

CACADU DISTRICT MUNICIPALITY
DEPARTMENT OF LAND AFFAIRS

Camdeboo Local Municipality

Area Based Plan & Land Availability Audit



Date: August 2008



Report 15/2008/14

EXECUTIVE SUMMARY

CHAPTER 1: INTRODUCTION

This report represents an Area Based Plan (ABP) and Land Availability Audit (LAA) for the Camdeboo Local Municipality, situated in the Cacadu District. Area Based Plans have been prepared for the Cacadu District and each of the 9 LM's within the Cacadu District. These Area Based Plans form part of a strategic exercise to implement land reform and assess land availability within the Cacadu District.

■ Study Area

The study area comprise the Cacadu District and the 9 Local Authorities.

The Camdeboo LM (within the Cacadu District) is situated along the N9 route with the following major settlements :

- Graaff-Reinet
- Aberdeen
- Nieu-Bethesda

■ Participation Structure and Process

The following consultation and stakeholder involvement form key components of the ABP & LAA.

- Working Group (WG)
- Cacadu Land Audit and Area Based Plan Steering Committee (CLA / ABPSC)
- Local and District Municipality IDP/ SDF Steering Committee (LM/DM IDP/SDF SC)
- External Stakeholders (ES)
- Broad Based Stakeholder Forum (BBSF)
- Commodity Organizations

■ Report Structure

- Chapter 1 : Introduction
- Chapter 2 : Status Quo Overview
- Chapter 3 : District Land Reform and Settlement Framework
- Chapter 4 : Key Focus Areas
- Chapter 5 : Project Register
- Chapter 6 : Implementation and Way Forward

CHAPTER 2: STATUS QUO OVERVIEW

The Status Quo Overview provides a brief summary of work done as part of the Situation Analysis Phase. The key components of the Situation Analysis, with revisions, are presented and these include legislative and policy environment, physical environment, socio-economic profile, built environment, rural environment, land ownership, restitution and redistribution status, institutional capacity and identified opportunities and constraints. Detail with respect to the Status Quo is outlined in the Analysis Report (Report 15/2007/2).

CHAPTER 3: LAND REFORM AND SETTLEMENT FRAMEWORK

The purpose of the District Land Reform and Settlement Framework is to outline core land reform objectives and strategies on a District Level, correlated to National DLA objectives and vision for land reform. In addition, objectives and strategies on an LM Level as identified through the ABP and IDP processes are provided. These objectives and strategies (on LM Level) should be substantially revised and updated based on the ABP policy directives during the 2008/9 IDP revision process.

■ Objectives (CDM)

- Objective 1 : Sustainable Transfer of land to Previously Disadvantaged Communities
- Objective 2 : Co-ordination between Role Players and Stakeholders
- Objective 3 : Scientific Methodology to Inform Land Purchase Decisions
- Objective 4 : Develop Support Structures
- Objective 5 : Expand Agricultural Base
- Objective 6 : Development and Training of beneficiaries and creating capacity amongst Government Officials
- Objective 7 : Focus on economic development and job creation
- Objective 8 : Protection of natural resources

■ Land Reform Objectives and Strategies (Camdeboo LM)

Objectives and strategies were identified on Local Level through the Camdeboo LM IDP processes and ABP public participation process. As noted previously in this report, these objectives and strategies should be drastically reworked and aligned with National and District frameworks. It is anticipated that this process will commence during the 2008/9 IDP review stage.

LM	PRIORITY	OBJECTIVE	STRATEGIES
Camdeboo	<i>LED</i>	To promote Economic Development <ul style="list-style-type: none"> - By creating and enabling environment for LED (e.g. services and infrastructure) - Job Creation - BEE & Partnerships - SMME, Industrial and Sector Development - Skills Development - Mainstreaming of 2nd Economy, Youth & Women 	<ul style="list-style-type: none"> • Implement strategic LED Actions and Interventions, with the aim of creating networks, linkages, referral & support systems, appropriate policies, by-laws, incentives, services and infrastructure which will stimulate and facilitate LED, attract investment, encourage establishment and growth of business and industry in the Camdeboo. • Support, encourage and facilitate value-adding initiatives, programmes and projects.
	<i>Land Reform</i>	To encourage emerging farmers in Agriculture, to train them, to get young people into agriculture by using the Land Transformation Process	<ul style="list-style-type: none"> • To buy land, especially irrigable land through DLA to create not only subsistence farming, but encourage commercial farming

■ Land Reform Targets for Cacadu District

As part of the District Land Reform and Settlement Framework, specific targets for land reform are formulated on a District and Local Level. Although clear targets have been initiated by the National Department of Land Affairs, specific scenarios, including budget implications and land reform targets (hectares) should be carefully considered. In addition, institutional capacity are an important role player in realising targets.

- **Strategic Considerations**

Assessing land reform status and re-evaluating current targets and possible revised redistribution targets need critical analysis of certain strategic considerations. A vast number of variables influence land reform, but for the purpose of the Area Based plan, 4 strategic considerations are briefly evaluated to ensure realistic proposals and linkages with land reform implementation.

- Land Capability and Beneficiaries
- Budget
- Institutional Capacity
- Time Constraints

- **Land Reform Scenarios**

The proposed land reform targets are based on 2 scenarios. These scenarios have been calculated on the 2014 target of 30% (Scenario 1) and an extended timeframe with a reduced budget over a longer time period, i.e. 2025 (Scenario 2). Assessment of land reform to date and the relevant strategic considerations were used to make meaningful assumptions and proposed realistic targets for the Cacadu District.

The revised scenario is based on the following key deliverables :

- Reform 1.3 million hectares before 2025 and 200 000 ha before 2014.
- Drastically increase capacity within the Department of Land Affairs and other support departments and institutions on an incremental basis over the 17 year implementation period.

- **Camdeboo Land Reform Target**

Approximately 147 398 ha of land still need to be redistributed within the Camdeboo Municipal Area. This land reform should, as a first priority, be implemented in the key focus areas.

Based on the revised land reform target for the District, i.e. Scenario 2, the following broad key deliverables are set for the Camdeboo LM :

- 22 000 ha to be distributed before 2014
- Average of approximately 3700 ha per annum between 2008 and 2014 to be redistributed
- Approximately 11 363 ha per annum between 2015 and 2025 to be redistributed

- **Urban Settlement Framework**

A key component for future sustainable development and adequate management of scarce resources include the formulation of a strategic urban settlement framework. The main objective of the urban settlement framework is to provide a guiding policy with respect to future urban development, local economic development and human settlement.

- **District Settlement Hierarchy Principles**

The settlement hierarchy principles for the Cacadu District are fundamentally supported by a spatial strategy and the strategic investment approach.

- **Spatial Strategy**

This framework supports the view that potential development in urban and rural areas should be managed on the basis of nodes and areas of development potential.

→ **Strategic Investment**

The application of the urban spatial strategy, as above, outlines the principles to land development and management of spatial development processes and the ECSDP proposes that a strategic approach to investment and management of development should be applied on 3 levels to achieve the most significant results, i.e. level 1, level 2 and level 3.

- Level 1 : Basic needs to all
- Level 2 : Build capacity
- Level 3 : Targeted focus areas

→ **Settlement Hierarchy (Revised)**

The revised settlement hierarchy for the Camdeboo LM designates the relevant settlements as follows :

- Graaff-Reinet : Level 3 Settlement
- Aberdeen : Level 2 Settlement
- Nieu-Bethesda : Level 1 Settlement

○ **Land Demand and Settlement Framework**

Given the extensive work done for the Land Availability Audit and analysis of housing demand in the various settlements in the Camdeboo LM, policy recommendations can now be made with respect to the implementation of Government funding, housing and associated infrastructure.

○ **Land Demand and Settlement Framework (Subsidised Housing)**

LM	Town / Settlement	Settlement Level (Revised)	Housing demand (short / medium term) (SDF/IDP)	Land Identified by SDF (ha)	Units at Optimal Density	Over / Under Provision
Camdeboo	Graaff-Reinet	Level 3	975	478.20	14346	13371
	Aberdeen	Level 2	400	65.48	1964	1564
	Nieu-Bethesda	Level 1	400	13.71	411	11
	<i>Total</i>			<i>1775</i>	<i>557.39</i>	<i>16722</i>

○ **Land Availability (Camdeboo LM)**

As part of the ABP process for the Cacadu District, a land availability audit for future growth of urban areas has been conducted. The maps and tables should be read in conjunction with the electronic database and outline the following fields :

- Development node
- SDF designation
- Property descriptions
- Property ownership
- Area
- Housing / family accommodation potential at optimal density
- Settlement prioritisation (based on revised settlement hierarchy)

CHAPTER 4: KEY FOCUS AREAS FOR LAND REFORM

The determination of focus areas is a key component in the Government roll out of the accelerated land reform process. The focus areas will be the key point for the implementation of programs such as PLAS. The policy on PLAS states that it must be preceded with an Area Based Plan. This Area Based Plan must give direction to where to focus attention in order to have better coordination amongst roll players.

■ Focus Area Determination

○ Level 1 Focus : Physical Criteria

Excluding specific uses from the land reform process, mainly based on the targets as set in Chapter 3.

○ Level 2 Focus : PLAS Programme Guidelines

The Level 2 Focus narrow down areas for key intervention through land reform by using PLAS guidelines to identify specific corridor areas for land reform implementation.

○ Level 3 Focus : Enterprise Concentration, Infrastructure and Available Support Systems

Level 3 Focus areas identify priority areas for land reform intervention based on the criteria as outlined. It is noted that these areas are graphic indications of where land reform preferably should be prioritised, not excluding the remaining land in the District as identified based on the Level 2 Focus areas.

■ Camdeboo LM Focus Area

Key focus area 5 falls within the Camdeboo LM. The table provides general background and relevant Commodity Organisations.

○ Camdeboo LM Key Focus Area

Focus Area	Node	General Background	Relevant Commodity Organizations
5	Graaff-Reinet and Jansenville	<ul style="list-style-type: none"> Area is indicated as a line along the R75 road that link the two towns. The focus area is fairly large for farming is based on extensive animal husbandry which requires large areas of land. Area is well known for extensive goat and sheep farming. The towns Graaff-Reinet and Jansenville are well established with well established support industries for goat and sheep farming, The area is some distance from the market (Port Elizabeth) for the farm products. This however is the nature for extensive farming areas. The focus area is following the main route between the two towns and Port Elizabeth. 	<ul style="list-style-type: none"> East Cape Agricultural Coop East Cape Game Management Chicory Producers Organisation National Wool Growers Organisation Red Meat Producers Organisation Boere Kooperasie Beperk (BKB) SA Mohair Growers Organisation Wool South Africa Ooskaap Volstruis Producente Organisasie

CHAPTER 5: PROJECT REGISTER

One of the key deliverables of the Area Based Plan is the identification of projects and programmes for implementation over a medium term expenditure framework period. The identification of projects for land reform on a district and local level are based on a number of points of departure.

The project register as included in the Camdeboo LM ABP comprises the following key components :

- DLA projects implemented between 1995 and 2007 (District Level).
- Projects identified as part of the LM IDP processes for the 2007/8 financial years.
- Proposed and project applications received by the Department of Land Affairs. Note these include projects under investigation, projects halted for various reasons and projects in an early stage of implementation.
- The DLA 2008/9 budget and pledges made to the Camdeboo LM.

In addition, a detailed model for project evaluation and short listing are proposed. The key purpose of the model is to implement a standardised system for future project evaluation, short listing and incorporating ABP objectives and strategies into project decisions.

■ DLA Budget 2008/9

The total commitments for the financial year are approximately R183 million with R204 million pledges. All these projects are in various stages of assessment, completion and/or implementation.

○ DLA Pledges 2008/9

Municipality	Project	Registration District	Project Type	Phase	Beneficiaries	Budget (Capital)		Purchase Price	Extent (ha)	Comments
						Pledge				
Camdeboo						Pledge	R 8,000,000.00		5,000	
	Nieu-Bethesda Settlement	Graaff-Reinet	SLAG	Design	135		R 6,500,000.00	R 6,500,000.00	14	Settlement Project
	Bokpost Farming	Aberdeen	COMM	Conveyancing	30		R 4,635,000.00	R 4,635,000.00	3,920	Commonage Project
						Total	R 11,135,000.00	R 11,135,000.00	3,934.80	

■ Key Anchor Projects

Notwithstanding the projects as outlined in this chapter, a number of key anchor projects have been identified through the ABP process within the district. These key anchor projects should form the basis for future ABP revision and the District Land Reform Office should be informed by the Camdeboo IDP revision process on the inclusion of future anchor projects for the Camdeboo LM. The following key anchor projects have been identified :

- Mohair South Africa (Ikwezi Municipality)
- Chicory South Africa (Ndlambe Municipality)
- LM Institutional and Organisational capacity, IDP Level
- DLA institutional assessment and support
- District ABP review and database support

CHAPTER 6: IMPLEMENTATION AND WAY FORWARD

The successful implementation, monitoring and review of the Cacadu ABP and LAA is reliant on continuous update, review and implementation monitoring.

This implementation strategy can only succeed if an integrated and collective approach is followed by the various role players, funding organisations and programme allocations. Specific reference to the DLA Land Reform Office, Cacadu District Municipality, individual LM's, Land Claims Commissioner, Department of Water Affairs and Forestry, Department of Agriculture and others.

In order to ensure ongoing maintenance, monitoring and immediate implementation of the ABP and Land Availability Audit, it is essential to present and implement the data in a well-managed and "easy to use" interface through internet and intranet accessibility.

The Cacadu District Municipality initiated the publishing of the Geographical Information System data to specific LM, CDM, DLA and other users. Project implementation is based on 4 phases and are briefly outlined as follows.

- **Phase 1 : Determine user needs and business plan**
- **Phase 2 : Develop GIS geo-database and application interface**
- **Phase 3 : Custom function-specific application development**
- **Phase 4 : Management and update**