

Annexure to Item 8.2

Swartland Municipality
Swartland South Area Plan 2026/2027
Abbotsdale / Kalbaskraal / Chatsworth / Riverlands
WARDS 4 and 7



March 2026

Annexure 2 of the Integrated Development Plan for 2026

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1 OUR VISION FOR THE FUTURE

(a) Our dream of a desired future for the Swartland

During the Strategy Workshop with Council and management that was held on 23-25 November 2022, the participants were divided into five groups and given the task to write down their dream of a desired future for the Swartland. The desired future described below is a consolidation of the work of the five groups.

COMMUNITY SAFETY AND WELLBEING

We dream of a Swartland that is crime free. An area where people feel safe and don't get robbed. Where everyone can move freely without fear.

We see an area where children can safely play in streets and parks. Where they can safely walk or ride by bicycle to school. Where there is a culture of "my child is your child".

We see communities that are law-abiding. Where the causes of criminality are eradicated. Where there is an effective police force to provide the necessary protection.

We dream of a Swartland that is rich in social and cultural activities. Where all our communities live together in peace, harmony, love and compassion, taking responsibility for their actions. An environment where people respect each other, have opportunities to grow and develop and contribute to the economy.

We see a quality and affordable education system that moved beyond the traditional curriculum and can cater for the future educational needs. We see an area where proper healthcare is affordable and accessible for all residents.

We see open spaces, hiking trails and cycle tracks that promote an active and healthy lifestyle.

We see "Ubuntu" lived and practised by all to its fullest extent in Swartland.

ECONOMIC TRANSFORMATION

We dream of a Swartland where the economy has grown and attracted private and global investment. Where everyone has a job and where economic growth is sustained through education, skills development and entrepreneurial opportunities.

We see an abundance of vendors and entrepreneurs. No loitering and beggars on the streets. Small, medium and micro enterprises (SMMEs) are mentored to be sustainable.



We see skills transfer centres in all our areas and also on-line.

QUALITY AND RELIABLE SERVICES

We dream of a Swartland where everyone has access to excellent and sustainable services. Services that are provided at affordable rates and upgraded continuously. We see innovative ideas becoming a reality and the smarter management of resources. We see a community that is prepared to be co-responsible for the state of our infrastructure.

We see an integrated transport and effective commuting network with less vehicles on our streets and therefore less traffic congestion.

A HEALTHY AND SUSTAINABLE ENVIRONMENT

We dream of a Swartland where the biodiversity and wildlife are protected. Where the skies are blue (no pollution), the air is clean (no unhealthy emissions) and the environment is green (proper environmental conservation and improved health of the environment).

We dream of a Swartland where every citizen has access to safe, secure and affordable housing. Where the government and private sector work together to ensure that there is adequate housing for all and that those who are currently living in substandard housing are provided with better options.

We see a future where informal settlements are transformed into well-planned, sustainable communities with access to clean water, sanitation, electricity, and other basic services. Where these communities are designed with input from the residents themselves to ensure that their needs and aspirations are met.

A CONNECTED AND INNOVATIVE LOCAL GOVERNMENT

We dream of a world class Swartland that is globally connected. Where technology is utilised to make life easier to communicate commute and interact. Where every home has an optic fibre connection.

We see a Municipality that embraces innovation; with enhanced connectivity and collaboration, that can contribute to a prosperous and sustainable future.

We dream of a Municipality that leverages technology to better serve the needs of the community.

We see a Swartland where the smart city concept is used to increase operational efficiency, share information with the public and improve both the quality of government services and citizen welfare.



(b) Our future Swartland

We dream of Swartland 2040 that is valued for -

- being safe, healthy and prosperous;
- providing good governance, quality services and the ease of doing business with; and
- leading in technological innovation and environmental responsibility.

(c) Vision

Swartland forward-thinking 2040 - where people can live their dreams

Swartland vooruitdenkend 2040 - waar mense hul drome kan uitleef

(d) Strategic goals

- Community safety and wellbeing
- Economic transformation
- Quality and reliable services
- A healthy and sustainable environment
- A connected and innovative local government



2 INTRODUCTION

(a) General

Area-based planning is a component to the integrated development plan (IDP) process that focuses and zooms in on communities. Settlements and wards represent communities in this sense. As wards are sometimes marked in a way that splits regions that work as a unit, Swartland decided to propose a different technique that prioritises rational geographical areas while also taking ward planning into account so that wards are not neglected. To do this, each area plan integrates a number of wards.

The following five planning areas were identified:

- North: Moorreesburg, Koringberg and Ruststasie (Wards 1 and 2)
- East: Riebeek West, Riebeek Kasteel and Ongegund (Wards 3 and 12)
- West: Darling and Yzerfontein (Wards 5 and 6)
- South: Abbotsdale, Chatsworth, Riverlands and Kalbaskraal (Wards 4 and 7)
- Central: Malmesbury (Wards 8, 9, 10 and 11 and small portions of wards 4, 7 and 12).

As such, it is a strategy for addressing integrated development planning at the sub-municipal level. As a result, five planning areas exist, each with its own Area Plan document. Four of the five layouts cover two wards each, while Malmesbury town covers four.

The significance of wards and ward committees is addressed in the second part of each Area Plan. It also includes community feedback and the outcomes of public engagements held in wards.

(b) Structure of document

Information is presented per town and ward when addressing planning and community participation at the local level (as mentioned in the previous paragraph).

This might be challenging since it disrupts the normal flow of analysis and community involvement towards initiatives/goals. To keep things clear, anything that can be linked to a town is in the town part, and everything that can be linked to a ward approach is in the ward section.

(c) Compilation of the area plans

The Municipality, in collaboration with the ward committees, produces the area plans. Every year, the 12 ward committees meet to establish their concerns and top 10 priorities, or to reprioritise the priorities if necessary due to changing circumstances.

Ward committees identify the primary priorities of the relevant wards in relation to the five IDP strategic goals.



The Municipality then captures the priorities established during the sessions and returns them to the individual ward committees to confirm the ten key goals mentioned in the area plan.

The area plans are finished by the end of May each year and approved by Council together with the IDP.

(d) The IDP and Area Plans

The five area plans include the following:

- an understanding of social diversity in the community, the assets, vulnerabilities and preferences of these different social groups;
- an analysis of the services available to these groups, as well as the strengths, weaknesses, opportunities and threats facing the community;
- a consensus on priorities for the relevant wards; and
- identification of projects for the IDP.

Area plans assist in assuring that the IDP is more focused and relevant to the needs of all communities, including the most vulnerable. Ward committees can use area plans as a methodical planning and execution tool to carry out their functions and obligations. They serve as the foundation for conversation between the Municipality and ward committees on the identification of priorities and budget requests, and ward committees will utilise them for continued monitoring and assessment throughout the year.

Area plans are an integral aspect of the IDP and contain information that is utilised to define the Municipality's long-term strategy. Yet, the material is detailed and not repeated in the IDP.



3 SUMMARY OF DEMOGRAPHIC DATA

Swartland Municipal Area: At a Glance

The information in the section was obtained from the Western Cape Government's Municipal Economic Review and Outlook (MERO) 2025-2026 report.

DEMOGRAPHICS



Population
Census 2022 (StatsSA)

148 331



Household
Census 2022 (StatsSA)

44 856

GENDER, AGE AND RACE DYNAMICS

Population by Age Group



0-14 years
Children
23.40%



Working age population
15-65 years
70.04%



65+ years
Aged
6.56%



Racial Composition

Indian or Asian	0.4%
White	15.7%
Black African	18.3%
Coloured	64.1%
Other / Unspecified	1.5%

HEALTH



**Primary Health Care
Facilities**

6

(excl. mobile/satellite clinics)

Teenage pregnancy

Delivery rate
women aged 10 – 19

16.9%
(2024/2025)

Immunisation Rate

59.7%
(2024/2025)

EDUCATION

Learner- Teacher Ratio	32.5%
Learner Enrolment	20 686 (2025)
Learner Retention Rate	73.8% (grades 10 to 12)
Matric Pass Rate	88.7% (2024)



POVERTY, INCOME & INEQUALITY

Gini Coefficient	0.540 in 2024 vs 0.558 in 2019
Poverty Headcount Rate (LBPL)	53.9%



BASIC SERVICE DELIVERY

Access to
Housing
93.3%



Access to Water
99.3%



Access to Refuse
Removal
86.8%



Access to
Electricity
98.4%



Access to
Sanitation
96.9%



SAFETY AND SECURITY

Actual number of reported cases in 2024



Residential
Burglaries
686

DUI
118

Drug-related
Crimes
996

Murder
36

Sexual
Offences
118

4 TOWNS IN THE AREA

(a) Riverlands and Chatsworth

HISTORICAL BACKGROUND

Riverlands

During the early nineteenth century, the Methodist Episcopalian Church purchased a farm named Micheal Heynskraal and established a town. Buyers from near and far obtained erven here. Services and infrastructure promised to buyers were never installed, leading to large-scale dissatisfaction.

A portion of the area was purchased by the Department of Nature Conservation; Cape Provincial Administration from SA Transport Services, seeing that it was considered an ecological sensitive area. Riverlands Nature Reserve was established in this area.

Riverlands originated in the early 1900's around the DR Missionary Church and the school, on the land that was purchased by Spoornet. Riverlands' name is suitable because the town is bisected by a water course which flows into the Swart River. The town is reasonably isolated with limited services and a great need in terms of poor circumstances of living conditions, which can be attributed to high population growth, unemployment and other poverty-related circumstances.

Chatsworth

Chatsworth originated around the existing church dating back to 1900, with a school that followed in 1906. The church and school are still the focus point of the town. Chatsworth was initially bought by a private developer, who at a later stage, sold erven to individuals.

(b) Kalbaskraal and Abbotsdale

HISTORICAL BACKGROUND

Kalbaskraal

Kalbaskraal was established in 1898 on the farm Spes Bona as a result of a railway crossing between Cape Town, Darling and Malmesbury. Kalbaskraal is a small village with an unstructured and rural appearance.

Abbotsdale

Abbotsdale is located south-west of Malmesbury on the banks of the Diep River. This small, residential rural town was developed on the farm Olyphantsfontein which was bought in 1865 by Bishop Gray for the purpose of erecting a mission for the Church of the Province of SA. The town owes its name to a certain Mr. Abbot, who was affiliated with the Omnibus of Cape Town. Currently, more than 2000 inhabitants find employment mainly in Malmesbury, Atlantis, and the Cape Metropole.



DEVELOPMENT PERSPECTIVE

Since the decline of rail transport, economic development has stagnated in the settlement, with consequent unemployment and poverty problems. The town lacks a substantial intrinsic economic base and very little growth potential on its own merit. Due to its location close to Durbanville, it functions as a residential/dormitory town for the Cape Metropole, rather than serving the Swartland region. A considerable number of residents work in Cape Town or Atlantis and commute on a daily basis from Kalbaskraal.

(c) Service backlogs

WARDS 4 AND 7	
CHATSWORTH AND RIVERLANDS	KALBASKRAAL AND ABBOTSDALE
Sewerage <ul style="list-style-type: none"> ▪ Sewerage systems must be extended. ▪ Waste Water Treatment Works must be upgraded. 	Sewerage <ul style="list-style-type: none"> ▪ Sewerage system in Kalbaskraal is limited and requires expansion.
Storm water <ul style="list-style-type: none"> ▪ Formal system is limited to housing projects and 5th Avenue Chatsworth. ▪ Regular flooding of residences and erven. ▪ Upgrading of storm water infrastructure in Chatsworth. 	Storm water <ul style="list-style-type: none"> ▪ No formal storm water drainage system, excluding low cost housing extensions.
Water <ul style="list-style-type: none"> ▪ Secondary chlorination at reservoirs must be implemented. ▪ Bulk supply system unable to meet demand during peak months. ▪ Water supply is under pressure due to illegal connections and water wastage. 	Water <ul style="list-style-type: none"> ▪ Reservoir capacity must be increased for new developments. ▪ Bulk supply system unable to meet demand during peak months. ▪ Secondary chlorination at reservoirs.
Streets <ul style="list-style-type: none"> ▪ Gravel roads needs to be upgraded. ▪ Construction of a bus route in Chatsworth. 	Streets <ul style="list-style-type: none"> ▪ Gravel roads needs to be upgraded.
Electricity <ul style="list-style-type: none"> ▪ Eskom area of supply. ▪ Street lighting inadequate. Municipality maintaining existing streetlights and expanding the streetlight network within budgetary constraints 	Electricity <ul style="list-style-type: none"> ▪ Eskom Area of supply ▪ Street lighting inadequate. Municipality maintaining existing streetlights and expanding the streetlight network within budgetary constraints.



5 TOWN STATISTICS

The information in the section was obtained from the *Census 2011, Community Survey 2016 and Census 2022 of Statistics South Africa*.

Population Composition and Growth

Group	2011	%	2016	%	Annual Growth 2011-2016	2022	%	Annual Growth 2011-2022
Black African	20 805	18.3%	20 965	15.7%	0.15%	27 073	18.3%	2.42%
Coloured	73 753	64.8%	87 070	65.1%	3.38%	95 106	64.1%	2.34%
Indian or Asian	585	0.5%	795	0.6%	6.33%	530	0.4%	-0.89%
White	17 780	15.6%	24 932	18.6%	7.00%	23 343	15.7%	2.51%
Other / Unspecified	838	0.7%	-	-	-	2 279	1.5%	9.42%
TOTAL SWARTLAND	113 762	100.0%	133 762	100.0%	3.29%	148 331	100.0%	2.44%

PLEASE NOTE: The results of the 2022 Stats SA Census were not available per ward or area by finalisation of this area plan. The statistics presented below continue to reflect the information obtained from the 2016 Community Survey.

(i) Population per group

Town	Black African		Coloured		Indian or Asian		White		Other		Total	
	No	%	No	%	No	%	No	%	No	%	No	%
Riverlands	15	0.6%	2 261	98.3%	3	0.1%	9	0.4%	12	0.5%	2 300	100.0%
Chatsworth	553	9.2%	5 114	85.5%	136	2.3%	39	0.6%	138	2.3%	5 980	100.0%
Kalbaskraal	812	23.4%	2 271	65.5%	9	0.2%	331	9.5%	47	1.4%	3 470	100.0%
Abbotsdale	260	4.2%	5 946	95.3%	12	0.2%	10	0.2%	12	0.2%	6 240	100.0%



(ii) Age distribution per category

Town	0-9 years		10 – 19 years		20-29 years		30-39 years		40-49 years		50-59 years		60-69 years		70-79 years		80+ years	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%
Riverlands	449	19.5%	489	21.3%	340	14.8%	300	13.0%	357	15.5%	189	8.2%	121	5.3%	38	1.7%	15	0.6%
Chatsworth	1 360	22.7%	1 054	17.6%	1 047	17.5%	802	13.4%	661	11.0%	550	9.2%	347	5.8%	121	2.0%	36	0.6%
Kalbaskraal	689	19.9%	652	18.8%	627	18.1%	534	15.4%	488	14.1%	275	7.9%	148	4.3%	42	1.2%	14	0.4%
Abbotsdale	1 121	18.0%	1 144	18.3%	1 111	17.8%	779	12.5%	935	15.0%	592	9.5%	345	5.5%	156	2.5%	53	0.9%

(iii) Average household size

Town	Number of households	Average household size
Riverlands	569	4.0
Chatsworth	1 746	3.4
Kalbaskraal	948	3.7
Abbotsdale	1 533	4.0

(iv) Dwelling types

Town	House or brick/concrete block structure on a separate stand or yard or on a farm	Traditional dwelling/hut/structure made of traditional materials	Flat or apartment in a block of flats	Cluster house in complex	Town-house (semi-detached house in a complex)	Semi-detached house	House/flat/room in backyard	Informal dwelling (shack in backyard)	Informal dwelling (shack not in backyard e.g. in an informal/squatter settlement or on a farm)	Room/flat let on a property or larger dwelling/servants quarters/granny flat	Caravan/tent	Other
Riverlands	426	4	0	1	0	11	7	27	60	3	1	29
Chatsworth	1 345	0	0	0	0	0	10	44	262	3	3	80



Kalbaskraal	734	0	0	22	0	32	0	115	13	0	7	26
Abbotsdale	1 282	0	3	0	0	3	128	66	27	3	8	10

(v) Official employment status

Town	Employed		Unemployed		Discouraged work-seeker		Other not economically active		Age less than 15 years		N/A	
	No	%	No	%	No	%	No	%	No	%	No	%
Riverlands	734	31.9%	264	11.5%	65	2.8%	449	19.5%	0	0.0%	788	34.2%
Chatsworth	1 579	26.4%	720	12.0%	229	3.8%	1 229	20.6%	0	0.0%	2 224	37.2%
Kalbaskraal	1 164	33.6%	381	11.0%	73	2.1%	708	20.4%	0	0.0%	1 143	32.9%
Abbotsdale	2 146	34.4%	396	6.4%	22	0.3%	1 649	26.4%	0	0.0%	2 030	32.5%

(vi) Individual monthly income

Town	No Income	R1 – 12 800	R12 800 – R25 600	R25 601 – R51 200	R51 201 – R102 400	R102 401 – R204 800	R204 801+	Unspecified	Not Applicable
Riverlands	848	1 079	11	1	0	1	0	361	0
Chatsworth	2 419	2 226	46	10	3	0	0	1 255	21
Kalbaskraal	1 428	1 564	56	17	1	0	0	403	0
Abbotsdale	2 666	3 410	75	20	0	0	0	71	0

(vii) Human settlement overview (Housing)

Town	Waiting list	Year
Riverlands	216	2025
Chatsworth	805	2025
Kalbaskraal	528	2025
Abbotsdale	1185	2025



(viii) Household source of energy for lighting

Town	Electricity	Gas	Paraffin	Candles (not a valid option)	Solar	None	Unspecified
Riverlands	89.9%	0.0%	0.7%	8.0%	0.9%	0.7%	0.0%
Chatsworth	99.3%	0.1%	0.0%	0.1%	0.0%	0.4%	0.0%
Kalbaskraal	98.5%	0.3%	0.0%	0.9%	0.3%	0.0%	0.0%
Abbotsdale	97.6%	0.1%	0.1%	1.8%	0.1%	0.1%	0.0%

(ix) Household source of refuse disposal

Town	Removed by local authority/private company at least once a week	Removed by local authority/private company less often	Communal refuse dump	Own refuse dump	No rubbish disposal	Other
Riverlands	62.5%	1.6%	9.8%	20.4%	4.4%	1.2%
Chatsworth	90.7%	0.3%	1.2%	3.2%	4.0%	0.4%
Kalbaskraal	97.1%	0.5%	1.1%	1.4%	0.0%	0.0%
Abbotsdale	99.8%	0.0%	0.0%	0.2%	0.0%	0.0%



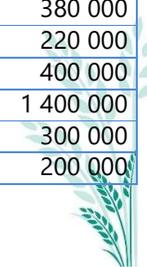
(x) Household source of water (Tap information)

Town	Piped (tap) water inside dwelling	Piped (tap) water inside yard	Piped (tap) water on community stand : distance < 200m from dwelling	Piped (tap) water on community stand : between 200m & 500m from dwelling	Piped (tap) water on community stand : between 500m & 1000m from dwelling	Piped (tap) water on community stand : distance >1000m from dwelling	No access to piped (tap) water
Riverlands	60.7%	33.3%	3.3%	0.5%	0.7%	0.0%	1.6%
Chatsworth	86.3%	3.5%	8.4%	1.3%	0.4%	0.0%	0.0%
Kalbaskraal	73.9%	18.8%	3.9%	0.8%	0.2%	0.0%	2.3%
Abbotsdale	69.6%	28.8%	0.4%	0.2%	0.0%	0.0%	1.0%

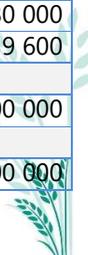


6 CAPITAL BUDGET FOR THE AREA

Project Description	Budget for 2026/2027
WARD 4	
Chatsworth/Riverlands upgrade bulk water supply	2 400 000
Riverlands SEF (Planning)	350 000
Silvertown: Profesional Fees (Human Settlements)	2 118 000
Silver Town: Bulk Services (Prof Fees / Construction) (Human Settlements)	1 243 000
Social Economic Facility: Riverlands (Human Settlements)	248 000
Riverlands Serviced Sites (Prof Fees) (Human Settlements)	135 000
Chatsworth Serviced Sites (Prof Fees) (Human Settlements)	271 000
WARD 7	
Dalsig: Internal Services (Prof Fees) (DHS)	2 887 000
Dalsig: Bulk (Prof Fees) (DHS)	2 452 000
Abbotsdale Library: Shelving (Dept. CA and Sport)	31 304
Social Economic Facility Kalbaskraal (Prof. Fees) (Human Settlements)	1 517 000
VARIOUS WARDS	
Malmesbury WWTW: Replace Membranes	500 000
Malmesbury SMW1.3 Wesbank Reservoir to Malm/Abb pipeline (CRR + MIG)	12 471 127
Swartland WTW Upgrade and Capacity extension (Water)	1 500 000
Swartland Bulk Water Supply System: S2.1 Kasteelberg to Riebeek (D-line) Phase 1	2 500 000
De Hoop Bulk: Water - Wesbank (Phase 3)	1 000 000
De Hoop Bulk: Streets - Darling Link (Phase 4)	5 000 000
De Hoop to Industrial Area: 11 kV Cable	2 000 000
Installation of Pipeline between R/Kasteel Rugby Field and WWTW for treated effluent	3 450 000
ALL WARDS	
Electricity Service	
Replace oil insulated switchgear and equipment	5 500 000
LV Upgrading: Swartland	1 250 000
MV Upgrading: Swartland	1 300 000
Streetlight, kiosk and polebox replacement: Swartland	650 000
Protection and Scada Upgrading: Swartland	380 000
Substation Fencing: Swartland	220 000
Streetlights Eskom AOS	400 000
Connections: Electricity Meters (New/Replacements)	1 400 000
Emergency Power Supply and Energy Savings Initiatives	300 000
Communication, Monitoring and Related equipment	200 000



Project Description	Budget for 2026/2027
Air conditioners: New and Replacement	250 000
Upgrade of Traffic Light Controlling Equipment and infrastructure	200 000
Smart City Connectivity	250 000
Sewerage Service	
Pipe Replacement: Obsolete Infrastructure	6 000 000
Refuse Removal	
Landfill sites and Transfer stations: Gate house/Access Control	300 000
ICT Services	
Terminals	
Printers	65 000
Desktops	351 000
Notebooks	1 482 080
Storage Area Network (SAN)	2 549 084
Parks and recreation	
Ward Committee Projects: Parks	1 100 000
Sports Grounds	
Sportgrounds: Blower Mower: sn 19346-7845 (replace)	93 735
Sportgrounds: Blower Mower: sn 43409-1653 (replace)	93 735
Sportgrounds: Water Canon: sn 9955 (replace)	55 000
Sportgrounds: Water Canon: sn 17941 (replace)	55 000
Roads and Storm Water	
Roads Swartland: Resealing of Roads (CRR + MIG)	13 387 000
Roads Swartland: New Roads (CRR + MIG)	40 313 247
Ward Committee Projects: Roads	1 100 000
Stormwater Network	550 000
Water Distribution	
Water networks: Upgrades and Replacement	4 000 000
Water: Upgrading water reticulation network: PRV's, flow control, zone metering and water augmentation	800 000
Bulk water infrastructure (emergency spending)	800 000
Connections: Water Meters (New/Replacements)	1 138 602
Financial Services	
Meterreading Handhelds	80 000
Meter Installation Handheld Devices	39 600
Protection Services	
Purchase of Fire Station from WCDM (Wesbank)	6 400 000
Corporate Services	
Expropriation of splays	100 000



Project Description	Budget for 2026/2027
MM and Council	
Council Chambers: Additional Chairs	85 000
Council Chambers: Shelving	35 000
Equipment	
Civil: Furniture and Office Equipment	60 000
Sewerage Telemetry: Equipment	200 000
Sewerage: Furniture and Office Equipment	38 000
Buildings & Maintenance: Machinery and Equipment	34 000
Parks: Machinery and Equipment	170 000
Stormwater: Machinery and Equipment	70 000
Water: Machinery and Equipment	52 500
Water: Furniture and Office Equipment	4 500
Refuse bins, traps, skips (Swartland): Equipment	700 000
Refuse Removal: Machinery and Equipment	20 000
Refuse Removal: Furniture and Office Equipment	12 000
Development Services: Furniture and Office Equipment	52 000
YZF Caravan Park: Machinery and Equipment	38 000
Electric: Machinery and Equipment	540 000
Information Technology: Computer Equipment	75 000
Financial: Furniture and Office Equipment	36 000
Protection: Machinery and Equipment	65 000
Fire Fighting: Machinery and Equipment	300 000
MM: Furniture and Office Equipment	12 000
Council: Furniture and Office Equipment	12 000
Corporate: Furniture and Office Equipment	32 000
Libraries: Furniture and Office Equipment (Dept. CA and Sport)	43 478
Buildings & Swartland Halls: Furniture and Office Equipment	100 000
Vehicles	
Parks Vehicles	690 498
Roads Vehicles	1 428 998
Water Vehicles	1 668 366
Refuse Vehicles	4 669 430
Electrical Services Vehicles	3 380 000
Financial Services Vehicles	830 000
Traffic and Law Enforcement Vehicle	1 206 803
Fire Fighting Vehicles	1 230 000

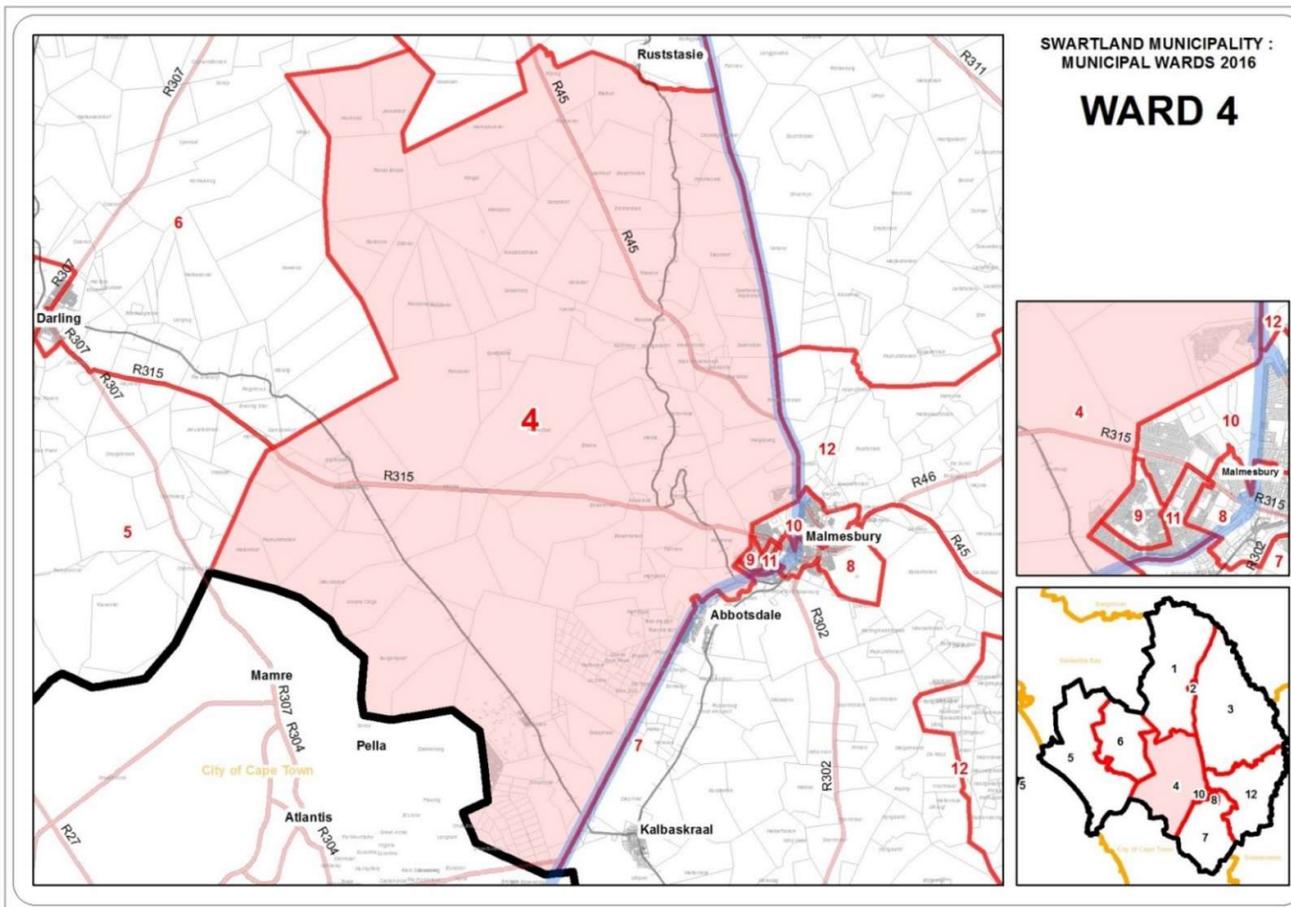


7 WARD DETAIL

(a) WARD 4 (Chatsworth, Riverlands, Mount Royal (Malmesbury), Ruststasie and rural areas)

WARD 4 DESCRIPTION:

Mount Royal golf estate (Malmesbury), Riverlands, Chatsworth, as well as the rural areas north-west, west and southern-west of Malmesbury.



WARD 4 COMMITTEE INFORMATION

Ward Councillor: **Richard Jooste**

Members of the ward committee

Member				
Name	Surname	Town	Contact Details	Email
Johny	De Jongh	Riverlands	081 067 1068	
Royden	Manuel	Riverlands	072 037 6400	roydenmanuel1@gmail.com
Nicolaas	Bester	Riverlands	083 354 2308	
Anton	Petersen	Riverlands	065 556 0738	petersenandrewline@gmail.com
Maxwell	Mthethwa	Chatsworth	071 9861 217	mmthethwa@gmail.com
Mario	Landsman	Chatsworth	083 279 7443	
James	Milanzi	Chatsworth	072 120 9916	jamesmilanzi0088@gmail.com
Letisia	Snell	Chatsworth	065 506 7656	letisiasnell05@gmail.com
Fikile	Mgoqi	Chatsworth	071 229 7639	fikilemgoqi5@gmail.com
Kariema	Bruiners	Chatsworth	076 148 8822	bruinersk@gmail.com

WARD 4 STATISTICS

PLEASE NOTE: The results of the 2022 Stats SA Census were not available per ward or area by finalisation of this area plan. The statistics presented below continue to reflect the information obtained from the 2016 Community Survey.

The statistics mentioned below is a holistic picture of ward 4.

(i) Population per group

Black African		Coloured		Indian or Asian		White		Other		Total	
No	%	No	%	No	%	No	%	No	%	No	%
1 796	20.8%	5 663	65.6%	89	1.0%	1 020	11.8%	64	0.8%	8 632	100.0%



(ii) Age distribution per category

0-9 years		10 – 19 years		20-29 years		30-39 years		40-49 years		50-59 years		60-69 years		70-79 years		80+ years	
No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%
1 478	17.1%	1 460	16.9%	1 669	19.3%	1 211	14.0%	1 329	15.4%	813	9.4%	413	4.8%	217	2.5%	43	0.5%

(iii) Average household size

Number of households	Average household size
2 134	4.0

(iv) Dwelling types

House or brick/concrete block structure on a separate stand or yard or on a farm	Traditional dwelling/hut/structure made of traditional materials	Flat or apartment in a block of flats	Cluster house in complex	Town-house (semi-detached house in a complex)	Semi-detached house	House/flat/room in backyard	Informal dwelling (shack in back-yard)	Informal dwelling (shack not in backyard e.g. in an informal/squatter settlement or on a farm)	Room/flat let on a property or larger dwelling/servants quarters/granny flat	Caravan/tent	Other
1 618	8	11	1	5	202	10	30	140	15	4	90

(v) Official employment status

Employed		Unemployed		Discouraged work-seeker		Other not economically active		Age less than 15 years		N/A	
No	%	No	%	No	%	No	%	No	%	No	%
3 151	36.5%	418	4.8%	156	1.8%	2 332	27.0%	0	0.0%	2 574	29.8%



(vi) Individual monthly income

No Income	R1 – 12 800	R12 800 – R25 600	R25 601 – R51 200	R51 201 – R102 400	R102 401 – R204 800	R204 801+	Unspecified	Not Applicable
2 489	3 899	159	53	24	4	1	996	1 010

(vii) Household source of energy for lighting

Electricity	Gas	Paraffin	Candles (not a valid option)	Solar	None	Unspecified
95.0%	0.1%	0.2%	4.2%	0.3%	0.2%	0.0%

(viii) Household source of refuse disposal

Removed by local authority/private company at least once a week	Removed by local authority/private company less often	Communal refuse dump	Own refuse dump	No rubbish disposal	Other
34.0%	2.9%	10.5%	46.2%	4.7%	1.9%

(ix) Household source of water (Tap information)

Piped (tap) water inside dwelling	Piped (tap) water inside yard	Piped (tap) water on community stand : distance < 200m from dwelling	Piped (tap) water on community stand : between 200m & 500m from dwelling	Piped (tap) water on community stand : between 500m & 1000m from dwelling	Piped (tap) water on community stand : distance >1000m from dwelling	No access to piped (tap) water
74.1%	17.8%	6.3%	0.5%	0.3%	0.0%	1.0%



WARD 4 NEEDS

Most important needs prioritised

The following priorities were obtained from the Municipality's public participation proses conducted during September and October 2022. These priorities were subsequently reviewed and refined during ward committee meetings held in October-November 2023, October-November 2024, and again in October-November 2025 to ensure continued relevance and alignment with community needs. The ward committees used a prioritisation model (MS Excel) to determine the top 10 priorities of the ward based on the scoring of each ward committee member. Using the same Excel model, the top 10 priorities of all the wards was determined by totalling the individual ward scores. The top 10 ward committee priorities are shown in the tables below.

Swartland Municipality functions

	Priority	Detail	Municipal service
1	Water infrastructure improvements	Pumping of water to taps	Water
2	Wheelie bins	Garbage/wheelie bins	Refuse removal
3	Firefighting service infrastructure	A fire station / fire vehicle in Chatsworth	Firefighting and emergency services
4	Substance dependency programmes	Drug infestation in the area	Social development
5	Swimming pool	Swimming pool for Chatsworth and Riverlands	Sports fields
6	Improved service delivery	Residents pay for sewage services, as well as the pumping of drains	Sewerage
7	Investment promotions	Attract investment to the area	Local economic development
8	Road infrastructure	More tarred roads in Chatsworth	Streets and storm water
9	Public facilities	Library for Riverlands	Libraries
10	Cemeteries for Riverlands and Chatsworth	Both Riverlands and Chatsworth requires cemeteries (New/Additional)	Parks and recreation



Western Cape Government functions

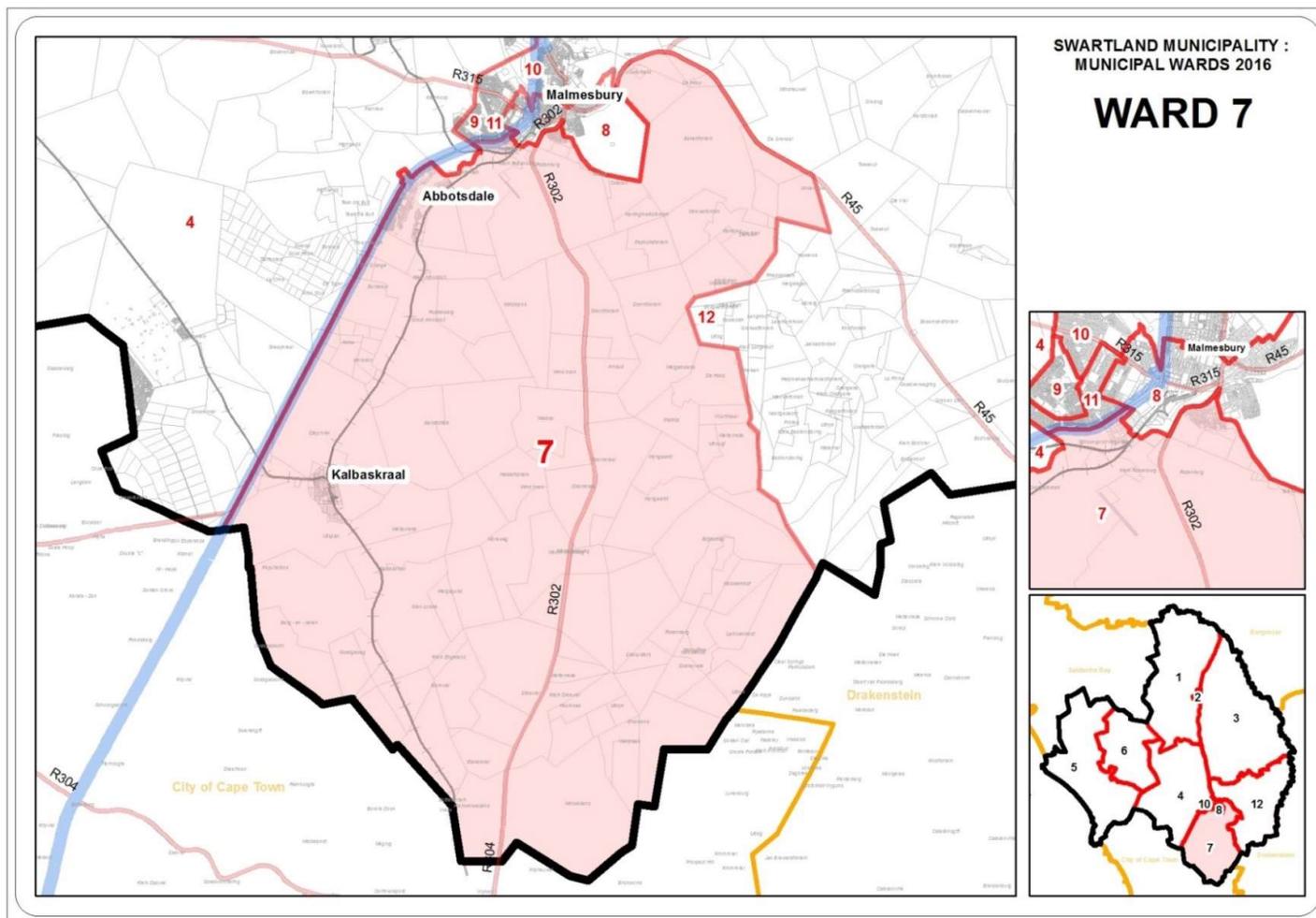
	Priority	Detail	Provincial Department
1	Health care availability of services	Extend clinic days (Monday – Friday)	Health
2	Police station	A police station in Chatsworth	Community Safety
3	Sustainable affordable housing	Housing in Chatsworth and Riverlands	Housing
4	Upgrading of library	The library requires upgrading	Cultural Affairs and Sport
5	High school	A High school in Chatsworth	Education
6	Community development programmes	Programmes be available for youth and community upliftment	Social development
7	School transport and learner behavioural management	Transport for school children and address the behavioural issues on the bus	Transport
8	Food security	Assist with food gardens	Agriculture
9	Public Transit Infrastructure	Bus shelters in Chatsworth and Riverlands	Transport
10	SMME support	Infrastructure for small businesses	Economic Development and Tourism



(b) WARD 7 (Abbotsdale, Kalbaskraal and rural areas)

WARD 7 DESCRIPTION:

Kalbaskraal, Abbotsdale as well as the rural area south and south-east of Malmesbury.



WARD 7 COMMITTEE INFORMATION

Ward Councillor: **Allan Williams**

Members of the ward committee

Member				
Name	Surname	Town	Contact Details	Email
Elizabeth	Daniels	Kalbaskraal	079 126 9065	elizabethdaniels897@gmail.com
Emily	Trantaal	Kalbaskraal	072 664 4380	
Wayne P	Thyssen	Abbotsdale	074 866 2192	
Roger C	Levendall	Abbotsdale	067 119 9734	
Paulina	Onverwacht	Abbotsdale	072 830 9111	paulineonverwacht65@gmail.com
Gavin	Sampson	Abbotsdale	078 399 8957	gavinsampson26@gmail.com
Avron	Abrahams	Abbotsdale	078 980 2463	avronabrahams@gmail.com
Adam	Hoorn	Kalbaskraal	083 520 2026	adamhoorn66@gmail.com
Katrina	Koordom	Kalbaskraal	072 912 4908	
Anneline	Van Wyk	Kalbaskraal	071 517 5637	

WARD 7 STATISTICS

PLEASE NOTE: The results of the 2022 Stats SA Census were not available per ward or area by finalisation of this area plan. The statistics presented below continue to reflect the information obtained from the 2016 Community Survey.

The statistics mentioned below is a holistic picture of ward 7.

(i) Population per group

Black African		Coloured		Indian or Asian		White		Other		Total	
No	%	No	%	No	%	No	%	No	%	No	%
2 434	16.7%	10 640	73.0%	34	0.2%	1 391	9.5%	69	0.5%	14 568	100.0%



(ii) Age distribution per category

0-9 years		10 – 19 years		20-29 years		30-39 years		40-49 years		50-59 years		60-69 years		70-79 years		80+ years	
No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%
2 521	17.3%	2 329	16.0%	2 826	19.4%	2 485	17.1%	2 282	15.7%	1 153	7.9%	638	4.4%	251	1.7%	83	0.6%

(iii) Average household size

Number of households	Average household size
3 434	4.2

(iv) Dwelling types

House or brick/concrete block structure on a separate stand or yard or on a farm	Traditional dwelling/hut/structure made of traditional materials	Flat or apartment in a block of flats	Cluster house in complex	Town-house (semi-detached house in a complex)	Semi-detached house	House/flat/room in backyard	Informal dwelling (shack in back-yard)	Informal dwelling (shack not in backyard e.g. in an informal/squatter settlement or on a farm)	Room/flat let on a property or larger dwelling/servants quarters/granny flat	Caravan/tent	Other
2 760	4	47	17	1	243	90	140	39	46	15	32

(v) Official employment status

Employed		Unemployed		Discouraged work-seeker		Other not economically active		Age less than 15 years		N/A	
No	%	No	%	No	%	No	%	No	%	No	%
5 385	37.0%	735	5.0%	134	0.9%	4 078	28.0%	0	0.0%	4 235	29.1%



(vi) Individual monthly income

No Income	R1 – 12 800	R12 800 – R25 600	R25 601 – R51 200	R51 201 – R102 400	R102 401 – R204 800	R204 801+	Unspecified	Not Applicable
4 832	6 685	321	78	16	9	1	1 242	1 383

(vii) Household source of energy for lighting

Electricity	Gas	Paraffin	Candles (not a valid option)	Solar	None	Unspecified
96.8%	0.2%	0.0%	2.5%	0.2%	0.2%	0.0%

(viii) Household source of refuse disposal

Removed by local authority/private company at least once a week	Removed by local authority/private company less often	Communal refuse dump	Own refuse dump	No rubbish disposal	Other
63.9%	2.8%	6.0%	22.7%	1.6%	2.9%

(ix) Household source of water (Tap information)

Piped (tap) water inside dwelling	Piped (tap) water inside yard	Piped (tap) water on community stand : distance < 200m from dwelling	Piped (tap) water on community stand : between 200m & 500m from dwelling	Piped (tap) water on community stand : between 500m & 1000m from dwelling	Piped (tap) water on community stand : distance >1000m from dwelling	No access to piped (tap) water
67.8%	26.8%	3.0%	0.7%	0.2%	0.0%	1.4%



WARD 7 NEEDS

Most important needs prioritised

The following priorities were obtained from the Municipality's public participation proses conducted during September and October 2022. These priorities were subsequently reviewed and refined during ward committee meetings held in October-November 2023, October-November 2024, and again in October-November 2025 to ensure continued relevance and alignment with community needs. The ward committees used a prioritisation model (MS Excel) to determine the top 10 priorities of the ward based on the scoring of each ward committee member. Using the same Excel model, the top 10 priorities of all the wards was determined by totalling the individual ward scores. The top 10 ward committee priorities are shown in the tables below.

Swartland Municipality functions

	Priority	Detail	Municipal service
1	Food gardens	Assist with vegetable gardens in the community	Social development
2	New Street lights	High mass lighting is required in Abbotsdale and Kalbaskraal	Street lights
3	Developing and/or upgrading sport facilities (Abbotsdale)	New sports field or upgrade of current field (Abbotsdale)	Sports fields
4	Upgrading of netball court (Abbotsdale)	Netball court upgrade and lighting (Abbotsdale)	Sports fields
5	Employment	Employment opportunities (Kalbaskraal)	Local economic development
6	Speed bumps in Lang- and Viooltjie Street, Abbotsdale	Speed bumps in Lang- and Viooltjie Street, Abbotsdale	Streets and storm water
7	Library	A library in Kalbaskraal	Libraries
8	Tarring of streets in Kalbaskraal and Abbotsdale	Tarring of streets in Kalbaskraal (De Oewer, Kerk, and Skool Street). Tarring of streets in Abbotsdale (Hoog, Spoorweg, Winkel, Kerk, and Kloof Street)	Streets and storm water
9	Upgrading of sport facilities in Kalbaskraal	Upgrading of Kalbaskraal sports field container	Sports fields
10	Upgrading the Kraaltjie	Upgrading and fencing of the Kraaltjie, Kalbaskraal	Social development



Western Cape Government functions

	Priority		Provincial Department
1	Establishing schools with facilities in Kalbaskraal	High school and Primary school for Kalbaskraal (hall for primary school)	Education
2	Upgrade health care facilities	Upgrading and extension of clinic in Kalbaskraal	Health
3	Increase health care availability	Extend clinic days (Monday – Friday)	Health
4	Sustainable affordable housing	Housing for Kalbaskraal	Housing
5	Food security	Land for vegetable garden (Kalbaskraal)	Agriculture
6	Skills development	FET College, Skills or training centre (Kalbaskraal)	Education
7	Visible policing	More visible policing in the area	Community Safety
8	Develop sport facilities	Sports facility for soccer field (Kalbaskraal)	Cultural Affairs and Sport
9	Increase health care resources and capacity	Waiting time at clinic is too lengthy	Health
10	Mobile police station	Mobile police station (Kalbaskraal)	Community Safety



ANNEXURE1: SPATIAL DEVELOPMENT FRAMEWORK PROPOSALS

The Swartland Spatial Development Framework outlines the guiding principles required to achieve the intended spatial form and offers a project timetable for implementing the SDF's suggestions into reality.

The goal of the Swartland Spatial Development Framework (SDF) is to sustainably direct growth and development in the municipal region of Swartland. Hence, future growth, development, and land use planning will adopt the spatial vision and principles to safeguard and build integrated, sustainable settlements and liveable environments as well as to promote economic and social prosperity.

Ward 4, the southwestern ward (south of Malmesbury and west of N7), is home to the rural settlements of Riverlands and Chatsworth, small holding areas and large farms that are intensively cultivated.

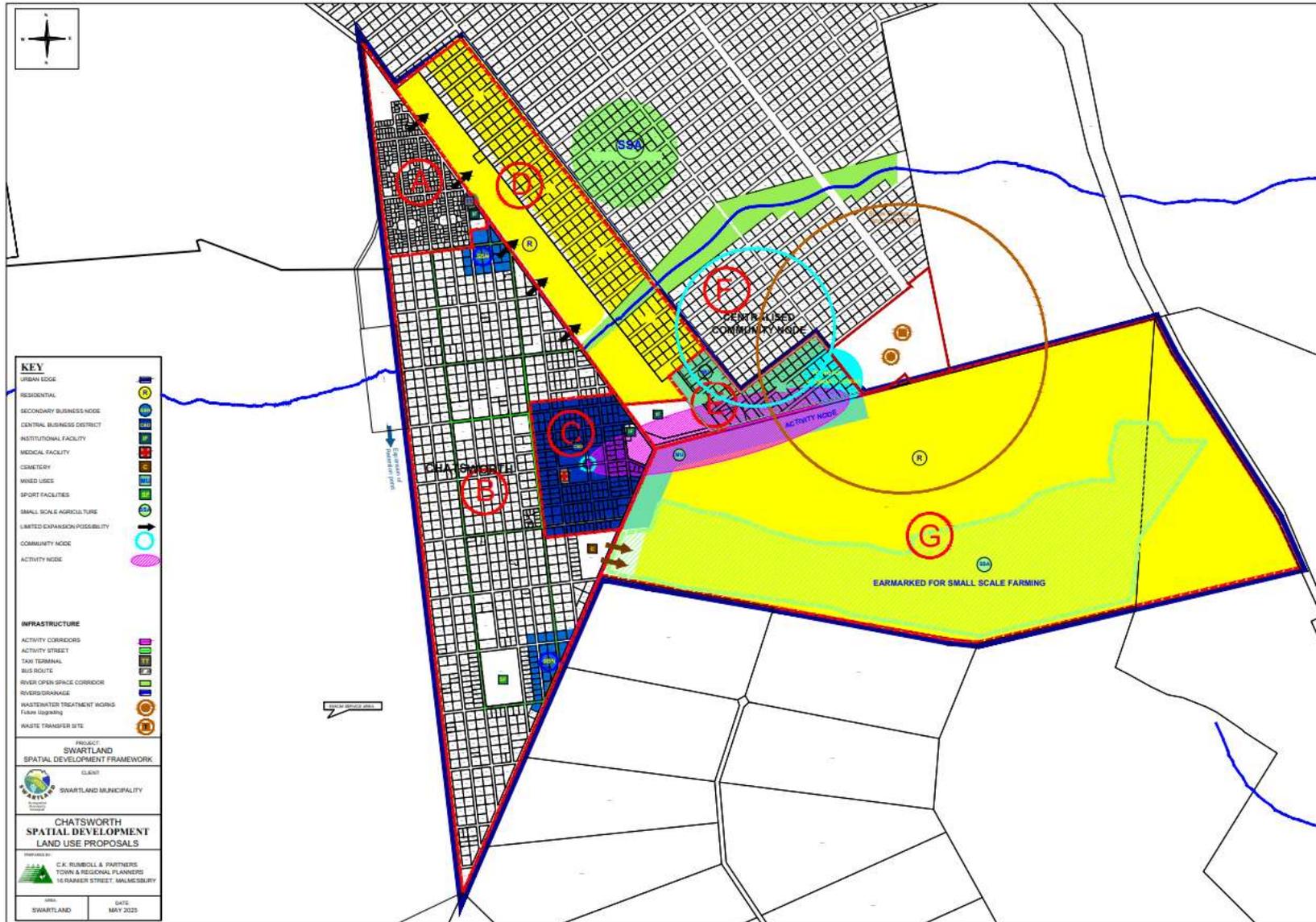
Ward 7 represents the most southern part of the Swartland municipal area and includes the urban areas of Kalbaskraal and Abbotsdale as well as rural areas.



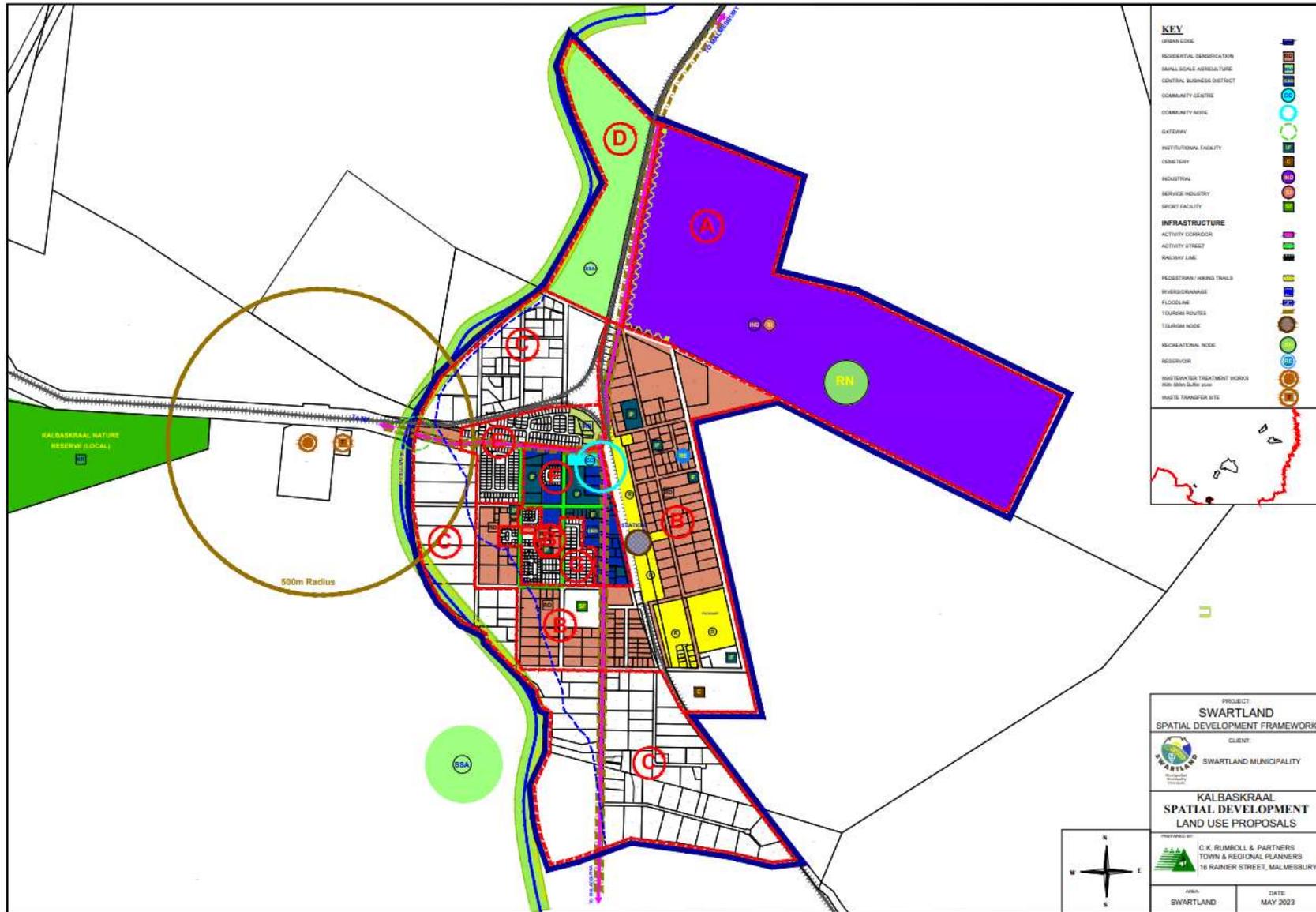
Riverlands



Chatsworth



Kalbaskraal



Abbotsdale

