

**Appendix 1 : Key Issues : Link to Strategic Objectives**

No	Module	Sector	Issue	Functional Aspect of Issue	Strategic Objective Link	No
1	A: Overall Policy Environment	National	Transfer vision to thinking and approach of all housing role players		C6	1
2	A: Overall Policy Environment	National	Engage minister to facilitate setting provincial and local goals		B1	2
3	A: Overall Policy Environment	Local Government	Examine policies for devolution from national to local level		C6	3
4	A: Overall Policy Environment	Provincial	Extract implementation strategies from Jobs Summit agreement		C5	4
5	A: Overall Policy Environment	National	Examine legal processes to ensure a stable environment		B1	5
6	A: Overall Policy Environment	National	Mobilise housing credit		B2	6
7	A: Overall Policy Environment	National	Enable broader access to funding		B5	7
8	A: Overall Policy Environment	National	Expand opportunities for public / private sector partnerships		B2	8
9	A: Overall Policy Environment	National	Increase flexibility of policies to encourage creativity & innovation		*	9
10	A: Overall Policy Environment	National	Maximise policy benefits based on People's Housing Process		C3	10
11	A: Overall Policy Environment	National	Review subsidy expenditure imbalances		C4	11
12	A: Overall Policy Environment	National	Apply environmental standards		C8	12
13	A: Overall Policy Environment	Local Government	Pursue vision of Urban Dev. Framework through key programmes		C5	13
14	A: Overall Policy Environment	National	Role of women in policy making		D1	14
15	A: Overall Policy Environment	Local Government	Examine alternative building methods		C5	15
16	A: Overall Policy Environment	National	Evaluate Accelerated Managed Land Settlement Program		C5	16
17	A: Overall Policy Environment	Local Government	Consolidate subsidy arrangements in key areas		C5	17
18	A: Overall Policy Environment	Local Government	Examine financial constraints on grant allocation		*	18
19	A: Overall Policy Environment	National	Formalise Bioregional Planning Framework		C8	19
20	A: Overall Policy Environment	Provincial	Develop guidelines for Coastal Zone Policy implementation		C8	20
21	A: Overall Policy Environment	Provincial	Develop a provincial spatial development framework		C6	21
22	A: Overall Policy Environment	Provincial	Examine strategic settlement location		C6	22
23	A: Overall Policy Environment	Provincial	Interpret Urban Settlement Policy in terms of housing		C6	23
24	A: Overall Policy Environment	National	Review local government role in housing		C1	24
25	A: Overall Policy Environment	Provincial	Assess weaknesses of Western Cape Provincial Strategic Plan		C6	25
26	A: Overall Policy Environment	Local Government	Examine policy of targeting the destitute		C5	26
27	A: Overall Policy Environment	Local Government	Review local structure plans		C6	27
28	A: Overall Policy Environment	Provincial	Review West Coast and Saldanha housing plans		C5	28
29	B: Current Demographics & AIDS Impact	Provincial	Absorb labour from neighbouring provinces		B5	29
30	B: Current Demographics & AIDS Impact	Provincial	Majority of people in Western Cape are low income		B4	30
31	B: Current Demographics & AIDS Impact	Provincial	High level of urbanisation		B1	31
32	B: Current Demographics & AIDS Impact	Provincial	One third of households have women as head		C1	32
33	B: Current Demographics & AIDS Impact	Provincial	Majority cannot afford service charges		C1	33

No	Module	Sector	Issue	Functional Aspect of Issue	Strategic Objective Link	No
34	B: Current Demographics & AIDS Impact	Provincial	55 800 migrate per year		B1	34
35	B: Current Demographics & AIDS Impact	Provincial	12% of population in 7 major non-metro towns		C7	35
36	B: Current Demographics & AIDS Impact	Provincial	High % of informal dwelling structures		C7, B1	36
37	B: Current Demographics & AIDS Impact	Provincial	Two thirds private ownership		C7	37
38	B: Current Demographics & AIDS Impact	Provincial	Highest rate of increase of HIV/AIDS infections		C7	38
39	B: Current Demographics & AIDS Impact	Provincial	29 000 deaths by 2009		C7	39
40	B: Current Demographics & AIDS Impact	Provincial	Drop in life expectancy		C1	40
41	B: Current Demographics & AIDS Impact	Provincial	Increase in number of AIDS orphans		C1	41
42	B: Current Demographics & AIDS Impact	Provincial	Great effect on workforce		B2	42
43	B: Current Demographics & AIDS Impact	Provincial	Effect of illness on households		B2	43
44	B: Current Demographics & AIDS Impact	Provincial	'Special needs' housing		A1, C1	44
45	C: Demand Assessment	Provincial	Maintenance of provincial housing delivery programmes		B3	45
46	C: Demand Assessment	Provincial	Consider a range of housing needs		A1, A5, C1	46
47	C: Demand Assessment	Local Government	CMA demands	Services & tenure for 78 000 families in shacks	A1, A5, C1	47
48	C: Demand Assessment	Local Government	CMA demands	Formal housing for 51 000 families	A1, A5, C1	48
49	C: Demand Assessment	Local Government	CMA demands	Upgrading, extensions etc. for 61 000 families	A1, A5, C1	49
50	C: Demand Assessment	Local Government	CMA demands	Transfer of ownership for 23 000 serviced shacks	A1, A5, C1	50
51	C: Demand Assessment	Local Government	Town demands	75 098 families living in informal / overcrowded areas	A1, A5, C1	51
52	C: Demand Assessment	Provincial	Rural demands	Basic services & security of tenure for 14 949 families	A1, A5, C1	52
53	C: Demand Assessment	Local Government	Demands of the homeless		A1, A5, C1	53
54	C: Demand Assessment	Provincial	R6 billion shortfall anticipated		B1, B2, B3	54
55	D: Institutional Capacity and Constraints	Provincial	Expected increase in rural subsidy demand		B1, B2, B3	55
56	D: Institutional Capacity and Constraints	Provincial	No performance evaluation taking place		D1	56
57	D: Institutional Capacity and Constraints	Provincial	No spatial and socio-economic needs considered		C6	57
58	D: Institutional Capacity and Constraints	Provincial	Integrate community and economic development		C6, B4	58
59	D: Institutional Capacity and Constraints	National	No builders register has led to poor product quality		A4, C5	59
60	D: Institutional Capacity and Constraints	National	Poor state of farm worker housing		A3, C1	60
61	D: Institutional Capacity and Constraints	Provincial	Professional & management costs impact on subsidy amount		C4	61
62	D: Institutional Capacity and Constraints	Provincial	Insufficient funding available for timeous land acquisition		B1, B2	62
63	D: Institutional Capacity and Constraints	Provincial	Homeowner responsibilities must be improved		A2, C3, C2	63
64	D: Institutional Capacity and Constraints	Provincial	Increasing disposal of dwellings due to sales or debt liabilities		B3	64
65	D: Institutional Capacity and Constraints	National	Land transfer delays from Public Works to municipalities		C5, C6	65
66	D: Institutional Capacity and Constraints	Local Government	Clarity in relationships between B and C municipalities		C5, C6, D3, D4	66
67	D: Institutional Capacity and Constraints	Provincial	Poor co-ordination btwn subsidy & CMIP funding allocations		C4, C5	67
68	D: Institutional Capacity and Constraints	Local Government	No access to funds for district municipalities		C4, C5, C6	68
69	D: Institutional Capacity and Constraints	Local Government	No funds for simultaneous capacity building & social development		B2	69

No	Module	Sector	Issue	Functional Aspect of Issue	Strategic Objective Link	No
70	D: Institutional Capacity and Constraints	Provincial	Limited funding for planning in rural areas		B2, B3	70
71	D: Institutional Capacity and Constraints	Local Government	Varying IDP guidelines and processes		C6, D3, D4	71
72	D: Institutional Capacity and Constraints	Provincial	External threats to the Chief Directorate Housing	Lack of funding	B1, B2, B3	72
73	D: Institutional Capacity and Constraints	Provincial	External threats to the Chief Directorate Housing	Lack of migration policy	C6	73
74	D: Institutional Capacity and Constraints	Provincial	External threats to the Chief Directorate Housing	Lack of suitable housing land	C5, C6, B2	74
75	D: Institutional Capacity and Constraints	Provincial	External threats to the Chief Directorate Housing	Different attitudes to delivery process	C2, C5	75
76	D: Institutional Capacity and Constraints	Provincial	External threats to the Chief Directorate Housing	Political interference and lack of will	B1, C5, D2	76
77	D: Institutional Capacity and Constraints	Provincial	External threats to the Chief Directorate Housing	Lack of local authority capacity	B3, C5, D3, D4	77
78	D: Institutional Capacity and Constraints	Provincial	Internal weaknesses of the Chief Directorate Housing	Lack of capacity - understaffed	D1, D3, D4	78
79	D: Institutional Capacity and Constraints	Provincial	Internal weaknesses of the Chief Directorate Housing	Uncertainty regarding transfer of PHDB assets	B3, C2, C4	79
80	D: Institutional Capacity and Constraints	Provincial	Internal weaknesses of the Chief Directorate Housing	Uncertainty regarding accreditation	C2, C4, C5, C6	80
81	D: Institutional Capacity and Constraints	Provincial	Internal weaknesses of the Chief Directorate Housing	Shortage of skills within the Directorate	D3	81
82	D: Institutional Capacity and Constraints	Provincial	Internal weaknesses of the Chief Directorate Housing	Lack of staff training and empowerment	D1	82
83	D: Institutional Capacity and Constraints	Provincial	Additional critical blockages	Declining subsidy budget	B1, B2, B3	83
84	D: Institutional Capacity and Constraints	Provincial	Additional critical blockages	Lack of supplementary funds	B2, B3	84
85	D: Institutional Capacity and Constraints	Provincial	Additional critical blockages	Staff shortages at all levels	D4	85
86	D: Institutional Capacity and Constraints	National	Additional critical blockages	Incorrect budget allocation	C4	86
87	D: Institutional Capacity and Constraints	National	Additional critical blockages	Inadequate focus on areas with biggest blockages	C4	87
88	D: Institutional Capacity and Constraints	National	Additional critical blockages	Lack of strategic vision	C5	88
89	D: Institutional Capacity and Constraints	National	Additional critical blockages	Drive to reach targets distorts market, reduces quality	C1, C5	89
90	D: Institutional Capacity and Constraints	National	Additional critical blockages	Uncertainty of co-ordinating responsibility	C6	90
91	D: Institutional Capacity and Constraints	National	Additional critical blockages	Undefined role of housing in WC development strategy	A2, C2	91
92	D: Institutional Capacity and Constraints	National	Additional critical blockages	Undefined relationship between B & C municipalities	C6	92
93	D: Institutional Capacity and Constraints	National	Additional critical blockages	Uncertainty over accreditation	C2, C6	93
94	D: Institutional Capacity and Constraints	National	Additional critical blockages	Non-payment threatens municipal viability	B3	94
95	D: Institutional Capacity and Constraints	National	Additional critical blockages	National priority on rural hurts Western Cape	B1	95
96	D: Institutional Capacity and Constraints	National	Additional critical blockages	Uncertainty over PHDB asset transferal	B3, C5, C6	96
97	D: Institutional Capacity and Constraints	National	Additional critical blockages	Determine PA departmental priorities collectively	C6	97
98	D: Institutional Capacity and Constraints	National	Additional critical blockages	Need a housing prioritisation model	C7	98
99	D: Institutional Capacity and Constraints	National	Additional critical blockages	Need programme targeted at the indigent	A1, C1	99
100	D: Institutional Capacity and Constraints	National	Additional critical blockages	Need weighting of individual vs community delivery	A1, C1	100
101	D: Institutional Capacity and Constraints	National	Additional critical blockages	Need emphasis on both rural and urban needs	C5	101
102	D: Institutional Capacity and Constraints	National	Additional critical blockages	Need to delegate to lower levels of government	C6	102
103	D: Institutional Capacity and Constraints	Private Sector	Difficulties experienced	Blockages between stakeholders agreements	A2, C2, D1	103
104	D: Institutional Capacity and Constraints	Private Sector	Difficulties experienced	Reduced economies of scale	C5	104
105	D: Institutional Capacity and Constraints	Private Sector	Difficulties experienced	Reduced capacity within small contractors	C5	105

No	Module	Sector	Issue	Functional Aspect of Issue	Strategic Objective Link	No
106	D: Institutional Capacity and Constraints	Private Sector	Difficulties experienced	Inexperienced sub-contractors	C4, C5	106
107	D: Institutional Capacity and Constraints	Private Sector	Difficulties experienced	Lack of understanding of legal ownership processes	A1, A2	107
108	D: Institutional Capacity and Constraints	Private Sector	Difficulties experienced	Complex subsidy application forms	C2, C3	108
109	D: Institutional Capacity and Constraints	Private Sector	Difficulties experienced	Limited profit margins	A1	109
110	D: Institutional Capacity and Constraints	Private Sector	Difficulties experienced	Delays in obtaining clearance certificates & approvals	C2	110
111	D: Institutional Capacity and Constraints	NGO	Difficulties experienced	Access to subsidies	A2	111
112	D: Institutional Capacity and Constraints	NGO	Difficulties experienced	Release of land for greenfield projects	C1	112
113	D: Institutional Capacity and Constraints	NGO	Difficulties experienced	Lack of integrated development funding	B2	113
114	D: Institutional Capacity and Constraints	NGO	Difficulties experienced	Available credit limitations	B2	114
115	D: Institutional Capacity and Constraints	NGO	Difficulties experienced	Norms and standards	A1, C1	115
116	D: Institutional Capacity and Constraints	NGO	Difficulties experienced	Lack of PHP support capacity	D4	116
117	D: Institutional Capacity and Constraints	Community	Difficulties experienced	Lack of access to information	A2, C2	117
118	D: Institutional Capacity and Constraints	Community	Difficulties experienced	Lack of capacity	D1, D2, D3, D4	118
119	D: Institutional Capacity and Constraints	Community	Difficulties experienced	Delays in subsidy processing and approval	C2, C4, D1, D3	119
120	D: Institutional Capacity and Constraints	Community	Difficulties experienced	Conflict	A2	120
121	D: Institutional Capacity and Constraints	Community	Difficulties experienced	Lack of integrated development	C6, A4	121
122	D: Institutional Capacity and Constraints	Community	Difficulties experienced	Inappropriate formal systems	A2, C1, C2	122
123	D: Institutional Capacity and Constraints	Community	Difficulties experienced	Subsidy design	A1, C1	123
124	D: Institutional Capacity and Constraints	Community	Difficulties experienced	Little encouragement for savers	A1, C1	124
125	E: Land/Financial Capacity and Constraints	Community	Land availability	Ineffective public participation and consultation	A2, C3, C5	125
126	E: Land/Financial Capacity and Constraints	National	Land availability	Unclear land disposal guidelines	C4, C5	126
127	E: Land/Financial Capacity and Constraints	Provincial	Land availability	Lack of co-ordination between authorities in release of land	C6	127
128	E: Land/Financial Capacity and Constraints	Institutional	Land availability	Little private sector involvement	B2	128
129	E: Land/Financial Capacity and Constraints	Provincial	Land availability	Declining stock of accessible public land	B2	129
130	E: Land/Financial Capacity and Constraints		Land availability	High cost of land around metro	B2	130
131	E: Land/Financial Capacity and Constraints		Land availability	Community and developer negotiations	C3	131
132	E: Land/Financial Capacity and Constraints		Land availability	Release of land to section 21 companies	C5	132
133	E: Land/Financial Capacity and Constraints		Land availability	Trading of development rights	C5	133
134	E: Land/Financial Capacity and Constraints		Land availability	Developer terminates development agreement / defaults	C5	134
135	E: Land/Financial Capacity and Constraints		Land availability	Pricing of serviced sites after establishment	C5	135
136	E: Land/Financial Capacity and Constraints	National	Infrastructure availability	Define 'appropriate levels of service'	C1	136
137	E: Land/Financial Capacity and Constraints	Local Government	Infrastructure availability	Empower new beneficiaries with civic responsibilities	C3	137
138	E: Land/Financial Capacity and Constraints	Provincial	Infrastructure availability	Current product does not address maintenance needs	B3, C1	138
139	E: Land/Financial Capacity and Constraints	Provincial	Infrastructure availability	Bulk service capacity constraints	B2, C5, C6	139
140	E: Land/Financial Capacity and Constraints	Provincial	Infrastructure availability	Backlog of CMIP funding requirements to be cut	C5, C6	140
141	E: Land/Financial Capacity and Constraints	Provincial	Infrastructure availability	Improved coordination between departments	C6	141

No	Module	Sector	Issue	Functional Aspect of Issue	Strategic Objective Link	No
142	E: Land/Financial Capacity and Constraints	Local Government	Infrastructure availability	Local authority infrastructural capacity under strain	B2	142
143	E: Land/Financial Capacity and Constraints	Local Government	Infrastructure availability	Restructuring at local government level	C6	143
144	E: Land/Financial Capacity and Constraints	National	Infrastructure availability	Delays caused by environmental legislation	C8	144
145	E: Land/Financial Capacity and Constraints	Provincial	Infrastructure availability	Poor timeframe synchronisation	C5	145
146	E: Land/Financial Capacity and Constraints	Provincial	Financial Supply	Importance of finance grows with subsidy allocation drop	B2	146
147	E: Land/Financial Capacity and Constraints		Financial Supply	Mortgage loans no longer readily available	B2, B3	147
148	E: Land/Financial Capacity and Constraints		Financial Supply	Micro loans are expensive	B2	148
149	E: Land/Financial Capacity and Constraints	Private Sector	Financial Supply	NHFC & SHDF funds available to private sector & institutions	B2	149
150	E: Land/Financial Capacity and Constraints	Private Sector	Financial Supply	Employer financial housing support	B2	150
151	E: Land/Financial Capacity and Constraints	NGO	Financial Supply	Housing institutions can access funding for beneficiaries	B2	151
152	F: Environmental/Social Cap. & Constraints		Physical characteristics to consider	Scaling to the pedestrian	A3	152
153	F: Environmental/Social Cap. & Constraints		Physical characteristics to consider	Encourage high density and urban infill	A1, A3	153
154	F: Environmental/Social Cap. & Constraints		Physical characteristics to consider	Well-defined public spaces	A3	154
155	F: Environmental/Social Cap. & Constraints		Integrate environmental considerations in decision-making		C8	155
156	F: Environmental/Social Cap. & Constraints		Empower communities through environmental education		C8	156
157	F: Environmental/Social Cap. & Constraints		Negative effects of informal settlements	Pollution to runoff and groundwater	A4, C8	157
158	F: Environmental/Social Cap. & Constraints		Negative effects of informal settlements	Use of fossil fuels causes air pollution	A4, C8	158
159	F: Environmental/Social Cap. & Constraints		Negative effects of informal settlements	Deforestation leads to mudslides and erosion	A4, C8	159
160	F: Environmental/Social Cap. & Constraints		Aspects of environmentally sound housing delivery	Water and energy efficiency	A4, C8	160
161	F: Environmental/Social Cap. & Constraints		Aspects of environmentally sound housing delivery	Use of renewable resources	A4, C8	161
162	F: Environmental/Social Cap. & Constraints		Aspects of environmentally sound housing delivery	Tree planting	A3, A4, B2, C6	162
163	F: Environmental/Social Cap. & Constraints		Aspects of environmentally sound housing delivery	Pilot projects	C1, C5	163
164	F: Environmental/Social Cap. & Constraints	Provincial	Unequal distribution of social services		A4, C6	164
165	F: Environmental/Social Cap. & Constraints	Provincial	Holistic development policies for social service provision		A3, A4	165
166	F: Environmental/Social Cap. & Constraints	National	Better coordination between government departments		C6	166
167	F: Environmental/Social Cap. & Constraints		Limited capacity for proactive service provision		C6	167
168	F: Environmental/Social Cap. & Constraints		Unrealistic striving for first world standards		A4, C1	168
169	F: Environmental/Social Cap. & Constraints		Economic & environmental factors > availability of social facilities		C8	169
170	G: Information Management Systems		Housing Prioritisation System	Incorporate into annual budget allocation	C7	170
171	G: Information Management Systems		Housing Prioritisation System	Revisit economic growth potential of towns	C7	171
172	G: Information Management Systems		Housing Prioritisation System	Reflect land development objectives	C7	172
173	G: Information Management Systems		Housing Prioritisation System	Investigate link between HPS and CMIP GIS	C7	173
174	G: Information Management Systems		Housing Prioritisation System	Differentiate between rural and urban development	C7	174
175	G: Information Management Systems		Housing Prioritisation System	Measure fairness of prioritisation against Constitution	C5	175
176	G: Information Management Systems		Housing Prioritisation System	Monitor Western Cape against national criteria	B1	176
177	G: Information Management Systems		Housing Subsidy System	Address backlog of input data	B1	177

No	Module	Sector	Issue	Functional Aspect of Issue	Strategic Objective Link	No
178	G: Information Management Systems		Housing Subsidy System	Complete implementation	C7	178
179	G: Information Management Systems		Housing Subsidy System	User evaluation must follow implementation	C1	179
180	G: Information Management Systems		Housing Subsidy System	Co-ordinate between different sections of department	C6	180
181	G: Information Management Systems		Housing Subsidy System	Regular evaluation of system	C5	181
182	G: Information Management Systems		Monitor integrity of National Housing Subsidy Database		C5	182
183	G: Information Management Systems		Compile single Housing Stock Database linked to GIS		C7	183
184	G: Information Management Systems		Planning & prioritisation would benefit from a provincial-wide GIS		C7	184
185	G: Information Management Systems		Delegation of responsibility to local authorities		C5	185
186	G: Information Management Systems		Single format for service, financial & population record-keeping		C5	186
187	G: Information Management Systems		Lack of qualitative data monitoring		C5	187
188	H: Other Existing Situations		Crime in new housing developments	Crime undermines economic growth and progress		188
189	H: Other Existing Situations		Crime in new housing developments	Directly related to unemployment and overcrowding		189
190	H: Other Existing Situations		Crime in new housing developments	Increase with no facilities, poor lighting & vacant spaces		190
191	H: Other Existing Situations		Crime in new housing developments	Environmental design can improve these elements		191
192	H: Other Existing Situations		Crime prevention through environmental design	Surveillance and visibility		192
193	H: Other Existing Situations		Crime prevention through environmental design	Territoriality and defensible space		193
194	H: Other Existing Situations		Crime prevention through environmental design	Access and escape routes		194
195	H: Other Existing Situations		Crime prevention through environmental design	Image and aesthetics		195
196	H: Other Existing Situations		Crime prevention through environmental design	Target hardening and physical strengthening		196
197	H: Other Existing Situations		Proactive integrated planning with other initiatives	Community participation		197
198	H: Other Existing Situations		Environmental design for safer residential areas	House - street relationship		198
199	H: Other Existing Situations		Environmental design for safer residential areas	Barriers and fences		199
200	H: Other Existing Situations		Environmental design for safer residential areas	Design and maintenance of communal areas		200
201	H: Other Existing Situations		Aspects of WC economy that affect housing	Strong growth and investment		201
202	H: Other Existing Situations		Aspects of WC economy that affect housing	Insufficient job creation		202
203	H: Other Existing Situations		Aspects of WC economy that affect housing	High levels of unemployment		203
204	H: Other Existing Situations		Aspects of WC economy that affect housing	Structural inequality in terms of access to opportunities		204
205	H: Other Existing Situations		Aspects of WC economy that affect housing	Poverty		205
206	H: Other Existing Situations		Aspects of WC economy that affect housing	Globally uncompetitive - low skills, R&D, marketing		206