



PHA Socio-Economic Agricultural Plan Building the City's Resilience & Adding to its Competitiveness

PEDI & CCT Meeting, 16th June 2018

Background

- Indego appointed in July 2017 to develop a **Socio-Economic Agricultural Plan** for the PHA to unlock sustainable agricultural activities through a value-chain and multi-stakeholder approach
- Located within the context of climate change and severe drought impact on agricultural production



indego →

Indego's Approach

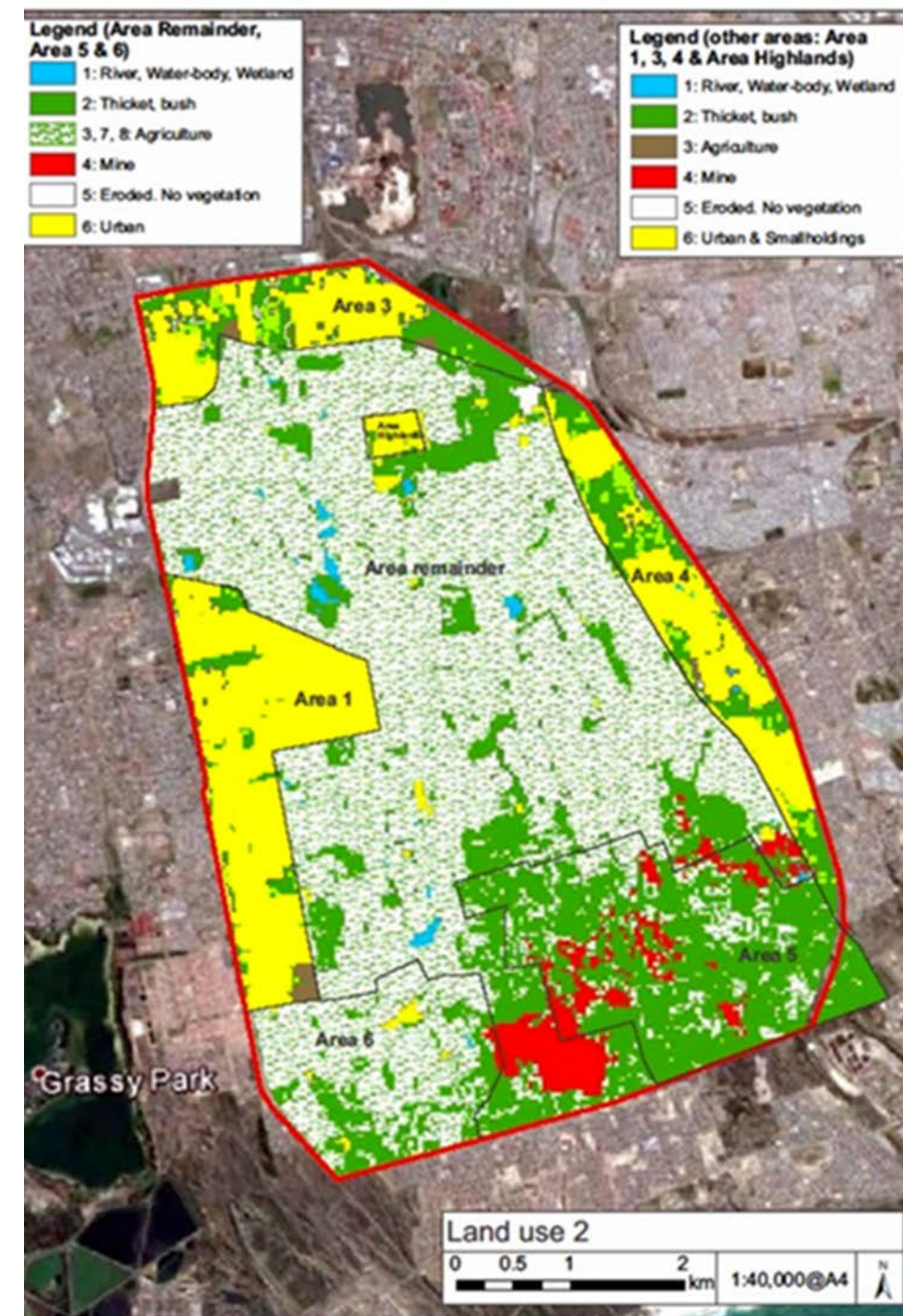
- Review policy and legislative mandates of public sector:
 - Natural resource protection
 - Agricultural land
 - Sustainable urban development & food security
 - Integrated human settlements
 - Agrarian reform
- Literature review of key contextual issues:
 - Climate Change
 - Urban agriculture & food security
 - Food pricing
 - Successful agrarian reform
- 4 specialist teams
- Participatory process

Methodology

- Farmer survey
- Key informant interviews
- Stakeholder feedback sessions
- Public sector buy-in
 - 4th Feb - PTM
 - 7th Mar - Extended Cabinet
 - Bilateral meetings with Cllrs Herron & JP Smith
 - 9th Apr - IGC Meeting
 - 12th April - CCT's Economy & Environmental Cluster Committee
 - 17th Apr - Minister's feedback to farmer representatives
 - 18th April - Standing Committee on Economic Opportunities, Tourism & Agriculture
 - 24th Apr - Broad stakeholder feedback session
 - 23rd Apr – 18th May – Draft Plan published for comment
 - 4th May - Presentation to AB Oversight Comm
 - 18th June – Area 23 Sub-Council meeting
- 4th June - adopted by IGC
- Strong political and administrative leadership and ownership of the process

Study Area

- **Greater PHA Area – 3168.56 HA**
- Current land uses
 - **Area 1:** Schaapkraal Small holdings
 - **Area Remainder – agriculture – 1884 ha**
 - **Area 3:** Lansdowne Industrial Area
 - **Area 4:** Highlands residential area and Weltevreden wedge
 - **Area 5:** thicket and grassland covered dunes & mining
 - **Area 6:** agriculture and small holding, with dunes and grassland
- 9 informal settlements – mainly in buffer areas
 - Tenure and food insecurity
 - Service delivery backlogs



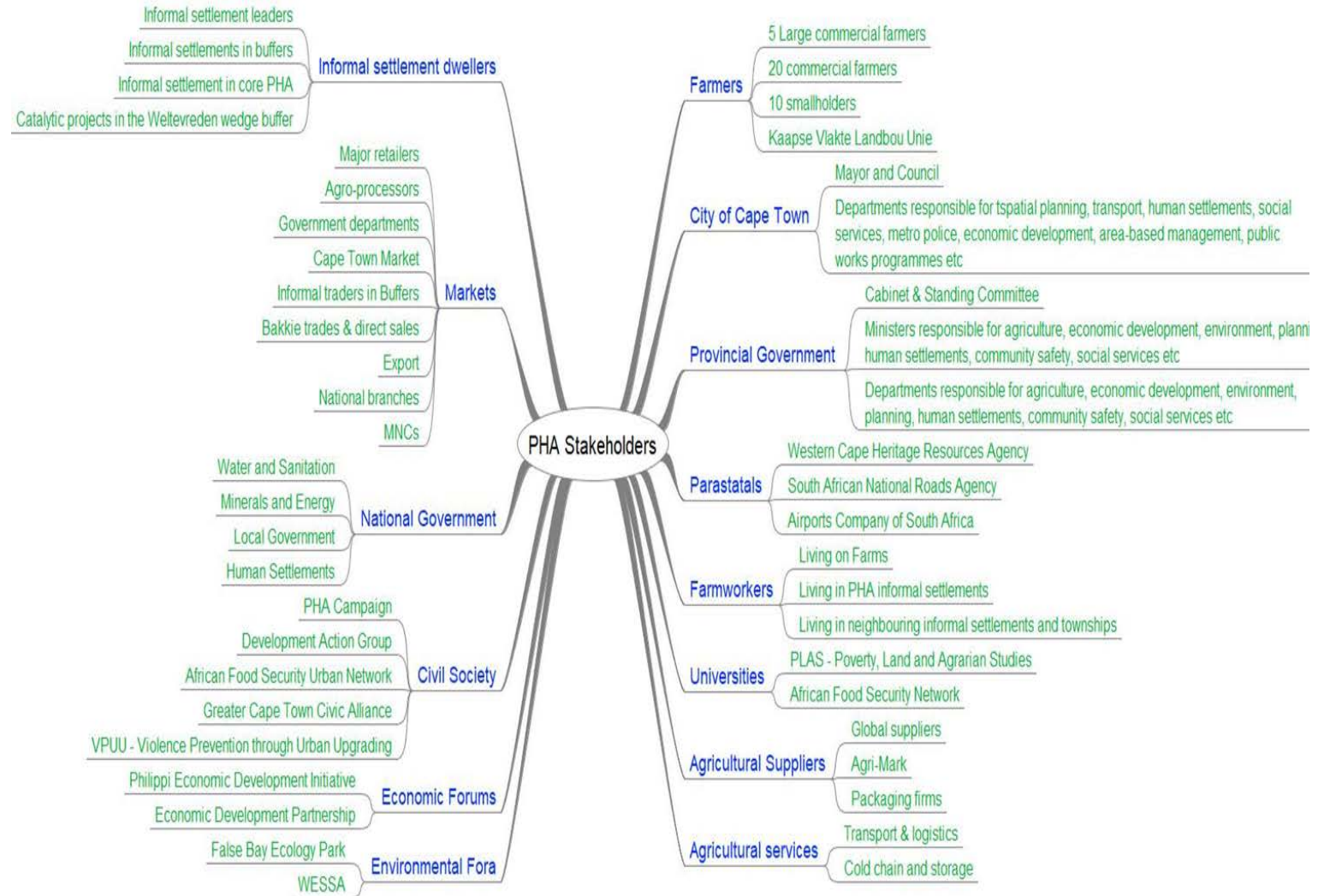
Problem Statement

- Historically PHA retained for horticultural and sand mining
- Consensus undermined by recent planning decisions & lack of regulation
- Resulted in:
 - 40% loss of agricultural land
 - Land speculation & lack of investment
 - Conflicting & illegal land uses
 - Land invasions
 - Inconsistent land use mgt & infrastructure maintenance
 - Decrease in safety and security & increase in cost of doing business
- Some farmers have reached “tipping point”
- If nothing is done to reverse the situation, the PHA will be lost to agriculture



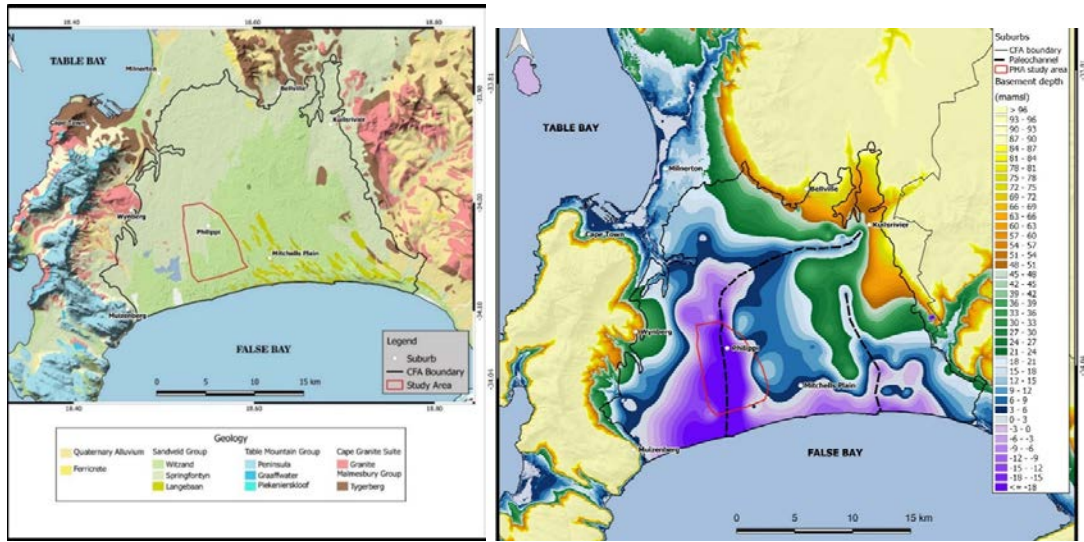
Stakeholder environment

- Lack of policy certainty increased stakeholder contestation
 - Vested interests
 - Increased competition
- Conflictual and weak stakeholder relations emerged amongst:
 - farmers
 - farmers and farm workers
 - civil society and farmers
 - Informal settlement dwellers and civil society and farmers
 - civil society and public sector
 - farmers and public sector
- Low levels of social trust
- Legal challenges by the PHA Campaign



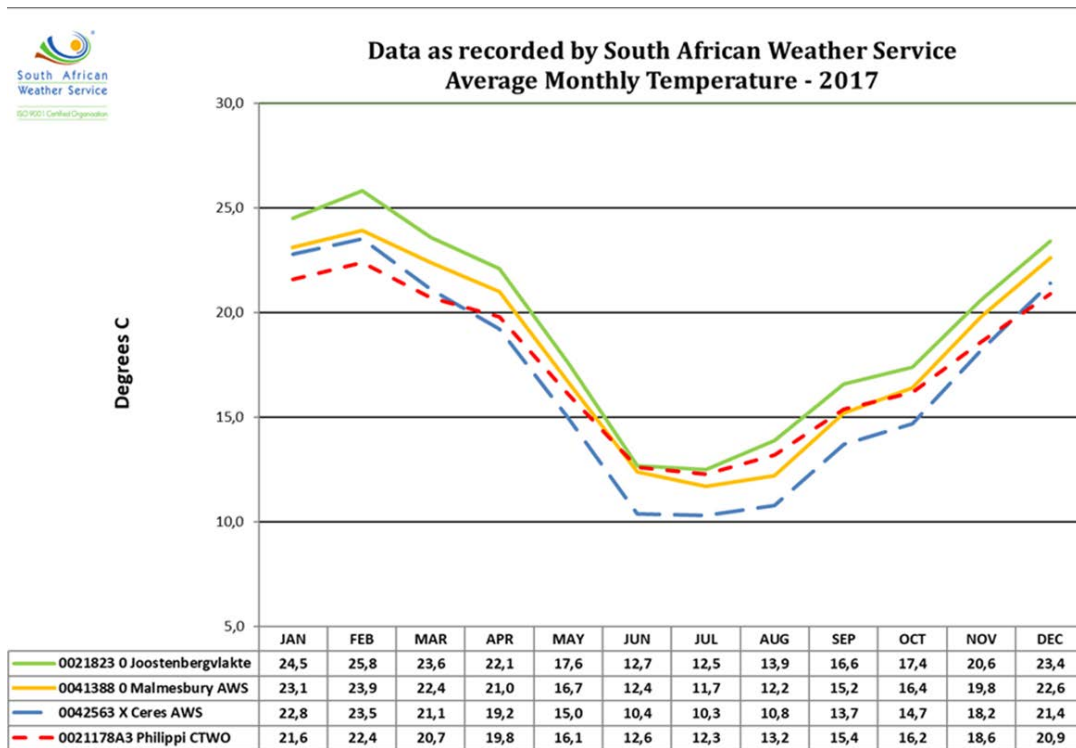


Study Findings



Vegetable-Growing Significance

- Unique owing to combination of:
 - climate,
 - water and
 - Soil
- Minimum of 3 – 4 crop cycles p.a.
- Resilient during current drought
- Irreplaceable within a radius of 120 km from CCT



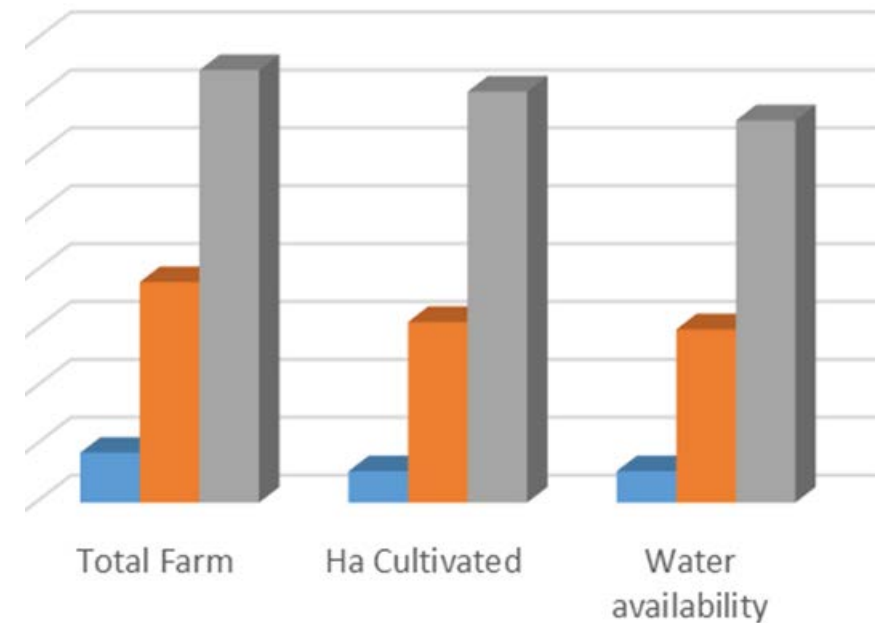
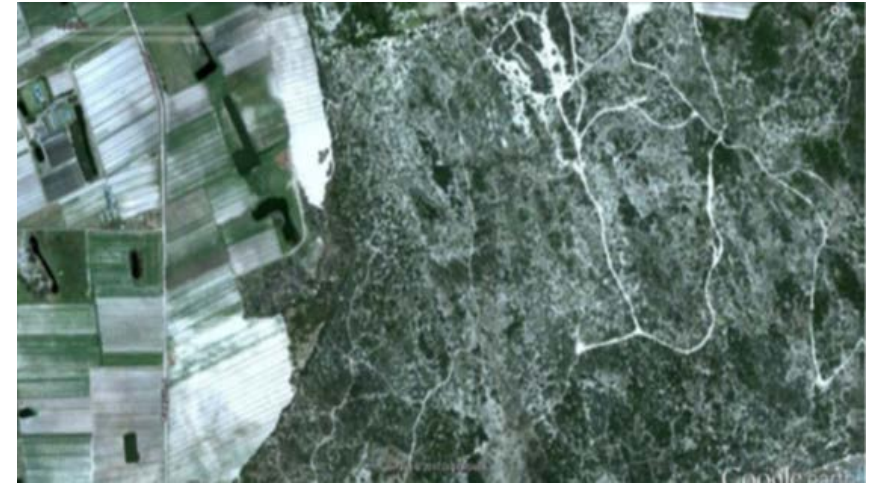
Unique Agricultural Land

- National Policy on the Protection of High Potential and Unique Agricultural Land (2006), definition:

*Land that is or can be used for producing specific high value crops. It is not usually high potential but important to agriculture due to a **specific combination of location, climate or soil properties** that make it highly suited for a specific crop when managed with specific farming or conservation methods. This includes land of **high local importance** where it is **useful and environmentally sound to encourage continued agricultural production**, even if some or most of the land is of mediocre quality for agriculture and is not used for particularly high value crops.*

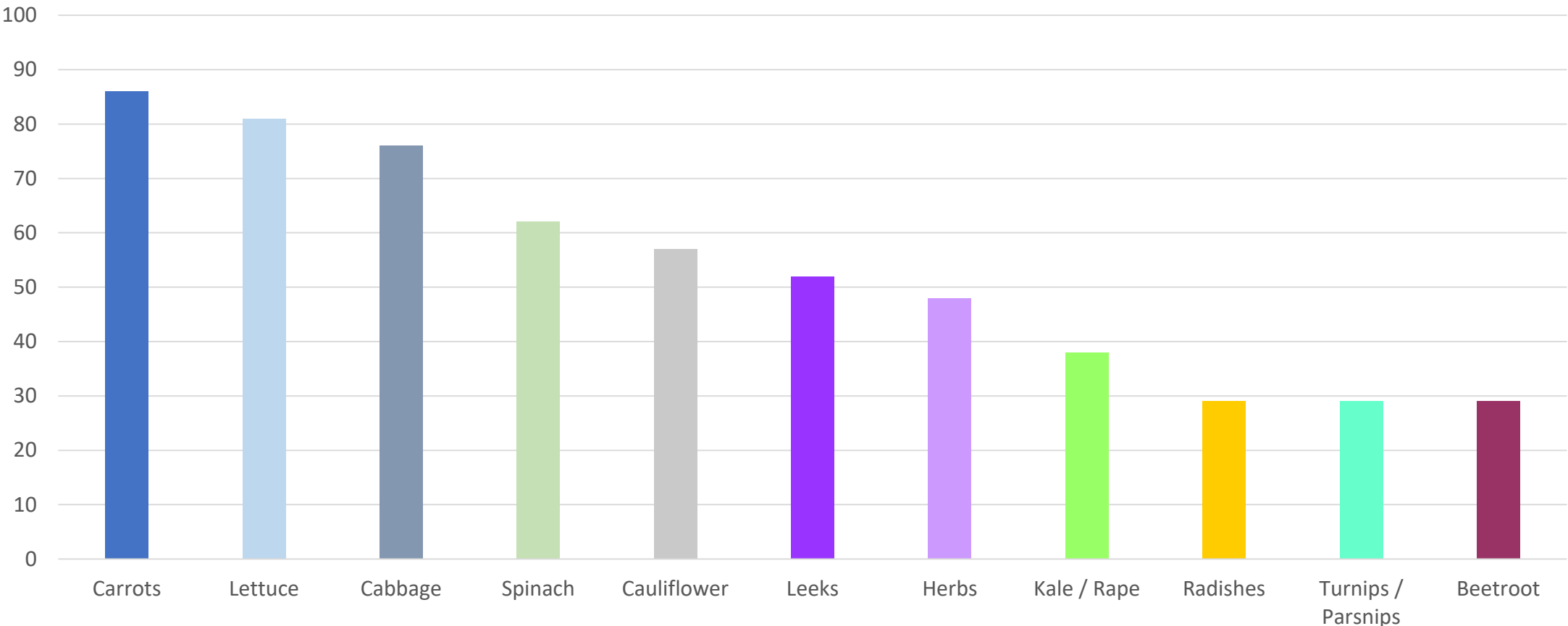
PHA Production

- 64% of the core PHA land cultivated
 - 89% of surveyed farm land cultivated
- 63% of productive land farmed by large commercial farmers and 32% by smaller commercial
- High variations in land sizes (Smallholders 9.6ha, Commercial 24.8 ha & Big commercial 149.4 ha)
- Ageing farmer profile – mean age of commercial farmers 65 years
- **Southern land portions have the highest agricultural potential**



Top Twelve of 28 PHA Vegetable Products

Percentage Farmers Producing Product



Value of PHA to Markets

- Retailers/ Food Processors

- Woolworths **“We would be lost without the PHA”**
- Shoprite Checkers source **R 90 Million per annum** from the PHA
- E.g. Patagonia sources **60 tons p/m** from the PHA - **“Losing the PHA would cripple our business”**

- Cape Town Market

- PHA influences the market price
- PHA product quality is good
- Relatively low contribution of PHA to CT market owing to buyers that source “at the farm gate” & supply of retail markets

- Informal traders

- If the hawkers weren't here the PHA could close down
- When PHA products are scarce, market prices increase

Competitiveness of the PHA

Proximity to markets; lower carbon footprint; lower prices; all-year round supply; drought resilience

Socio-Economic Significance: Agricultural Production

	Current		Existing Potential	
Performance Area	Direct	Indirect	Direct	Indirect
Employment	2723	27 234	5 500	55 000
Turnover	R 484M	R 938M	R 848M	R 1.6 Billion

For every R 1 million spent in the vegetable industry 4.65 direct jobs are created and 46.5 indirect jobs

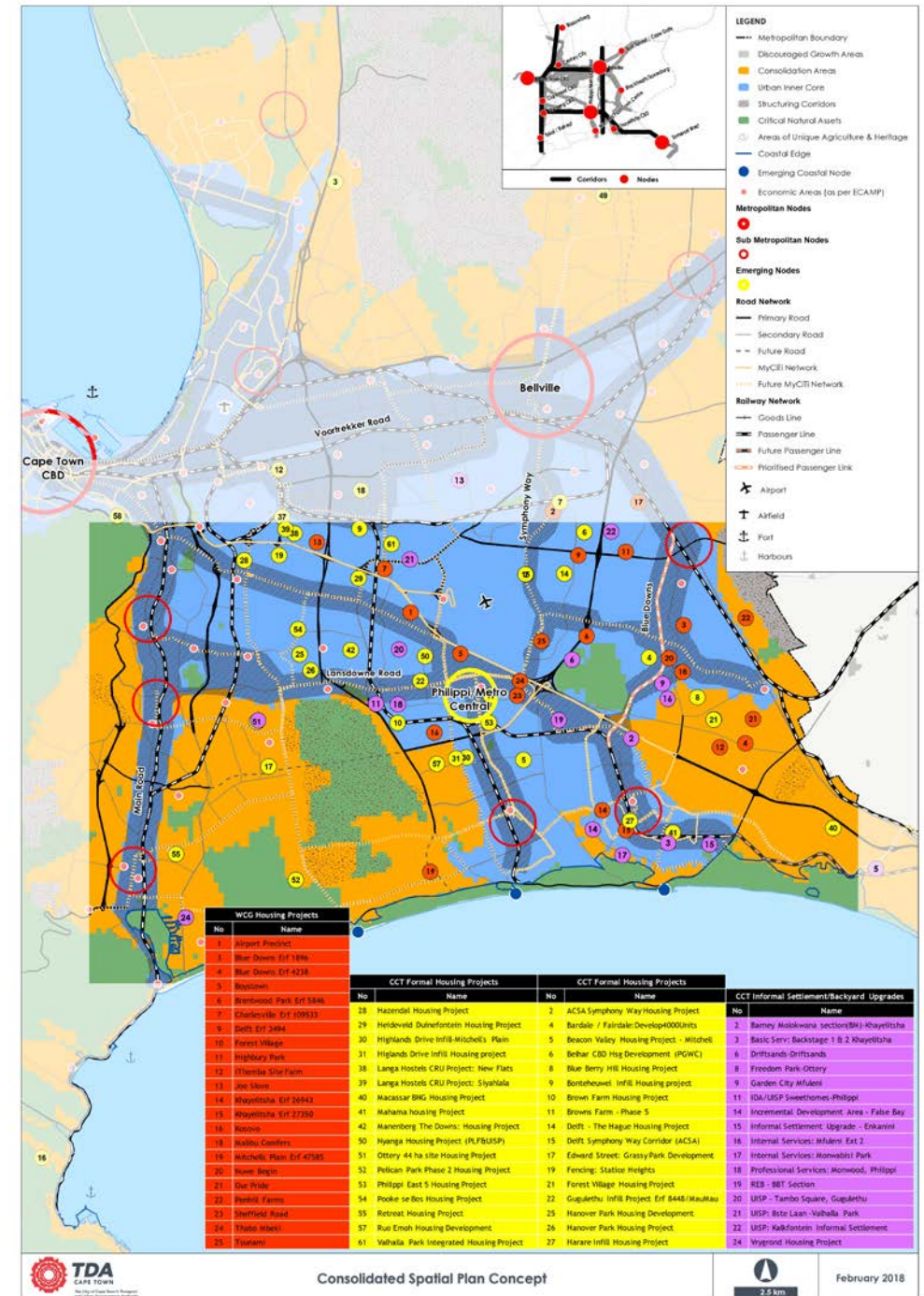


Broader Socio-Economic Significance

- PHA contributes to:
 - CCT's and WC's climate change resilience
 - Sustainable and inclusive urban development
 - City, regional & national food security
 - National food price moderator
 - Regional competitiveness
- All elements in place for successful agrarian reform model

Alignment to CCT & WCG Spatial Investment Plans

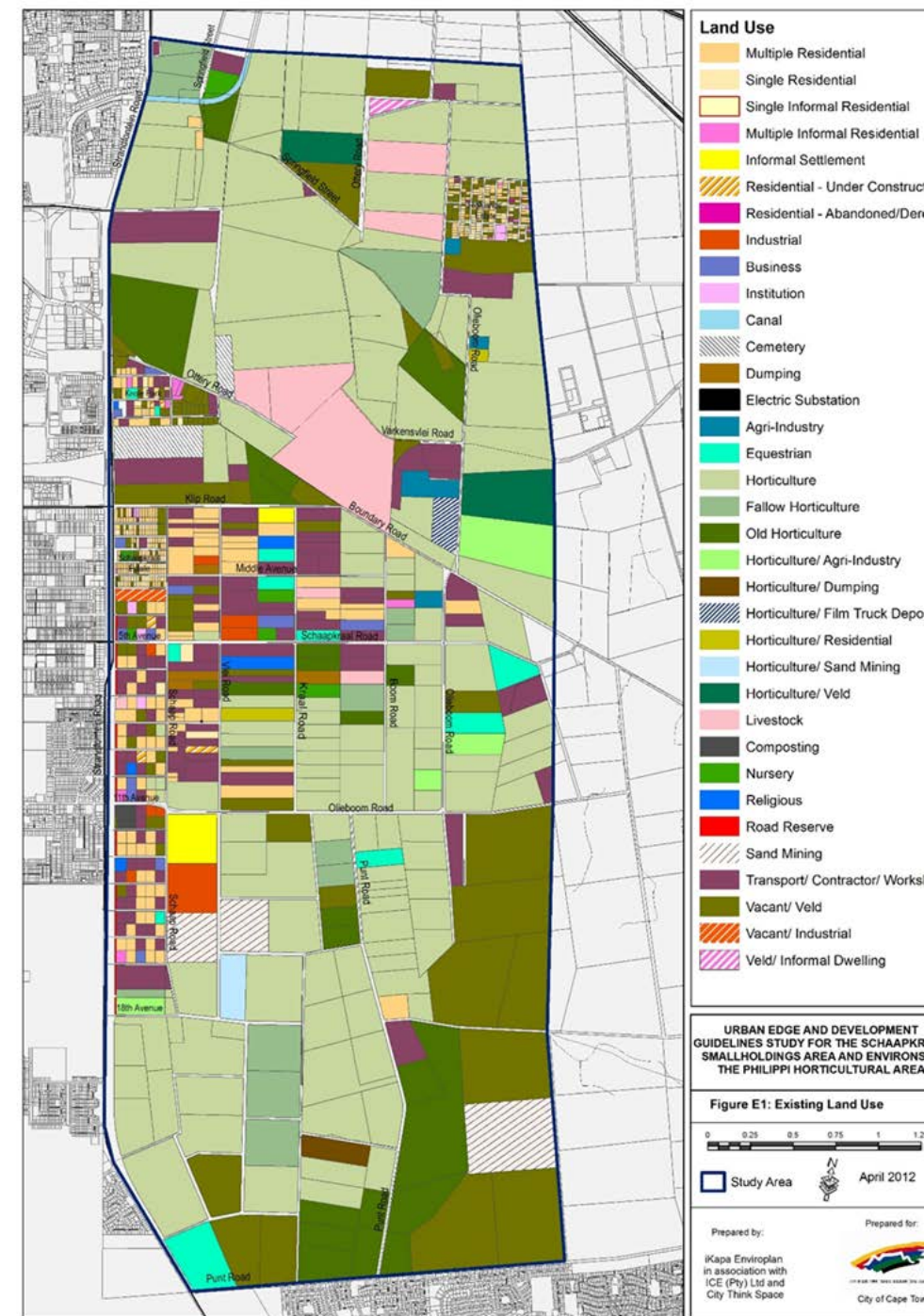
- Protection of PHA
- Aligned to strategic development goals
- WCG & CCT spatial plans
- Adopted MSDF classifies PHA as a **Critical Natural Area**
- Next step: detailed CCT district and precinct planning



Policy & Legal Imperatives

PHA status as a **Critical Natural Area**, **unique agricultural area**, the **underlying CFA**, & its **heritage value** requires its protection in terms of:

- Legislation & policy mandates of public sector
- Existing CCT statutory prescripts, regulations & guidelines
- Protection instruments:
 - SPLUMA & LUPA (S 53)
 - MSDF & District Plan & Development Management Scheme
 - Subdivision of Agricultural Land Act, No 70 & Preservation and Development of Agricultural Land Bill
 - National Heritage Act
 - National Environmental Management Act (Waste Act)
 - National Water Act
- Three Planning Authorities

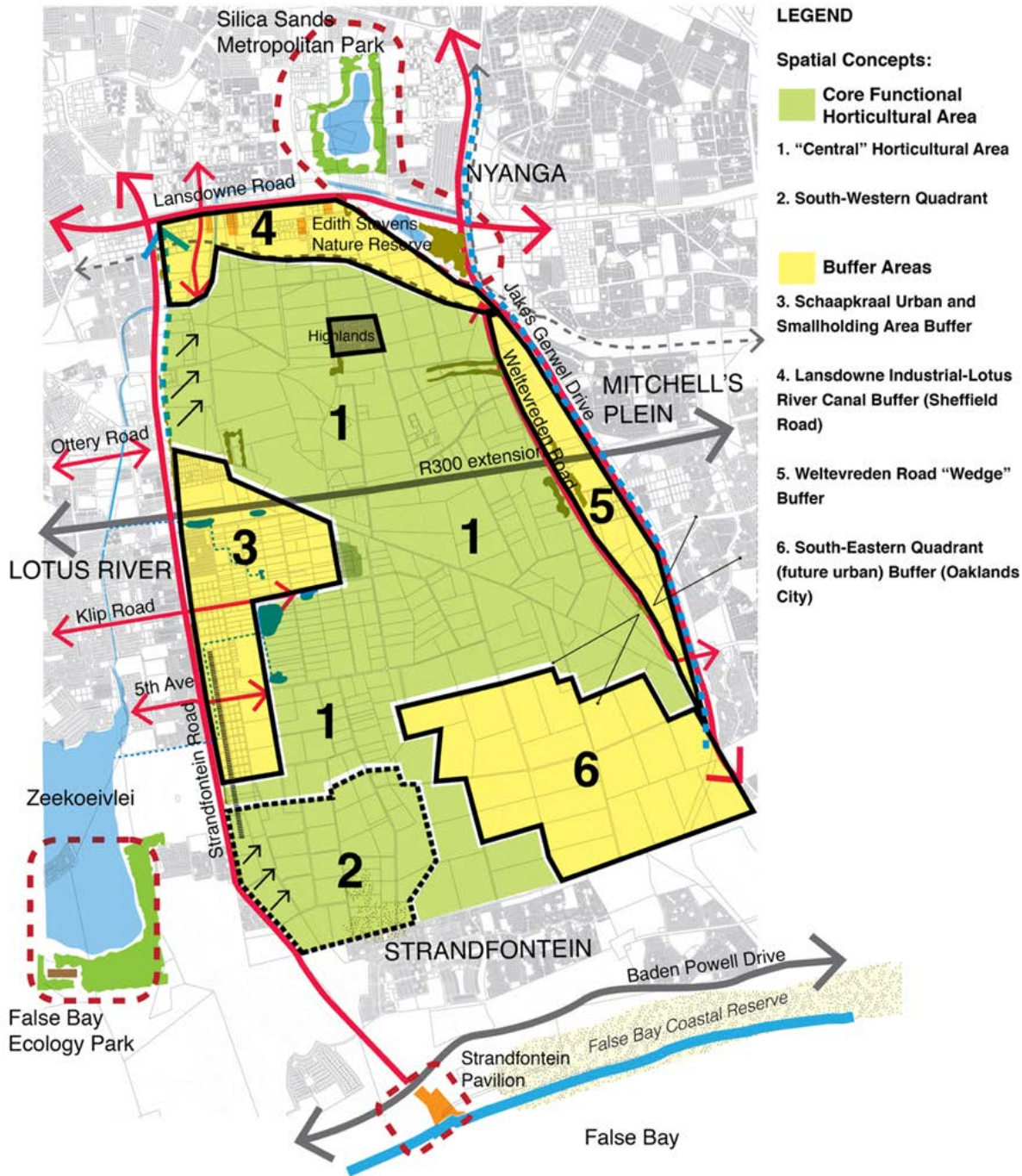


A photograph of fresh produce. In the foreground, there are several bunches of radishes with their green leaves. Behind them, there are several crates of bell peppers, some red and some yellow. The text "PHA Socio-Economic Agricultural Plan" is overlaid in the center of the image.

PHA Socio-
Economic
Agricultural
Plan

Vision:

A PHA that is protected, productive,
sustainable, inclusive, safe and
secure for all who work, live, invest
and visit there

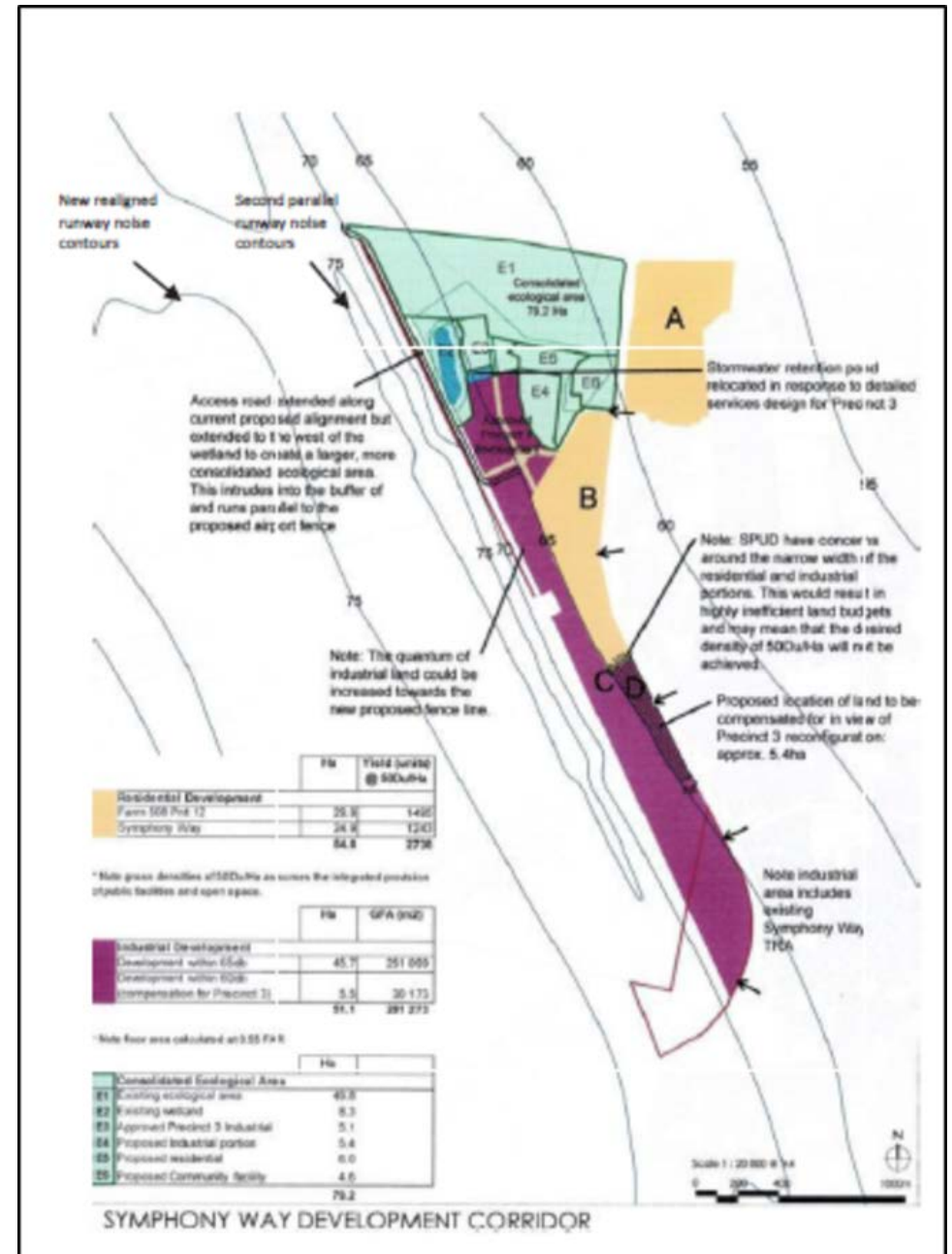


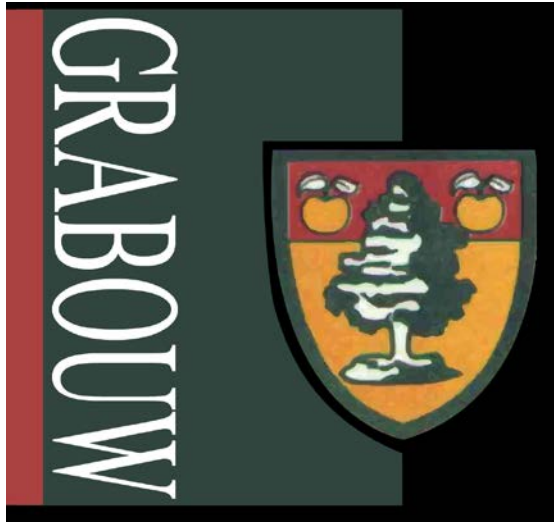
Phase 1: Stabilise the PHA

- Policy and planning certainty
- Community Safety Plan
- Land-use and environmental regulation
- Establish and manage CFA protection zones

Phase 2: Consolidate the PHA

- Comprehensive agrarian reform programme
- Sound CFA management
- Prioritise and address needs of informal settlement dwellers
- Formalise human settlements within the PHA buffers and encourage urban agriculture design
- Encourage complementary economic activity within the PHA and its buffers
- Facilitate strategic linkages to broader initiatives within the Metro Central Partnership, such as to the aerotropolis, the WCG Air Access project, agro-processing





Phase 3: Grow the PHA

- Destination and product branding
- Product and technological development
- Tourism activity clusters
- Market access and expansion

Adopt a “Whole of Society Approach”

CCT Functions	Provincial Departments	National Departments & Parastatals	Private Sector & Civil Society focii
<ul style="list-style-type: none"> • Planning & land-use management • Water and sanitation • Urban development, integrated human settlements & public transport • Economic development • Area Based Management • Safety & Security • Environment 	<ul style="list-style-type: none"> • Premier’s Office • DoA • DEADP • DCS • DHS • Transport • Treasury • Local Government • DCAS • Social sector depts • DEDAT 	<ul style="list-style-type: none"> • DWS • DRD&LR • DAFF • DMR • SANRAL • ACSA • SAPS • WESGRO • Heritage Western Cape 	<ul style="list-style-type: none"> • Supplier development programmes • BBBEE • Job creation • Skills development • Knowledge sharing • Technology transfer • Sustainable agriculture • Branding and marketing • Regulation • CSI • Research & innovation

Implementation Mechanisms

- WOSA inter-governmental structures
- Implementation Protocol
- PHA Precinct management Entity
- Social Compact



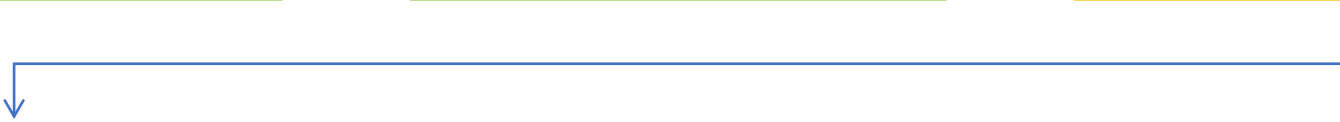
CCT MSDF
Adoption 23rd
April



IGC Adoption 4th
June 2018



WCG Cabinet
Submission



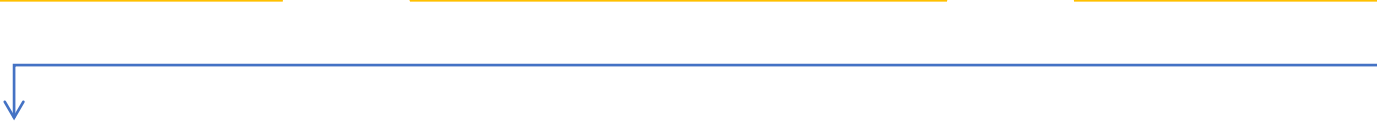
WOSA PHA
Structure



Alignment of
Plans and
budgets



Signing of an IGR
Implementation
Protocol



Set up PHA
Precinct
Management
Entity

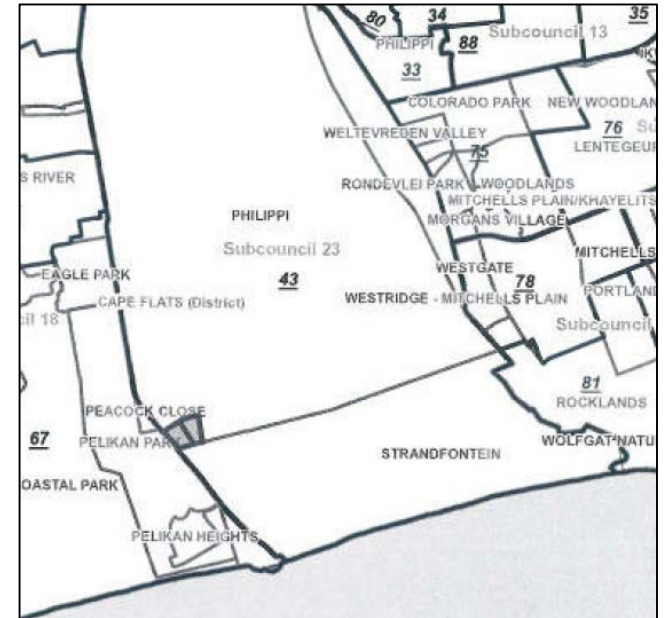


Signing of a Social
Compact

Way forward

Progress post the IGC

- CCT has initiated a District Plan review process to align with the MSDF
 - Final District Plans to be adopted by April 2020
 - Opportunity to align PHA Plan and the Cape Flats District Plan
- 3rd May 2018 resolution in the WC Provincial Parliament noting and welcoming PHA Study findings
- 11th May decision by the CCT's General Appeals Committee refusing application for the rezoning of the 96 ha UVEST land portion (erven 558, 609, 601, 612, 615, 616, 617, 626, 628, 632, 634, 662, 664) from agricultural use to sub-division area overlay zone
- June 2018 - Municipal Planning Tribunal unanimously refuses an application to rezone PHA land for the development of a shopping mall, school and a portion of land - Erf 578 and 541 Schaapkraal
- Community safety issues have received heightened attention by Ministers Winde and Plato – joint meeting held on the 12th June 2018 with the SAS Commissioner and Philippi businessowners to address community safety in Philippi business and PHA
- Initial engagements with CCT re a PHA precinct management entity
- Engagements between the DRD&LR and WC DoA underway re purchase of PHA land on the market





THANK YOU