

APPENDIX 3:
SETTLEMENT MODELS

Model 1: Urban Settlement

Development Parameters	Spatial Application	Livelihoods Base
<ul style="list-style-type: none"> • Small erf sizes (300m² or less, depending on nature of development and setting). • A dwelling in terms of Provincial housing parameters. • Township layout. • Highest feasible Level of Service (LOS – linked to affordability [means] of client community). This should be RDP or higher. • Freehold title, rent-to-buy or leasehold on individual household basis. • Provision of neighbourhood level services and facilities within the community. 	<ul style="list-style-type: none"> • Located in defined settlement zones or within the fabric of existing urban development (in-fill). • Good access to high order goods, services and facilities (e.g. hospitals, commercial districts etc.). • Located for integration with main commuter transport networks and tar road access. • Located for integration with existing water and sanitation networks servicing the urban setting. 	<ul style="list-style-type: none"> • Urban economic opportunities for employment in the formal and informal sector. • Income generation in the informal sector through use of own skills. • May have access to municipal commonage (if available). • Livelihood support through small business development, or other municipal LED programmes (such as job creation programmes).

Source: Amatole District Municipality: Land Reform and Settlement Plan (May 2003)

Model 2: Low Density Peri-Urban/Rural Village Settlement

Development Parameters	Spatial Application	Livelihoods Base
<ul style="list-style-type: none"> • Erf sizes: Sizes of existing residential sites in settlements are accepted. • New residential sites to have site sizes in the range of 500-1,000m², depending on local conditions and provision of local planning processes (e.g. SDFs) • In new settlements top structure support to be provided, but can be provided in follow up phases of development. • In existing settlements top structure support is optional, depending of financial availability and development priorities. • Settlement design options should be available for selection by community. In appropriate circumstances, can combine household/residential sites with arable allotments (i.e. larger site sizes). Township layout is one alternative. • LOS likely to be lower than full urban LOS, depending on proximity to existing networks. Will also be impacted on by how community prioritises subsidy expenditure. • Tenure/titling options can be individual or group options (e.g. CPA or further options to be provided by CLRB). • Provision of neighbourhood level services and facilities within the community. • This model is seen to offer the potential to densify and develop into the urban model over time, should communities so desire. If densification occurs it must be done within parameters of improvements in LOS and access, as well as a sustainable livelihood base. 	<ul style="list-style-type: none"> • New developments located in defined Settlement Zones. • Existing settlements that get zoned by the LR&SP to be developed within parameters as set out within this table (allowing some flexibility based on local realities and development priorities). • Settlement zones should be 'stand alone' but integrate with existing settlement patterns, but should also deliberately shape the growth of existing urban patterns. • Daily/weekly community for work and to existing service/facility nodes. • Location of settlement and suitability of type of settlement to be related to existing infrastructure networks – i.e. base on principle of "Maximise Existing Opportunities/ Build on Strengths". • Access to urban centre for access to goods and services should be good but is likely to mean travel from the urban periphery. • Should have good taxi route access, but could be gravel road access. • New settlement zones should avoid impacts on high potential agricultural land as far as is possible within each municipal area, taking account other spatial factors. • Settlement location within the zone should not be adjacent to key agricultural enterprises (as assessed within the local context) – i.e. must be compatible with surrounding land uses. 	<ul style="list-style-type: none"> • A defined objective of providing a household subsistence level based on at least the economically defined 'minimum household subsistence level'. • The intention would be to support multiple livelihood options. This would include families potentially having employment in nearby farms or in close by urban employment, by participating in LED projects/enterprises on the commonage, and through access to land for small scale gardening, and access to the commonage for grazing. • Specifically this model will allow space for on-site gardens and access to grazing and arable lands (where possible) on commonage. • Commonage planning needs to take account of LED opportunity development. Commonage ideally to be state/LA-owned and managed by a commonage management committee under municipal guidance. • But access to commonage capped according to defined parameters (i.e. the objective of maximum household subsistence levels taking account the communities economic position – this practically means that communities with better alternative economic opportunities may have less commonage while more destitute communities may have more commonage).

Model 3

Development Parameters	Spatial Application	Livelihoods Base
<ul style="list-style-type: none"> • In line with new DLA policy framework – must meet the criteria for LRAD support. • Dwelling will usually be exiting farm buildings but any further development comes from LRAD grant or own contribution. • Employment needs of farming enterprise determine scale of permitted settlement on site. • Infrastructure is owner's responsibility within property boundaries. • Layout is based on farming operations. • Individual or Group ownership (freehold/ CPA or other). • No provision of community services other than that usually provided in commercial farming areas (e.g. farm school service local district). 	<ul style="list-style-type: none"> • Can be located on any piece of land within the district. Not restricted to a zone. • Can be located within a larger zone where special planning provision has been made for the reservation of a land parcel for productive agricultural use. • Land to have established agricultural potential. • Within communal areas will be commonage or on PTO/Quitrent held land by agreement of land rights holders. • Land should be able to provide water needs for households. No municipal provision. 	<ul style="list-style-type: none"> • Predominantly agricultural production, but households may also utilize other economic related skills or opportunities to enhance agricultural income. • Business Plan for farming to set out livelihoods base for beneficiaries. • The emphasis is on productive use of land not subsistence, so beneficiaries must demonstrate and interest and skills in farming for profit/surplus.

Source: Amatole District Municipality: Land Reform and Settlement Plan (May 2003)