



Township Regeneration Strategy for the Masifunde Node

The Winning Team

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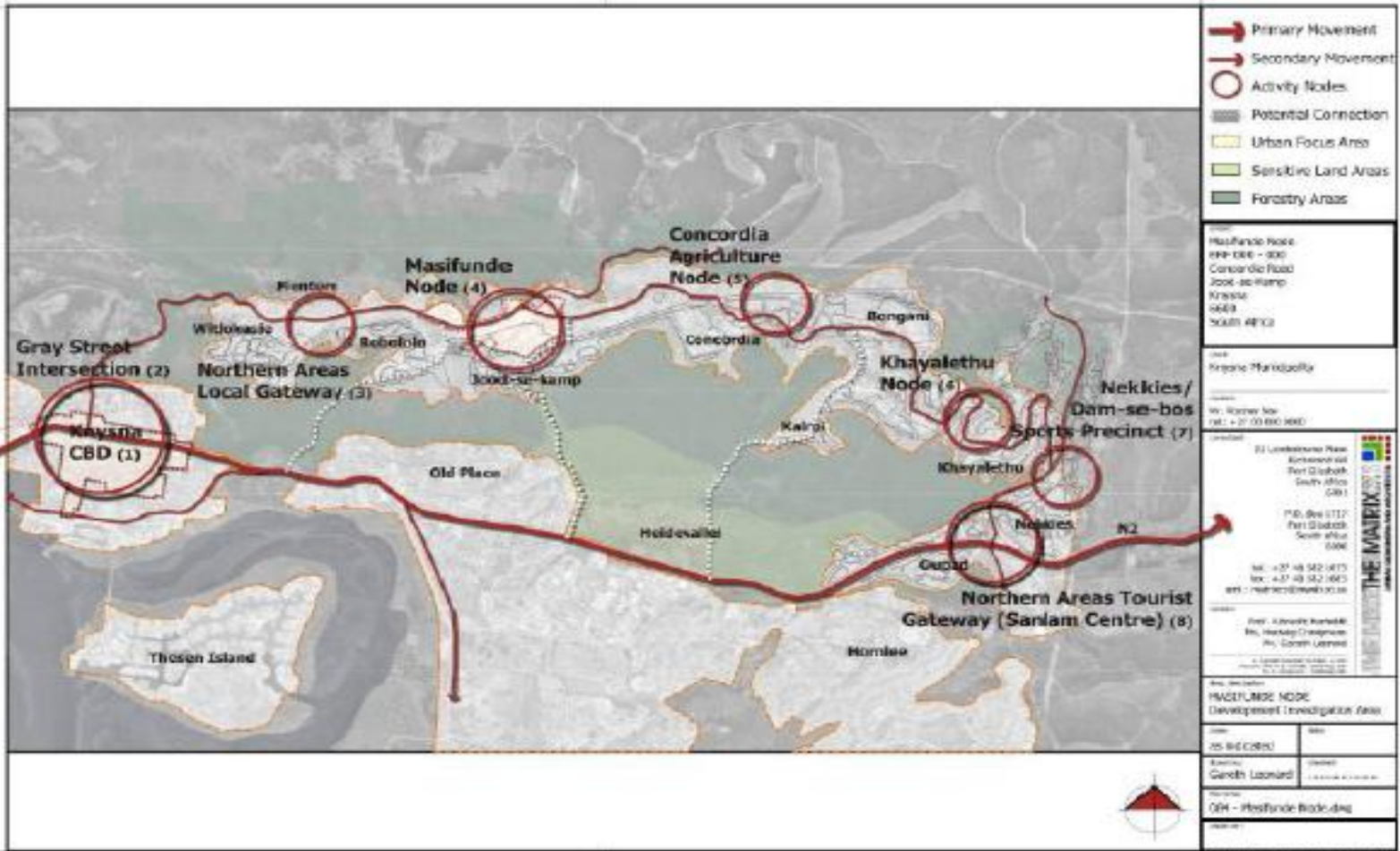
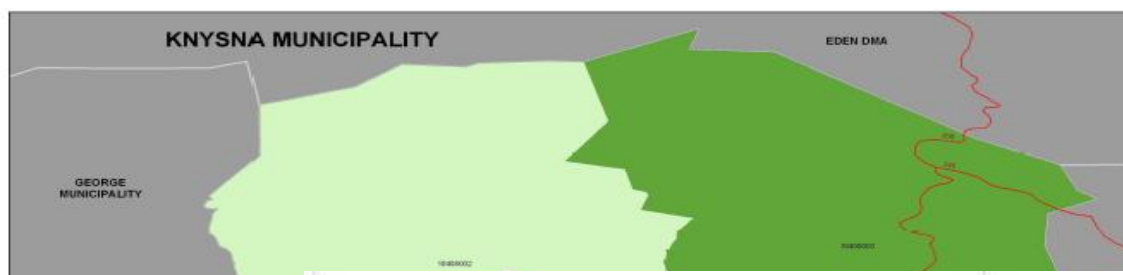


Presentation Issues

- ▶ Status Quo
- ▶ Our Vision (20 year)
- ▶ SWOT
- ▶ 3 – 5 Year Programme
- ▶ 1 Action Plan



Location



- Primary Movement
- Secondary Movement
- Activity Nodes
- Potential Connection
- Urban Focus Area
- Sensitive Land Areas
- Forestry Areas

Masifunde Node
 44° 08' - 30"
 Concordia Road
 2006 - 20 Ramp
 Knysna
 6449
 3400 48'02"

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Project: MASIFUNDE NODE
Development Investigation Study

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Project: OH - Masifunde Node.dwg

Status Quo



- ▶ number of households \approx 17, 416
- ▶ total number of people \approx 65, 045
- ▶ overall average household size for the Knysna Municipal area is 3
- ▶ 90% of Knysna's population lives in urban areas
- ▶ Population growth rate 1996 - 2001 \approx 19.15%
- ▶ Gini coefficient (0.76) vs National (0.64)
- ▶ Average income per household within Masifunde estimated at R2092.73pm.

Status Quo



- ▶ Majority (66%) of the residents in Masifunde node have the skills set that can be directly linked to entrepreneurship and construction.
- ▶ Within the Masifunde area, 88.1% of the population has educational attainments at both the primary and secondary level
- ▶ Nearly half of the Knysna population is unemployed (29.80%)
- ▶ Employment in Masifunde includes mainly service workers;
 - ▶ 12.9% are employed as service workers
 - ▶ 4.4% are employed as apprentices and tradesmen and
 - ▶ 6.8% are employed within professional, semi-professional and technical work fields.

20 year Vision

Knysna Vision – A Town That Works for All

Masifunde Node Vision

- ▶ To build a sustainable community in an integrated, formalised environment, driven by a vibrant tourism sector.

SWOT Analysis

Strengths:

- Pristine Beauty
- Small Community 65,000
- Strong Tourism Sector
- Topography
- Availability of land for development
- Through traffic
- Adventure holidays
- Large pool of semi-skilled labour

Opportunities:

- Ship building & repair
- Oyster Harvesting
- Location on the Garden Route

Weakness:

- Reliance on one sector
- Topography for infrastructure construction
- Congestion
- External ownership of property

Threats:

- Water shortages
- Economic downturn impact on expenditure

3 – 5 Year Programme

Vision: Sustainable Community

Intervention Area	KPI	Influencing factors
Develop integrated High & Medium income housing	Formalisation of informal settlements within 5 years Delivery of high & medium income housing in an integrated manner.	Market – need for medium and high income housing Location and topography
Develop an economic hub with linkages to other key economic activities	Delivery of the facilities within 5 years Development of a unique tourism attraction within 5 years.	Need bulk services. Commitment by government
Develop a mixed use node comprised of: Government services Social services	Municipal service centre & Social services: Clinic MPCC developed within 5 years Public space upgrade within 1 year. Delivery of a regional facility e.g. performance theatre	Need for the bulk services for development. Demand for social services Availability of municipal land.

1 Year Action Plan

Action Plan	
Council Resolution	1 month
Feasibility studies	6 months
Updating of Business Plans	4 months
Securing of CG	1 month
Community Involvement	Ongoing

Immediate projects / Quickwins
Beautify the area around the node
Branding (Road Signage towards the node)
Set up a Tourism information stall



Thank You!