EXECUTIVE SUMMARY FOR FEASIBILITY STUDIES FOR DEVELOPMENT OF GAP RENTAL HOUSING AT GA-RENA PHASE 2 AND BENDOR EXTENSION 100

Prepared for: POLOKWANE HOUSING ASSOCIATION

Date: 07 JANUARY 2016

PREPARED BY:

KNAKNA TRADING

Genial Shelter Architect
architect, project manager, project manager & building contractor
TABLE OF CONTENT

1. INTRODUCTION AND BACKGROUND ................................................................. 4

2. NEEDS ANALYSIS .......................................................................................... 5
   2.1 Alignment with PHA and CoP strategic Objectives ........................................ 5

3. OUTPUTS SPECIFICATIONS .......................................................................... 7
   General ............................................................................................................. 7
   Architectural Designs Principles and Considerations ........................................ 8
   Planning and Design ....................................................................................... 8
   Further Architectural Designs per area ........................................................... 10
   Other Considerations ..................................................................................... 12
   Retail Space (Ga-reina phase 2) ..................................................................... 12
   The Technical Design Requirements (Retail space) ......................................... 12
   Further Technical Design .............................................................................. 13
   Operational and Facility Management ............................................................ 14
   Performance Monitoring Approach ................................................................. 15

4. BEE & Socio-Economic Targets ................................................................... 16
   4.1 Ownership .................................................................................................. 16
   4.2 Management control .................................................................................. 17
   4.3 Employment equity ................................................................................... 17
   4.4 Skills development .................................................................................... 17
   4.5 Preferential Procurement .......................................................................... 17
   4.6 Enterprise development ............................................................................. 18
   4.7 Socio-Economic development ................................................................... 18
   4.8 Economic Development ............................................................................ 19

5. SOLUTIONS OPTIONS .................................................................................. 19

6. LEGAL ............................................................................................................. 21
   6.1 Considerations ............................................................................................ 21
   6.2 Legislative considerations ......................................................................... 21
7. TECHNICAL ........................................................................................................................................... 22

7.1 Technical-Bendor .................................................................................................................................. 22

7.2 Technical –Ga-rena ................................................................................................................................ 23

7.2.1 Urban Design at Ga-rena .................................................................................................................. 24

7.2.2 Streets and sidewalks at Ga-rena ....................................................................................................... 24

8. CONCLUSION .......................................................................................................................................... 25
1. INTRODUCTION AND BACKGROUND

The City of Polokwane (CoP) together with the Polokwane Housing Association (PHA), have engaged Knakna trading to investigate the feasibility of developing Gap rental housing at Ga-rena phase 2 as well as bendor extension 100. The Gap rental housing is mainly targeted at government employess who earn between R7500 and R15000 per month. The scope of the study covers the Technical, Legal and financial requirements.

Polokwane municipality comprises of a total area of +/- 377578.99 ha and is located in the central part of the Limpopo Province. The City is 23% urbanized and 71% still rural.

The municipal spatial pattern reflects that of the historic apartheid city model characterised by segregated settlement.

The population increased from 424 835 in 1996 to 628 999 in 2011, however the increase in formal housing didn’t increase as much.

The City observed a decline in the number of houses being delivered, with a shortage registered from the municipal database currently at 32 016 people requiring housing assistance.

The table below depicts a picture of the housing delivery in Polokwane.

<table>
<thead>
<tr>
<th>YEAR</th>
<th>FORMAL DWELLING</th>
<th>TRADITIONAL DWELLING</th>
<th>INFORMAL DWELLING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996</td>
<td>64 390</td>
<td>9601</td>
<td>10 447</td>
</tr>
<tr>
<td>2001</td>
<td>99 138</td>
<td>6003</td>
<td>19 476</td>
</tr>
<tr>
<td>2011</td>
<td>159 082</td>
<td>1896</td>
<td>16 044</td>
</tr>
</tbody>
</table>

Source: StatsSA

The CoP and the PHA have committed in delivering basic services to its citizens and ensuring that development is delivered in an integrated and responsive manner to local needs.

The Housing Act states in Section 9(1)(f) that “Every municipality must, as part of the Municipalities process of integrated development planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to initiate, plan, coordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction”
2. NEEDS ANALYSIS

PHA/municipal Need: To ensure the delivery of sustainable housing units in the city in order to bridge the spatial divide as well as addressing the housing shortages.

PHA & Municipal Objective:

- To investigate and select a procurement choice that will bring about value for money, risk transfer and affordability in delivering the housing units
- To attract investment for the Financing, designing, construction, operations and maintenance of the Ga-rena and Bendor Ext 100.
- To create economic empowerment opportunities for local small, medium and micro enterprises (SMME)
- To promote job creation for the local community
- To ensure compliance with all legislation relating to delivery of housing

2.1. Alignment with PHA and CoP strategic Objectives

The municipality has adopted the Smart City Concept as a way of fast tracking the service delivery to the community and thus has adopted the smart City concept.

The CoP therefore through the mandate given to the PHA, addresses one of its strategic objectives of Smart LIVING, which entails E-health, efficient and sustainable use of resources as well as Quality of life for the city inhabitants.

Figure 1, Architectural drawings at Bendor Ext.100

Source: Mabone Building Contractors
Figure 2, Architectural Simulations at Ga-rena Phase 2

Source: feasibility study, technical drawings

Figure 3, MAster Plan at Bendor Ext 100

Source: Mabone Building Contractors
3. OUTPUTS SPECIFICATIONS

Output specifications are written for the purposes of defining what the private party must achieve in the designing and construction of the housing units at Ga-rena phase 2 as well as Bendor Extension 100.

GA-RENA PHASE 2 & BENDOR EXTENTION 100.

General

Standards

General standard of the design and construction are laid out as expected. Below are all the expectations of the private partner regarding the standards regarding the design and construction of the housing units:

• Undertake the design and construction in accordance with all municipal By-laws and regulations;
• The design and construction shall be In accordance with all other applicable laws;
• In accordance with good industry practices;
• In accordance to the NHBRC and NBR building codes;
• In accordance with SABS and ISO standards;
• In accordance with CIDB standards;
Architectural Designs Principles and Considerations

Elder Friendly

In undertaking the design, the private partner shall consider the possibility of elderly people residing in the residential complex, and therefore need to consider an elderly friendly complex.

Child Friendly

As it is a certainty that children will also be residing in the complex, the design must cater for children. Considerations of play areas, Small Park within the complex will also contribute towards the CoP’s smart city concept of having a safer environment under the Smart Living concept.

Disability Friendly

It must be a requirement that the design of the residential units is also disability friendly.

Planning and Design

The private partner will design the residential complex to accommodate the following:

- Residential space
- External space (play areas, access area, small park and walkway)
- 1000 square meter retail Centre. (Only Ga-rena phase 2)

Bendor Ext. 100 will consist of 198 units that are to be dedicated for Gap rental. The units are to consist of two bedrooms, with further details below:

- Type 1- 48 units with unit area of 41SQM with total area covering 1886SQM
- Type 1 alternative- 14 units of 41 SQM with total area covering 574 SQM
- Type 2- 36 units of 42 SQM with total area covering 1512 SQM
- Type 3- 26 14 units of 45 SQM with total area covering 574 SQM
- Type 4- 66 units of 50.6 SQM with total area covering 3339.6 SQM
- Type 5-10 units of 41SQM with total area covering 534 SQM

Ga-rena phase 2 was initially planned to have 498 units in total, however due to the demand it was important to therefore maximize the available space to satisfy the demand for residential housing. Ga-rena is envisioned to have a total of 663 apartments with the break down as follows:

- 105 three bedroom flats of 58 SQM
- 105 bachelor flats of 27 SQM
- 210 one bedroom flats of 31 SQM
- 243 two bedroom flats of 51 SQM
**Exterior walls**

- This shall be a complete all design and construction of the walls to prevent accumulation of water on the vertical walls.
- The walls are to be damp proof

**Roofs**

- The roof shall be a tiled one and should comprise the eternal and complete horizontal barrier to weather and climate.
- Emphasis is made that the roof must be free from any leaks.
- The design shall prevent accumulation of water and water stagnation and damping.

**Ceiling**

The ceiling must have a least 1-point that is accessible for maintenance and repairs.

**Water Heating**

Each unit must have water-heating system (geyser).

**Slabs**

- The slab should be pre-stressed concrete for strength and durability.

**Safety and security**

- The private partner is required to provide a barrier wall with electric fencing on top.
- The private partner is required to have a turnstile or equivalent access for pedestrians.
- The complex gate must be an electric, remote controlled gate with back up power in case of power failure.
- The residential complex should be equipped with adequate CCTV monitors around the complex.
- Access control systems should be implemented to improve on safety and monitoring (biometric access system, card reader security access system or tag system can be implemented).

**Internal Roads**

- The residential internal roads should be paved using cement-paving bricks.
- The complex roadways, walkways and parking areas must be lit during darkness to ensure safety of vehicles and most important pedestrians, traffic in respect of collisions and personal safety.
Balustrades

- The balustrades that will be acceptable for the project will be steel.
- The steel to be used must be climate protected and strong enough to withstand harsh weather conditions to ensure durability.

Further Architectural Designs per area

Kitchen

The Kitchen is required to consist of at least the following:

- Kitchen cupboards with allocated space for refrigerator and washing machine,
- At least 2 wall electrical sockets.
- 4-plated Stove fitted in.
- Basin to be included with water outlets.
- At least 1 window (with steel frames and clear glass of SABS standards to be used).
- Timber frame for external door (Bendor Ext.100 only) and steel frame for exterior at Ga-rena.
- Curtain rail
- At least 1 Light.
- The floor coverings should be ceramic tiles.
- Ceiling.
- The kitchen area is required to be painted (both ceiling and the walls).
- The interior dividing walls are to be solid brick walls to ensure durability as well as fire safety.

Bedroom

The bedroom will consist of at least the following:

- Bedroom cupboards (with combination of a section partition as well as space for hanging clothes).
- At least 1 wall electrical socket
- Curtain rail.
- 1 Door with a steel frame.
- At least 1 window for ventilation (with steel frames and clear glass of SABS standards to be used).
- At least 1 Light.
- Ceiling
- 1 door with a steel frame.
- The bedrooms to be painted (Both ceiling and walls)
- The walls to be partitioned with solid bricks.
- The floor coverings should be ceramic tiles

**Lounge area**

The lounge area should contain at least the following:

- At least 1 wall electrical socket.
- 1 Large window (With clear glass of SABS standards)(Ga-rena only)
- Floor to be covered with ceramic tiles.
- At least 1-curtain rails.
- At least 1 window (with steel frames and clear glass of SABS standards to be used)
- Light
- Ceiling
- The lounge to be painted (both the ceiling and the wall)
- The wall to be partitioned with solid bricks for safety and durability.
- 1 TV aerial socket.

**Bathroom**

The following must be catered for in the bathroom design:

- 1 bathtub with taps for dispensing water and shower tap.
- 1 basin with water taps
- 1 toilet (with durable toilet seat)
- 1 Mirror
- At least 1 small window (with steel frames and clear glass of SABS standards to be used)
- 1 Curtain rail.
- 1 Light
- 1 door with a steel frame.
- Ceiling
- The paint must be adequate and suitable to prevent damage from vapor and actual water. (Both ceiling and walls)
- Tiles to also cover a portion of the wall.
- The floor will be covered in ceramic tiles.
Other Considerations

Signage & Way finding

- The complex must have simple way finding signage to ensure way finding is inherently easy.
- The signage to be inserted must be resistant to physical damage as well as climate damage.
- Signage must be clearly visible both during day and night.

Fire safety

The Complex must be equipped with adequate fire extinguishers as prescribed by the applicable standards.

Retail Space (Ga-rena phase 2)

The retail space will comprise of 1000 square meter of space. The retail space will be designed and constructed to be suitable to third party tenants. The Private partner will design the retail space to have separate metering and mechanical a/electrical connections.

The interior and exterior of the space shall be designed to be suitable for retail tenancies.

The retail space shall be disability friendly.

The space design will cater for:

- Lobby/corridor).
- Actual retail unit for letting.
- Public toilets. (Disability friendly)

The Technical Design Requirements (Retail space)

Exterior walls

- The walls shall be load bearing semi-face brick & mortar.
- This shall be a complete all design and construction of the walls to prevent accumulation of water on the vertical walls
- The walls are to be damp proof.

Roofs

- The roof shall be a concrete roof tiles and should comprise the eternal and complete horizontal barrier to weather and climate.
- Emphasis is made that the roof must be free from any leaks.
• The design shall prevent accumulation of water and water stagnation and damping.

**Ceiling**

The ceiling must have enough points that are accessible for maintenance and repairs.

**Brick Force**

The brick force must be 2,8mm

**Slabs**

• The slab should be pre-stressed concrete for strength and durability.

**Safety and Security**

The retail space must be CCTV monitored.

**Signage**

Each rental space must have provision for signage for commercial purposes.

**Internal Roads & Parking**

• The residential internal roads should be paved using cement-paving bricks.
• The must be adequate parking bays with some reserved for people leaving with disabilities.
• The complex roadways, walkways and parking areas must be lit during darkness to ensure safety of vehicles and most important pedestrians, traffic in respect of collisions and personal safety.

**Balustrades**

• The balustrades that will be acceptable for the project will be steel.
• The steel to be used must be climate protected and strong enough to withstand harsh weather conditions to ensure durability.

**Further Technical Design**

• The door to be used can be Folding doors or sliding doors with an aluminium frame.
• Window (Steel frame to be used with Clear glass adequate for retail and SABS standard approved)
• Steel balustrades to be used (Climate protected and durable)
• Floor to be covered in ceramic tile within the interior of the retail space.
• The pathways/ walk ways to be paved using cement-paving bricks.
Operational and Facility Management

Exclusivity

For Proper management of the housing complexes, a Special Purpose Vehicle (SPV) would have to be formed. This allows ease of management and having to deal with a dedicated unit instead of dealings with different companies.

Service Desk/Property Management Office

The private partner will be required to have a management office where resident queries will be addressed. Potential residents as well as residents of the residential complex will be in contact with this office for assistance. The office performance can be measured through customer satisfactory surveys that can be undertaken.

Cleaning and Hygiene services

The Private Party shall provide a scheduled and ad hoc cleaning service at the residential complex in order to provide a sanitary, clean, and tidy environment. The main objective of the Private Party is to maximise the life cycle expectancy of the complex in the undertaking of the Cleaning of the exterior of the rental units.

Pest Control

The Private Party shall provide a scheduled pest control service to maintain the residential complexes reasonably free from infestation by pest species.

Waste Management services

The Private Party shall provide a scheduled waste management services to ensure the safe and legal disposal of all generated waste products from the residential complexes.

Landscape, Gardens and Ground Maintenance Service

The Private Party shall provide a scheduled landscape, gardens, and ground maintenance service in order to ensure that the landscapes within the boundary of the residential complexes are maintained.

Physical Security Services

The Private Party shall provide security services in respect residential complex, including the provision, scheduling, allocation, dispatch, and management of all security personnel and their security functions. The private party must also provide CCTV and security booths for ease of securing the complex.
The private party shall be responsible for access control into the residential complex.

**Fire Emergency Management Service**

The Private Party shall produce, maintain and implement fire and emergency management procedures in accordance with statutory and the Private Party’s insurance requirements.

**Utilities**

The Private Party shall be responsible for the distribution of water and electricity within the Facilities.

**Electrical Systems Maintenance**

The Private Party shall be responsible for the implementation of a scheduled maintenance regime for purposes of maintaining all electrical systems installed. The Private Party will determine the appropriate maintenance tasks and frequencies for undertaking the Electrical Systems Maintenance.

**Building Maintenance**

The Private Party shall implement a planned maintenance programme to maintain all buildings of the residential complex in order to prevent deterioration (fair wear and tear excepted) of the building during the Project Term.

**Asset Management Service**

The Private Party shall implement an asset register for movable and fixed assets that will assist in the life-cycle management of the assets in order to enhance control over assets as well as enable internal and external audit requirements to be met.

**Exist outputs**

Prior to expiration of the contract, a residual value assessment shall be carried out in order to determine if the asset has not been dilapidated, of which the private partner would be required to provide compensation equal to the amount that would be required to refurbish the asset due to non-maintenance.

**Performance Monitoring Approach**

**Initial Phase**

Service delivery shall be largely self-monitoring through the facility management services. During the Initial Phase, however, closer input and involvement is required from the PHA and the Private Party.
During the Initial Phase the Private Party shall supply evidence as to the following:

- Confirm that the systems and the Facility management services required in terms of these Facilities Management Specifications are in place;
- The facility's management staffs have been adequately trained;
- That processes for monitoring and resolving Performance Failures and the systems for keeping all stakeholders informed as required in terms of these Facilities Management Specifications have been implemented.

**On-Going Phase**

Performance shall be measured against deliverables as per output specification. If performance fall below the required services the method of compensation to the PHA shall be implemented where, the private party will be required to compensate PHA for service unavailability.

Contract management is key, as clauses relating to fall of service below anticipated shall be stipulated and compensation determined.

**4. BEE & Socio-Economic Targets**

There are great inequalities in the economic sectors of South Africa as a whole with no exceptions within the property sector. There should be a proactive response to dealing with such inequalities and stimulate economic growth. The constitution of South Africa states imperatives of redressing historical and social inequalities. The B-BBEE is a mechanism aimed at addressing these issues to ensure an equal South Africa for all. This mechanism will assist by contributing towards sustained economic growth, development, and social transformation of the country.

**4.1 Ownership**

Inclusion of historically disadvantaged individuals will address low levels of black ownership in the property sector. These challenges will be addressed by having the following targets:

- At least 25% ownership held by black people and 25% plus one vote exercisable by black people;
- At least 10% ownership held by black women and 10% votes exercisable by black women;
- At least 2.5% participation in ownership and economic interest held by broad based ownership schemes.
- At least 5% ownership must be owned by youth.
4.2 Management control

As we strive as a nation to have a representation of black people in key management positions, it is also a necessity that the property sector also commits these minimum targets.

- 50% of the voting rights for black people at board level.
- 50% black executive directors.
- 40% black senior top management level.
- 40% black other top management level.

4.3 Employment equity

With this project, the PHA must strive to enforce racial and gender representation. Transformation programs are necessary to eradicate inequalities. A non-racial, non-sexist environment must be promoted as well as enhancing cultural diversity.

The following minimum targets:

- 3% black disabled employees as a percentage of all employees.
- 60% black senior management employees as a percentage of all employees.
- 75% black employees in the middle management as a percentage of all employees.
- 80% black employees in junior management as a percentage of all employees.
- We further suggest that 18% of management position be occupied by women.

4.4 Skills development

In the property market there are insufficient number of structured and accredited training programmes. It is therefore important that the SPV to be formed commits to achieve the following targets:

- 3% of skills development expenditure of learning programmes, specified in the learning matrix for black employees.
- 5% of black employees participating in learnerships.
- 0.3% skills development expenditure of learning programmes, specified in the learning matrix for black employees with disabilities.
- At least 40% of the skills development initiatives beneficiaries must be local black youth.
- At least 20% of the skills development, as a percentage total of skills development must be targeted at women.

4.5 Preferential Procurement

The following targets relate to preferential procurement:
• At least 70% spend on procurement on supplies based on BEE procurement recognition levels
• 15% of the procurement should be awarded to SMME’s owned by local people based on the applicable BEE procurement recognition level.
• 20% procurement spends on suppliers that are 50% black owned and 30% black women owned.
• 50% of the procurement spend on services based on the BEE procurement recognition levels.

4.6 Enterprise development
• 3% of the net profit after tax as the annual value of enterprise development contributions.
• Enterprise development can involve management, business development and technical skills transfer.
• Technology transfer, establishment of administrative systems, costs control systems and infrastructure support.
• Promoting sustainability and provision of measurement of enterprise growth.

4.7 Socio-Economic development
From the analysis of the Polokwane as a city, there are challenges that the municipality faces. Contribution to socio-economic development projects that benefit the black groups, communities and individuals as well as promoting transformation is key.
• 1% of the Net profit after tax value must be towards socio-economic development contributions.
• This can be geared towards the following initiatives:
  o Education facilities;
  o Programmes at secondary and tertiary education levels;
  o Bursaries and scholarships orientated towards property sector;
  o Consumer education and information on property ownership and property practice;
  o Training;
  o Development programmes for black youth and other black designated groups;
  o Job creation (unskilled workers mainly)
  o Support for sports developmental programmes;
  o Arts and culture;
  o Health
4.8 Economic Development

- At least 10% of property development to be allocated to under-resourced areas. This housing project is target.
- At least 35% of asset disposals to B-BBEE enterprises as a percentage total assets disposal.

This section seeks to evaluate different options available for the development of the Ga-rena Phase 2 and the Bendor ext. 100.

5. SOLUTIONS OPTIONS

This section seeks to evaluate different options available for the development of the Ga-rena Phase 2 and the Bendor ext. 100.

Below are the options explored:

- Have a Brownfield’s development where an existing building is remodeled;
- Alternative piece of land;
- Development at Ga-rena Phase 2;
- Development at Bendor Extension 100;

According to the PHA, there is no vacant building currently available for such refurbishments and remodeling. This would imply that PHA would have to purchase an existing building, which is not feasible due to the following factors:

- PHA might not be able to secure funding for such a building;
- The cost of remodelling might work out to be more expansive.

All other sites that are available and owned by the PHA/CoP are currently earmarked for other housing developments.
### Bendor Ext. 100 Pros and Cons

<table>
<thead>
<tr>
<th>ADVANTAGES</th>
<th>DISADVANTAGES</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Township establishment already done</td>
<td>The developer appointed needs to sign contract with The PHA./Municipality</td>
</tr>
<tr>
<td>• There is Existing Bulk services on site</td>
<td></td>
</tr>
<tr>
<td>• CoGSTA already spent ± R58 million</td>
<td></td>
</tr>
<tr>
<td>• The site is zoned for housing</td>
<td></td>
</tr>
<tr>
<td>• Geo-tech investigations already done</td>
<td></td>
</tr>
<tr>
<td>• Developer has been appointed</td>
<td></td>
</tr>
<tr>
<td>• Internal Roads already constructed</td>
<td></td>
</tr>
<tr>
<td>• Water connection points already in place</td>
<td></td>
</tr>
<tr>
<td>• Site at a sought after suburb (Bendor 100)</td>
<td></td>
</tr>
<tr>
<td>• Plans for building already approved.</td>
<td></td>
</tr>
<tr>
<td>• Storm water drainage systems already in place</td>
<td></td>
</tr>
<tr>
<td>• The site is approximately 3KM from CBD.</td>
<td></td>
</tr>
</tbody>
</table>

### Ga-Rena Phase 2 Pros and Cons

<table>
<thead>
<tr>
<th>ADVANTAGE</th>
<th>DISADVANTAGES</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Township establishment already done</td>
<td>The developer to be appointed would have to establish a working relationship with the Motheo Contractors</td>
</tr>
<tr>
<td>• There is Existing Bulk services on site</td>
<td></td>
</tr>
<tr>
<td>• The site is zoned for housing</td>
<td></td>
</tr>
<tr>
<td>• Geo-tech investigations already done</td>
<td></td>
</tr>
<tr>
<td>• Contractor has been appointed already</td>
<td></td>
</tr>
<tr>
<td>• The site is approximately 3km from CBD.</td>
<td></td>
</tr>
<tr>
<td>• Phase 1 is situated just adjacent to the vacant site earmarked for phase 2.</td>
<td>• The Ga-rena phase 1 has experienced a number of problems including public protests by residents demanding “rent to buy” solution. Such actions might undermine the project viability.</td>
</tr>
</tbody>
</table>
6. LEGAL

The Housing Act states in Section 9(1)(f) that “Every municipality must, as part of the Municipalities process of integrated development planning, take all reasonable and necessary steps within the framework of national and provincial housing legislation and policy to initiate, plan, coordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction”

6.1 Considerations

Both sites were proclaimed as an approved township in terms of Chapter IV of the Town-Planning and Ordinance No. 15 of 1986

The PHA now holds ownership of the proposed site at Ga-reina Phase 2, While the Limpopo Provincial government owns the land at Bendor ext.100

Site Issues –Ga-reina and Bendor

- The site currently zoned for high density residential housing
- Ga-reina is currently vacant with no structures in place, while Bendor has internal roads, existing water and electricity points;
- The Land Currently not valued at both sites;
- Ga-reina land owned by the PHA, while Bendor 100 is owned by Limpopo provincial government;
- No land claims on both sites.

6.2 Legislative considerations

A municipality must undertake developmentally-orientated planning so as to ensure that it –

a. Strives to achieve the objects of local government set out in section 152 of the Constitution;

b. Gives effect to its developmental duties as required by section 153 of the Constitution; and

c. Together with other organs of state contribute to the progressive realization of the fundamental rights contained in sections 24, 25, 26, 27 and 29 of the Constitution

In terms of the development facilitation act, the following land development applicants may apply for establishment of a land development area in terms of this Chapter: (a) An owner of land, including the State or a local government body, in respect of land owned by it; (b) an agent or independent contractor acting on behalf of the owner of land; (c) a person acting with the consent
of the owner of land; (d) a person to whom land has been made available by the State or a local government body in terms of a land availability agreement; or (e) a person acting on behalf of the owner of land in any other capacity.

A municipality must is also required to:

- **Structure and manage its administration and budgeting and planning processes to give priority to the basic needs of the community, and to promote the social and economic development of the community; and**
- **Participate in national and provincial development programs.**

Recommendations:

- As developer has been appointed, it is important that PHA/CoP must apply regulation 32 of Supply Chain Management regulation of 2005, where a municipality could allow their respective accounting officers to procure goods or services for the municipality under a contract secured by another organ of the state (in this case COGHSTA) for the appointment of Mabone building contractor.
- Ensure that on issuing invitations to the public for tendering, it is made clear that the developer is to partner with the existing contractor already appointed.

7. **TECHNICAL**

**7.1 Technical-Bendor**

The following is work already undertaken at Bendor Ext. 100:

- Geo–tech studies have been carried out on the site;
- The site has internal roads within the estate;
- There is Storm water drainage constructed already;
- Road network does exist outside the parameters of the site establishment;
- Bulk services are already in place;
- Car parking lots have been built already;
- Building plans have been approved already; and
- The site has been zoned for residential Housing.
7.2 Technical – Ga-rena

The following has been done at Ga-rena

- The Geo-tech studies were undertaken.
- There is existing Bulk services
- Electricity connection less than a 100 meters away.
- The site has also been zoned for residential accommodation

Work still to be done:

- The construction of internal roads within the estate;
- The construction of storm water drainage;
- Car parking lots have to be constructed;
- The developer to be appointed still required to get building plans approved.
7.2.1 *Urban Design at Ga-rena*

Urban design is the process of giving form, shape, and character to groups of buildings, to whole neighborhoods, and the city. It is a framework that orders the elements into a network of streets, squares, and blocks.

7.2.2 *Streets and sidewalks at Ga-rena*

The design of the streets and sidewalks should be in such a way that ensures it’s usable in comfort and safety by people with the widest range of abilities (physical or cognitive), sizes or shapes.

7.2.3 *Landscaping*

Landscaping not only improves on the visual looks of an area but also has important function of preserving the state of land. Landscaped areas shall be configured to maximize their interconnectivity within the site, to natural areas, the public open space.
8. CONCLUSION

The City of Polokwane residents will benefit from the two developments, as job opportunities will be created. There will temporary employment opportunities during the construction of the housing projects as well as permanent employment during management of the housing projects. The Gap for demand for housing will reduce through the two developments with particular benefit toward the government employees who are currently seen to earn too much to qualify for government assistance through free housing, yet seen to earn to little to qualify for home finance.

The projects also align with both the PHA and the City of Polokwane strategic objectives.