

**Swartland Municipality**  
**Swartland West Area Plan 2026/2027**  
**Darling and Yzerfontein**  
**WARDS 5 and 6**



**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 particular 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 reprioritize 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 utilize them for continued monitoring and assessment throughout the year.

Area plans are an integral aspect of the IDP and contain information that is utilized 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

## TOWNS IN THE AREA

### (a) Darling

#### HISTORICAL BACKGROUND

The area in which Darling is situated, namely Groenkloof, dates back to 1682 when the pioneer Oloff Bergh, undertook a journey to the West Coast. Darling was established in 1853 on the farm Langfontein. The town is named after Charles Henry Darling, which came to the Cape in 1851 as Lieutenant Governor. The first erven in Darling (between 300 and 400 erven) were sold through public auctions on 5 October 1853. The first DR Church was built in 1857, followed by a parsonage in 1865, the school in 1896 and the Town Hall in 1899. The signal cannon which took a place of honour in front of the municipal building, was also established during that time on Kliprug to protect residents against possible dangers. The establishment of the town particularly served as agricultural service centre for the surrounding agriculture community.

#### DEVELOPMENT PERSPECTIVE

Darling's main function was originally that of an agricultural service centre, but because of rapid diversification, the town is now characterised by tourism and commuter functions as well as a place to retire. The setting of Darling is unique in terms of its closeness to the Metropole as well as to the West Coast development and is sometimes described as the milk and vegetable barn of Cape Town. The town's development profile highlights only two components. i.e. the economic sector of the workers and market potential of the town. Both these components are influenced by the nearby Metropole. A number of light industries provide some job opportunities, but tourism is becoming more and more a stronghold in the local urban economy. The particular place identify ('branding') of Darling is linked with its annual veld-flower and orchid show, art galleries, Evita's Perron and private nature reserves.

Darling's popularity as a tourist and retirement village in a rural setting is increasing. Another possibility to strengthen Darling's growth potential is the availability of land for industries related to light agricultural services. However, this could jeopardise the town's unique rural character. Upgrading of roads/infrastructure and a purposeful marketing strategy is necessary to realise this niche. However, a philosophy of "contained growth" would be the most responsible way to determine future development.

### (b) Yzerfontein

#### HISTORICAL BACKGROUND

At the time of the first European settlement in the Cape, the area at Yzerfontein was occupied by the Khoi tribe. They visited the area mainly on a seasonal basis with their cattle for grazing.



The Yzerfontein Environmental Spatial Plan of 2000 sums up the historical background. According to the report the northern area that was known as Groenkloof, was rented to Henning Huising as grazing land by the political council on the condition that he supplied the company with sheep.

The original Yzerfontein town was established in 1935 when a portion of the farm Yzerfontein no. 560 was divided into almost 330 erven. The development of the erven was mainly focussed on the holiday market but slowly materialised because of the access road which was a deep sand ditch.

Between the 1970's and 1990's seven developments followed with an additional 1523 erven being proclaimed. In the past few years, the town grew to the holiday town it is today. Yzerfontein is especially known popular amongst retirees, holiday makers and tourists. The permanently occupied dwellings amount to approximately 4095 of the total number and a permanent population of approximately 1140 residents.

### **DEVELOPMENT PERSPECTIVE**

Yzerfontein's growth can be attributed to the rate at which this holiday town attracts retirees, holiday makers and tourists. The economy is based on the development of local tourism, residential developments such as holiday and retirement homes. With the exception of restaurants, shops, cafes and a number of guesthouses, the business sector is weakly developed due to the limited size of the local market and the seasonal nature of tourism. Much of the potential purchasing power is therefore channelled to larger town in the vicinity and the Cape Metropole.

The town has limited harbour facilities which are mainly used for water related sport activities and launching of line fishing boats. Relative needs in this town are substantial of the potential as a retirement and tourism centre is to be realized. Substantial upgrading of the neglected infrastructure such as streets, sidewalks, public amenities and other tourist-orientated requirements is a dire necessity. A formal sewerage treatment plant and installation of a waterborne sewerage system to serve the needs of the town will require enormous amounts of funding.



### (c) Service backlogs

WARDS 5 AND 6	
<b>DARLING</b>	<b>YZERFONTEIN</b>
<b>Sewerage</b> <ul style="list-style-type: none"> <li>▪ Regular blockages in Darling North.</li> <li>▪ Waste water treatment works is at capacity and must be upgraded to supply future demand</li> <li>▪ Water borne sewerage system must be extended to the industrial area.</li> </ul>	<b>Sewerage</b> <ul style="list-style-type: none"> <li>▪ Yzerfontein has no formal waste water treatment works as well as no water borne sewer system.</li> </ul>
<b>Storm water</b> <ul style="list-style-type: none"> <li>▪ Poorly developed system in Darling, upgraded of open channels along streets.</li> <li>▪ Many areas have no formal piped systems.</li> <li>▪ Many channels are unlined causing erosion and maintenance problems.</li> </ul>	<b>Storm water</b> <ul style="list-style-type: none"> <li>▪ Poorly developed system in the area of Carter Street, Buitekant Street, 6th Avenue and Felicia Crescent.</li> </ul>
<b>Water</b> <ul style="list-style-type: none"> <li>▪ Poorly developed network, small diameter pipes, low pressure and flow conditions and open ring mains.</li> <li>▪ Sections of the water reticulation network are obsolete and must be upgraded.</li> <li>▪ Reservoir capacity must be increased for further developments.</li> <li>▪ Water supply to the industrial area must be increased to supply future demand.</li> </ul>	<b>Water</b> <ul style="list-style-type: none"> <li>▪ Secondary chlorination at reservoir must be implemented.</li> </ul>
<b>Streets</b> <ul style="list-style-type: none"> <li>▪ Backlog resealing program coupled with deterioration of road infrastructure.</li> <li>▪ Curbs and formal sidewalks lack in many streets.</li> </ul>	<b>Streets</b> <ul style="list-style-type: none"> <li>▪ Backlog resealing program coupled with deterioration of road infrastructure.</li> </ul>
<b>Electricity</b> <ul style="list-style-type: none"> <li>▪ Replacement of obsolete substations and networks</li> <li>▪ Upgrading of supply capacity subject to Eskom network expansion</li> </ul>	<b>Electricity</b> <ul style="list-style-type: none"> <li>▪ Supply capacity inadequate for major developments</li> <li>▪ Upgrading of supply capacity subject to Eskom network expansion</li> </ul>



## 4 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%
<b>TOTAL SWARTLAND</b>	<b>113 762</b>	<b>100.0%</b>	<b>133 762</b>	<b>100.0%</b>	<b>3.29%</b>	<b>148 331</b>	<b>100.0%</b>	<b>2.44%</b>

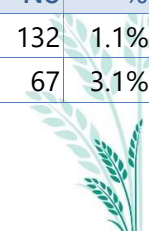
**PLEASE NOTE:** The results of the 2022 Stats SA Census were not available per ward or area by finalisation of this area plan. The statistics presented below continue to reflect the information obtained from the 2016 Community Survey.

#### (a) Population per group

Town	Black African		Coloured		Indian or Asian		White		Other		Total	
	No	%	No	%	No	%	No	%	No	%	No	%
Darling	1 061	8.6%	10 133	81.9%	49	0.4%	1 008	8.1%	119	1.0%	12 370	100.0%
Yzerfontein	187	8.6%	105	4.9%	10	0.4%	1 782	82.1%	88	4.0%	2 172	100.0%

#### (b) 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	%
Darling	2 382	19.3%	2 235	18.1%	2 001	16.2%	1 706	13.8%	1 778	14.4%	1 149	9.3%	642	5.2%	345	2.8%	132	1.1%
Yzerfontein	158	7.3%	99	4.6%	124	5.7%	246	11.3%	198	9.1%	466	21.5%	514	23.7%	301	13.9%	67	3.1%



(c) Average household size

Town	Number of households	Average household size
Darling	3 324	3.7
Yzerfontein	932	2.3

(d) 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
Darling	3 191	4	15	1	0	0	53	33	1	7	4	14
Yzerfontein	871	13	8	0	10	6	5	3	0	5	3	8

(e) 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	%
Darling	4 358	35.2%	890	7.2%	71	0.6%	2 765	22.4%	0	0.0%	4 284	34.6%
Yzerfontein	726	33.5%	65	3.0%	13	0.6%	544	25.1%	0	0.0%	823	37.9%



(f) Individual monthly income

Town	No Income	R1 – R12 800	R12 801 – R25 600	R25 601 – R51 200	R51 201 – R102 400	R102 401 – R204 800	R204 801 +	Unspecified	Not Applicable
Darling	6 147	5 364	335	64	12	8	4	430	2
Yzerfontein	431	731	233	124	37	5	0	514	96

(g) Human settlement overview (Housing)

Town	Waiting list	Year
Darling	2 293	2025
Yzerfontein	5	2025

(h) Households' source of energy for lighting

Town	Electricity	Gas	Paraffin	Candles (not a valid option)	Solar	None	Unspecified
Darling	99.3%	0.1%	0.1%	0.4%	0.1%	0.2%	0.0%
Yzerfontein	98.3%	0.2%	0.2%	0.9%	0.2%	0.3%	0.0%

(i) Households' 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
Darling	99.9%	0.0%	0.1%	0.0%	0.0%	0.0%
Yzerfontein	84.6%	0.9%	9.1%	3.3%	0.3%	2.1%



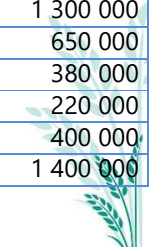
(j) Households' source of water (Tap information)

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
Darling	95.4%	4.3%	0.0%	0.1%	0.0%	0.0%	0.2%
Yzerfontein	97.9%	1.0%	0.3%	0.2%	0.0%	0.0%	0.5%



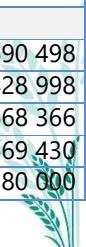
## 5 CAPITAL BUDGET FOR THE AREA

Project Description	Budget for 2026/2027
<b>WARDS 5 &amp; 6</b>	
Sewerage Works: Darling	1 500 000
Refurbishment and Upgrading of YZF Caravan park Facilities	1 000 000
Bulk upgrading from Eskom supply Point to Yzerfontein network	500 000
Social Economic Facility: Darling (Human Settlements)	248 000
Darling Serviced Sites (327) Prof Fees Phase 2 (Human Settlements)	140 000
Darling 394 IRDP erven (Phase 2). Electrical bulk supply, infrastructure and connections (INEP)	5 106 000
New Parking Area: Yzerfontein (Erf 495)	1 500 000
Upgrading of Parking Area: YZF Community Hall	800 000
Partial Upgrading of Walkway: Yzerfontein Harbour	650 000
Resurface Cement Walkway and Slipway: Main Beach YZF	150 000
Permanent Walkway: Lutie Katz (Schaap Eiland YZF)	480 000
New Sidewalks and Speedbumps Darling (Ward 6)	170 000
<b>VARIOUS WARDS</b>	
Malmesbury WWTW: Replace Membranes	500 000
Malmesbury SMW1.3 Wesbank Reservoir to Malm/Abb pipeline (CRR + MIG)	12 471 127
Swartland Bulk Water Conveyance Upgrade and Capacity extension	3 000 000
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
Swartland WTW Upgrade and Capacity extension	1 000 000
<b>ALL WARDS</b>	
<b>Electricity Service</b>	
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



<b>Project Description</b>	<b>Budget for 2026/2027</b>
Emergency Power Supply and Energy Savings Initiatives	300 000
Communication, Monitoring and Related equipment	600 000
Air conditioners: New and Replacement	250 000
Upgrade of Traffic Light Controlling Equipment and infrastructure	200 000
Smart City Connectivity	250 000
<b>Sewerage Service</b>	
Pipe Replacement: Obsolete Infrastructure	6 000 000
<b>Refuse Removal</b>	
Landfill sites and Transfer stations: Gate house/Access Control	300 000
<b>ICT Services</b>	
Printers	65 000
Desktops	351 000
Notebooks	1 482 080
Notebooks: FMG Interns	60 000
Storage Area Network (SAN)	2 549 084
<b>Parks and recreation</b>	
Ward Committee Projects: Parks	779 000
<b>Sports Grounds</b>	
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
<b>Roads and Storm Water</b>	
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
<b>Water Distribution</b>	
Water networks: Upgrades and Replacement	4 000 000
Water: Upgrading water reticulation network: PRVs, flow control, zone metering and water augmentation	800 000
Bulk water infrastructure (emergency spending)	800 000
Connections: Water Meters (New/Replacements)	1 138 602
<b>Financial Services</b>	
Meterreading Handhelds	80 000
Meter Installation Handheld Devices	39 600
<b>Protection Services</b>	

<b>Project Description</b>	<b>Budget for 2026/2027</b>
Purchase of Fire Station from WCDM (Wesbank)	6 400 000
<b>Corporate Services</b>	
Expropriation of splays	100 000
<b>MM and Council</b>	
Council Chambers: Additional Chairs	85 000
Council Chambers: Shelving	35 000
<b>Equipment</b>	
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
<b>Vehicles</b>	
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



Project Description	Budget for 2026/2027
Financial Services Vehicles	830 000
Traffic and Law Enforcement Vehicle	1 206 803
Fire Fighting Vehicles	1 230 000

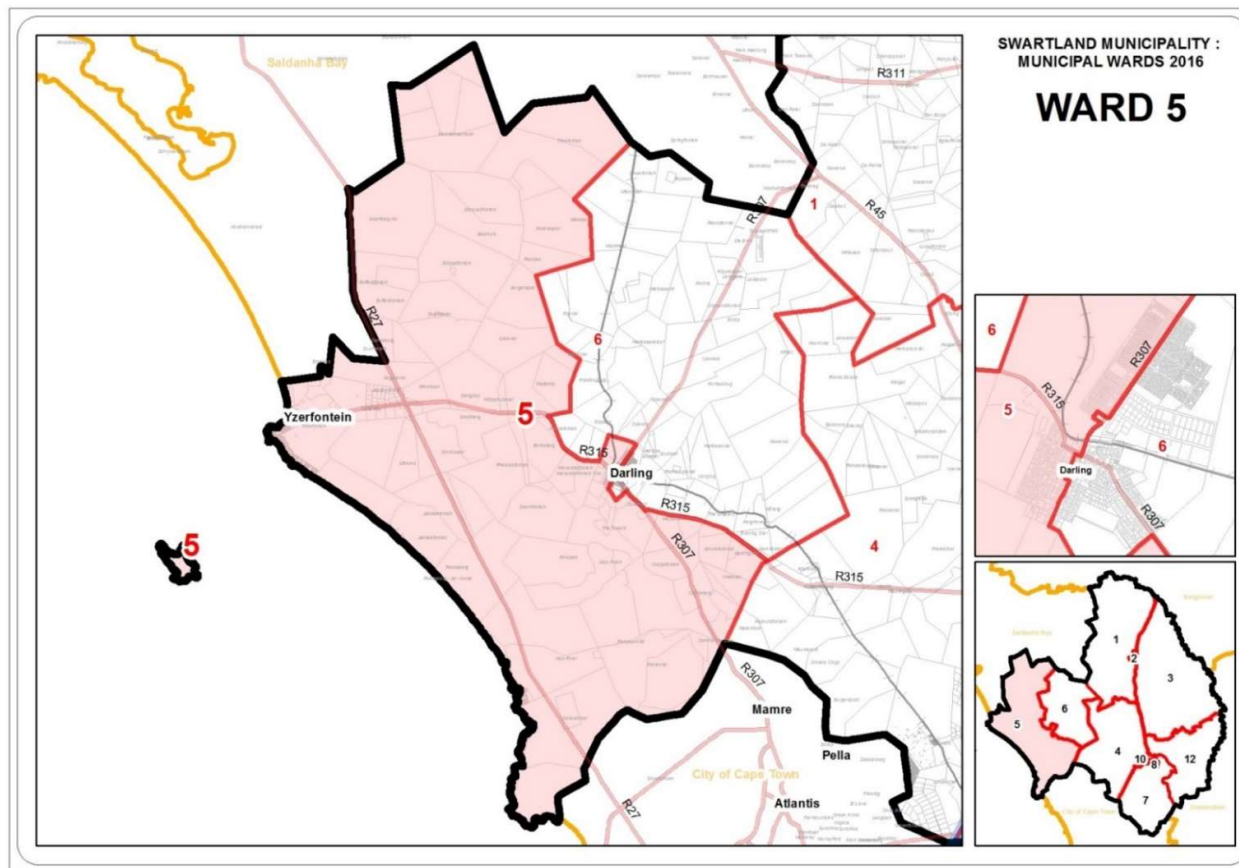


## 6 WARD DETAIL

### (a) WARD 5 (Yzerfontein and Darling West)

#### WARD 5 DESCRIPTION:

Portion of Darling west of Pastorie, Cole, Donkin and Smith Streets, Yzerfontein, Jakkalsfontein, Grotto bay, Ganzekraal, Dassen Island as well as surrounding rural area.



## WARD 5 COMMITTEE INFORMATION

Ward Councillor: Michael Rangasamy

Members of the ward committee

Member				
Name	Surname	Town	Contact Details	Email
Guswill	Cleophas	Darling	078 739 5317	SonstraalG@gmail.com
Danzel	Andries	Darling	072 262 0665	danzel.andries@gmail.com
Estelle	Maart	Darling	061 007 1749	maartes@eskom.co.za
Christiaan	Neethling	Darling	082 553 2511	riaan.neethling@gmail.com
Andrew	Williams	Darling	074 898 4071	andrewwilliams@telkomsa.net
Willem	Badenhorst	Yzerfontein	084 511 9640	willemba@absamail.co.za
Edward	Brittain	Yzerfontein	083 318 6170	ebrittain@absamail.co.za
Ulrich	Schoeman	Yzerfontein	082 820 7742	schoeman@worldonline.co.za
William	Thomas	Darling	074 959 4132	
Schalk	Engelbrecht	Yzerfontein	082 876 7633	homesww1@gmail.com

## WARD 5 STATISTICS

The statistics mentioned below is a holistic picture of ward 5.

**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

Black African		Coloured		Indian or Asian		White		Other		Total	
No	%	No	%	No	%	No	%	No	%	No	%
634	7.9%	5 077	63.0%	42	0.5%	2 139	26.6%	164	2.0%	8 056	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	%
1 209	15.0%	1 095	13.6%	1 189	14.8%	1 031	12.8%	1 015	12.6%	1 083	13.4%	856	10.6%	452	5.6%	126	1.6%

(iii) Average household size

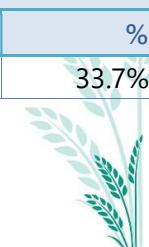
Number of households	Average household size
2 490	3.2

(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
2 356	12	9	4	6	4	47	13	0	16	6	13

(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	%
3 380	42.0%	351	4.4%	44	0.5%	1 567	19.5%	0	0.0%	2 712	33.7%



(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
2 644	3 737	423	147	45	10	13	976	61

(vii) Households' source of energy for lighting

Electricity	Gas	Paraffin	Candles (not a valid option)	Solar	None	Unspecified
97.3%	0.3%	0.1%	1.9%	0.1%	0.2%	0.0%

(viii) Households' 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
68.5%	0.4%	3.1%	24.4%	1.3%	2.2%

(ix) Households' 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
89.7%	7.8%	1.8%	0.3%	0.1%	0.0%	0.3%



## WARD 5 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 of Priority	Municipal service
1	Full time Law Enforcement presence	A fulltime law enforcement presence	Traffic and law enforcement
2	Economic Development	Municipality needs to create an environment for investors to invest	Local economic development
3	Informal Market Zone	A dedicated informal market zone within the precinct of the town central business district or at the main beach that is safe and open to all to trade	Local economic development
4	Firefighting Infrastructure	Inspection and servicing of all firefighting infrastructure, i.e., street side hydrants	Firefighting and emergency services
5	Yzerfontein Community Hall Renovation	Upgrading of Yzerfontein community halls	Buildings
6	Upgrade road infrastructure at Yzerfontein Community Hall	Pavement or tarring at Yzerfontein Community Hall	Streets and storm water
7	Town Revitalisation	Darling Main Street needs an upgrade and business owners need to be encouraged / assisted in maintaining the external spaces of their location. Additional planting of trees would be beneficial.	Local economic development
8	Speed hump in Atlantic Drive in Yzerfontein	Speedbump in Atlantic Drive	Streets and Stormwater
9	Parking opposite Lulas	Establish parking area opposite Lulas	Traffic and law enforcement
10	Road Upgrades	Tar certain streets in Darling	Streets and Stormwater



## Western Cape Government's functions

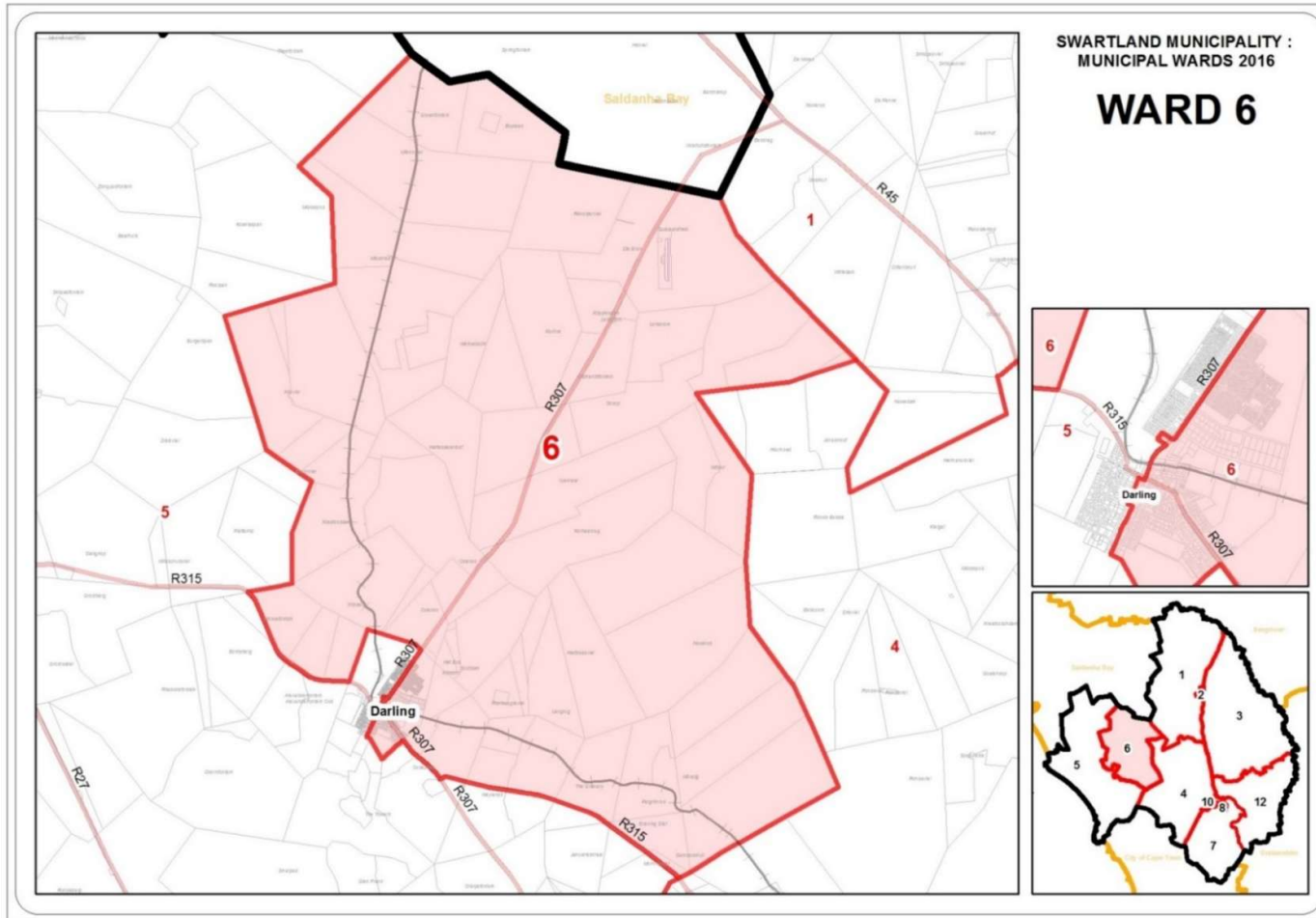
	Priority	Detail of Priority	Provincial Department
1	Public Safety	Crime rate increased substantially. High crime, people's safety when walking to work. Not enough policing	Community Safety
2	Rural Safety Measures	Farm security does not receive any attention from government	Agriculture
3	Education Expansion	High School for Darling	Education
4	Skills Development	Trade schools. Teach skills	Education
5	Healthcare Accessibility	24-hour clinic. Improve Clinic - very long queues	Health
6	Red Tape Reduction	Too much red tape when people try to start a business creating jobs	Economic Development and Tourism
7	Job Creation	Jobs are urgently required to address rampant unemployment leading to crime, gangsterism, broken homes, domestic violence, drug and alcohol abuse.	Economic Development and Tourism
8	Rural Safety Measures	Theft on farms and theft of livestock	Agriculture
9	Community Safety	Personal safety as well as safety within our homes has become a massive priority for all of us	Community Safety
10	Road Safety Improvements	R27/R315 - Eliminate the existing danger at the crossing and absence of appropriate emergency lanes	Transport



**(b) WARD 6 (Darling East)**

**WARD 6 DESCRIPTION:**

Portion of Darling east of Pastorie, Cole, Donkin and Smith Streets as well as surrounding areas.



## WARD 6 COMMITTEE INFORMATION

Ward Councillor: Albert Warnick

Members of the ward committee

Member				
Name	Surname	Town	Contact Details	Email
August	Opperman	Darling	084 245 1458	okkie.opperman@gmail.com
Sharelene	Sias	Darling	084 377 8092	sharelenesias01@gmail.com
Jeffrey	Erasmus	Darling	078 089 9740	emargegruite@gmail.com
Magdelene	Maarman	Darling	067 740 0194	magsmaarman@gmail.com
Yolanda	Mc Kay	Darling	072 561 6664	mckayy27@gmail.com
Robert	Bezuidenhout	Darling	065 092 1691	robertbezuidenhout935@gmail.com
Nowenda	Solomons	Darling	073 644 9369	nowendasolomons45@gmail.com
Marlene R	Mentoor	Darling	073 218 6887	
Fundiswa	Mlungu	Darling	083 5311 339	fundiswamlungu63@gmail.com
Janine	Marthinus	Darling	082 710 4318	

## WARD 6 STATISTICS -

The statistics mentioned below is a holistic picture of ward 6.

**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.

### a) Population per group

Black African		Coloured		Indian or Asian		White		Other		Total	
No	%	No	%	No	%	No	%	No	%	No	%
1 102	10.4%	8 476	79.8%	69	0.7%	871	8.2%	99	0.9%	10 617	100.0%



b) 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	%
2 224	20.9%	2 038	19.2%	1 740	16.4%	1 532	14.4%	1 663	15.7%	798	7.5%	355	3.3%	184	1.7%	83	0.8%

c) Average household size

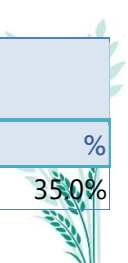
Number of households	Average household size
2 741	3.8

d) 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
2 607	5	12	0	0	72	14	22	1	3	1	6

e) 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	%
3 746	35.3%	710	6.7%	65	0.6%	2 376	22.4%	0	0.0%	3 720	35.0%



f) 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
5 479	4 559	161	35	5	3	3	370	3

g) Households' source of energy for lighting

Electricity	Gas	Paraffin	Candles (not a valid option)	Solar	None	Unspecified
99.0%	0.0%	0.0%	0.7%	0.1%	0.2%	0.0%

h) Households' 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
83.4%	0.0%	1.2%	15.0%	0.2%	0.1%

i) Households' 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
93.1%	5.4%	0.7%	0.2%	0.0%	0.0%	0.6%



## WARD 6 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 of Priority	Municipal service
1	Upgrade cemetery toilet facility	Upgrading of toilets and water point at cemetery	Cemeteries
2	Speed hump in Darling	Speedbump in Corner of Hildebrand & Fontein Street (Opposite House Groene Weide) in Darling	Streets and Stormwater
3	Thusong Centre Service	The ward needs services such as SASSA, government services, like the service Malmesbury is getting at the Thusong Centre where specific departments meet the community.	Social development
4	Employment	More job opportunities, especially for the youth	Local economic development
5	Full time Healthcare services	No afterhours doctors in area	Firefighting and emergency services
6	Electrical System Upgrades	Many houses in Darling are old with old electrical wiring	Electricity
7	Fulltime Law Enforcement presence	A fulltime law enforcement presence. Especially in Darling North and the Main Road.	Traffic and law enforcement
8	Alternative energy resources	Alternative energy, independent source of power e.g. solar	Electricity
9	Upgrading of Soccer field	The soccer field is not up to standard	Sports Fields
10	Recreational Facility	A recreational facility	Social development



## Western Cape Government's functions

	Priority	Detail of Priority	Provincial Department
1	Full time Healthcare Access	24-hour clinic. Improve Clinic - very long queues	Health
2	Public Safety Concerns	Crime rate increased substantially. High crime, people's safety when walking to work. Not enough policing	Community Safety
3	High school	High School for Darling	Education
4	Agriculture Startup Investment	Agriculture start up needs investment but banks cannot support. Land bank does not take on new farm loans. Funding for Small Scale Farmers	Agriculture
5	Youth Empowerment	Specific focus on the youth in the community	Social development
6	Copper Theft Reduction	Huge problem with copper theft in the area	Community Safety
7	Job Creation	Jobs are urgently required to address rampant unemployment leading to crime, gangsterism, broken homes, domestic violence, and drug and alcohol abuse	Economic Development and Tourism
8	Educating programmes	Adults and children need to be educated in their rights and how the bylaws can protect them	Education
9	Fair Housing Allocation	Newcomers to Darling should not be allowed to block GAP housing projects. No queue jumping for RDP houses should be allowed.	Housing
10	School Safety Measures	Ensure safety of school children in Darling	Education



## **ANNEXURE 1: 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.

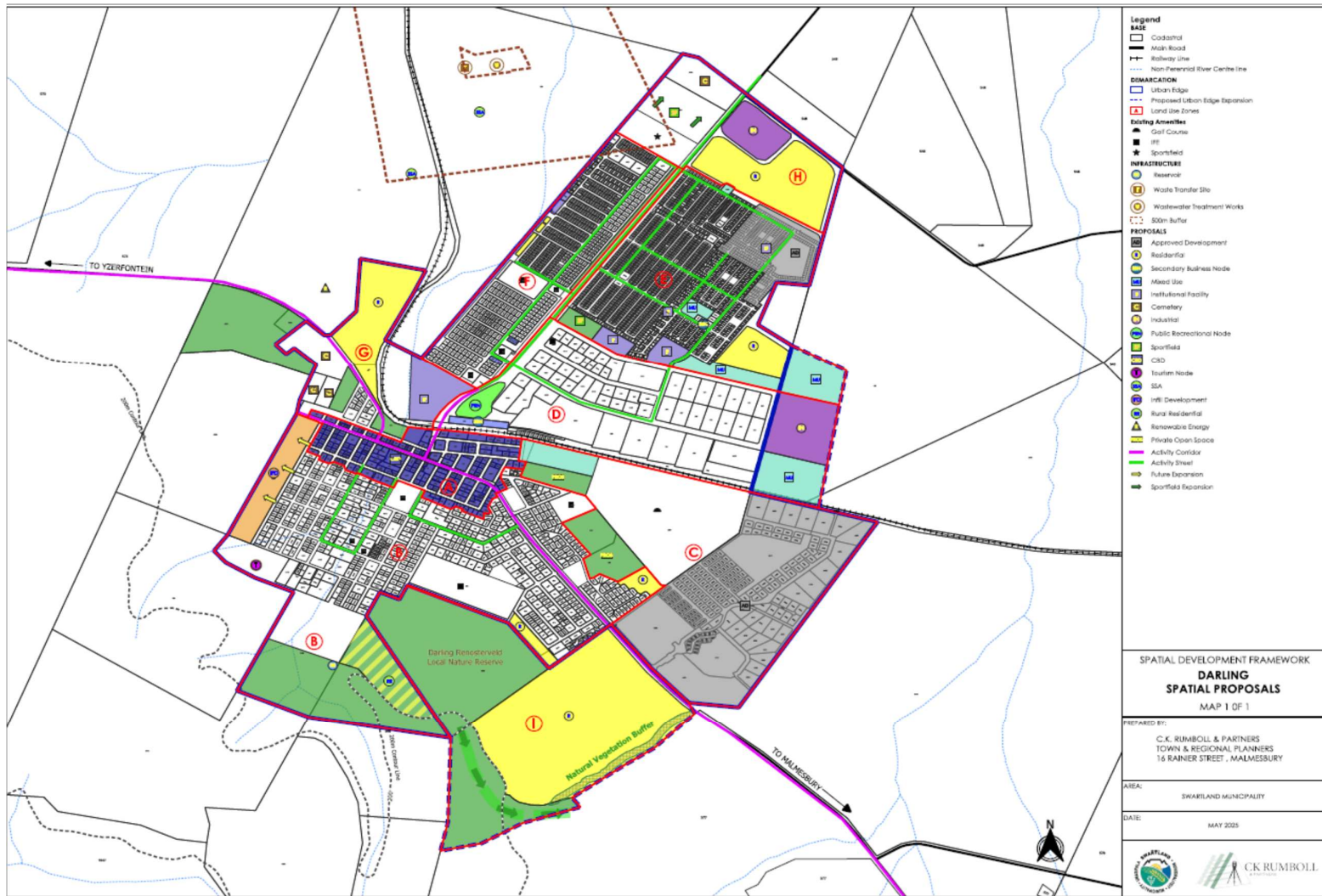
The goal of the Swartland Spatial Development Framework (SDF) is to sustainably direct growth and development in the municipal region of Swartland. Hence, future growth, development, and land use planning will adopt the spatial vision and principles to safeguard and build integrated, sustainable settlements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

Ward 5 represents the western part of the Swartland, along the Atlantic coastline. This area includes the coastal town of Yzerfontein as well as part of Darling with intensive and extensive agricultural production farms, Darling Hills and a natural coastal strip, that is conservation worthy, and includes leisure accommodation estates and resorts such as Jakkalsfontein, Grotto Bay, Tygerfontein, Buffelsfontein Private Reserve and Ganzekraal

Ward 6 represents the rural area to the north and west of Darling including farms extensively and intensively frame



# Darling



# Yzerfontein

