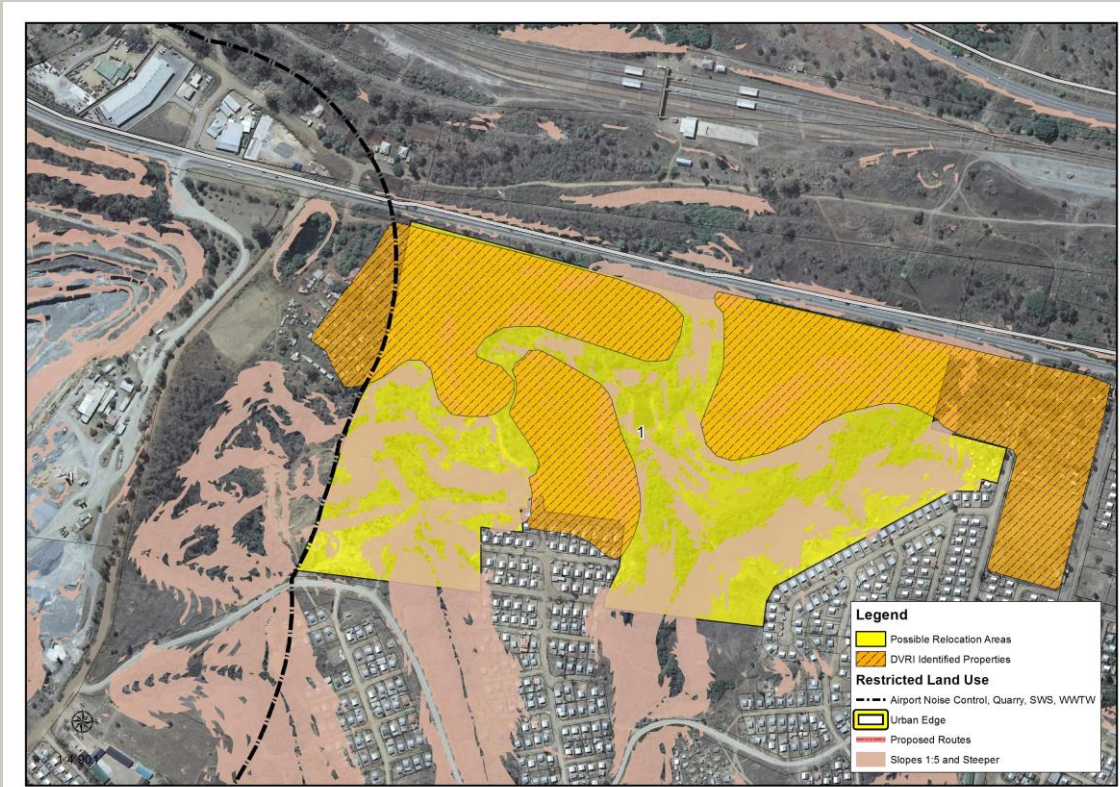
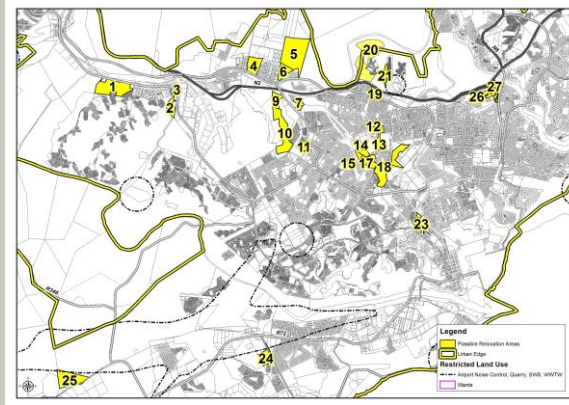


BCMM LAND IDENTIFICATION FOR INFORMAL SETTLEMENT RELOCATION

CODE	1	WARD	13
ERF NO.	re/2/831		
OWNERSHIP	Municipal		
ZONING	RES3A		
DEVELOPABLE AREA (HA)	18.200		
TOTAL AREA(HA)	27.90		
POTENTIAL NO. OF UNIT	728		



INFRASTRUCTURE

Waste Water at Capacity

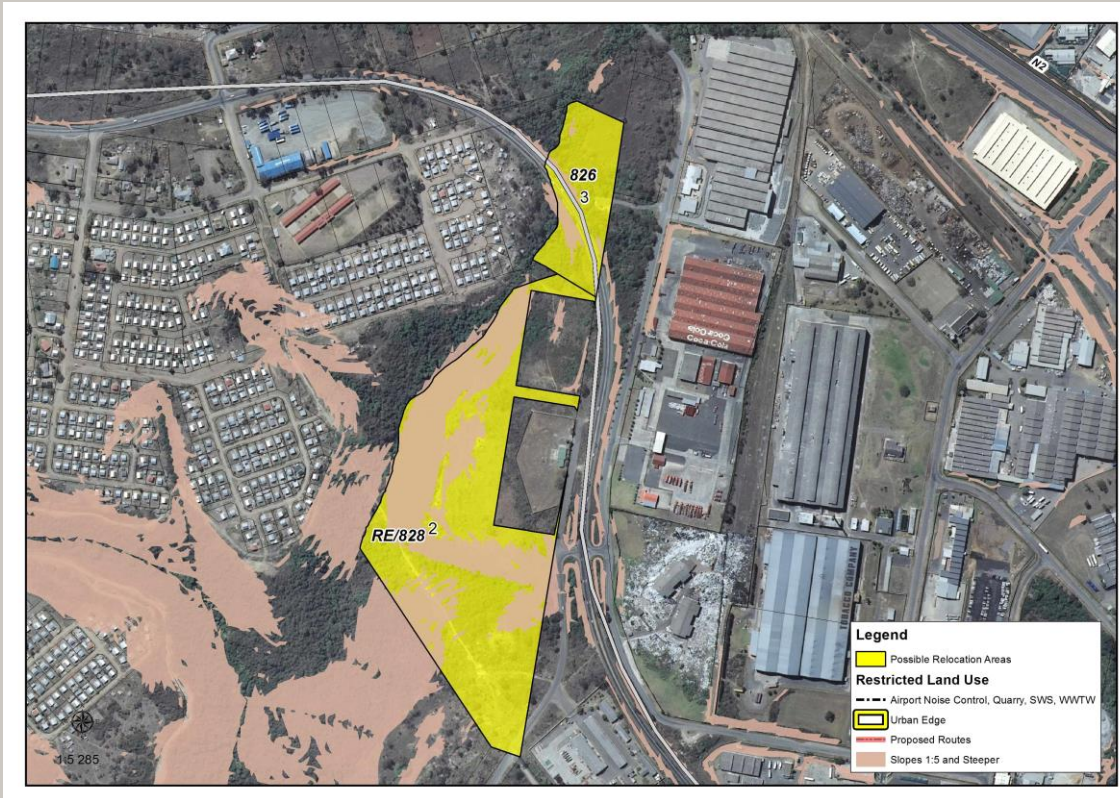
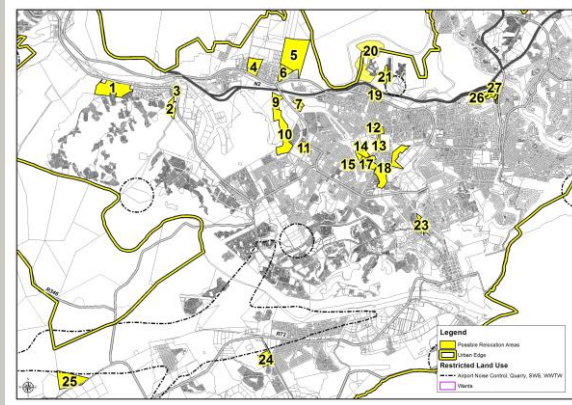
COMMENT

Infrastructure Constraints. Portions have already been identified for CRU'S in the Duncan Village Redevelopment Initiative (DVRI), therefore only a small portion is still available. The terrain together with the blasting Zone results in only a small portion of developable land remaining.

RECOMMENDATION

Not recommended

CODE	2	WARD	13
ERF NO.	re/828		
OWNERSHIP	Municipal		
ZONING	RES3A		
DEVELOPABLE AREA (HA)	5.072		
TOTAL AREA(HA)	9.33		
POTENTIAL NO. OF UNIT	203		



INFRASTRUCTURE

Waste Water at Capacity

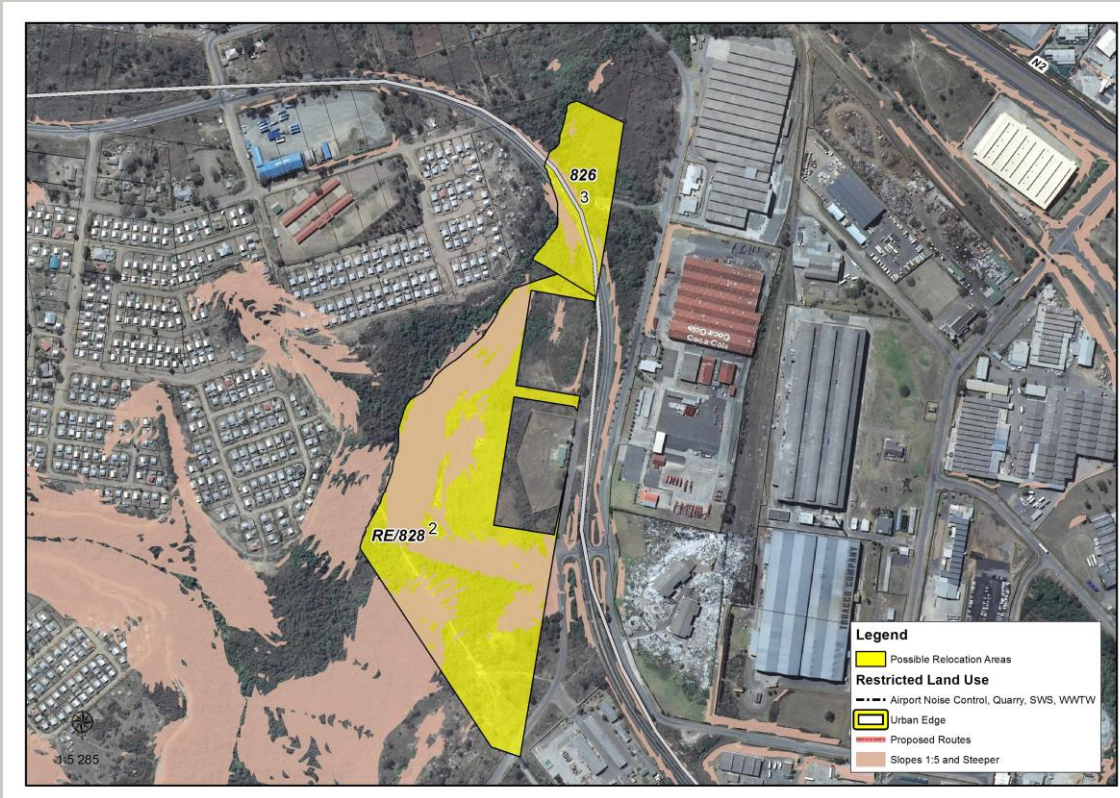
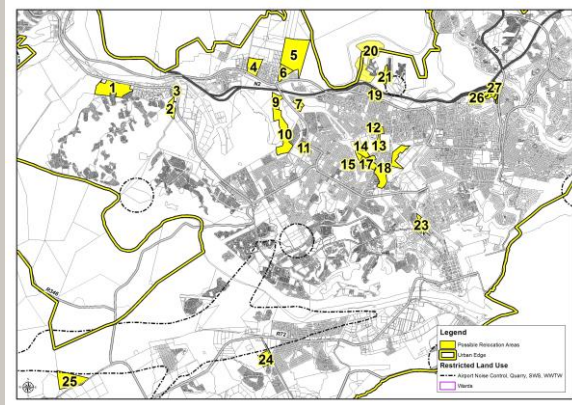
COMMENT

Infrastructure Constraints. Steep terrain resulting in broken pockets of flatter land making it difficult to develop

RECOMMENDATION

Not recommended

CODE	3	WARD	13
ERF NO.	826		
OWNERSHIP	Municipal		
ZONING	RES3A		
DEVELOPABLE AREA (HA)	1.783		
TOTAL AREA(HA)	2.00		
POTENTIAL NO. OF UNIT	71		



INFRASTRUCTURE

Waste Water at Capacity

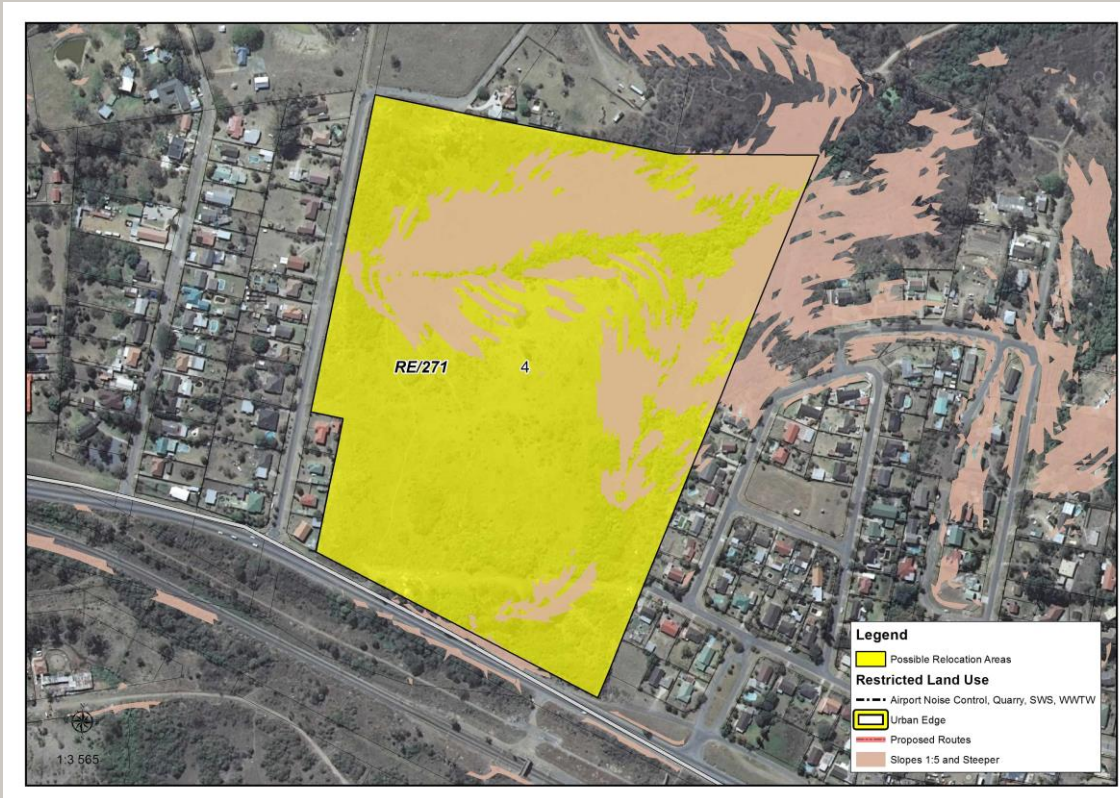
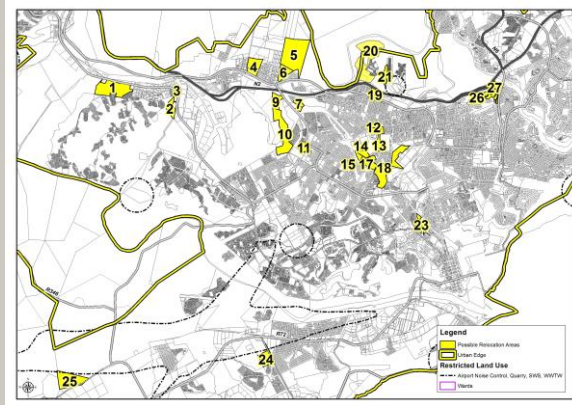
COMMENT

Infrastructure Constraints. Difficult access. Only a small portion is available making it not feasible for development.

RECOMMENDATION

Not recommended

CODE	4	WARD	16
ERF NO.	re/271		
OWNERSHIP	State Parastatal		
ZONING	TPT1		
DEVELOPABLE AREA (HA)	11.841		
TOTAL AREA(HA)	17.02		
POTENTIAL NO. OF UNIT	474		



INFRASTRUCTURE

Central Waste Water Treatment Works is at capacity

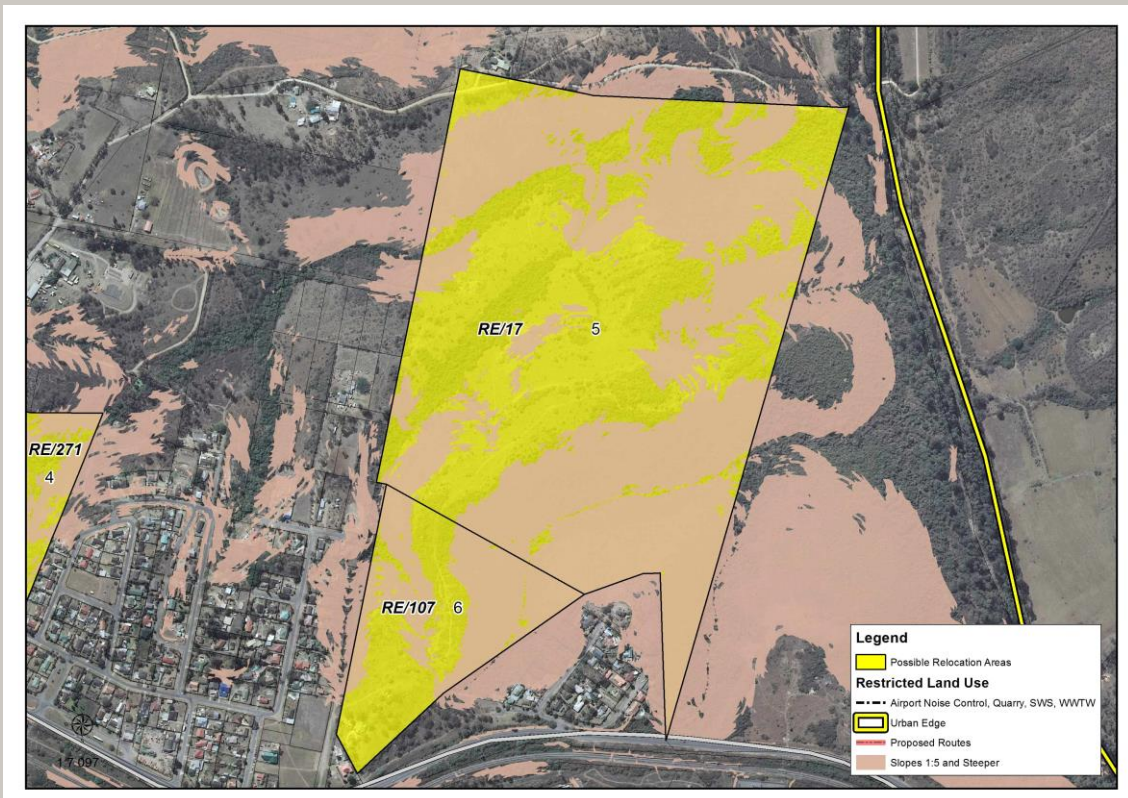
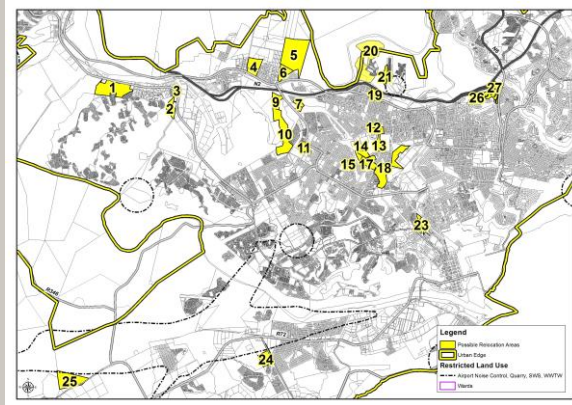
COMMENT

Infrastructure Constraints. If the area can be services then there is some potential for development.

RECOMMENDATION

Currently not recommended due to a lack of sewer capacity HOWEVER if sewer capacity is lifted there is potential for housing development (474 units)

CODE	5	WARD	16
ERF NO.	re/17		
OWNERSHIP	Municipal		
ZONING	RES3A		
DEVELOPABLE AREA (HA)	28.032		
TOTAL AREA(HA)	61.35		
POTENTIAL NO. OF UNIT	1121		



INFRASTRUCTURE

Outside the Waste Water catchment area. Can not be connected to the Central Catchment area as it is running at capacity.

COMMENT

Infrastructure Constraints
 Cost of development prohibitive due to terrain and infrastructure constraints.

RECOMMENDATION

Not recommended. It falls outside the waste water catchment area therefore difficult to service.

CODE 6

WARD 16

ERF NO. RE/107

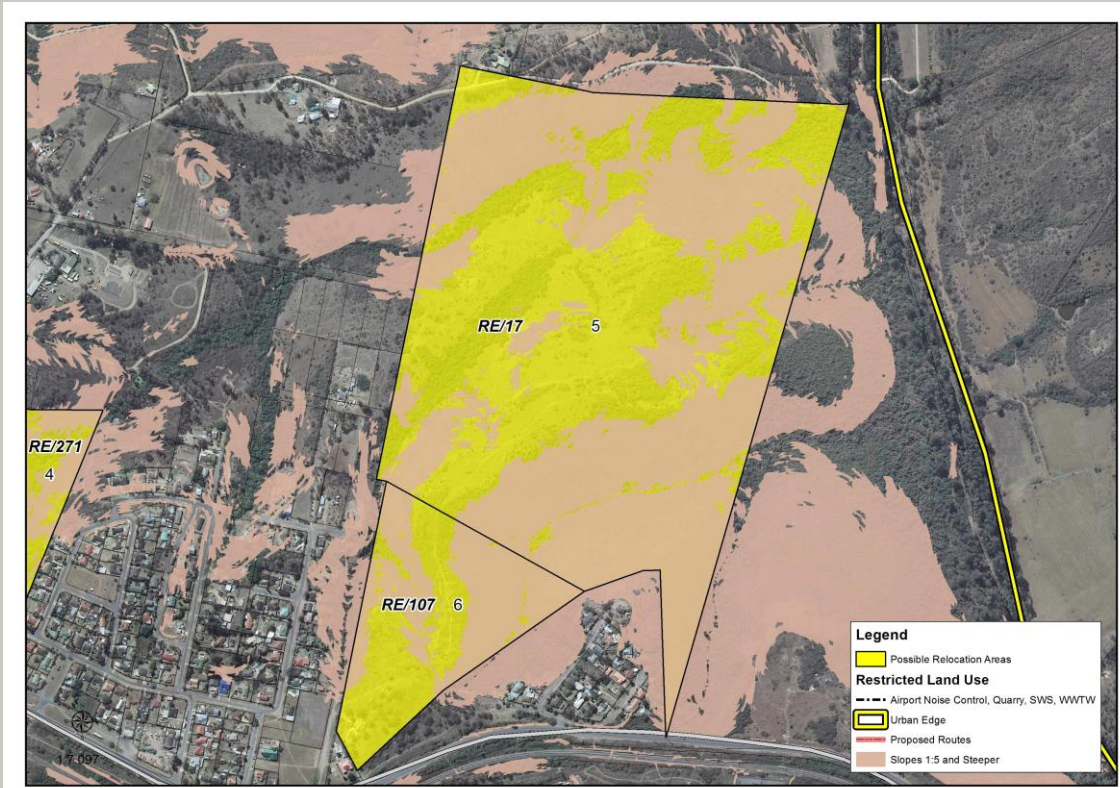
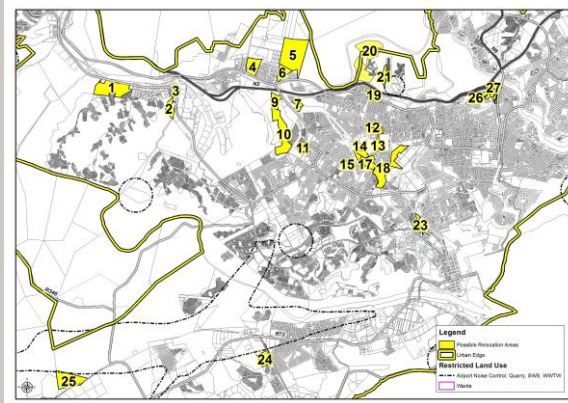
OWNERSHIP Municipal

ZONING RES3A

DEVELOPABLE AREA (HA) 5.326

TOTAL AREA(HA) 11.25

POTENTIAL NO. OF UNIT 213



INFRASTRUCTURE

Outside the Waste Water catchment area. Can not be connected to the Central Catchment area as it is running at capacity.

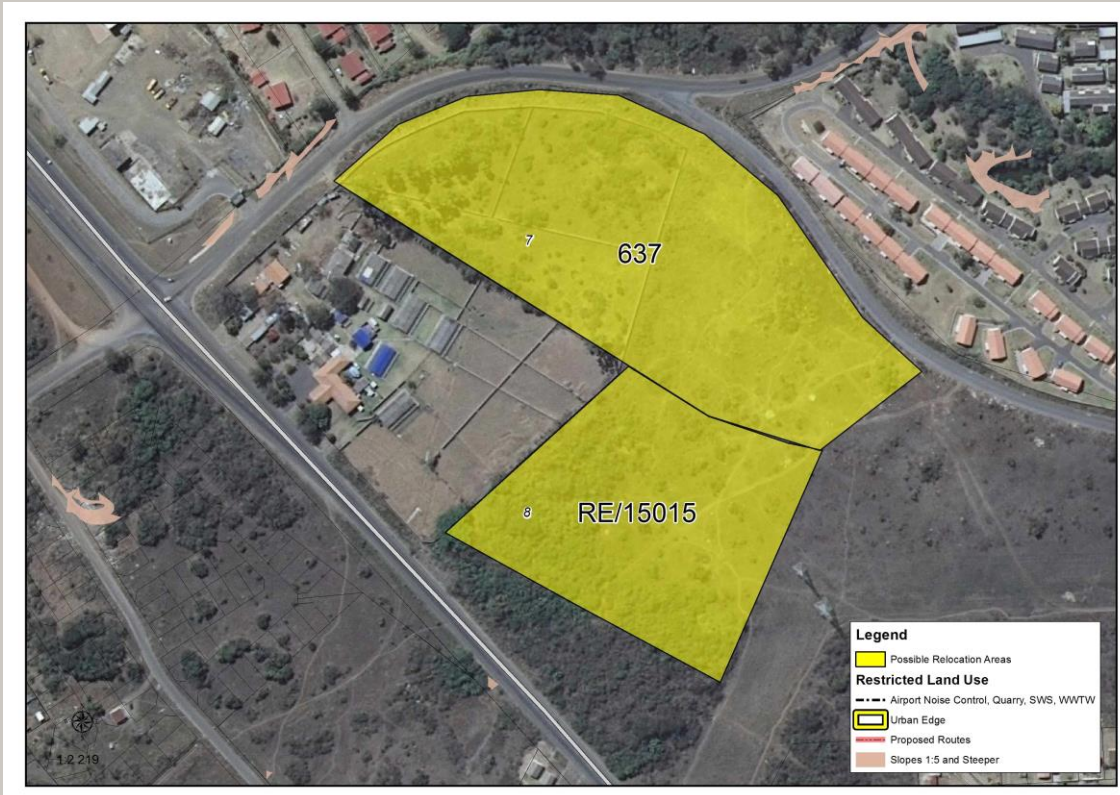
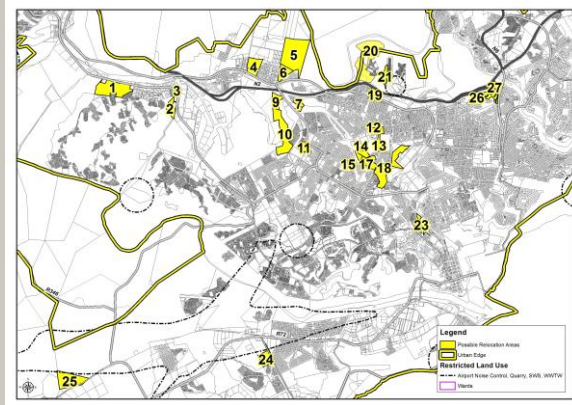
COMMENT

Infrastructure Constraints
Cost of development prohibitive due to terrain and infrastructure constraints. If the area can be serviced then there is some potential for development.

RECOMMENDATION

Not recommended. It falls outside the waste water catchment area therefore difficult to service.

CODE	7	WARD	16
ERF NO.	637		
OWNERSHIP	Municipal		
ZONING	MZ		
DEVELOPABLE AREA (HA)	3.597		
TOTAL AREA(HA)	3.61		
POTENTIAL NO. OF UNIT	144		



INFRASTRUCTURE

Falls within the East Bank waste water catchment treatment area. There is infrastructure capacity.

COMMENT

Identified for Social Housing during previous SDF Review. Possible potential to sell land commercially and use funds to support land acquisition programme.

RECOMMENDATION

Not recommended for low cost housing. Already earmarked for Social Housing.

CODE 8

WARD 16

ERF NO. RE/15015

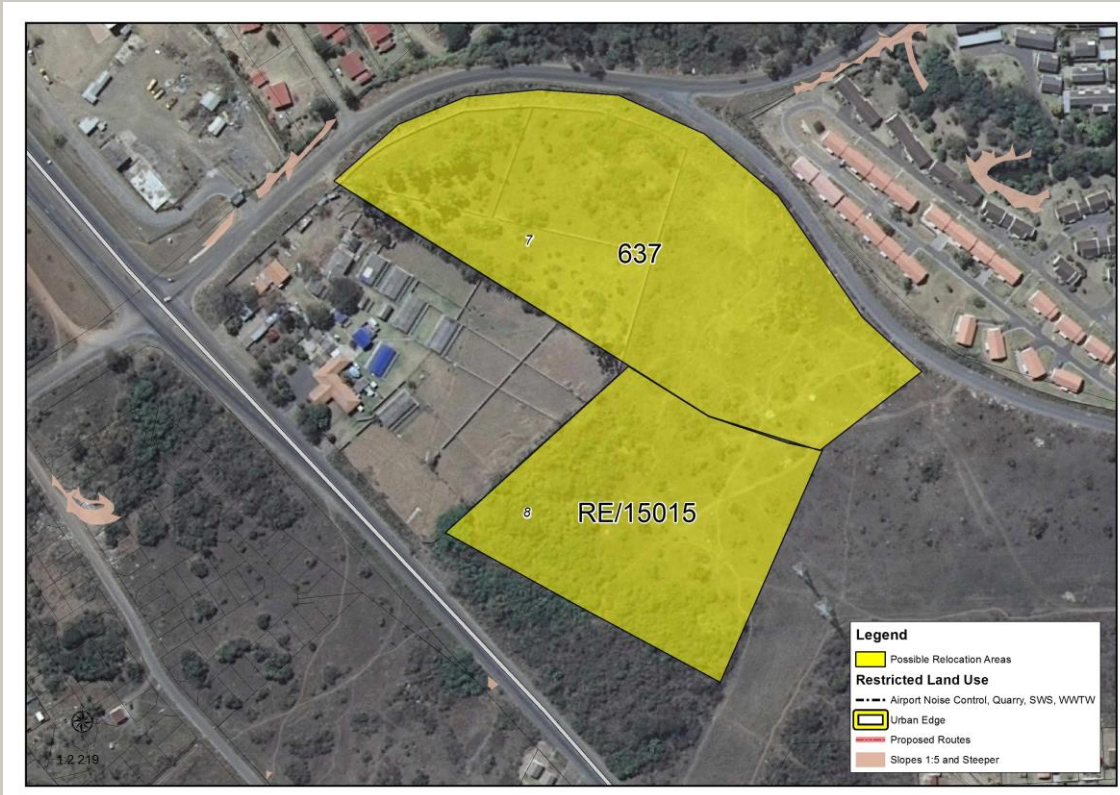
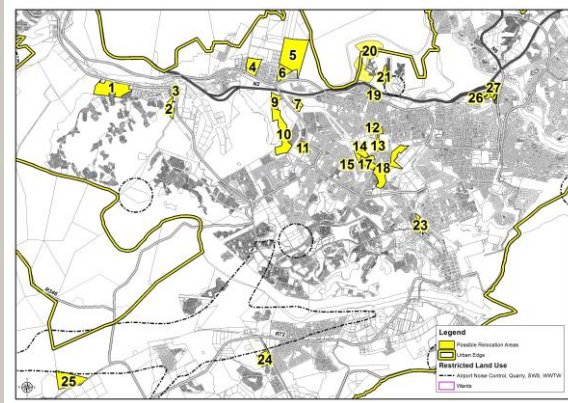
OWNERSHIP Municipal

ZONING RES4

DEVELOPABLE AREA (HA) 2.094

TOTAL AREA(HA) 2.09

POTENTIAL NO. OF UNIT 84



INFRASTRUCTURE

Falls within the East Bank waste water catchment treatment area. There is infrastructure capacity.

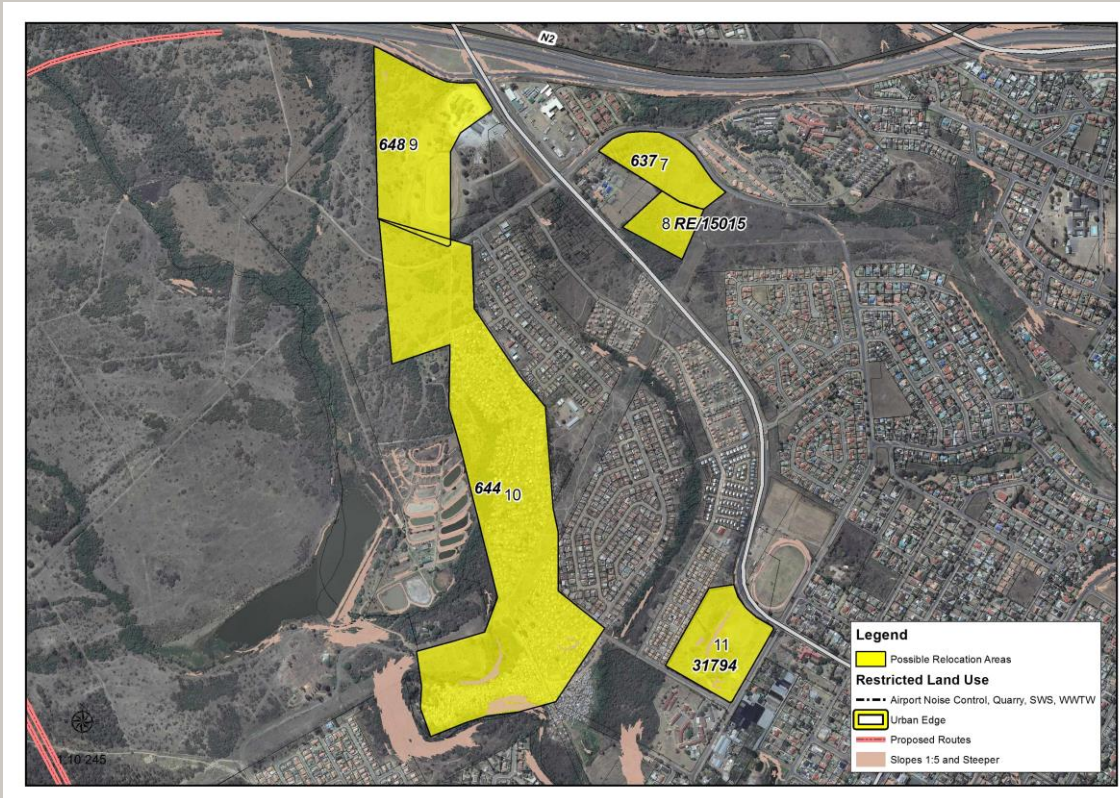
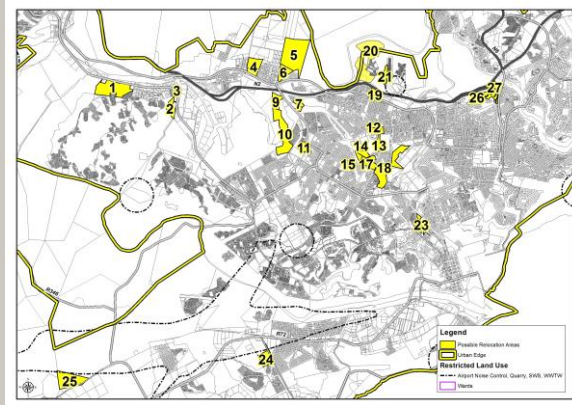
COMMENT

Identified for Social Housing during previous SDF Review. Possible potential to sell land commercially and use funds to support land acquisition programme.

RECOMMENDATION

Not recommended for low cost housing. Already earmarked for Social Housing.

CODE	9	WARD	16
ERF NO.	648		
OWNERSHIP	Municipal		
ZONING	AUT1		
DEVELOPABLE AREA (HA)	9.900		
TOTAL AREA(HA)	10.19		
POTENTIAL NO. OF UNIT	396		



INFRASTRUCTURE

Waste Water at Capacity

COMMENT

Infrastructure Constraints. This site has already been identified for Commerical/ Retail Use.

RECOMMENDATION

Not recommended. Already earmarked for Retail Development and Waste Water is at capacity.

CODE 10

WARD 16

ERF NO. 644

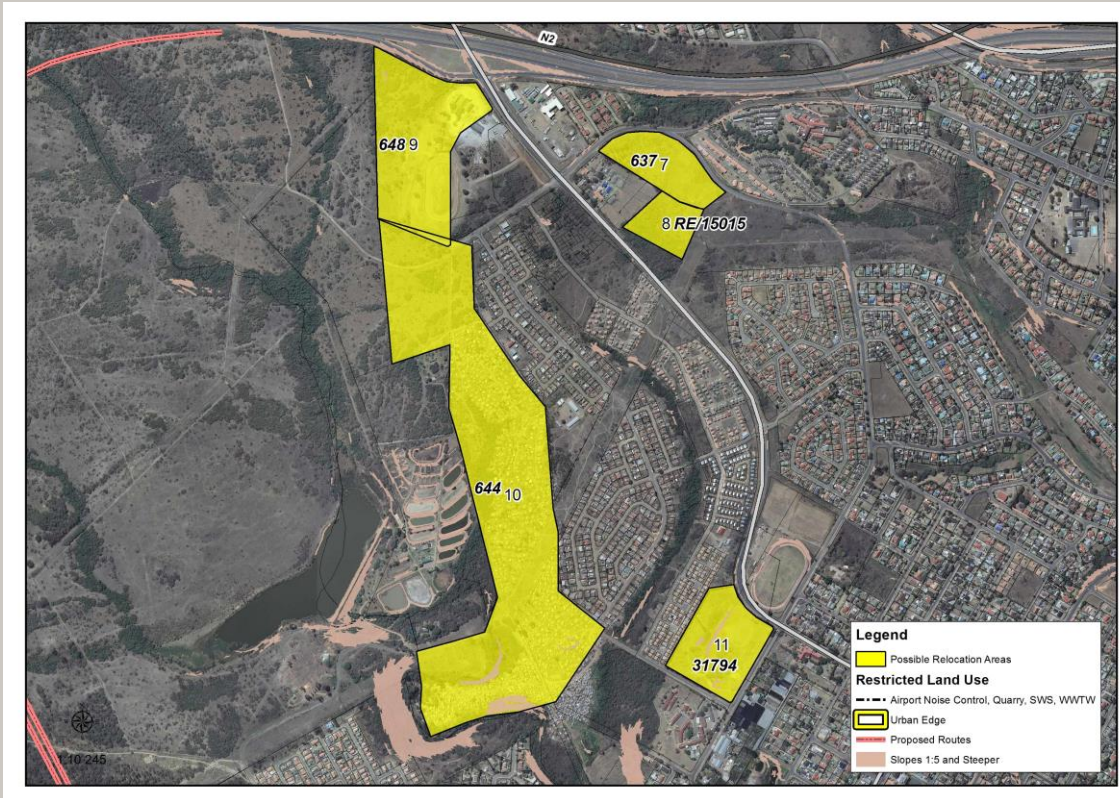
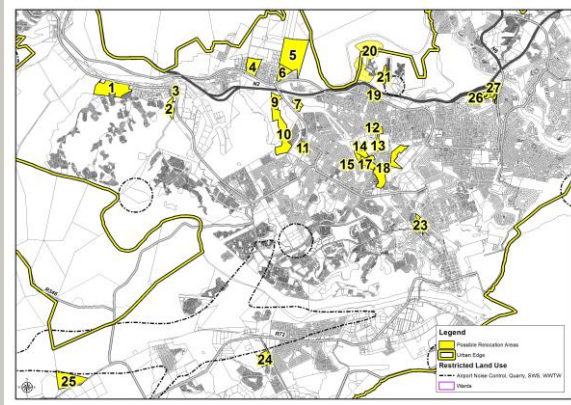
OWNERSHIP Municipal

ZONING AUT1, POS3

DEVELOPABLE AREA (HA) 32.670

TOTAL AREA(HA) 33.58

POTENTIAL NO. OF UNIT 1307



INFRASTRUCTURE

Waste Water at Capacity

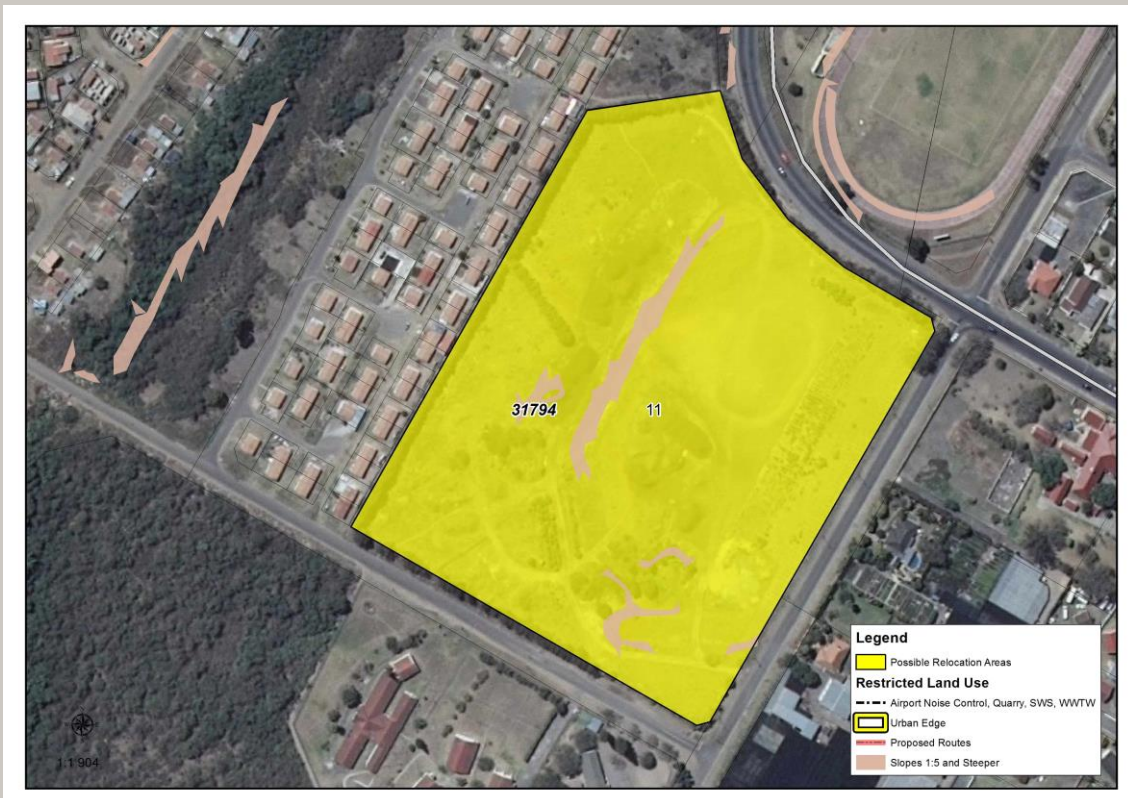
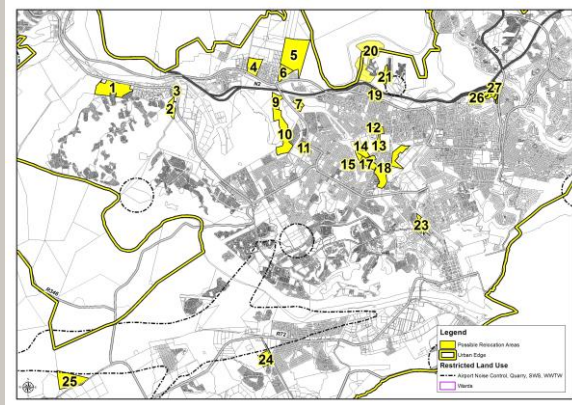
COMMENT

Insitu planning on site already

RECOMMENDATION

Not recommended. Insitu planning on site.

CODE	11	WARD	16
ERF NO.	31794		
OWNERSHIP	State		
ZONING	POS1		
DEVELOPABLE AREA (HA)	4.890		
TOTAL AREA(HA)	5.09		
POTENTIAL NO. OF UNIT	196		



INFRASTRUCTURE

Central Waste Water Treatment Works is at capacity

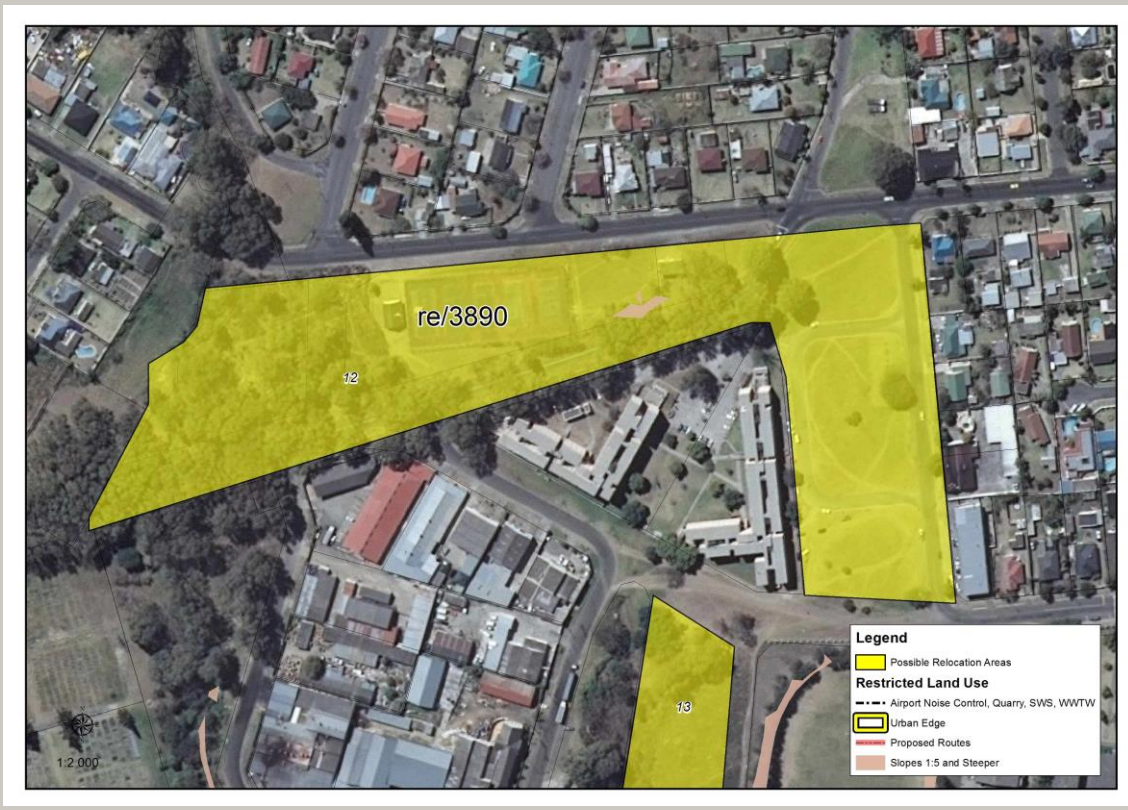
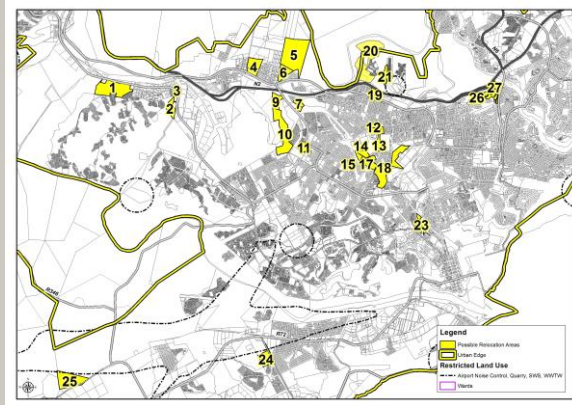
COMMENT

Infrastructure Constraints. There is potential for development if the site can be serviced.

RECOMMENDATION

Currently not recommended due to a lack of sewer capacity HOWEVER if sewer capacity is lifted there is potential for housing development (196 units)

CODE	12	WARD	9
ERF NO.	re/3890		
OWNERSHIP	Municipal		
ZONING	POS1, POS2, AUT1		
DEVELOPABLE AREA (HA)	4.114		
TOTAL AREA(HA)	4.13		
POTENTIAL NO. OF UNIT	165		



INFRASTRUCTURE

Falls within the East Bank waste water catchment treatment area. There is infrastructure capacity.

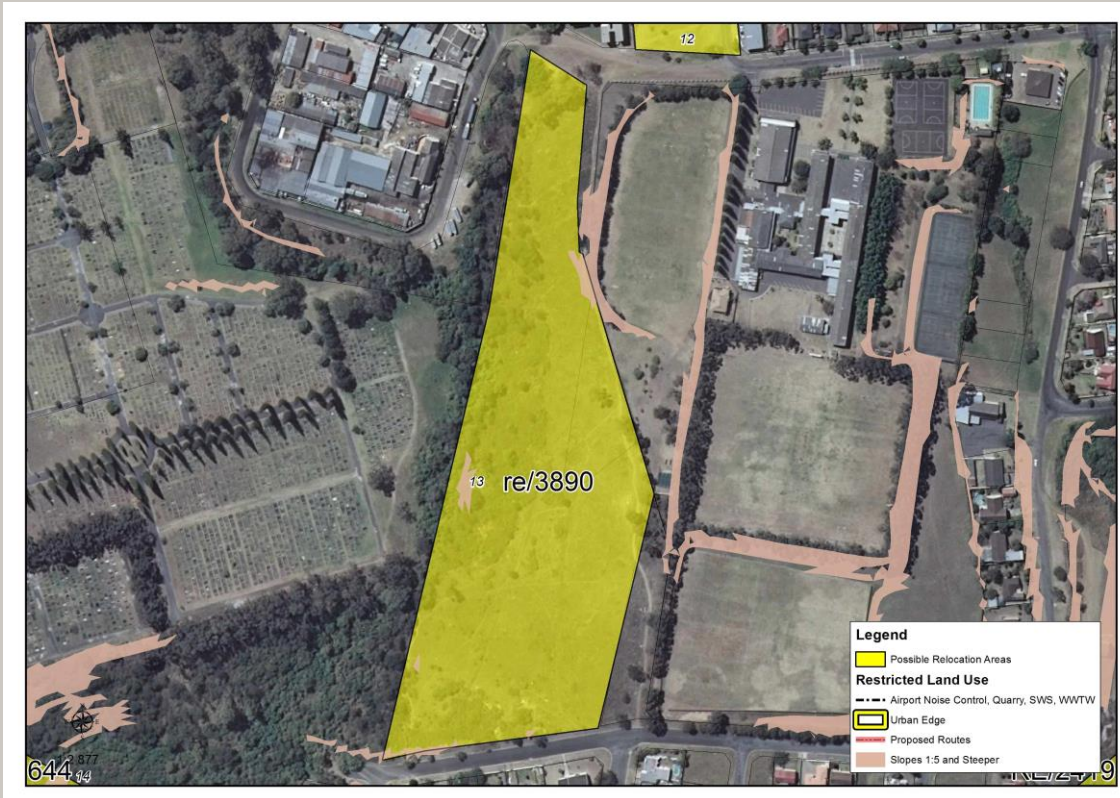
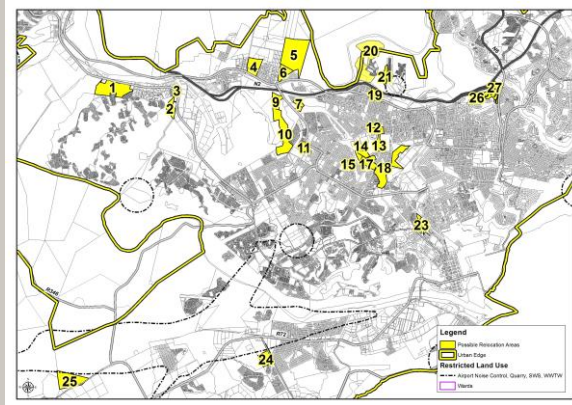
COMMENT

Identified for Social Housing during previous SDF Review. Possible potential to sell land commercially and use funds to support land acquisition programme.

RECOMMENDATION

Not recommended for low cost housing. Already earmarked for Social Housing.

CODE	13	WARD	9
ERF NO.	re/3890		
OWNERSHIP	Municipal		
ZONING	POS1		
DEVELOPABLE AREA (HA)	5.600		
TOTAL AREA(HA)	5.67		
POTENTIAL NO. OF UNIT	224		



INFRASTRUCTURE

Falls within the East Bank waste water catchment treatment area. There is infrastructure capacity.

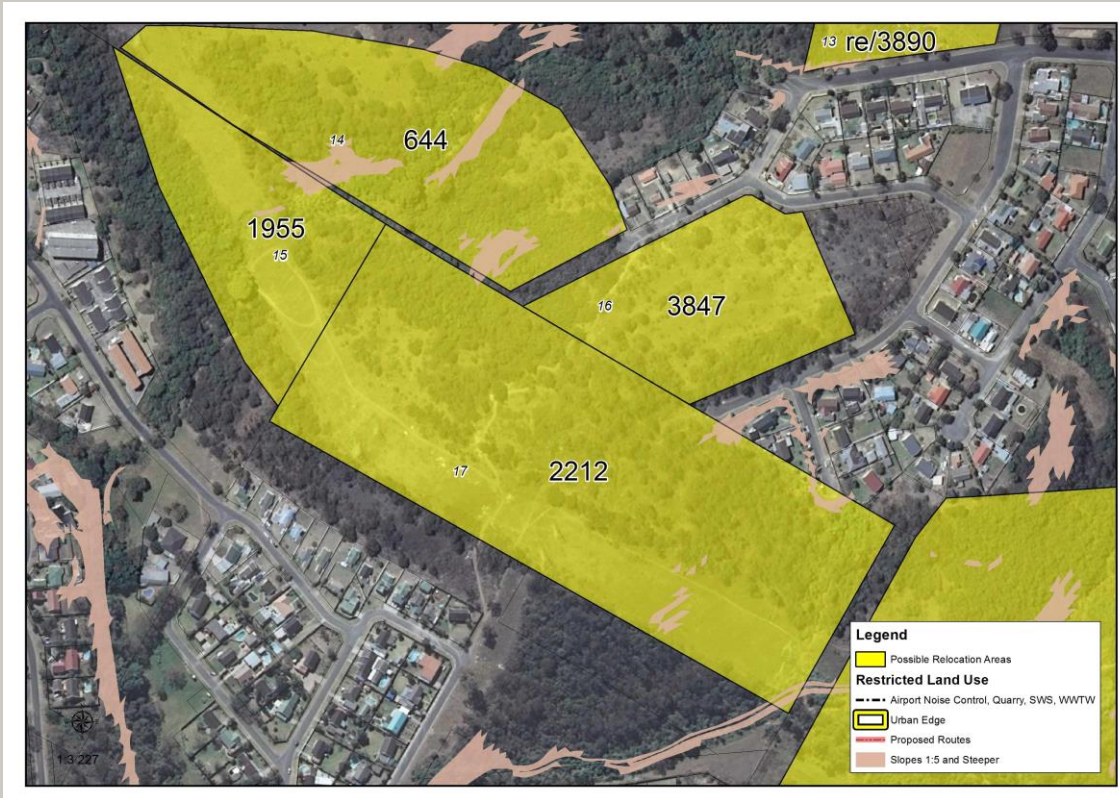
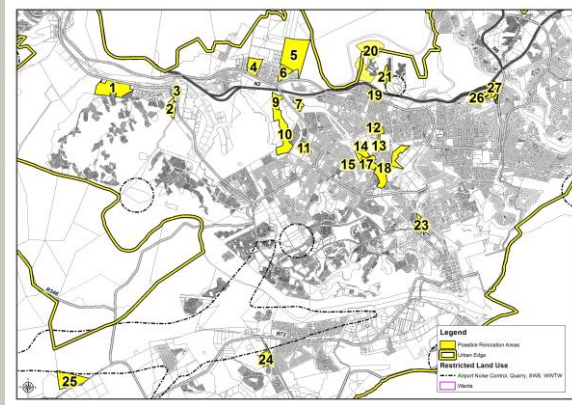
COMMENT

Identified for Social Housing during previous SDF Review. Possible potential to sell land commercially and use funds to support land acquisition programme.

RECOMMENDATION

Not recommended. Already earmarked for social housing.

CODE	14	WARD	9
ERF NO.	644		
OWNERSHIP	Municipal		
ZONING	AUT1		
DEVELOPABLE AREA (HA)	4.357		
TOTAL AREA(HA)	4.78		
POTENTIAL NO. OF UNIT	174		



INFRASTRUCTURE

Falls within the East Bank waste water catchment treatment area. There is infrastructure capacity.

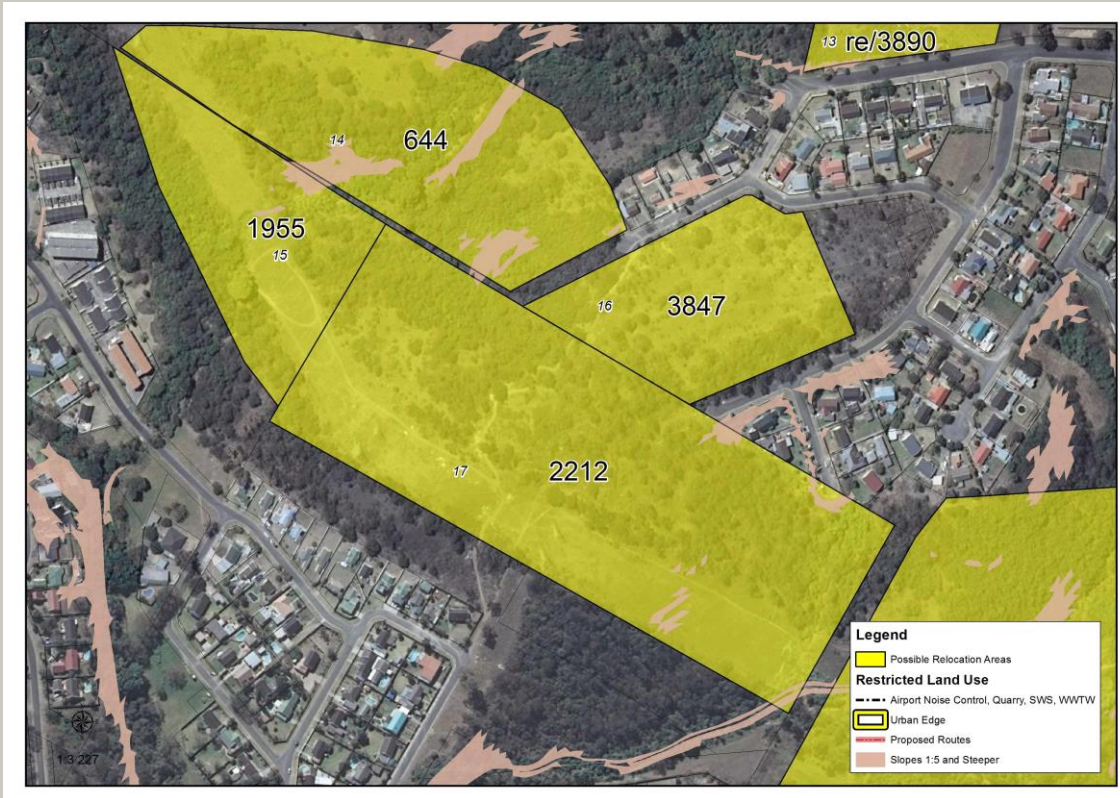
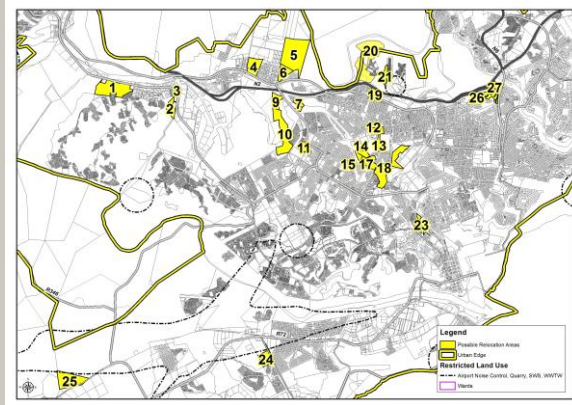
COMMENT

Identified for Social Housing during previous SDF Review. Possible potential to sell land commercially and use funds to support land acquisition programme.

RECOMMENDATION

Not recommended. Already earmarked for Social Housing.

CODE	15	WARD	9
ERF NO.	1955		
OWNERSHIP	Municipal		
ZONING	RES3B		
DEVELOPABLE AREA (HA)	2.706		
TOTAL AREA(HA)	2.76		
POTENTIAL NO. OF UNIT	108		



INFRASTRUCTURE

Falls within the East Bank waste water catchment treatment area. There is infrastructure capacity.

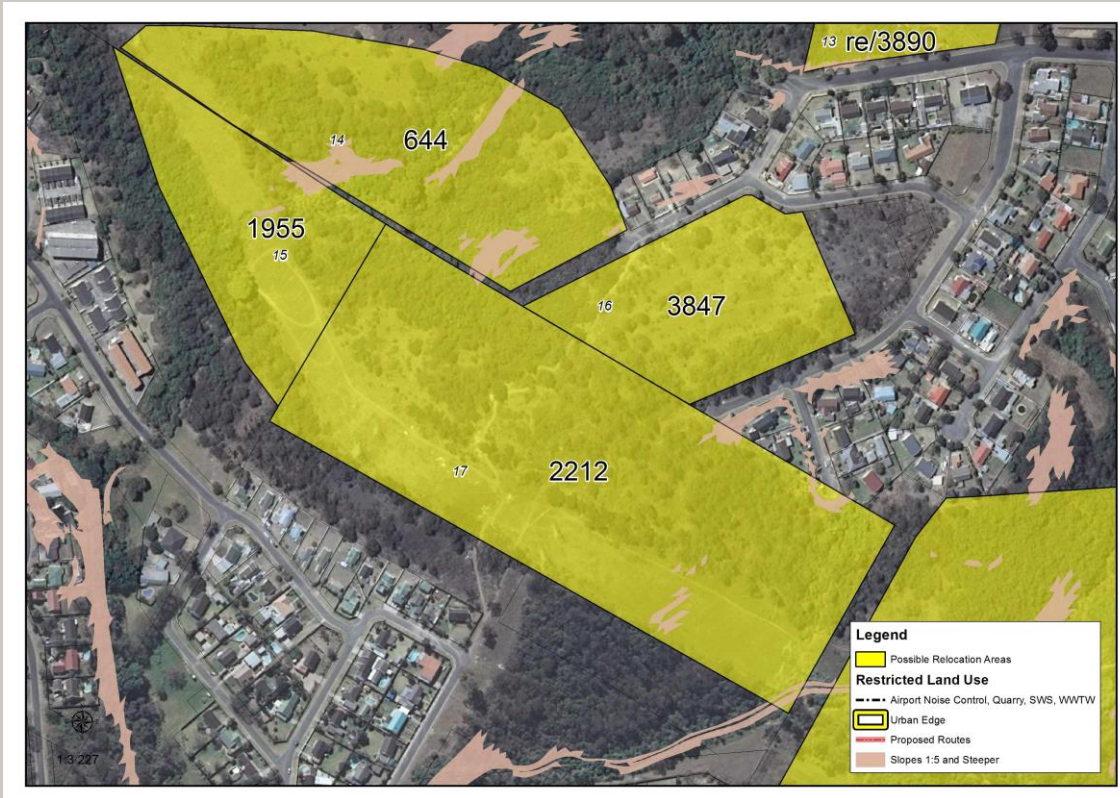
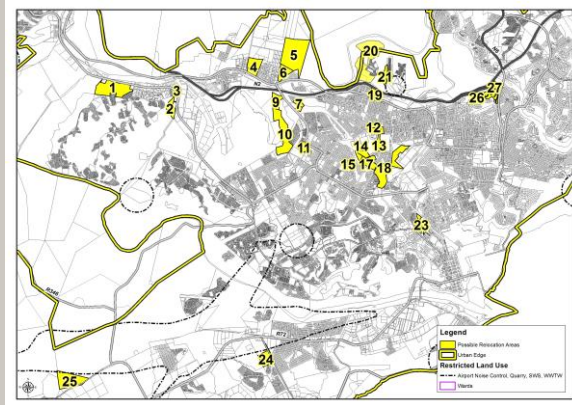
COMMENT

Identified for Social Housing during previous SDF Review. Possible potential to sell land commercially and use funds to support land acquisition programme.

RECOMMENDATION

Not recommended already earmarked for social housing.

CODE	16	WARD	9
ERF NO.	3847		
OWNERSHIP	State Parastatal		
ZONING	INS1		
DEVELOPABLE AREA (HA)	2.758		
TOTAL AREA(HA)	2.76		
POTENTIAL NO. OF UNIT	110		



INFRASTRUCTURE

Falls within the East Bank waste water catchment treatment area. There is infrastructure capacity.

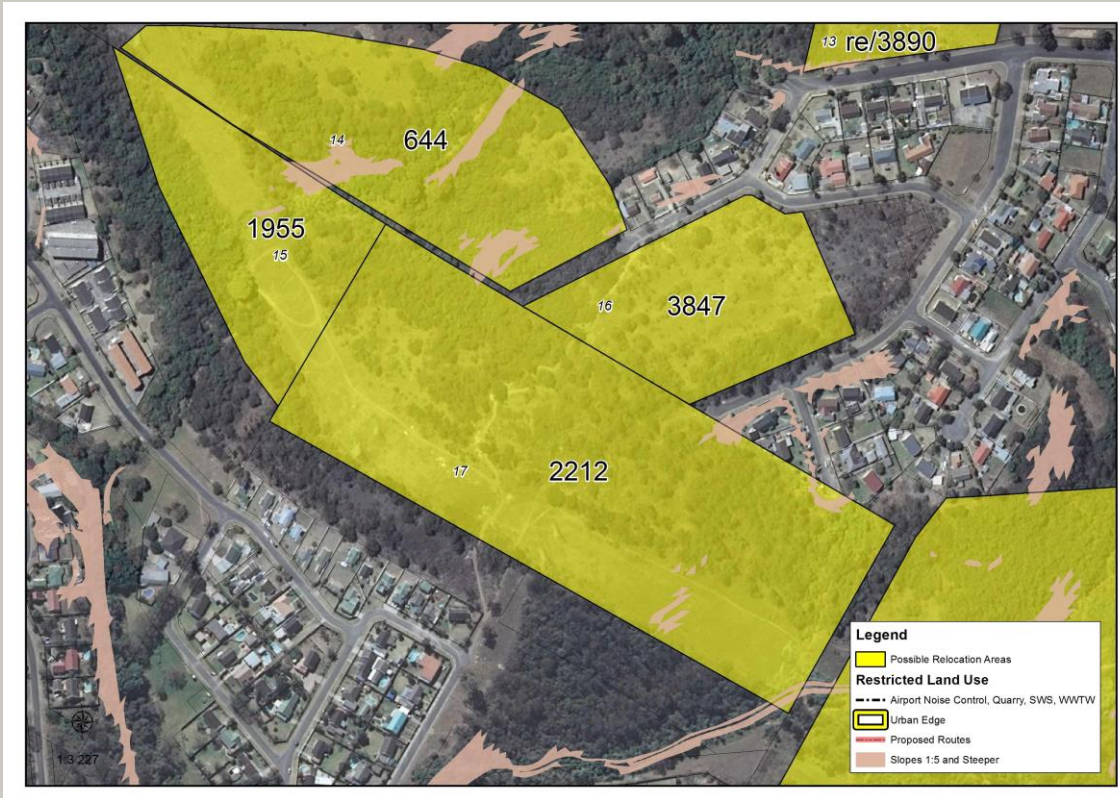
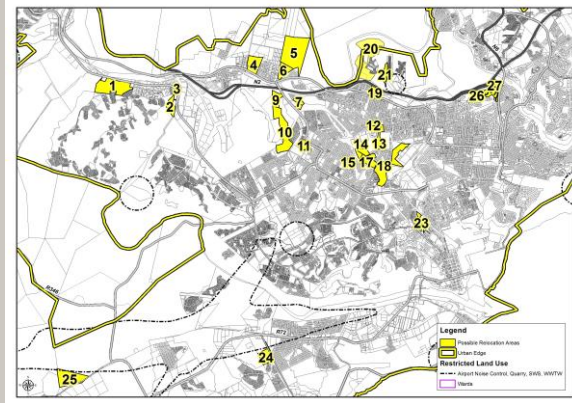
COMMENT

Identified for Social Housing during previous SDF Review. Possible potential to sell land commercially and use funds to support land acquisition programme.

RECOMMENDATION

Not recommended. Already earmarked for social housing.

CODE	17	WARD	9
ERF NO.	2212		
OWNERSHIP	Municipal		
ZONING	RES3B		
DEVELOPABLE AREA (HA)	9.275		
TOTAL AREA(HA)	9.43		
POTENTIAL NO. OF UNIT	371		



INFRASTRUCTURE

Falls within the East Bank waste water catchment treatment area. There is infrastructure capacity.

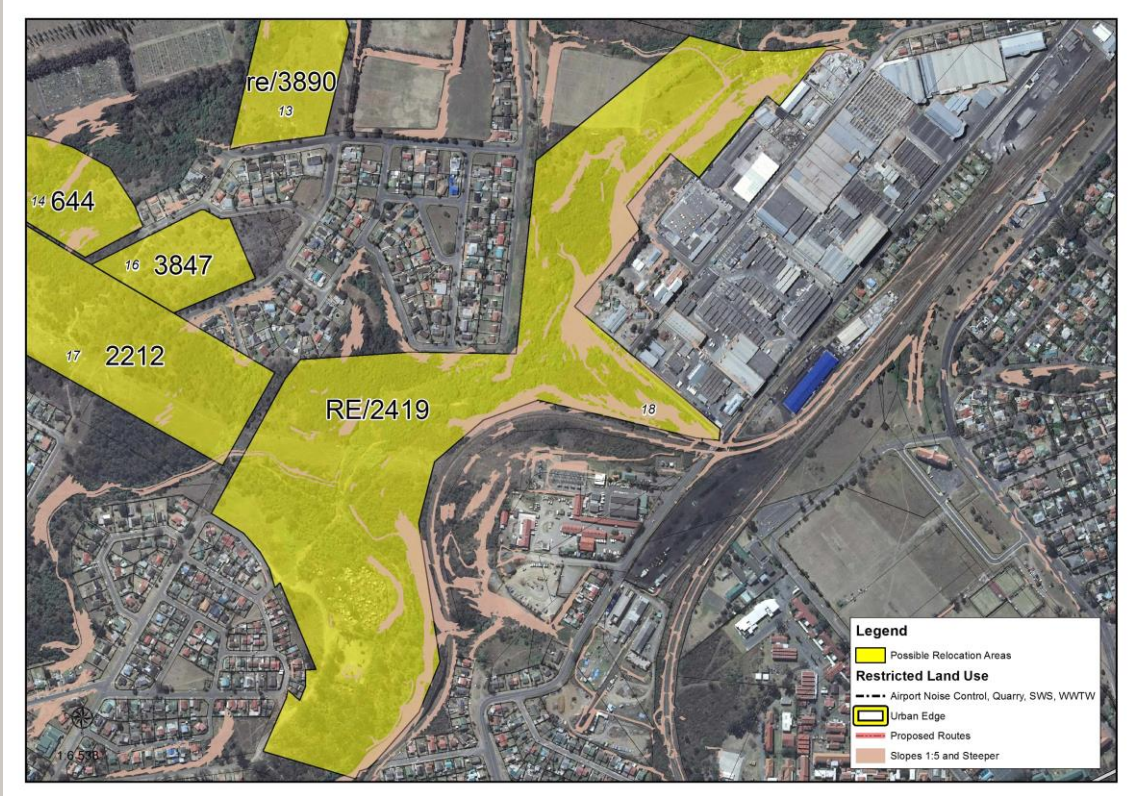
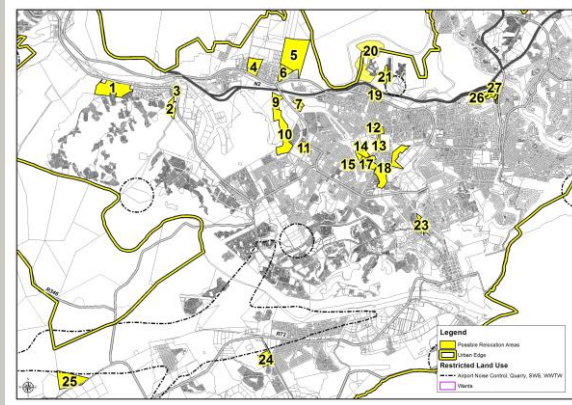
COMMENT

Identified for Social Housing during previous SDF Review. Possible potential to sell land commercially and use funds to support land acquisition programme.

RECOMMENDATION

Not recommended. Already earmarked for social housing.

CODE	18	WARD	9
ERF NO.	RE/2419		
OWNERSHIP	Municipal		
ZONING	MZ		
DEVELOPABLE AREA (HA)	28.656		
TOTAL AREA(HA)	34.48		
POTENTIAL NO. OF UNIT	1146		



INFRASTRUCTURE

Falls within the East Bank waste water catchment treatment area. There is infrastructure capacity.

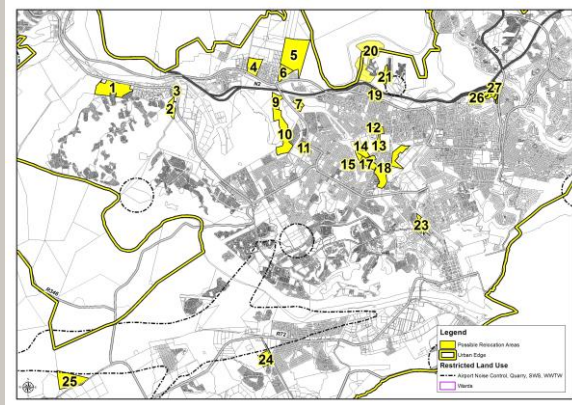
COMMENT

Potential for Mixed Use - Social Housing with a component of Low Income Housing.

RECOMMENDATION

May be some potential for a component of Insitu Upgrading but better suited to Social Housing.

CODE	19	WARD	15
ERF NO.	20713,5152		
OWNERSHIP	Municipal		
ZONING	POS1, POS2		
DEVELOPABLE AREA (HA)	4.357		
TOTAL AREA(HA)	4.71		
POTENTIAL NO. OF UNIT	174		



INFRASTRUCTURE

Falls within the East Bank waste water catchment treatment area. There is infrastructure capacity.

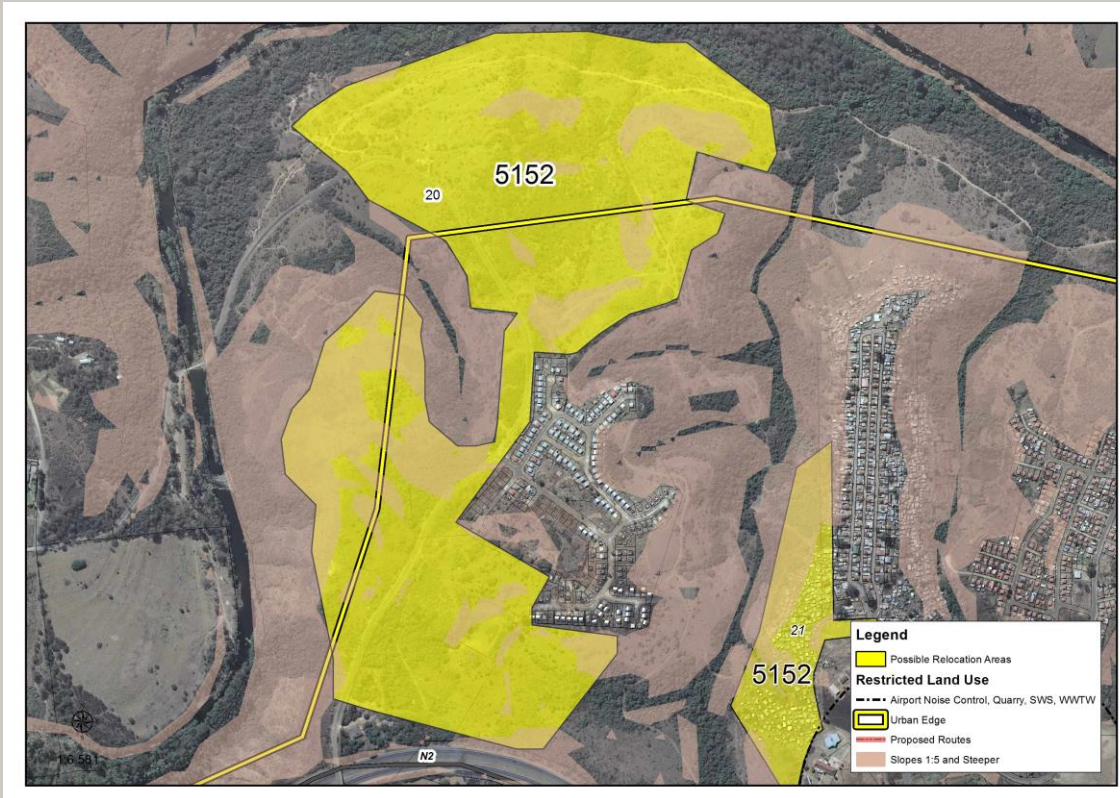
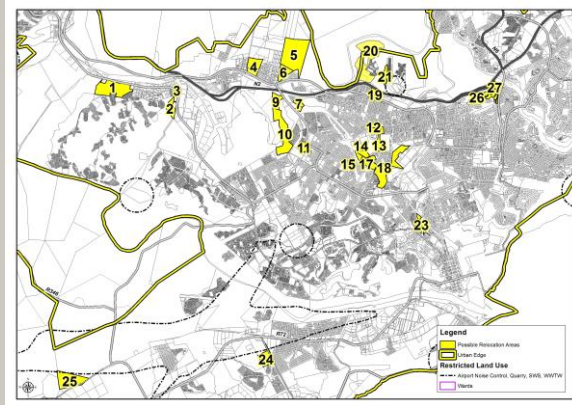
COMMENT

Strategic Location.

RECOMMENDATION

Potential for Housing Development (174 units @40 units/ha)

CODE	20	WARD	15
ERF NO.	5152		
OWNERSHIP	Municipal		
ZONING	MZ		
DEVELOPABLE AREA (HA)	36.632		
TOTAL AREA(HA)	48.85		
POTENTIAL NO. OF UNIT	1465		



INFRASTRUCTURE

Issues with the provision of Water Borne Sewage. Falls outside the waste water catchment area.

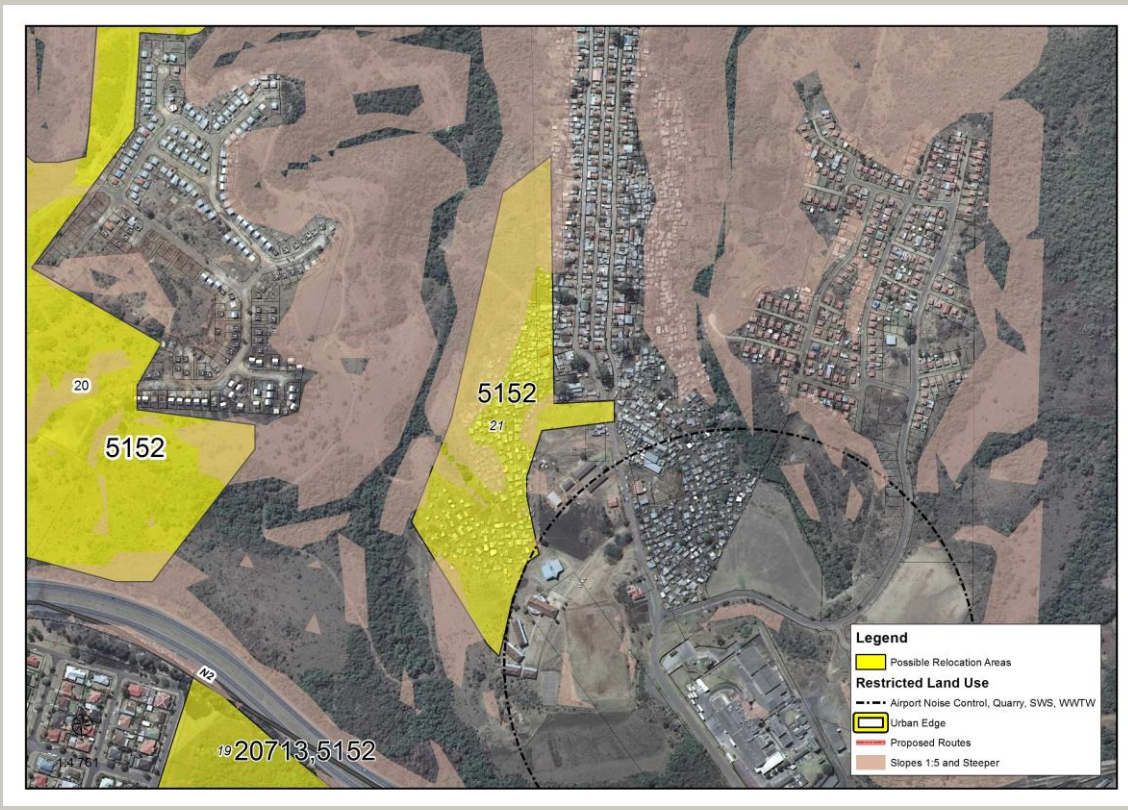
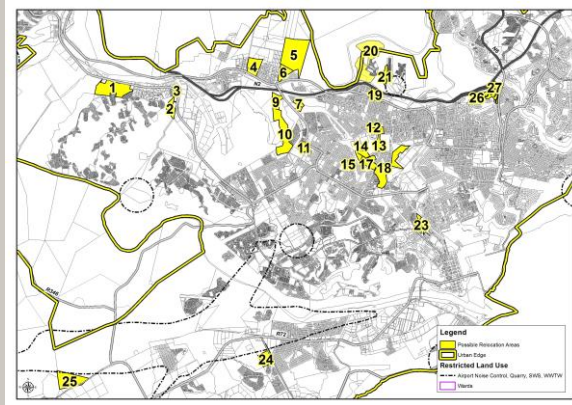
COMMENT

Limited by the the Urban Service Edge and Steep terrain. Environmental restrictions due to proximity to the Nahoon river

RECOMMENDATION

Not Recommended. Difficult to service and limited development area due to terrain.

CODE	21	WARD	15
ERF NO.	5152		
OWNERSHIP	Municipal		
ZONING	MZ		
DEVELOPABLE AREA (HA)	3.157		
TOTAL AREA(HA)	9.69		
POTENTIAL NO. OF UNIT	126		



INFRASTRUCTURE

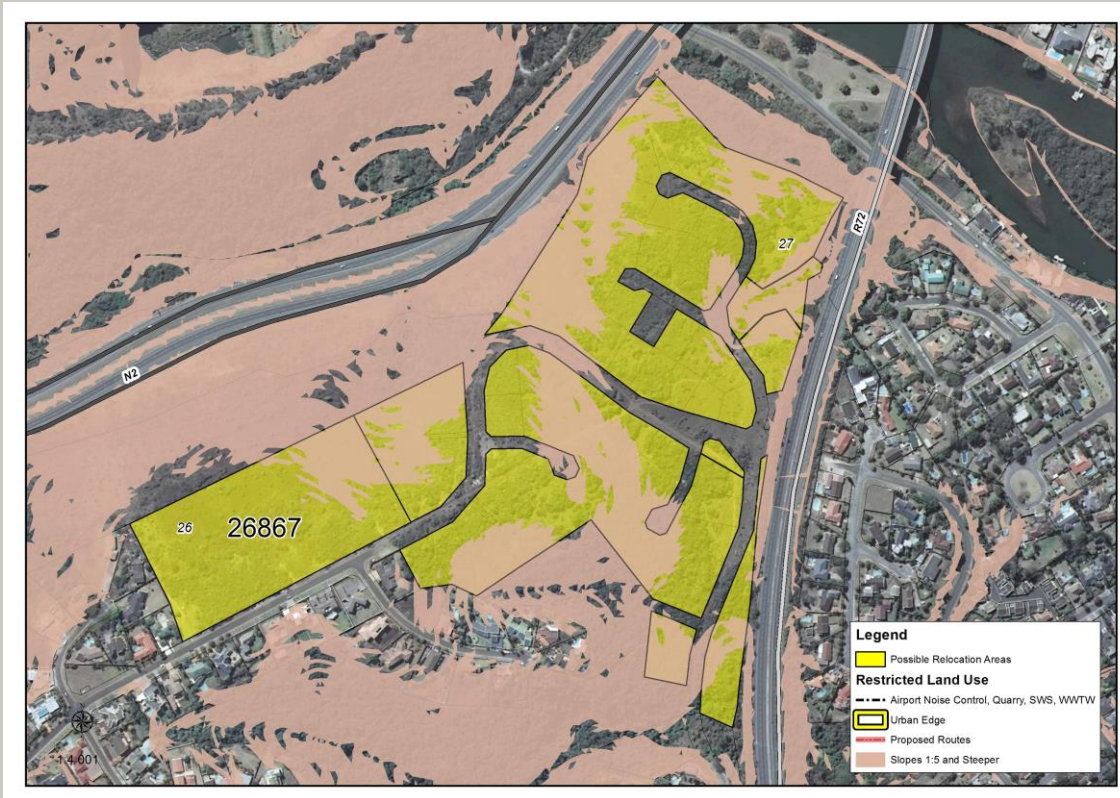
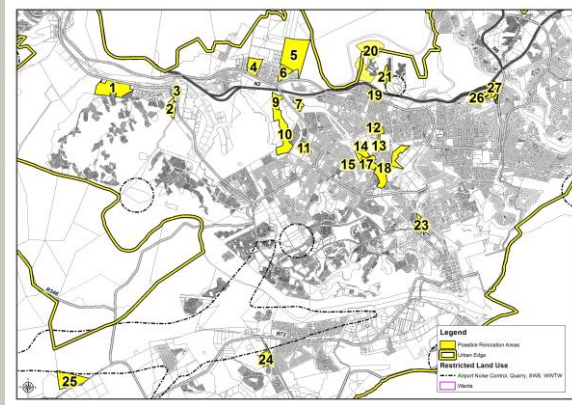
COMMENT

Limited by steep terrain. Site is already occupied and therefore any development would be insitu upgrading.

RECOMMENDATION

Not recommended due to terrian. Only available for Insitu

CODE	22	WARD	4
ERF NO.			
OWNERSHIP		Municipal	
ZONING			
DEVELOPABLE AREA (HA)		7.960	
TOTAL AREA(HA)		13.81	
POTENTIAL NO. OF UNIT		318	



INFRASTRUCTURE

Falls within the East Bank waste water catchment treatment area. There is infrastructure capacity but very costly to service.

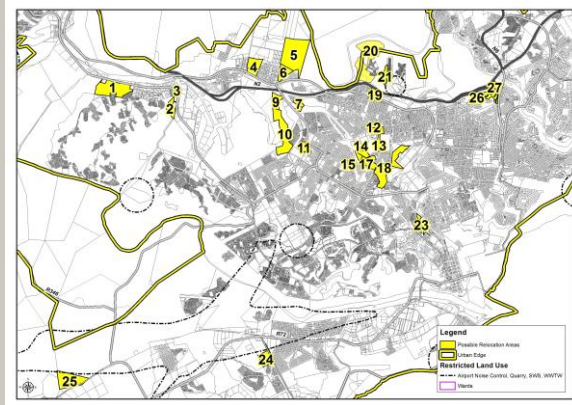
COMMENT

Cost of Development prohibitive due to terrain and infrastructure constraints
 Isolated location from main transport routes better suited to high income development.
 Possible potential to sell land commercially and use the funds to support land acquisition programmes

RECOMMENDATION

Not recommended

CODE	23	WARD	3
ERF NO.	re/13344		
OWNERSHIP	Municipal		
ZONING	POS1		
DEVELOPABLE AREA (HA)	1.600		
TOTAL AREA(HA)	2.07		
POTENTIAL NO. OF UNIT	64		



INFRASTRUCTURE

Falls within the East Bank waste water catchment treatment area. There is infrastructure capacity.

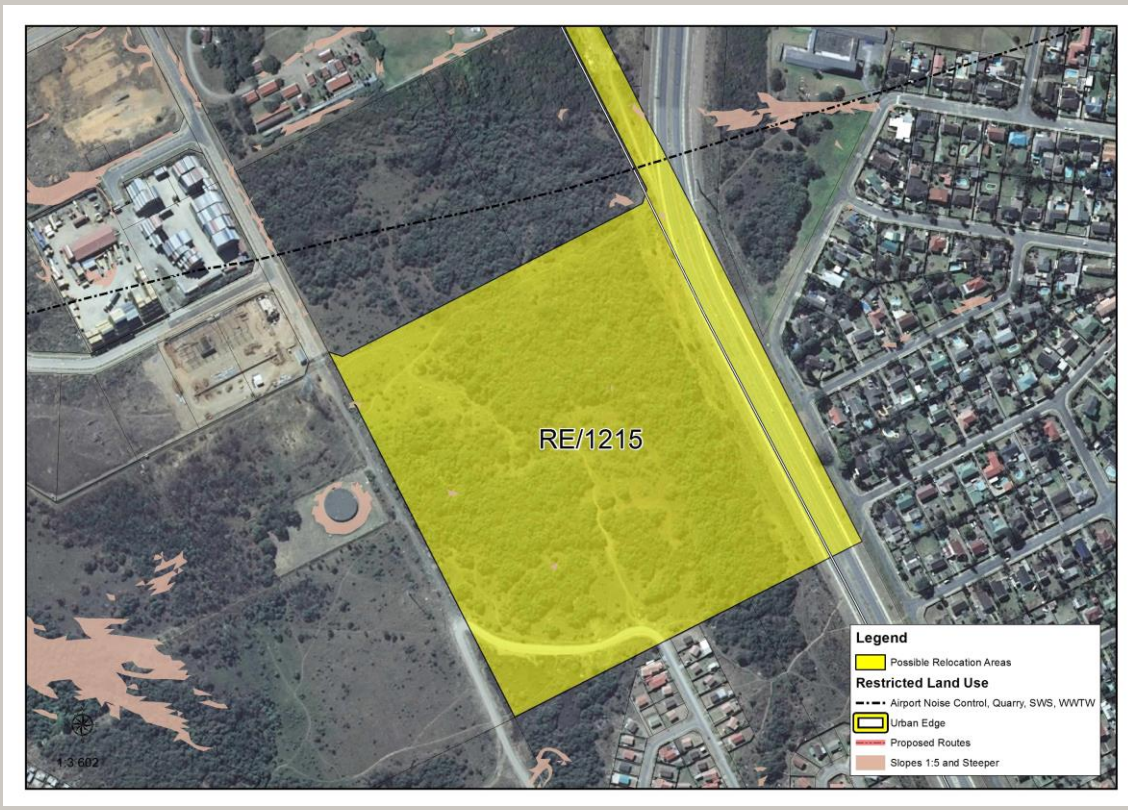
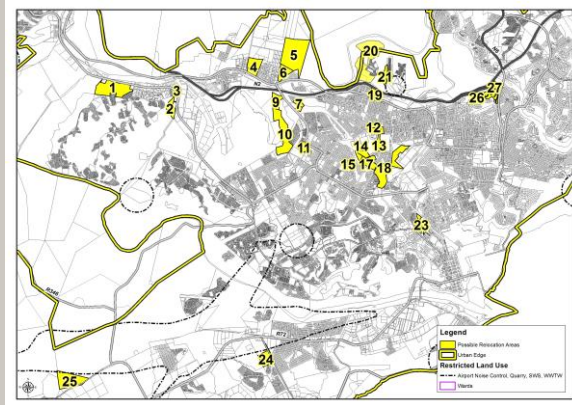
COMMENT

Taxi Rank and Sports Field Occupy the Erf. Only Northern Portion available making is too small to be feasible.

RECOMMENDATION

Not recommended

CODE	24	WARD	46
ERF NO.	re/1215		
OWNERSHIP	Municipal		
ZONING	AGR1		
DEVELOPABLE AREA (HA)	14.470		
TOTAL AREA(HA)	14.50		
POTENTIAL NO. OF UNIT	579		



INFRASTRUCTURE

Water at Capacity

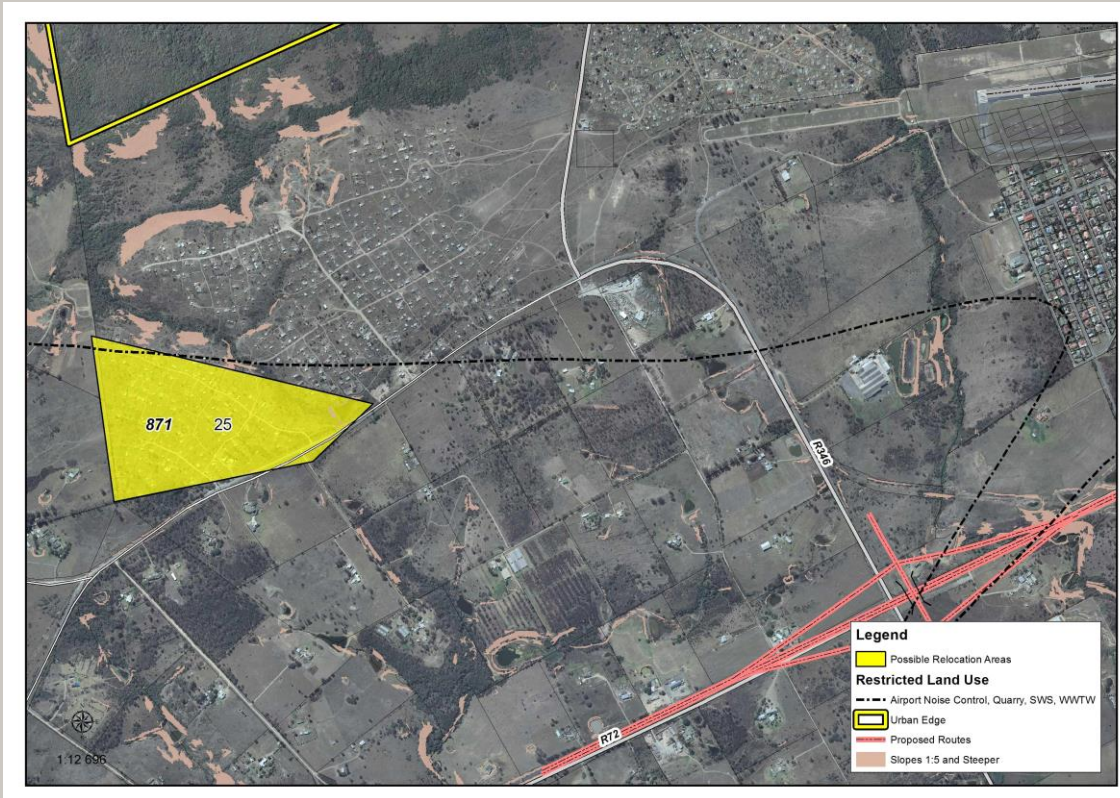
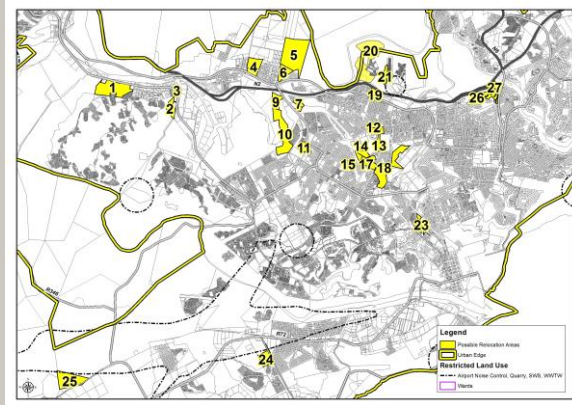
COMMENT

Infrastructure Constraints.

RECOMMENDATION

Not recommended. Already earmarked for Social Housing

CODE	25	WARD	31
ERF NO.	871		
OWNERSHIP	State		
ZONING			
DEVELOPABLE AREA (HA)	29.900		
TOTAL AREA(HA)	30.00		
POTENTIAL NO. OF UNIT	1196		



INFRASTRUCTURE

Water at Capacity

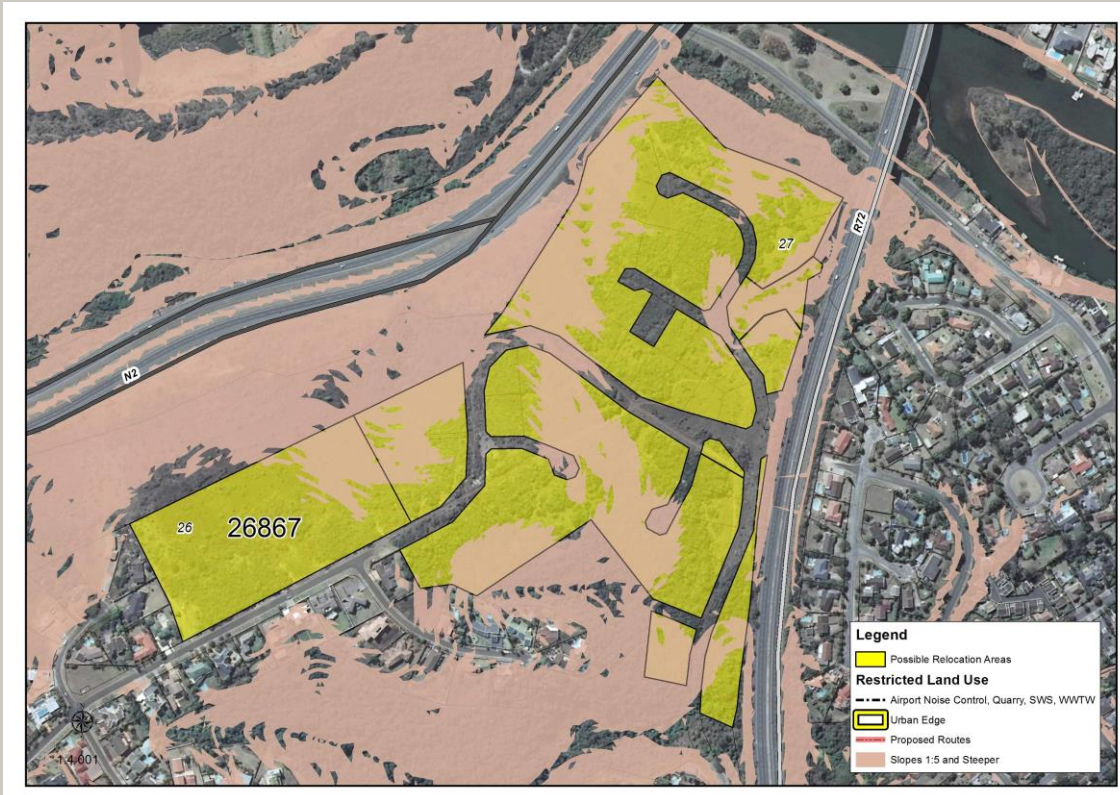
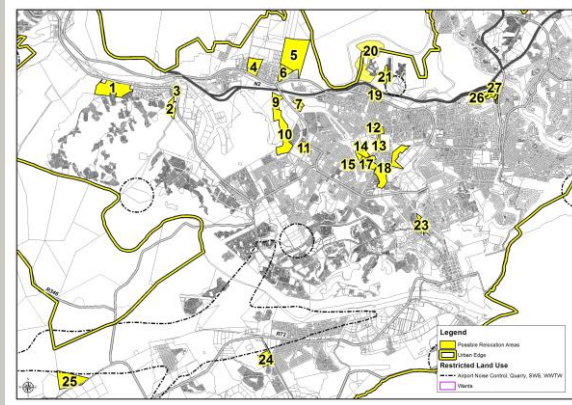
COMMENT

Infrastructure Constraints. Site already occupied therefore only available for Insitu Upgrading

RECOMMENDATION

Not recommended. Insitu Upgrading.

CODE	26	WARD	4
ERF NO.	26867		
OWNERSHIP	State Parastatal		
ZONING	INS1		
DEVELOPABLE AREA (HA)	2.872		
TOTAL AREA(HA)	3.46		
POTENTIAL NO. OF UNIT	115		



INFRASTRUCTURE

Falls within the East Bank waste water catchment treatment area. There is infrastructure capacity but very costly to service.

COMMENT

Cost of Development prohibitive due to terrain and infrastructure constraints
 Isolated location from main transport routes better suited to high income development.
 Possible potential to sell land commercially and use the funds to support land acquisition programmes

RECOMMENDATION

Not recommended

