

# Guidelines for the identification of well-located land for human settlements



**GUIDELINES**



GUIDELINE SERIES PUBLISHED BY THE HOUSING DEVELOPMENT AGENCY

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# Preface

This guide has been written as the first step towards concretising and standardising the process involved in the identification and assessment of well-located land for human settlements.

The Housing Development Agency (HDA) has been involved in the land identification, profiling and assessment process in response to various requests from stakeholders (provinces and municipalities), offers from state-owned companies and private owners. Planners within the organisation have also proactively identified and assessed land.

The experience gained from this process has highlighted some issues that need to be addressed. It is necessary to mediate between several development interests, priorities and objectives that are sometimes not aligned. Criteria were therefore developed to inform the acquisition, release and transfer of land for the development of sustainable human settlements – the Land Identification and Assessment Criteria (LIAC).


The LIAC are based on a well-located land continuum with four dimensions: context; suitability; integration; and alignment. The principles were developed through a series of internal engagements and workshops and are being applied in the HDA to profile and assess land and properties that have been identified.

This guide complements the LIAC and was developed to inform the practical application of the criteria and targets used by all the stakeholders involved in planning and development. It is intended to ensure that best practice is standardised, documented and shared.

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# Acronyms

<b>BNG</b>	“Breaking New Ground” – the popular title for the Comprehensive Plan for Sustainable Human Settlements Development approved by Cabinet in September 2004
<b>Du</b>	Dwelling Unit
<b>GIS</b>	Geographic Information Systems
<b>HDA</b>	Housing Development Agency
<b>IDP</b>	Integrated Development Plan
<b>IDZ</b>	Industrial Development Zone
<b>LIAC</b>	Land Identification and Assessment Criteria
<b>MTSF</b>	Medium Term Strategic Framework
<b>NaHSLI</b>	National Human Settlements Land Indices
<b>NDHS</b>	National Department of Human Settlements
<b>NDP</b>	National Development Plan, 2030
<b>PGDS</b>	Provincial Growth and Development Strategy
<b>PHDA</b>	Priority Housing Development Area
<b>SDF</b>	Spatial Development Framework
<b>SPLUMA</b>	Spatial Planning and Land Use Management Act

## PART 1

# Introduction

The HDA was established to fast-track the acquisition and release of state-, private- and communal-owned land for human settlements developments.

The Agency works in an environment in which provinces and municipalities still exercise their distinctive constitutional powers and functions regarding planning, identification and assessment of land for human settlements. In cases where there are strong and capable planning capacities, the HDA's role is to facilitate the assessment, acquisition and release of land that is already prioritised by government, public entities and municipalities. However, where capacity is constrained, the HDA assists provinces and municipalities to identify, assess, prioritise, acquire and then release land for integrated settlement development.

### 1.1 About the guide

The guide seeks to facilitate the process of land identification in so far as:

- Defining the essential parameters for consideration in determining the optimal location of well-located land and landed properties
- Outlining the elements to be taken into account in identifying well-located land and landed properties for acquisition and/or development
- Shaping the requirements in terms of identification of the most appropriate land with development potential to create sustainable integrated human settlements<sup>1</sup>

It is intended for use by all stakeholders involved in planning, including other professionals in municipalities, government officials and the private sector, as well as community representatives. It does not go into detail about the integrated development planning processes, but only draws on the necessary linkages to assist in the land identification and assessment process.

### 1.2 The structure of the guide

This guide is drawn from the evidence presented in the sector. Even though high-level theories in terms of land identification are sometimes used, generally the guide is meant to be practical, proactive and applicable to all situations that require identification of land for the creation of sustainable human settlements.

This introductory part provides an overview of the background, the purpose and the intention of the guide.

Part 2 discusses the policy and legal frameworks that the guide embraces, as these are important when addressing integrated sustainable human settlements. Principles that inform the land identification process are also outlined.

Part 3 gives an overview and defines the approach to land identification. It introduces the land identification and assessment criteria; discusses the scope of each dimension within the criteria; and gives reasons why each dimension is important in the application process.

Part 4 provides an example of the application of the criteria using a Geographic Information Systems (GIS) tool.

Part 5 concludes with samples of some of the frequently asked questions in relation to identification and assessment of land for human settlements.

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<sup>1</sup> Refer to the objectives of Delivery Agreement of Outcome 8 (2010) under the auspices of a dedicated joint Land Release Coordinating Task Team

**PART 2**

# Policy, Legislative Frameworks and Guiding Principles

This guide is placed within the context of the country's existing strategic frameworks such as the National Development Plan (NDP), Breaking New Ground (BNG) and other relevant frameworks. It also provides a brief overview of the various Acts that address issues relevant to land identification and spatial transformation. On this basis the following key applicable and relevant policy, legislative and regulatory frameworks are captured.

## 2.1 Policy frameworks

There are a number of policies and Acts from national and provincial government stretching across a range of sectors that provide directives or guidelines for land identification, planning and spatial transformation of the country's landscape. Important amongst these are the NDP and BNG.

### 2.1.1 The National Development Plan

The NDP is a long-term strategic plan that recognises the need to unlock well-located land, especially state-owned land, for affordable housing. The following actions are needed to ensure spatial transformation:

- Respond systematically to entrenched spatial patterns across all geographic scales that exacerbate social inequality and economic inefficiency
- Review housing policies to better realise constitutional housing rights, ensure that the delivery of housing is used to restructure towns and cities and strengthen the livelihood prospects of households
- Develop a more coherent and inclusive approach to land, i.e. develop overarching principles for spatial development
- Build capabilities for transforming human settlements
- Develop bolder measures to develop sustainable human settlements

The NDP also highlights land market access by calling on municipalities to introduce mechanisms that would make land markets work more effectively for the poor, and to have clear strategies and allocate budgets to open up well-located, affordable land for new development.

### 2.1.2 Breaking New Ground

According to BNG, the following principles guide the identification of land for human settlements development:

- Projects that promote the progressive upgrading of informal settlements
- Projects that restructure the apartheid landscape by promoting social and spatial integration on micro- and macro-level
- Projects that combat urban sprawl by promoting higher densities of development and mixed uses in strategic locations
- Projects that enhance economic security and promote optimal use of infrastructure in new and existing human settlements
- Projects that incorporate ecologically sensitive settlement design alternatives and
- Projects that promote a wider range of affordable tenure options in well-located areas



### 2.1.3 Delivery Agreement

The Action Plan that formed part of the National Department of Human Settlements (NDHS) Delivery Agreement 2009–2014 with the President stated the need to “develop and adopt criteria to inform identification of suitable land and its development, and such criteria are adopted.”

The current Medium Term Strategic Framework (MTSF) 2014–2019 Outcome 8 target refers to the release of 11 308 hectares of well-located land to be rezoned and released for new developments.

### 2.1.4 Master Spatial Plan

The NDHS with the support of the HDA is in the process of developing a Human Settlements Master Spatial Plan which is meant to develop a vision, particularly for higher densities in urban areas, for land released, and set out guidelines for local, provincial and national government, and other organs of state, to address incongruent development priorities.

## 2.2 Legal framework

Within the planning environment, the following Acts are particularly important when addressing the issue of integrated sustainable human settlements: the Housing Act, the Municipal Systems Act and the Spatial Planning and Land Use Management Act (SPLUMA).

### 2.2.1 Housing Act, 1997

The Housing Act of 1997 sets out certain general principles relevant to the identification of the land:

- Ensure that housing development is economically, fiscally, socially and financially affordable and sustainable, based on integrated development and is administered in a transparent and equitable manner, and upholds the practice of good governance
- Promotes the establishment, development and maintenance of socially and economically viable communities and the process of racial, social, economic and physical integration

### 2.2.2 Municipal Systems Act, 2000

The Act requires that all municipalities have to produce an Integrated Development Plan (IDP). As the IDP is a legislative requirement, it has legal status and supersedes all other plans that guide development at local government level.

The IDPs and the spatial development frameworks (SDFs) serve as base documents for multi-year provincial housing plans and planning information.

### 2.2.3 Spatial Planning and Land Use Management Act, 2013

The SPLUMA provides a number of principles to promote spatial restructuring and development. Key objectives of the Act are to:

- Provide a uniform, effective and comprehensive system of spatial planning and land use management for the Republic
- Ensure that the system of spatial planning and land use management promotes social and economic inclusion
- Provide for development principles and norms and standards
- Provide for the sustainable and efficient use of land
- Provide for cooperative government and intergovernmental relations amongst the national, provincial and local spheres of government
- Redress the imbalance of the past and ensure that there is equity in the application of spatial development planning and land use management

## 2.3 Principles<sup>2</sup>

This guide is placed within the context of the country's existing strategic frameworks and the land identification process is guided by the following principles:

### 2.3.1 Human right to access and use land

The human right to access and use land recognises that people must have access to land to maintain their livelihoods. This value is significant for people who are living in newly formed households and for households that are migrating, for example, internationally, inter-provincially, from a rural area to an urban area or within a city.

This value is also particularly important for vulnerable groups who may experience tenure insecurity, and whose livelihoods may be compromised.

### 2.3.2 Sustainability

The core principle of sustainability gives value to environmental and social responsibility, integration and affordability.

### 2.3.3 Spatial planning/human settlements on well-located land

In order to address our legacy of spatial fragmentation and exclusion, as well as the persistence of this pattern, spatial planning has to enable the formation of human settlements on well-located land. Integrating spaces and transforming places are at the heart of the strategic intent of this guide.

### 2.3.4 Urban and rural balance

The approach should aim to achieve a balance in emphasis between urban and rural areas. Special cognisance must be taken of the different composition of rural households; the predominance of female-headed households; and the effects of circulatory migration in terms of the linkages between employment and home.

### 2.3.5 Access to connectivity, economic and social infrastructure

There should be access to basic services, job opportunities, transport networks, education, recreation, health and welfare etc. to facilitate and catalyse increased investment and productivity.

### 2.3.6 Participation and empowerment of affected communities

The land identification process must always be embedded in good governance and informed dialogue among different stakeholders and affected parties should be fostered.

Proper discussion and effective partnerships must be facilitated to gain ownership and manage delivery expectations. Objectivity, independence, transparency and respect for all stakeholders must be upheld. An environment conducive to all parties meeting their obligations must be created if sustainable development is to be achieved.

### 2.3.7 Collaboration

The identification and assessment of well-located land and the planning and development thereof must be achieved within a collaborative intergovernmental framework that balances short-term value against longer-term developmental objectives.

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<sup>2</sup> Refer to the National Land Assembly Strategy (2013), Housing Development Agency

## PART 3

# The Land Identification Process

The process of land identification usually involves the following:

- Identification of land need
- Locating and mapping property
- Assessment of property
- Site inspection
- Prefeasibility report
- Stakeholder engagement

### 3.1 Step 1: Identification of land need

The identification of a need for land for housing must always be a locally-based process in which communities are involved. The need is often expressed in the IDP of the municipality and must be expressed spatially in the SDF.

The HDA has developed the Land Identification and Assessment Criteria (LIAC) to assist with the identification of land for human settlements development purposes. Also, the Agency has developed a tool to support internal site identification and selection processes. This tool also supports the validation of site requests made by municipalities and provinces or private landowners submitting land for development purposes.

### 3.2 Step 2: Location and mapping of property

This step details some of the activities that are involved in the location and mapping process.

#### 3.2.1 Mechanism for land identification

Land and/or landed properties can be identified in one or more of the following ways: i.e. through (a) requests (b) offers or release and (c) proactive search.

##### **a. REQUESTS**

A national or provincial department, local authority or any other entity on specific terms and conditions can make a request by declaring an interest in a particular piece of land that it has identified as suitable for human settlements. This must however be in line with the national, provincial and local SDFs.

##### **b. OFFERS OR RELEASE**

The process of identification can also be triggered by a national or provincial department or local authority or other entity on specific terms and conditions that makes an offer for land or landed properties for human settlements development.

##### **c. PROACTIVE SEARCH**

A proactive land search can also be initiated by the town planners. It is important that any land that is identified for a human settlements must have been identified in the IDP process and as a result be part of the SDF.

### 3.2.2 Locating and mapping process

Spatial information systems are a vital aspect of efficient land identification processes. Therefore any institution that is involved in land identification or land-use planning cannot afford to be without a robust spatial information management system, with scalable software and up-to-date cadastral and spatial information.

The unit responsible for capturing information must confirm its accuracy and ensure its alignment with the centralised land database. A GIS technician must verify ownership or custodianship using LaPsis/Windeed/Afrideed or any relevant title deed system and capture property details in the centralised land database.

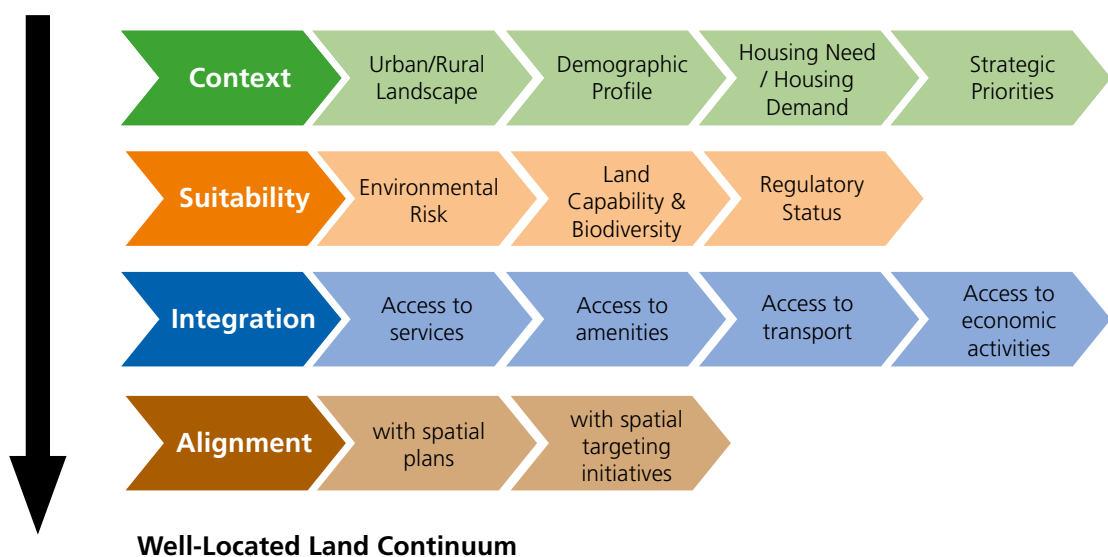
After the location and capturing of property details, the GIS team must map the properties and present them to the relevant planners.

### 3.3 Step 3: Land profiling and assessment

The identification and assessment of land for human settlements purposes – most typically for the realisation of accommodation on green- or brownfields land – is an ongoing exercise for all spheres of government.

The process of identification is played out in a contested space between both the public and private sector and land uses, and therefore care must always be exercised. As a result, the HDA has developed LIAC.

LIAC are based on a well-located land continuum consisting of four dimensions, namely Context, Suitability, Integration and Alignment as illustrated in Figure 1, and are used to profile all parcels of land that are identified for human settlements.



**Figure 1: Land Identification and Assessment Criteria (LIAC)**

### 3.3.1 The dimensions in the land and assessment criteria<sup>3</sup>

The continuum embraces the principle that an integrated approach to land identification for sustainable human settlements is essential. This approach requires a holistic understanding of development needs and the importance of resources to provide a wide range of social and economic programmes. These, together with the delivery of housing, infrastructure and facilities, need to be addressed in an integrated and sustainable way.

#### a. CONTEXT DIMENSION

A thorough contextual analysis should be conducted to confirm the baseline conditions. The first level of consideration is the kind of landscape where the property is situated, i.e. rural, urban or peri-urban.

A demographic analysis should be conducted to determine the household profiles and socioeconomic realities. An analysis of the housing need typically indicates the extent of the land required and the intrinsic growth trends suggest the medium- to long-term interventions required.

The contextual analysis also needs to consider the strategic priorities that are typically informed by higher-level growth and development strategies; IDPs with their five-year projected priorities; and political imperatives.

A thorough contextual analysis is conducted to confirm the baseline conditions, the demographic and developmental objectives and related demand, drawn from the NDHS standards.

In determining the context the following must be considered:

- The first level of consideration is the kind of landscape, i.e. whether rural/urban/peri-urban, which indicates the appropriate attributes for the particular context
- The second level is to analyse the population data. In developing the demographic profile, the following information must be sourced and included:
  - Total population
  - Population density
  - Population growth rate
  - Sex composition
  - Working age (15–64)
  - Occupation/ income distribution
  - Skill and education level
  - Unemployment rate (particularly the youth)
  - Average household size
  - Growth rate
  - Formal dwellings

The above information can be accessed through Statistics South Africa (Stats SA) or in the IDP strategic document of municipality. It is widely accepted that development is not in itself a goal, but has as its objectives the people, their welfare and their needs (current and future). Information on population – not only in the context of its current size and spatial distribution, but also in its socioeconomic profile and temporal growth potentials/ramifications – is crucial to sustainable human settlements planning and development management.<sup>4</sup>

<sup>3</sup> National Land Assembly Strategy, 2013. HDA Johannesburg: unpublished

<sup>4</sup> Quotes from Okpala, D. C. (2001). Spatial information: the basic tool for sustainable human settlements development planning and management. Paper delivered at the international conference on Spatial information for Sustainable Development. Nairobi, Kenya

As with other aspects of planning, population statistics are basic prerequisites for sustainable human settlements development planning, not only the group's current size but more importantly its structure and characteristics, including its age/sex structure, growth rate, distribution in time and space, occupational and income distribution structure etc.

Population is therefore the basis and the beneficiary of all planning in the sense that all planning is aimed at the improvement of people's welfare and living conditions. The usefulness of planning is best determined by the degree of improvements it offers the population. Some of the questions to consider could include:

- Does the land provide an in-fill and brownfield development context?
- What is the analysis of the housing need and demand drawn from the NDHS standards?

#### **b. SUITABLE DIMENSION**

This dimension encompasses processes and procedures to establish the ability of an area/site to meet the needs of a stakeholder group. The basic premise of the suitability analysis is that each aspect of the landscape has intrinsic characteristics that are to some degree either suitable or unsuitable for the activities being planned.

At the level of local area planning and design, the suitability assessment involves a multi-factor analysis of different aspects of the terrain to ultimately determine the environmental risks, land capability and biodiversity.

At this stage of the intervention the key activities are aimed at gathering information on whether the land can be developed for a special use in terms of the following potential constraints:

- Physical conditions (topography, wetlands and other environmental considerations, geology)
- Planning attributes (land zoning, land use and the surrounding uses)
- Legal land aspects (deeds office search, land claims, servitudes, and other legal matters)
- Tenure arrangements

#### **c. INTEGRATED DIMENSION**

This dimension's objective is to assess how well-connected and integrated the site could be in relation to existing and/or planned amenities and infrastructure. It seeks to bring together the various sub-systems into one system.

The objective of an integrated human settlements implies that the housing offering needs to have adequate access to services, amenities, transport services and economic services. Local area planning and design must prioritise projects and sites that achieve higher levels of integration, to ensure that the necessary restructuring of human settlements begins to take shape at grassroots level.

#### **d. ALIGNED DIMENSION**

The thrust of this dimension is to achieve good alignment and requires the configuration of a project outcome in support of national, provincial and municipal policy imperatives. On a site a series of spatial plans are usually applicable, which typically indicate the preferred development scenarios, priority locations and minimum spatial development guidelines.

This attribute seeks to build on and complement the resources and commitments that are being made by either the national, provincial or municipal spheres of government (e.g. economic,

public transport, densification and infrastructure initiatives and applicable spatial planning frameworks).

Spatial targeting can be undertaken using three different approaches:

- Defined geographical regions – areas where specific regulatory conditions apply
- Blanket approach – in which by-laws and regulations are revised
- Generally applied town planning schemes, incentives and subsidy schemes

There is a complex set of spatial targeting initiatives that are being implemented across the various municipalities in South Africa, and projects within these localities tend to achieve high levels of support from government. It is therefore important to align new or existing developments with these preferred areas.

With regard to the whole of Step 3 the following concluding remarks are made:

- The criteria facilitate the assessment process and the different dimensions do not necessarily follow each other. The point is to ensure that they are all undertaken either at the same time by different people or that they follow each other. Discretion is permitted.
- Further, it is believed that the decision of whether to transfer/acquire or release property to the relevant party (which could be the HDA/municipality, province or relevant stakeholder) would be an informed one and grounded on the established guidelines and planning instruments applicable within the development realm.
- The HDA has developed the National Human Settlements Land Indices, (NaHSLI), an executive analytical tool that is directly aligned to the LIAC whilst optimising utilisation of scarce resources and reducing the negative impact of land and property development on the environment.

### **3.4 Step 4: Site inspection**

The planner must conduct a site visit to verify information and use his or her professional discretion with regards to the appropriateness of the property. The decision regarding the property must be context-specific and nuanced to take into account customised community solutions, the competing nature of land and land use before making recommendations that advance the principles of spatial transformation as well as the strategic objectives of creating integrated human settlements.

### **3.5 Step 5: Prefeasibility report and recommendations**

A pre-acquisition feasibility report with recommendations on whether the identified property may or may not be suitable for purposes of creating human settlements is compiled and is submitted to the relevant decision-making body.

### **3.6 Step 6: Stakeholder engagement**

Consultations with the relevant stakeholders regarding the outcome of the feasibility study must be conducted.

**PART 4**

# Case study – Ptn 21 Farm Driefontein no 137 Govan Mbeki Municipality

This is a case study that details the process of applying the criteria. The information on the property is analysed and recommendations are provided based on the dimensions of the criteria. As noted, through this process the organisation is able to make an informed decision on whether to acquire the property or not.

Table 4.1 describes information from each of the dimensions in the LIAC. It represents the desktop assessment on the profile of the property.

## 4.1 Rapid assessment of the Driefontein Farm using the LIAC on NaHSLI

**Table 4.1 Information on the Driefontein Farm<sup>5</sup>**

Context	
Farm Name	Driefontein
SG Code	T0IS00000000013700021
Farm No 137	137
Portion	00021
Owner	Ikaheng Prop Pty Ltd
Street name	-
Corner street	-
Suburb	-
Town	Govan Mbeki Rural
Province	Mpumalanga
Local municipality	Govan Mbeki Local Municipality
District municipality	Gert Sibande District Municipality
Ward No.	18
Extent (ha)	79.5092 ha
Requested (ha)	-
Landscape	Urban Area
Total population	294,538
Population density	100 persons/km <sup>2</sup>
Population growth rate	2.84% (2001–2011)
Working age	(15–64) 69.4%

<sup>5</sup> Spatial and non-spatial databases on NaHSLI have been obtained from various sources



Unemployment rate	26.2%
Youth unemployment rate	34.4%
Average household size	3.3
Formal dwellings	71%
Existing dwellings	Industrial activity
Existing inhabitants on site	-
<b>Suitable</b>	
Dolomite	No (79.5092 ha) 100%
Slope	0–12 degrees (79.5092 ha) 100%
Agriculture	Arable (79.5092 ha) 100%
Water erosion	No
Wind erosion	Not susceptible (79.5092 ha) 100%
Soils susceptible to acidification	No
Collapsible soil	Non-collapsible areas (79.5092 ha) 100%
Swelling clay	Moderate to high (79.5092 ha) 100%
Estuarine functional zones	No
Landslide susceptibility	Very low (79.5092 ha) 100%
Ecosystem threat status	Vulnerable (0.7) (60.5751 ha) 76.18%
Critical biodiversity areas	Yes (5.3284 ha) 6.7%
Ecological support areas	No
Water bodies	Yes (13.8389 ha) 17%
Degraded	No
Protected area	No
Protected areas expansion	No
Active mines	Yes within 0.80km
Ecological support areas	No
Perennial rivers 100 m buffer	Yes (run within the property)
Rivers wetlands	Yes
Rivers within FEPA	No
Champion trees 50 m buffer	No
Land claims	-
Current zoning	-

Integrated	
Water services	Yes
Energy substations/transmission lines	Yes
Electricity for lighting	90.3%
Weekly refuse removal	91.7%
Flush toilet connected to sewerage	88.9%
Piped water inside dwelling	56.5%
Medical facilities	Within 5 km (11)
Educational institutions	Within 5 km (18)
Police stations	Within 5 km (1)
Shopping facilities	Within 5 km (6)
Commercial activities	Within 5 km (139)
Government offices	Within 5 km (4)
Transport nodes	Within 6 km (3)
Aligned	
UDZ	No
NUSP Municipality	Yes
IDZ	No
SIPS	Yes ( SIP4)
Special Economic Zone	No
Development corridors	Yes N2/N17 and N3 Development Corridor
Social Housing Restructuring Zone	No
Municipal plans (IDP, SDF, MHDP, BEPP)	Yes (IDP,SDF,BNG and MHDP)
Housing projects	Within 5 km
Informal settlements	Within 3 km
Housing demand	~6 000

## 4.2 Information gathered through site inspection of the property by the designated planner<sup>6</sup>

Using the LIAC, the site inspection conducted by the planners confirmed the following details:

### 4.2.1 Location of the property

The property is located in a peri-urban area with a total population of 294 538. The population growth rate is estimated at 2.84% (Stats SA 2001–2011). This is a very poor community with an unemployment rate estimated at 26.2% and an average working age (15–64) estimated at 69.4%. Of that average, 34.4% are youths. The average household size is 3.3 members with formal dwellings constituting 71% of the households.

In a provincial context, the site is located within the Govan Mbeki Local Municipality, which is located to the south-western part of Mpumalanga Province, adjoining Gauteng, approximately 150 kilometres east of Johannesburg and approximately 300 kilometres south-west of Nelspruit.

<sup>6</sup> Prefeasibility Report on Driefontein Farm compiled by the HDA designated planner (2013)

Govan Mbeki is one of seven local municipalities under the jurisdiction of the Gert Sibande District Municipality. In the local context, the site is located to the west of Secunda and to the east of Evander.

A portion of the property is not zoned and it falls outside the Govan Mbeki Town Planning Scheme. The land is considered to be agricultural; land use was confirmed when field inspections were conducted. In terms of the development plan for the area west of Secunda, the site is located in an area designated as a primary node, prioritised urban infill zone and prioritised for residential densification. In the whole of the western area, there are about nine portions of the farm Driefontein no. 137 that can be provisionally developed in the short term, and the subject property is one of these. The number of units that can be accommodated ranges between 12–40 du/ha.

About 50% of the site is developable. In terms of the Development Plan for the whole area west of Secunda, the housing demand for the next five years is estimated to be about 6 000 units. This is attributed to the envisaged expansion of both Sasol and Harmony's business programmes. Part of this demand is also attributed to the existence of informal settlements to both the north and south of the subject property in Mpumalanga.

#### 4.2.2 Alignment with policy and planning frameworks

From a national perspective Mpumalanga Province is categorised as one of the areas with average economic potential and average densities of both serviced people in the urban areas and poor people in the rural areas. In terms of Mpumalanga's Provincial Growth and Development Strategy, the Province is well known for its coal production. About 90% of South African coal is mined in the area. Other key economic drivers are energy and manufacturing.

##### a. COMPREHENSIVE PLAN FOR HOUSING DELIVERY (BNG)

In terms of proposed development, there is a very strong alignment between the property and the principles of the BNG as the site is located in close proximity to existing serviced developments both economically and socially, with Secunda providing employment opportunities to the local people.

##### b. CONSERVATION OR PROTECTED ENVIRONMENTAL SPACE FRAMEWORK

A portion of the subject property falls within environmentally sensitive areas and comprises wetlands and water bodies, therefore further investigations are recommended. The subject property is also affected by a stream, therefore a 1:100 year flood-line investigation is recommended.

#### 4.2.3 Social infrastructure

##### a. TRANSPORTATION NETWORKS AND MOBILITY SPINES

The property is accessible from both the north and south, i.e. the northern side is accessible through the regional road (R580) which branches from the provincial road (P185-2); and on the southern side it is accessible through the gravel road that branches from Nelson Mandela Drive.

##### b. HEALTH FACILITIES

There is currently one hospital (Evander Mines Hospital) situated in close proximity to the property. It is located north of the mine hostel adjacent to the reduction works. In the Development Plan for the area west of Secunda, it is mentioned that it will be upgraded to serve additional development.

#### **4.2.4 Services and bulk infrastructure**

##### **a. ECONOMIC ACTIVITIES**

Most of the economic activities (i.e. businesses and industrial areas) are concentrated in the surrounding towns of Leandra, Kinross, Evander, Trichardt and Secunda. Although some spare bulk services capacity exists, it will not be adequate to accommodate substantial new development west of Secunda.

The existing situation pertaining to water, sewage, electricity and roads tends to be below what is required to service additional developments.

##### **b. BULK INFRASTRUCTURE**

Existing bulk services to developments in the study area (e.g. casino, mine shafts, hostels etc.) must be investigated to determine the spare capacity, as the existing capacity will not be adequate to serve a new development of 6 000 housing units.

Due to the topography of the area, it may be necessary to construct a new water reservoir for the area. The total daily water demand for 6 000 housing units is  $\pm 5.3$  megalitres/day. This implies that a reservoir with a capacity of  $\pm 11$  megalitres will need to be built at an estimated cost of R15 million.

The municipality has already applied to Eskom for additional electricity supply to this area.

#### **4.2.5 Recommendations**

The subject property is suitable for the development of human settlements should the following recommendations be taken into account:

- The detailed feasibility study shall be inclusive of the flood-line investigation
- The site must be proclaimed by the municipality accordingly prior to the commencement of the proposed development
- The capacity of the bulk infrastructure must be upgraded accordingly to accommodate additional developments

## PART 5

# Conclusion

In conclusion, the guide provides a detailed step-by-step process to assist in the decision-making process by drawing on the necessary linkages in the human settlements value chain. It looks at the process of applying the LIAC to identify well-located land for human settlements. The criteria include the necessary elements to equip practitioners to make a decision on whether to acquire and develop identified land for human settlements.

As noted, the guide is not meant to prescribe but to facilitate and provide guidance with regards to what criteria are important in the land identification and assessment process. Planners are expected to take the principles set out in this document and adapt them to be context-specific and nuanced. They need to take into account customised community solutions, as well as the competing nature of land and land use. Only then can they make recommendations that advance the principles of spatial transformation as well as the strategic objectives of creating integrated human settlements.

## PART 6

# Frequently Asked Questions

- **Does the HDA have the legislative mandate to expropriate land that has been identified for human settlements development?**

The HDA does have the legislative mandate to expropriate land but the regulations permitting this are still being drafted.

- **How does the HDA acquire land?**

As far as the acquisition of publicly-owned land is concerned, the HDA has established a process with the different owners and custodian government departments that allows for the acquisition/transfer/release of identified land and buildings. As far as the acquisition of privately-owned land is concerned, the HDA is currently negotiating for a capital grant from the NDHS, which it will use to purchase land. The HDA can act as an agent for a province or local authority under a specific funded mandate.

- **What is the HDA's relationship with the land restitution programme?**

The HDA does not as yet have a role to play in the land restitution programme, but discussions are under way with the Department of Rural Development and Land Reform.

- **What does the HDA mean by "well-located land"?**

The HDA has established guidelines on well-located land which have been agreed by the various national departments that are owners and/or custodians of land.

- **Will the HDA undertake research and feasibility studies on the suitability of land for housing?**

The HDA has developed NaHSLI, a tool that provides a comprehensive, multi-dimensional assessment of well-located land fit for human habitation in South Africa.

- **What does the HDA mean by Priority Housing Development Areas (PHDAs)?**

The Housing Development Agency Act provides for the Agency to establish PHDAs. Regulations for the declaration of PHDAs have been gazetted. It is intended that the PHDAs be used as a tool to fast track the development of sustainable and integrated human settlements.

- **What is the HDA's position on urban densification?**

The HDA supports urban densification.

## PART 7

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