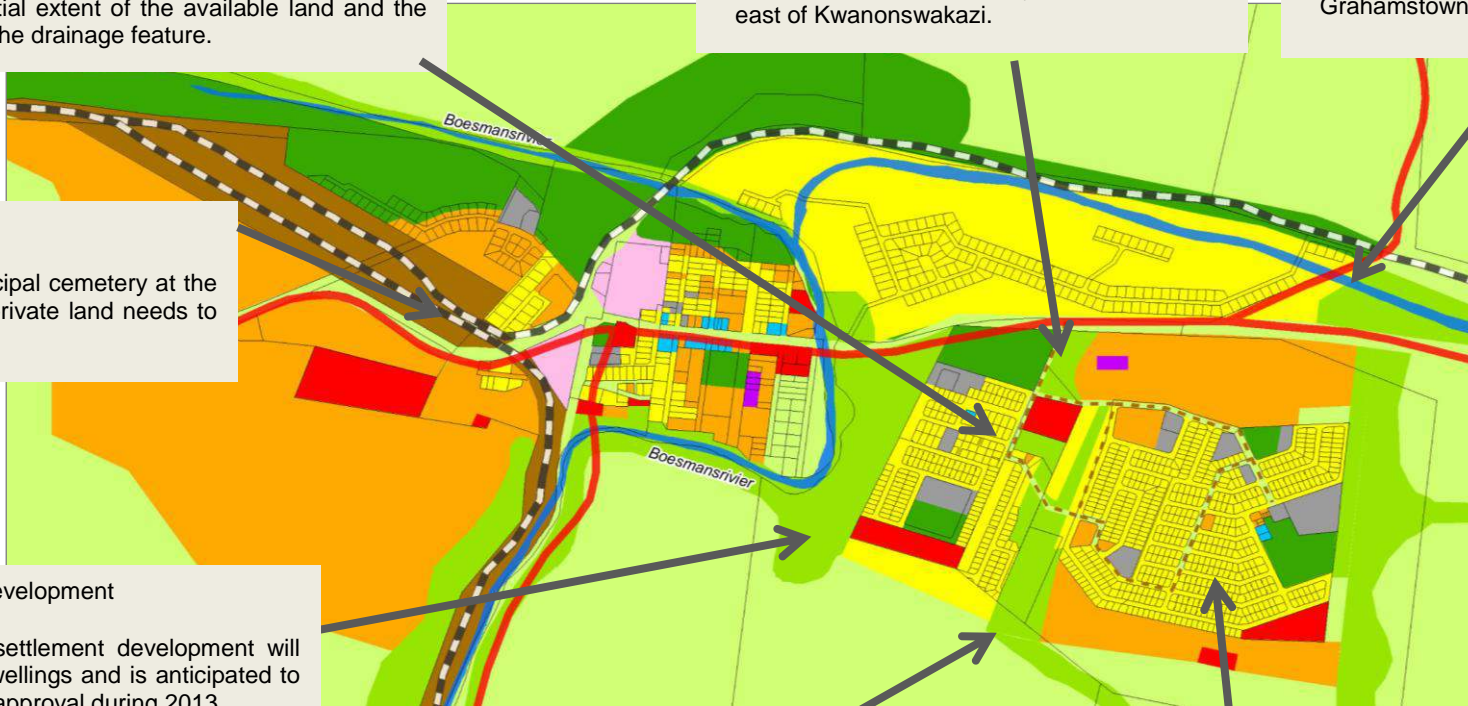
#### Alicedale Settlement Development

- The current human settlement development will accommodate 328 dwellings and is anticipated to receive formalization approval during 2013.
- This development requires the upgrading of services and the construction of a new reservoir to the south of Transriviere

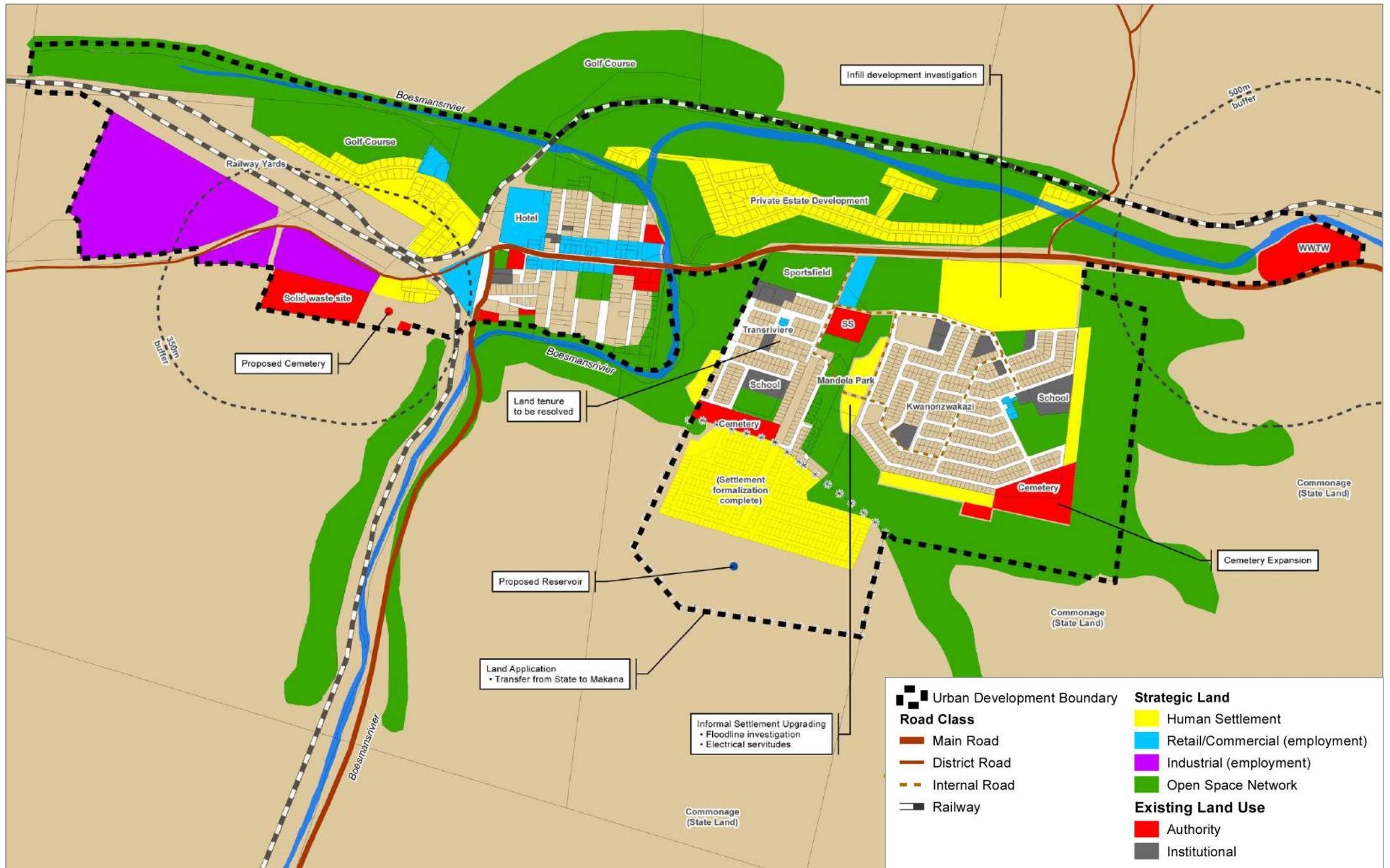
#### Alicedale: Commonage (Stock and cultivation) expansion and management plans

#### Cemetery Site

- The cemeteries on Transriviere and Kwanonzwakasi are almost full.
- Land for expansion needs to be identified.



### 9.3.4 Spatial Development Plan



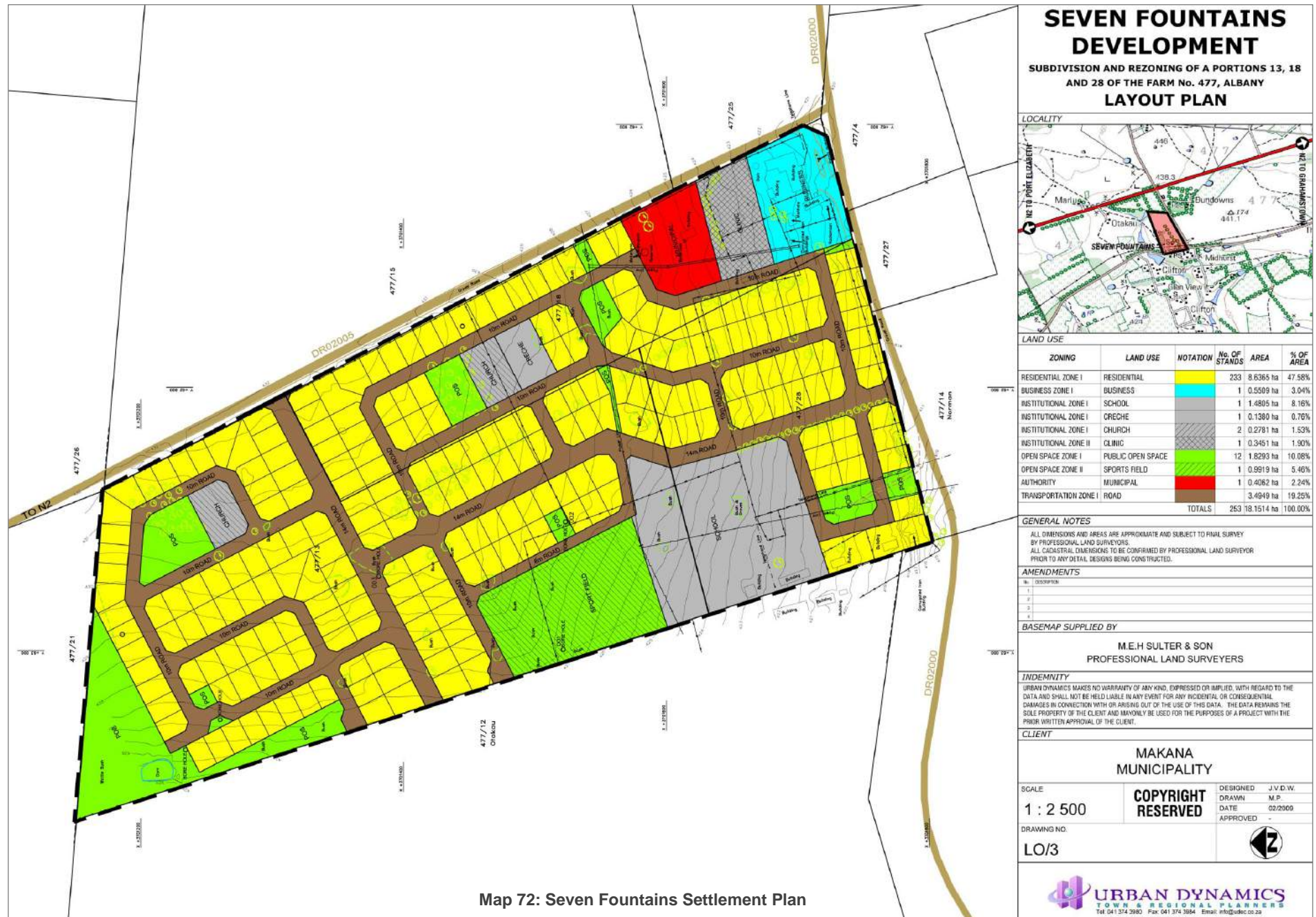
Map 70: Spatial Development Plan, Alicedale



## 9.4 Fort Brown Settlement Plan









## 10 PROJECT LIST

Table 10: SDF Project Summary List

No	Location	Name	Descriptions	SDF Pillar	Responsible Directorate	Implementing Party/s	Sector Plan	Approx Cost - R ('000)	Quick Win 2013/2014	2014/15	2015/16	2016/17	2017/18	Funding Source
1	Makana	Housing Backlog varification	Verification and classification of the housing backlog	HSSD	MM		HSP	50	50	0	0	0	0	
2		Makana Spatial Development Framework	Sector Plan	HSSD	DLED_P			300	0	0	0	0	300	
3		Renewable Energy Spatial planning and Locational Criteria Policy	Policy/Strategy	HSSD	DLED_P			350	0	200	150	0	0	
4		Rural Development Strategy and Area Based Plan	Sector Plan	HSSD	DLED_P			400	0	0	400	0	0	
5		Sustainable Communities Guidelines	Policy/Strategy	HSSD	DLED_P			150	0	0	0	0	150	
6		Integrated Zoning Scheme Regulations (SPLUMA)	Integrated Zoning Scheme Regulations	HSSD	DLED_P			650	0	300	350	0	0	
7		Land Audit	Land Availability	HSSD	DLED_P			650	650	0	0	0	0	
8		Corporate GIS and Electronic Land Use Management System	Institutional Capacity	HR & Governance	DLED_P			600	100	250	250	0	0	
9		Update Zoning Maps & Land Use Management Process Manual	Institutional Capacity	HSSD	DLED_P			200	0	200	0	0	0	
10		Capacity Building and Institutional Support	Institutional Capacity	HR & Governance	MM			750	150	150	150	150	150	
11		Heritage Audit and Asset Register and Heritage Management Strategy	Policy/Strategy	HSSD	DLED_P			350	0	200	150	150	150	

No	Location	Name	Descriptions	SDF Pillar	Responsible Directorate	Implementing Party/s	Sector Plan	Approx Cost - R (1000)	Quick Win 2013/2014	2014/15	2015/16	2016/17	2017/18	Funding Source
12	Grahamstown	Makana's Kop Precinct Plan	Precinct Plan	HSSD	DLED_P			400	0	0	400	0	0	
13		Croft Street Precinct Plan	Precinct Plan	HSSD	DLED_P			350	0	0	0	350	0	
14		African Street and CBD Precinct Plan	Precinct Plan	HSSD	DLED_P			350	0	350	0	0	0	
15		Tantyi and Fingo Village Urban Regeneration	Tantyi and Fingo Village Urban Regeneration - Prepare a detailed project description and business plan	HSSD	DLED_P		HSP	500	200	200	100	0	0	
16		Papamani Settlement Upgrading and Formalisation	Papamani Settlement Upgrading and Formalisation - Formalise the informal development and accommodate an extension to Hoogenoeg	HSSD	DLED_P		HSP	1137	137	250	250	250	250	
17		Mayfield Phase 2 Settlement Development	Mayfield Phase 2 Settlement Development - Undertake the infrastructure and top structure development	HSSD	DLED_P		HSP	6789	1300	1300	1300	1300	1589	
18			Prepare a detailed project implementation plan which will interalia establish the necessary linkages and funding allocations from sector departments to develop associated community facilities and services e.g. clinics, creches, community halls and parks etc.	HSSD	DLED_P		HSP	150	50	50	50	0	0	
19		Mayfield North (East) Settlement Formalisation	Mayfield North (West and East) Settlement Formalisation	HSSD	DLED_P		HSP	7200	1400	1400	1400	1400	1600	
20		Mayfield North (West) Settlement Formalisation	Mayfield North (West and East) Settlement Formalisation	HSSD	DLED_P		HSP	4800	1000	1000	1000	1000	800	
21		Mobile Homes Settlement Formalisation	Mobile Homes Settlement Formalisation	HSSD	DLED_P		HSP	165	0	0	165	0	0	
22		Salem Settlement Formalisation	Salem Settlement Formalisation	HSSD	DLED_P		HSP	165	0	0	0	0	165	
23		Area South of Eluxolweni - Settlement Formalisation	Area South of Eluxolweni - Settlement Formalisation	HSSD	DLED_P		HSP	165	0	0	0	165	0	



No	Location	Name	Descriptions	SDF Pillar	Responsible Directorate	Implementing Party/s	Sector Plan	Approx Cost - R (1000)	Quick Win 2013/2014	2014/15	2015/16	2016/17	2017/18	Funding Source
24	Grahamstown	East Commonage - Settlement Formalisation	East Commonage - Settlement Formalisation	HSSD	DLED_P		HSP	165	0	165	0	0	0	
25		Ethembeni Settlement Upgrading and Formalisation	Ethembeni Settlement Upgrading and Formalisation	HSSD	DLED_P		HSP	2375	1000	1000	375	0	0	
26		City Hall Precinct Plan	City Hall Precinct Plan	HSSD	MM		SDF	350	0	350	0	0	0	
27		Beaufort Street/Raglan Road Precinct Plan	Beaufort Street/Raglan Road Precinct Plan	HSSD	DLED_P		SDF	350	0	0	0	350	0	
28		African Street Precinct Plan	African Street Precinct Plan	HSSD	DLED_P		SDF	350	0	350	0	0	0	
29		Identification of Land for the expansion of Mayfield cemetery	Identification of Land for the expansion of Waainek and Mayfield cemeteries	HSSD	DLED_P		SDF	100	100	0	0	0	0	
30		Identification of Land for the expansion of Waainek and Mayfield cemeteries	Identification of Land for the expansion of Waainek and Mayfield cemeteries	HSSD	DLED_P		SDF	100	0	100	0	0	0	
31		Identification of Land for the expansion of Waainek and Mayfield cemeteries	Identification of Land for the expansion of Waainek and Mayfield cemeteries	HSSD	DLED_P		SDF	100	0	0	100	0	0	
32		Identification of Land for Initiates and other cultural uses	Identification of Land for Initiates and other cultural uses	HSSD	DLED_P		SDF	100	0	0	0	100	0	
33		Fort England, Vukani and Belmont Valley Precinct Plan	The formulation of the Fort England, Vukani and Belmont Valley Precinct Plan	HSSD	DLED_P		SDF	350	0	0	350	0	0	
34		Stones Hill Precinct Plan	Feasibility Assessment	HSSD	DLED_P			165	0	0	165	0	0	
35		Stones Hill Precinct Plan	Prepare a settlement development plan for the Stones Hill Precinct. The intention is to accommodate limited subdivision along the route to Ndlambe, while ensuring that the necessary services can be accommodated. No municipal services are available for the area and alternative solutions should be sought to enable the proposed development.	HSSD	DLED_P		SDF	350	0	0	350	0	0	

No	Location	Name	Descriptions	SDF Pillar	Responsible Directorate	Implementing Party/s	Sector Plan	Approx Cost - R (1000)	Quick Win 2013/2014	2014/15	2015/16	2016/17	2017/18	Funding Source
36	Grahamstown	Makanaskop Precinct Plan (Township Regeneration Policy Implementation)	The formulation of the Makanaskop Precinct Plan, as an updating and implementation of the existing Township Regeneration Policy.	HSSD	DLED_P		SDF	400	0	0	400	0	0	
37		Open Space Master Plan	Formulate an Open Space Master Plan.	HSSD	DLED_P		SDF	250	0	0	250	0	0	
38		Flood line determination	Establishment of the floodlines for the drainage features in Grahamstown. Particular attention should be given to the areas where dwellings exist within the area of potential flooding and to areas where future settlement development is proposed.	HSSD	DLED_P		SDF	1500	500	500	500	0	0	
39		Non-Motorised Movement Plan	Non-Motorised Movement Plan	HSSD	DLED_P		ITP	100	0	0	100	0	0	
40		Commonage (Stock and cultivation) expansion and management plans	Commonage (Stock and cultivation) expansion and management plans	HSSD	DLED_P		SDF	100	0	100	0	0	0	
41		Airport Upgrading	Airport feasibility/ case study of providing a feeder system to the surrounding game reserves.	Infra	DLED_P		LED	1000	0	350	350	300	0	
42		Airfield Upgrading	Upgrade the Airfield	Infra	DLED_P		ITP	7000	1400	1400	1400	1400	1400	
43		Weighbridge	Needs analysis, Land procurement, Planning & Design and Set up of possible weighbridge	Infra	DLED_P		ITP	3500	1000	1000	1000	500	0	
44		Truckstop	Feasibility study of a truck stop to be used as a staging area/lay-off .	Infra	DLED_P		LED	600	0	0	0	600	0	
45		Grahamstown Identification of Land for Cemetery	Land Availability	HSSD	DLED_P			250	0	0	250	0	0	
46		Grahamstown Identification of land for Initiates and other Cultural Uses	Land Availability	HSSD	DLED_P			150	0	0	0	150	0	



No	Location	Name	Descriptions	SDF Pillar	Responsible Directorate	Implementing Party/s	Sector Plan	Approx Cost - R (1000)	Quick Win 2013/2014	2014/15	2015/16	2016/17	2017/18	Funding Source
47	Grahamstown	Grahamstown Commonage Expansion and Management plans	Land Availability	HSSD	DLED_P			200	0	0	0	100	100	
48		Croft Street Precinct Plan	Precinct Plan	HSSD	DLED_P			350	0	0	0	350	0	
49		Beaufort Street and Market Street Precinct Plan	Precinct Plan	HSSD	DLED_P			350	0	0	0	0	350	
50		Tantyi and Fingo Village Precinct Plan	Precinct Plan	HSSD	DLED_P			500	0	500	0	0	0	
51		Stones Hill Precinct Plan	Precinct Plan	HSSD	DLED_P			350	0	0	350	0	0	
52		African Street and CBD Precinct Plan	Precinct Plan	HSSD	DLED_P			350	0	350	0	0	0	
53		Ethembeni (Township Establishment)	Township Establishment	HSSD	DLED_P			3762	750	750	750	750	762	
54		Phapamani (Township Establishment)	Township Establishment	HSSD	DLED_P			2160	450	450	450	450	360	
55		Glebe (Township Establishment)	Township Establishment	HSSD	DLED_P			500	100	100	100	100	100	
56		Erf 4103 (Feasibility Assessment)	Feasibility Assessment	HSSD	DLED_P			180	0	180	0	0	0	
57		Eluxolweni (Feasibility Assessment)	Feasibility Assessment	HSSD	DLED_P			180	0	180	0	0	0	

No	Location	Name	Descriptions	SDF Pillar	Responsible Directorate	Implementing Party/s	Sector Plan	Approx Cost - R (1000)	Quick Win 2013/2014	2014/15	2015/16	2016/17	2017/18	Funding Source
58	Grahamstown	Mobile Homes (Feasibility Assessment)	Feasibility Assessment	HSSD	DLED_P			180	180	0	0	0	0	
59		East Commonage (Feasibility Assessment)	Feasibility Assessment	HSSD	DLED_P			180	180	0	0	0	0	
60		Stones Hill (Feasibility Assessment)	Feasibility Assessment	HSSD	DLED_P			15	15	0	0	0	0	
61		Xolani implementation	Formalized and GP prepared	HSSD	DLED_P			15	15	0	0	0	0	
62		Zolani Implementation	Formalized and GP prepared	HSSD	DLED_P			15	15	0	0	0	0	
63		Upper Mnandi Implementation	Formalized and GP prepared	HSSD	DLED_P			15	15	0	0	0	0	
64		Lower Mnandi implementation	Formalized and GP prepared	HSSD	DLED_P			15	15	0	0	0	0	
65		J Street implementation	Formalized and GP prepared	HSSD	DLED_P			15	15	0	0	0	0	
66		M Street implementation	Formalized and GP prepared	HSSD	DLED_P			15	15	0	0	0	0	
67		N Street implementation	Formalized and GP prepared	HSSD	DLED_P			15	15	0	0	0	0	



No	Location	Name	Descriptions	SDF Pillar	Responsible Directorate	Implementing Party/s	Sector Plan	Approx Cost - R (1000)	Quick Win 2013/2014	2014/15	2015/16	2016/17	2017/18	Funding Source
68	Riebeeck East	Registration of 22 Sites (Township Establishment)	Re - layout of approximately 22 sites to enable the registration of the sites. The purpose of this is to allow the owners to access the relevant human settlement subsidy.	HSSD	DLED_P		HSP	420	0	0	200	220	0	
69		Commonage expansion and management plans	Formulate commonage (Stock and cultivation) expansion and management plans	HSSD	DLED_P		SDF	100	0	100	0	0	0	
70		Cemetery Expansion	Identification of Land for the expansion of / or new cemetery	HSSD	DLED_P		SDF	50	0	0	0	0	50	
71		Western Portion Precinct Plan	Western Portion Precinct Plan ( Identification of Land for infill development). Taking the outcomes of the floodline determination into account.	HSSD	DLED_P		SDF	200	0	0	200	0	0	
72		Floodline demarcation	Floodline demarcation (West to Mooimeisiesfontein) for all the drainage features in the western portion of the settlement, with the purpose of identifying land on which settlement development can take place.	HSSD	DLED_P		SDF	100	100	0	0	0	0	
73		Riebeeck East Identification of Land for Cemetery	Land Availability	HSSD	DLED_P			250	0	0	250	0	0	
74		Riebeeck East Commonage Expansion and Management plans	Land Availability	HSSD	DLED_P			200	0	0	0	100	100	
75		Riebeeck East Precinct Plan	Precinct Plan	HSSD	DLED_P			250	0	0	0	0	250	
76		Riebeeck East (Feasibility Assessment)	Feasibility Assessment	HSSD	DLED_P			165	0	0	0	0	165	

No	Location	Name	Descriptions	SDF Pillar	Responsible Directorate	Implementing Party/s	Sector Plan	Approx Cost - R (1000)	Quick Win 2013/2014	2014/15	2015/16	2016/17	2017/18	Funding Source
77	Alicedale	(328) Settlement Formalisation	The formalisation of the settlement development to the south of Transriviere. This development will require the upgrading of the bulk water supply and of the linking services to the Waste Water Treatment works.	HSSD	DLED_P		HSP	648	0	150	150	150	198	
78		Commonage expansion and management plans.	Commonage (Stock and cultivation) expansion and management plans	HSSD	DLED_P		HSP	100	0	100	0	0	0	
79		Transriviere and Kwanonswakasi Infill Development Plan	Identification of Land for infill development surrounding Transriviere and Kwanonswazasi. Prepare a more detailed plan than the SDF which sets out the areas of land and the potential housing yield to enable infill development.	HSSD	DLED_P		HSP	150	150	0	0	0	0	
80		Mandela Park Formailisation	The formulation of an informal Settlement Incremental Upgrading Plan - Mandela Park	HSSD	DLED_P		HSP	500	300	100	100	0	0	
81		Alicedale Identification of Land for Cemetery	Land Availability	HSSD	DLED_P			250	0	0	0	250	0	
82		Alicedale Identification of Land for Infill Development	Land Availability	HSSD	DLED_P			100	0	0	0	0	100	
83		Alicedale Commonage Expansion and Management plans	Land Availability	HSSD	DLED_P			200	0	0	0	100	100	
84		Alicedale Precinct Plan	Precinct Plan	HSSD	DLED_P			250	0	0	0	0	250	



No	Location	Name	Descriptions	SDF Pillar	Responsible Directorate	Implementing Party/s	Sector Plan	Approx Cost - R (1000)	Quick Win 2013/2014	2014/15	2015/16	2016/17	2017/18	Funding Source
85	Fort Brown	Fort Brown settlement formalisation	Settlement Plan Formalisation	HSSD	DLED_P		HSP	813	180	180	180	180	93	
86	Seven Fountains	Seven Fountains settlement formalisation	Settlement Plan Formalisation	HSSD	DLED_P		HSP	699	120	120	120	120	219	
87	Committees Drift	Committees Drift (Feasibility Assessment)	Feasibility Assessment	HSSD	DLED_P			165	0	165	0	0	0	
88	Farmfield	Farmfield (Feasibility Assessment)	Feasibility Assessment	HSSD	DLED_P			165	0	0	165	0	0	
89	Salem	Salem (Feasibility Assessment)	Feasibility Assessment	HSSD	DLED_P			165	0	0	0	0	165	
90	Other related projects	Disaster Management Plan	Update disaster management plan	HSSD	MM		DMP	n.a.						
91		Prepare a Transportation Plan	Prepare an integrated Transport Plan	Infra	DTI		ITP	n.a.						
92		Bus Service	Investigate a municipal wide bus service	Infra	DTI		ITP, LED	n.a.						
93		Rail revitalisation	Revitalise the existing rail branch line.	Infra	DLED_P		ITP	n.a.						
94		Rail Tourism Investigation	Case study/feasibility study Railway based tourism targeting locomotive enthusiasts and linking up with heritage tourism	Econ	DLED_P		LED	n.a.						
95		Road upgrade Alicedale/Riebeeck East	Upgrading of road from Alicedale to Riebeeck East	Infra	DTI		ITP, LED	n.a.						
96		Tarring Grahamstown/Alicedale	Tarring of road from Grahamstown to Alicedale	Infra	DTI		ITP, LED	n.a.						
97		Tarring Grahamstown/Riebeeck East	Tarring of road from Grahamstown to Riebeeck East	Infra	DTI		ITP, LED	n.a.						