

The map displays the Swartland wine region, a pink-shaded area in the Western Cape of South Africa. It is bordered by the Atlantic Ocean to the west and south, and by the Garden of Eden and Breede River Valley regions to the east and north. Major towns and villages shown include Jacobs Bay, Saldanha, Langebaan, Helderberg, Koringberg, Porterville, Die Oop Op Die Berg, Saron, Groenewinterhoek Wilderness Area, Winterhoek Mountains Catchment Area, Gouda, Tubbag, Prince Alfred Hamlet, Ceres Mountain Fynbos Nature Reserve, Ceres, Bait-Erie Nature Reserve, Matroosberg Mountain Catchment Area, Heerling, Slingshoek, Worcester, Wellington, Barm, Kloof Pass, Waterfall Nature Reserve, Walsley, Ribbeek West, Ribbeek Kasteel, Malmesbury, Darling, Swartwater, Yzerfontein, and Groote Bay. The map also shows various roads, including the N1, N2, N3, N4, N5, N6, N7, N8, N9, N10, N11, N12, N13, N14, N15, N16, N17, N18, N19, N20, N21, N22, N23, N24, N25, N26, N27, N28, N29, N30, N31, N32, N33, N34, N35, N36, N37, N38, N39, N40, N41, N42, N43, N44, N45, N46, N47, N48, N49, N50, N51, N52, N53, N54, N55, N56, N57, N58, N59, N60, N61, N62, N63, N64, N65, N66, N67, N68, N69, N70, N71, N72, N73, N74, N75, N76, N77, N78, N79, N80, N81, N82, N83, N84, N85, N86, N87, N88, N89, N90, N91, N92, N93, N94, N95, N96, N97, N98, N99, N100, N101, N102, N103, N104, N105, N106, N107, N108, N109, N110, N111, N112, N113, N114, N115, N116, N117, N118, N119, N120, N121, N122, N123, N124, N125, N126, N127, N128, N129, N130, N131, N132, N133, N134, N135, N136, N137, N138, N139, N140, N141, N142, N143, N144, N145, N146, N147, N148, N149, N150, N151, N152, N153, N154, N155, N156, N157, N158, N159, N160, N161, N162, N163, N164, N165, N166, N167, N168, N169, N170, N171, N172, N173, N174, N175, N176, N177, N178, N179, N180, N181, N182, N183, N184, N185, N186, N187, N188, N189, N190, N191, N192, N193, N194, N195, N196, N197, N198, N199, N200, N201, N202, N203, N204, N205, N206, N207, N208, N209, N210, N211, N212, N213, N214, N215, N216, N217, N218, N219, N220, N221, N222, N223, N224, N225, N226, N227, N228, N229, N230, N231, N232, N233, N234, N235, N236, N237, N238, N239, N240, N241, N242, N243, N244, N245, N246, N247, N248, N249, N250, N251, N252, N253, N254, N255, N256, N257, N258, N259, N260, N261, N262, N263, N264, N265, N266, N267, N268, N269, N270, N271, N272, N273, N274, N275, N276, N277, N278, N279, N280, N281, N282, N283, N284, N285, N286, N287, N288, N289, N290, N291, N292, N293, N294, N295, N296, N297, N298, N299, N300, N301, N302, N303, N304, N305, N306, N307, N308, N309, N310, N311, N312, N313, N314, N315, N316, N317, N318, N319, N320, N321, N322, N323, N324, N325, N326, N327, N328, N329, N330, N331, N332, N333, N334, N335, N336, N337, N338, N339, N340, N341, N342, N343, N344, N345, N346, N347, N348, N349, N350, N351, N352, N353, N354, N355, N356, N357, N358, N359, N360, N361, N362, N363, N364, N365, N366, N367, N368, N369, N370, N371, N372, N373, N374, N375, N376, N377, N378, N379, N380, N381, N382, N383, N384, N385, N386, N387, N388, N389, N390, N391, N392, N393, N394, N395, N396, N397, N398, N399, N400, N401, N402, N403, N404, N405, N406, N407, N408, N409, N410, N411, N412, N413, N414, N415, N416, N417, N418, N419, N420, N421, N422, N423, N424, N425, N426, N427, N428, N429, N430, N431, N432, N433, N434, N435, N436, N437, N438, N439, N440, N441, N442, N443, N444, N445, N446, N447, N448, N449, N450, N451, N452, N453, N454, N455, N456, N457, N458, N459, N460, N461, N462, N463, N464, N465, N466, N467, N468, N469, N470, N471, N472, N473, N474, N475, N476, N477, N478, N479, N480, N481, N482, N483, N484, N485, N486, N487, N488, N489, N490, N491, N492, N493, N494, N495, N496, N497, N498, N499, N500, N501, N502, N503, N504, N505, N506, N507, N508, N509, N510, N511, N512, N513, N514, N515, N516, N517, N518, N519, N520, N521, N522, N523, N524, N525, N526, N527, N528, N529, N530, N531, N532, N533, N534, N535, N536, N537, N538, N539, N540, N541, N542, N543, N544, N545, N546, N547, N548, N549, N550, N551, N552, N553, N554, N555, N556, N557, N558, N559, N560, N561, N562, N563, N564, N565, N566, N567, N568, N569, N570, N571, N572, N573, N574, N575, N576, N577, N578, N579, N580, N581, N582, N583, N584, N585, N586, N587, N588, N589, N590, N591, N592, N593, N594, N595, N596, N597, N598, N599, N600, N601, N602, N603, N604, N605, N606, N607, N608, N609, N610, N611, N612, N613, N614, N615, N616, N617, N618, N619, N620, N621, N622, N623, N624, N625, N626, N627, N628, N629, N630, N631, N632, N633, N634, N635, N636, N637, N638, N639, N640, N641, N642, N643, N644, N645, N646, N647, N648, N649, N650, N651, N652, N653, N654, N655, N656, N657, N658, N659, N660, N661, N662, N663, N664, N665, N666, N667, N668, N669, N670, N671, N672, N673, N674, N675, N676, N677, N678, N679, N680, N681, N682, N683, N684, N685, N686, N687, N688, N689, N690, N691, N692, N693, N694, N695, N696, N697, N698, N699, N700, N701, N702, N703, N704, N705, N706, N707, N708, N709, N710, N711, N712, N713, N714, N715, N716, N717, N718, N719, N720, N721, N722, N723, N724, N725, N726, N727, N728, N729, N730, N731, N732, N733, N734, N735, N736, N737, N738, N739, N740, N741, N742, N743, N744, N745, N746, N747, N748, N749, N750, N751, N752, N753, N754, N755, N756, N757, N758, N759, N760, N761, N762, N763, N764, N765, N766, N767, N768, N769, N770, N771, N772, N773, N774, N775, N776, N777, N778, N779, N780, N781, N782, N783, N784, N785, N786, N787, N788, N789, N790, N791, N792



Executive Summary

“Safe housing and responsible and secure tenure in all Swartland settlements for all income groups according to municipal capabilities” is the Swartland HSP’s vision. This vision can be achieved through three strategies that are aligned with the following Swartland SDF spatial objectives and strategies:

HSP Strategy	SDF Spatial Objectives & Strategies
S1: Responding to demand over the whole spectrum of income groups. <i>(Implementation Agents)</i>	SO3 ¹ : <i>Well-being</i> : Protect safety and security SO4 ² : <i>Place identity</i> : Grow cultural potential
S2: Enhancing settlement integration and economic mobility. <i>(Well-located land)</i>	SO2 ³ : <i>Equal access</i> : Provide land for residential and industrial development SO3: <i>Well-being</i> : Provide social infrastructure and services to facilitate smart growth SO4: <i>Place identity</i> : Protect heritage resources
S3: Delivery according to corporate capabilities <i>(Secured funds. Sustainable Infrastructure)</i>	SO2: <i>Equal access</i> : Provide sustainable infrastructure and services (smart growth) SO4: <i>Place identity</i> : Develop a competitive advantage, new markets and economic sectors

Table 1: Alignment of HSP and SDF Strategies

The Long term 20 Year Sustainable HS Goal is, by 2040, to ensure access for all to adequate, safe and affordable housing and basic services in urban and rural areas and eradicate informal housing.

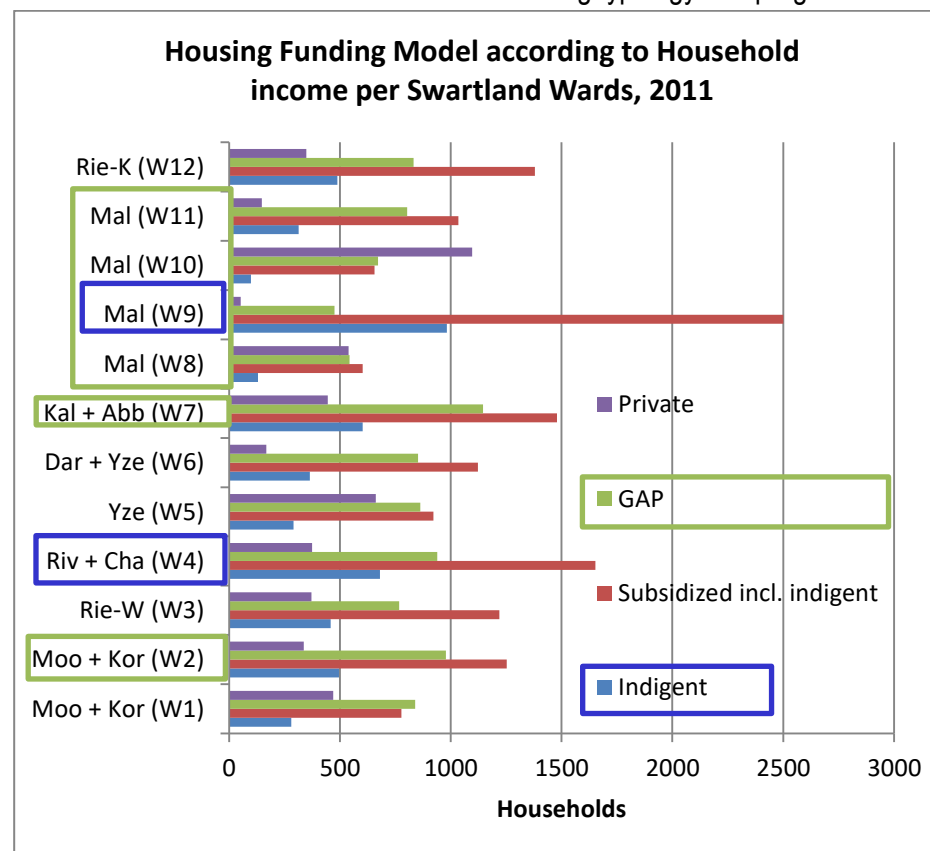
¹ Objective 3: Sustain material, physical and social well-being

² Objective 4: Protect and grow place identity and cultural integrity

³ Objective 2: Proximate convenient and equal access

Needs

In 2020 there are 39 929 households (average household size of 3.5 people) and 147 227 people in the Swartland. This projection is made by applying individual settlement and precincts growth rates as per Census 2011. Household income determines the housing typology and programme:



Graph 1: Housing funding model per Swartland Wards, 2011

Ilinge Lethu (W9) and Chatsworth (W4) have the highest need for Subsidized housing while Moorreesburg (W2), Abbotsdale (W7), Kalbaskraal (W7) and Malmesbury (W8-11) have the highest need for GAP housing.

Demand

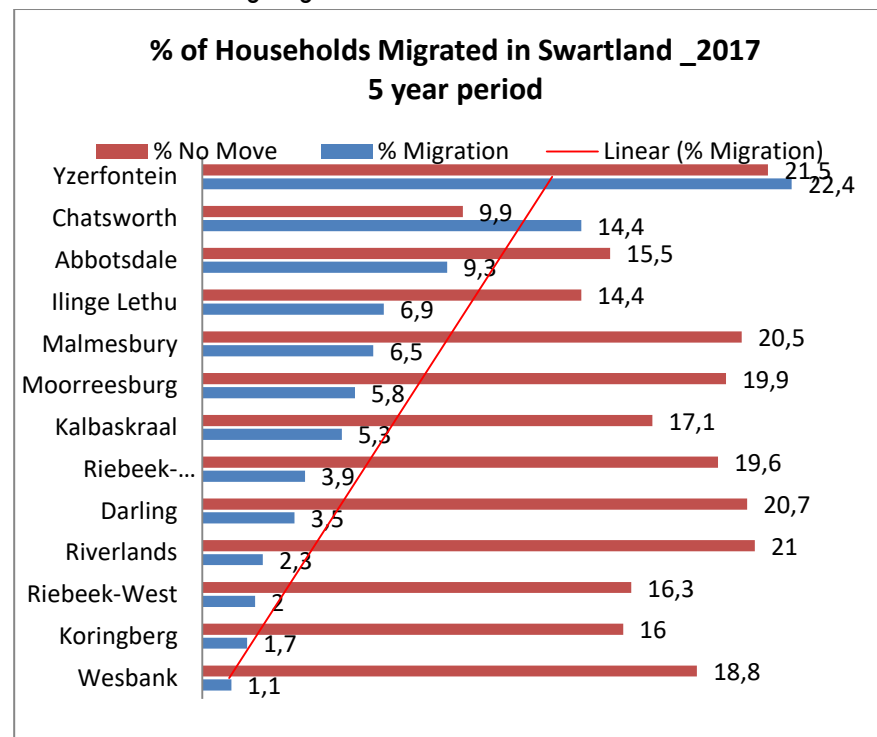
A comparison of the current verified housing backlog (demand) per typology as per the Swartland waiting lists for 2019 with the 2020/2023+ pipeline (supply) is tabulated below:

	Housing Backlog: Subsidized	Housing Backlog: Affordable/ GAP & Flats	Pipeline 2020 to 2023
Abbotsdale	913	271 (Flats) 46	550 (Social) 56 FLISP
Chatsworth	664	26	130 UISP
Darling	2064	622	46 FLISP
Koringberg	182	-	300 SubS
Kalbaskraal	534	-	570 SubS
Malmesbury (Saamstaan)	3 483 3 104	(Affordable / GAP) 616 (Wesbank Flats) 292	710 (Social) 1435 Subs
Ilinge Lethu			
Moorreesburg	1 415	-	115 UISP 1150 Subs
Riebeek Kasteel	1 171	-	435 UISP 500 SubS
Riebeek West	755	-	15 SubS
Riverlands	227	-	57 SubS
Yzerfontein	7	-	0
Totals	14 519	1 873	

Table 2: Waiting list as per Swartland Municipality, 2020

The greatest need for housing exists in Malmesbury & Abbotsdale (backlog of 7500), Moorreesburg, Darling, and Riebeek Valley.

GAP housing is needed in Malmesbury/ Wesbank/ Ilinge Lethu, Abbotsdale, Kalbaskraal, Darling/ Nuwe Dorp, Chatsworth & Riverlands, Yzerfontein, Riebeek Kasteel/ Esterhof, Riebeek West/ Ongegend, Moorreesburg/ Rosenhof and Koringberg.

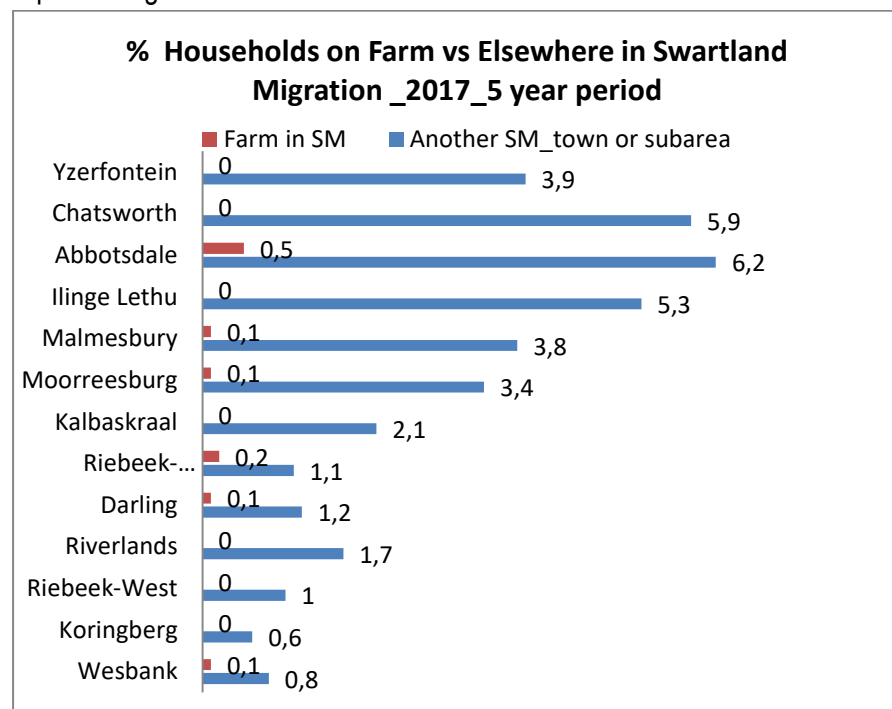


Graph 2: Migration in Swartland, 2017 (Municipal Census Survey, 2016)

Yzerfontein, Darling, Riverlands and Malmesbury are the settlements with the most (20% and more) households that did not move in the last five years. Contrary, Yzerfontein and Chatsworth are the exceptions as more

households (22.4%) and (14.4%) moved into these settlements than those staying there for 5 years and more.

There are 2 416 agricultural households in rural Swartland (StatsSA 2011) representing 6% of total Swartland households.



Graph 3: Farmworker vs within and between settlement migration, Swartland, 2017

The migration trend of agricultural households urbanising compared to settlement inhabitants moving within Swartland settlements is low. This can be attributed to the majority of farms practising extensive agricultural cultivation and being home to a few households per farm. Abbotsdale and Riebeek Kasteel are the preferred settlements for farmworkers to relocate.

Additional traditional relocations of farmworkers are to the preferred settlements of the Riebeek Valley, Nuwedorp in Darling and Koringberg all located in intensive agricultural areas. As farmworkers represent most likely a quarter of the waiting list, Swartland Municipality is committed to joint ventures with farmers to provide housing for farm workers and for retired or retiring farm workers.

Ward	1 & 2 Moo & Kor	3 Rie- W	4 Riv & Cha	5 & 6 Dar & Yze	7 Kal & Abb	8 – 11 Mal	12 Rie-K	Total
House/flat/ room in back yard (formal)	118	25	36	75	121	187	21	582
Informal dwelling	a. 124 b. 141 c. 145	21	194	1	35 400	a. 36 b. 590 c. 735	3	413
Informal dwelling in backyard	35	33	41	30	125	1 421	107	1 791
Traditional dwelling/ materials	10	2	11	16	4	51	4	97
Other	35	77	131	26	42	22	38	372
Total	322	158	413	148	327	1 717	173	3 255
Waiting list%	18	15	49	6	90	25	14	22
Waiting list 2019	1 597	755	891	2 071	1 447	6 587	1 117	14 519

Table 3: Non-Primary/ Alternative Forms of Accommodation per Ward
[a. Statistics SA 11, b. WC Image count 2014, c. Municipal Waiting list 2019]

Although there are no informal settlements, overcrowding and informal structures are present in Swartland settlements. The table below sets out the distribution of households accommodated in non-primary dwellings i.e. secondary to the main dwelling unit / alternative forms of accommodation/ informal structures per ward within the Swartland Municipal area.

The towns with the highest number of households living in informal backyard structures are Malmesbury and in particular Wards 9 and 11 (Illege Lethu and Saamstaan) followed by Abbotsdale and Kalbaskraal (Ward 7).

A potential 33% of the households on the waiting list in Abbotsdale and Kalbaskraal are accommodated in formalised accommodation that is secondary to the main dwelling on the property however is unlikely to be connected to services.

There are informal precincts in Malmesbury (Phola Park), Moorreesburg, Chatsworth and Riebeek Kasteel. In Phola Park there are informal structures on Erven 7456 and 9895 and in Moorreesburg on Erf 3715. Formalising the informal structures in Chatsworth, Moorreesburg and Riebeek Kasteel has been prioritised.

From time to time the need arises to accommodate people living in the Swartland that became displaced. To accommodate such people temporarily, a transition park was demarcated in Moorreesburg at Sibanye. This Transitional Relocation Area (TRA) is now being upgraded. Swartland does not have an official transitional camp. Transitional areas have become incremental developments in Chatsworth, Moorreesburg (Sibanye) and Riebeek Kasteel. These areas are on the housing pipeline (2020 – 2023) to be assisted through the UISP funding model.

IDP needs

Prioritising the top five needs in each ward, resulted in the following settlement making related needs:

Housing in Moorreesburg (W2), Riebeek West (W3), Chatsworth & Riverlands (W4), Darling (W6), Kalbaskraal & Abbotsdale (W7), Saamstaan

(W11) and Riebeek Kasteel (W12), including housing for backyard dwellers in Saamstaan.

Recreational facilities in all wards in need of housing with the exception of Saamstaan (W11) and Riebeek Kasteel (W12).

The same applies for educational facilities: Schools, upgrading of schools and crèches in all wards except for Moorreesburg (W2) and Saamstaan (W11): A high school in both Darling (W6) and Riebeek Kasteel (W12). Multipurpose centres in Riebeek West (W3), Riverlands and Chatsworth (W4) and Kalbaskraal (W7).

Of note are Old Age Homes in Koringberg (W1), Riebeek West (W3) and Malmesbury (W8) of which the former two settlements are settlements to where farmworkers migrate. Most likely these farm workers are retired.

A rehabilitation centre in Malmesbury (W8).

Provision

The DHS developed the following funding models and programmes for housing delivery as tabulated below.

	Housing Programme/ Funding Model	Erf size	Income Category
1	Upgrading informal settlements (UISP)	90m ²	R0 to R 3 500
2	Subsidized/ IRDP	160m ²	R0 to R3 500
3	Rental Stock	±45m ² (30m ² - 65 ²)	R0 - R3 500
4	Affordable/ GAP housing	160m ² - 250m ²	R3 501 to R7 000
5	FLISP (Finance Linked Indiv.Subsidy)	160m ² - 250m ²	R7 001 to R15 000
6	Private	500m ²	R15 001+

Table 4: Housing programmes, Erf size standards and Income Categories

As far as implementation is concerned, some of the backlogs were addressed in Malmesbury, Abbotsdale, Darling and the Riebeek Valley and a total of 6101 houses were built by 2014. From 2014 to 2020 another

1243 houses were built and 1094 serviced sites were provided. A budget of R346 830 963 was spent to provide the 7344 units and 1094 serviced sites. The table below provides a breakdown of the 2014-2020 provision per settlement:

Housing units		
Darling	1323	R 56 193 144.00
Abbotsdale	688	R 57 002 500.00
Riebeek Kasteel	512	R 17 600 626.00
Riebeek West	413	R 36 885 325.00
Kalbaskraal	272	R 7 155 606.00
Saamstaan, llinge Lethu	2569	R 103 725 192.00
Riverlands	594	R 42 132 231.00
Moorreesburg	813	R 14 952 300.00
Koringberg	143	R 2 599 000.00
Service Sites		
Riverlands	36	R 559 400.00
Moorreesburg	82	R 330 000.00
Phola Park	976	R 45 636 120.00

Table 5: Housing Units and Service Sites Provided per Swartland Settlement

Simultaneously, Malmesbury as well as Abbotsdale and Darling, are prioritized to provide GAP housing. As a forerunner, a GAP pilot project has been implemented in Abbotsdale to determine its viability.

The number of different topologies of residential units per Swartland settlement is tabulated below.

Town	Res 1		Res 2		Res 4		Gen Res 1	
	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev
Abbotsdale	117	445	3	697	0		0	0
Chatsworth	398	513	5	367	0		0	0
Darling	159	1124	1	1325	0		0	22
Kalbaskraal	59	225	0	281	0		0	0
Koringberg	134	139	0	143	0		0	0
Malmesbury	868	3442	0	1800	0	1934	10	102
Moorreesburg	217	886	30	1649	0		11	99
Riebeek Kasteel	145	426	0	664	0		1	6
Riebeek West	209	420	248	382	0		2	0
Riverlands	3204	40	1	224	0		0	0
Yzerfontein	605	1264	0	0	0		30	67

Table 6: Distribution of Residential Typologies

The following projects are being implemented or land use approval has been obtained or SDPs have been completed.

Being built:

Erf 3715 Moorreesburg, subsidized

Riebeek Kasteel on Portion 11 of Farm 661, subsidized

Subsidized, land use approved:

Erf 3715 Moorreesburg: Phase 1, 115 UISP, Phase 2, 180 UISP, 229 subsidized, 204 walkups, 27 affordable

De Hoop Phase 1 on Ptn 15 of Farm 766 and Portion 1 of Farm 697, Malmesbury, 136 Walk-ups and 311 GAP, 316 subsidized

De Hoop Phase 2 on Ptn 15 of Farm 766 and Portion 1 of Farm 697 and other properties, Malmesbury: 1262 subsidized, 730 walk-ups, 31 UISP, 546 affordable & 7 flats (GR3)

Portion 11 of Farm 661, Riebeek Kasteel, 435 subsidized opportunities

Erven 327 and 326, Riebeek West, 182 subsidized 62 walk-up opportunities

Erven 46, 87, 91, 200, 619, 620 and 621, Kalbaskraal, 134 UISP opportunities

Preliminary SDPs:

Erf 551, Darling, 449 subsidized, 202 walk-ups, preliminary SDP

Erven 7,8,11,21,79,80 and 470, Kalbaskraal, 132 subsidized, 44 Residential, 9 private, preliminary SDP
Erven 551 and 529, Darling, 112 GAP/ private, 21 general residential units, preliminary SDP.

Unconfirmed:

Erven 1323 and 2111, Riebeek Kasteel
Erf 2876, Moorreesburg

Private developments being built:

Erf 4401, Darling, 24 rural residential, 115 Residential Zone 1, 250 units General Residential opportunities
Erf 23 Riebeek West, Private retirement resort (84 group housing, 4 single residential, 48 apartments and 100 townhouse units)
Klipfontein in Malmesbury, Private

Box 1: Projects in the planning phase

The current pipeline provides for 4619 sites and 1983 units and requires R401.8 million. A list of projects over the next 3 years follows:

Model	Settlement	Site	Unit	
FLISP	Abbotsdale	56	15	20/21
FLISP	Darling	36		20/21
UISP	Sibanye Basic Services	115		20/21
UISP	Riebeek Kasteel	435		20/21
Subsidized/ IRDP	Riverlands		15	20/21
Subsidized/ IRDP	Kalbaskraal: Transnet Land	120		20/21
Subsidized/ IRDP	Malmesbury	389	389	20/21
Subsidized/ IRDP	Riebeek West		15	20/21
IRDP Electrification	Riverlands: Erf 7816	42		20/21
UISP	Chatsworth	130		21/22
Subsidized/ IRDP	Kalbaskraal	150		21/22
Subsidized/ IRDP	Malmesbury	346	346	21/22
Subsidized/ IRDP	Moorreesburg-Planning	800		21/22
FLISP	Darling	10		20/22
Subsidized/ IRDP	Kalbaskraal	150		22/23
Subsidized/ IRDP	Malmesbury	350	350	22/23

Subsidized/ IRDP	Darling	300		23+
Subsidized/ IRDP	Kalbaskraal	150		23+
Subsidized/ IRDP	Malmesbury	350	350	23+
Subsidized/ IRDP	Moorreesburg	350	350	23+
Subsidized/ IRDP	Riebeek Kasteel	500		23+
Social Housing	Abbotsdale/Malmesbury	710		23+
		550		23+

Table 7: Swartland housing pipeline 2020 – 2023+, Summary

Land Requirements

The land required for future settlement development, tabulated per housing typology, follows:

Wards	1 & 2 Moo & Kor	3 Rie-W	4 Riv & Cha	5 & 6 Dar & Yze	7 Kal & Abb	8 – 11 Mal	12 Rie- K
Land proposed as per SDF for housing:							
Subsidized	51.64	5.11	81.75	47.06	13.15	153.55	7.04
Affordable/GAP	2.62	8.9	0.49	8.13	16.86	123.40	0
Private	5.87	19.69	3.3	256.81	13.875	461.63	45.3 3
Land (ha) proposed: 5 years	42.8	18.9	27.9	76.7	50.0	201	40.1 5
Land requirements - 5 years	55.64	24.54	36.22	64.65	64.98	261.29	52.2
Land requirements - 20 years	323.8	68.7	122.8	191	106	1313	76.6
Land proposed per SDF	60.13	33.7	85.54	312	43.88	738.58	52.3 7
Oversupply (Shortfall)	(264)	(35)	(37)	121	(62)	(574)	(52)
Total							(875)

Table 8: Land requirements based on the applied growth rate

The immediate housing demand (waiting list) is 14 519, of which the current 5-year project pipeline (2018 -2023) plan is to deliver 4619 serviced sites and 1983 units. The units will address approximately 14% of the demand, while 7344 units and 1094 serviced sites had been delivered by Swartland Municipality over the last 23 years (1997 -2020).

The additional projected housing need in the medium term (5 – 10 years) would be 26 878. In the longer term, 10 – 20 years, the growth rate has to be reconsidered given trends in urbanization and world economics.

The table below summarises the extent of land earmarked for residential development in each settlement for the next 20 years.

Settlement	Extent	Settlement	Extent
Abbotsdale	36.15ha	Moorreesburg	53.44ha
Chatsworth	38.59ha	Riebeek Kasteel	52.37ha
Darling	126.34ha	Riebeek West	33.7ha
Malmesbury	740.13ha	Riverlands	46.95ha
Kalbaskraal	7.36ha	Yzerfontein	185.66ha
Koringberg	6.69ha		

Table 9: Land earmarked for Residential Development, Swartland 2020

Land for future growth is slightly underprovided for by 120ha. While sufficient provision was made in Malmesbury and Darling for future expansion, there is a lack of land in Moorreesburg as per the SDF proposals. This calculation should be confirmed once the Human Settlement Strategy has been confirmed and the number of erven to be developed has been established.

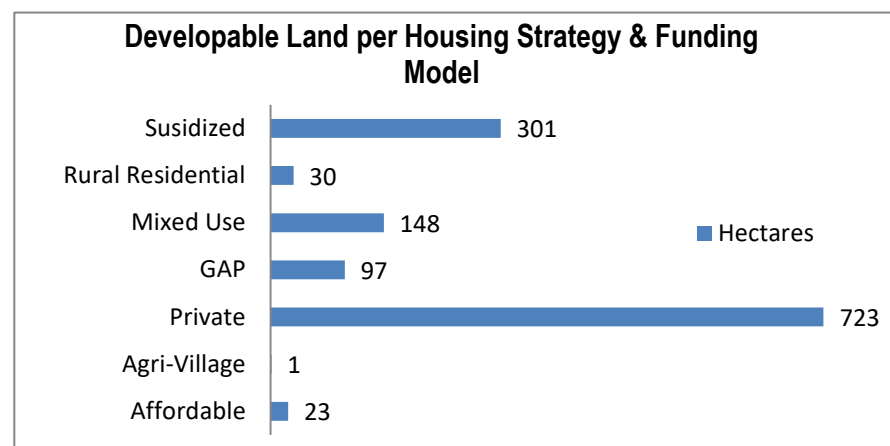
Four population projections were done to determine High and Low Growth Scenarios to determine the year in which more land than allocated in the SDF would be required. Alternatively, the projections determined in which

year bulk services upgrades are required to service future developments. These include projections according to two growth rates i.e. 2011 Census (4.53%), 2017 Municipal Census Survey (4.2%), SDF growth (i.e. population growth as per proposed residential development) and firm development growth (i.e. conservative estimates of proposed development that has finance secured).

The most conservative projections (or the longest period) of the four scenarios for each settlement were used to determine when additional developable land and services capacity are required.

Graph 4 illustrates the extent of land provided for according to each housing funding model over the next 20 years.

The likelihood of housing provision is driven by services capacity. The overview of Swartland's services capacity highlights the financial challenges Swartland will have to address before delivery can take place.



Graph 4: Developable Land per Housing Strategy & Funding Model

A Summary of Wards' 2020 Population, Housing Demand and Availability of Services, follows:

	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10	Ward 11	Ward 12
Towns	Kor & Moo	Moo	Rie-W	Cha & Riv	Yze & Dar	Dar (Ndp)	Kal & Abb	Mal	Mal (Ilg)	Mal	Mal (Saa)	Rie-K
Population	2086 (K)	14508 (M)	392 (On) 6691(RW)	5308 (C) 3939 (R)	1753 (Yz) 1608 (D)	14011(Nd)	6196 (A) 3971 (K)	10994 (M)	50008(II)	See W8	25549 (WB)	1700 (RK) 5375 (E)
Number of households	545 (K)	4820 (M)	132 (On) 1626(RW)	1549 (C) 974 (R)	754 (Yz) 743 (D)	3454 (Nd)	1522 (A) 1085 (K)	2 950 (M)	15221 (II)	See W8	5463 (WB)	664 (RK) 1335 (E)
Population growth rate '11	6.2%	7.2%	4.9%	9.6%	4.6%	4.6%	5.7%	0.5%	15.5%	0.5%	8.9%	4.5%
Waiting list	1415 (Mo) 182 (K)		755	664 (C) 227 (R)	2064 (D) 7 (Yz)		913 (A) 534 (A)	3483 (Ss) 3104 (II)				1171
Existing engineering services												
Lighting	98%	See W1	97%	95%	98%	See W5	97%	98%	See W8	See W8	See W8	99%
Piped potable water	95%	See W1	70%	46%	81%	See W5	64%	89%	See W8	See W8	See W8	54%
Sewerage	85%	See W1	62%	49%	72%	See W5	67%	98%	See W8	See W8	See W8	60%
Infrastructure Status quo in settlements												
Electricity supply	Adequate	Adequate	Limited	Adequate	Adequate	Adequate	Adequate	Making provision	Upgrade Required	Making provision	Upgrade Required	Limited
Bulk water supply	Sufficient, no extension capacity	Sufficient, no extension capacity	Sufficient, no extension capacity	Require new pumping gear	Sufficient, no extension capacity	Sufficient, no extension capacity	Sufficient, no extension capacity	New reservoir	New reservoir	New reservoir	New reservoir	Sufficient, no extension capacity
Sewerage	Over-loaded	Insufficient	Sufficient	Upgrade required	None & Require Upgrade	Require Upgrade	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient
Wards: highest need for services	High	High	High	Very High	High	High	Medium	Low	Medium	Low	Medium	High

Table 10: Summary of Swartland Wards Population Statistics, Housing Demand and Availability of Services (2011)

An overview of housing provision to households with an income of less than R15 001 in the Swartland settlements follows in table 11.

The table reflects per typology, housing:

a) Planned and for which funding has been secured (Provision) as per approved housing pipeline and also expressed as a percentage of the Backlog (BL),

b) Remaining on the waiting list (Demand),

c) Needed and expressed as growth projected (as per Census 2011 growth rates) having secured provision deducted. The demand for subsidized housing in Abbotsdale, Darling, Kalbaskraal, Koringberg and the Riebeek Valley is not met. However, the shortfall in Abbotsdale is made good in Malmesbury. The need for GAP housing in Chatsworth and Darling is not met. When considering the need for subsidized and GAP housing, it is not met in all the Swartland settlements.

Yet overall, Swartland provided only slightly fewer houses than the demand for housing, as 14 111 units are being provided while 14 519 households are registered on the waiting list. Malmesbury, Abbotsdale, Kalbaskraal and Moorreesburg are the best prepared to supply in the demand according to the Settlement Readiness Ranking.

Potential units & units needed till 2025												
Settlement	Subsidized				UISP/ Social Housing				GAP			
	As per pipeline (Provision)	% of BL	Waiting List Demand Balance	Need Growth	As per pipeline (Provision)	% of BL	Waiting List Demand Balance	Need Growth	As per pipeline (Provision)	% of BL	Waiting List Demand Balance	Need Growth
Abbotsdale	224	25	(689)	Incl Mal	-0	0-	0-	Incl Mal	416	120.6	71	Incl Mal
Chatsworth	1524	230	860	2050	0	0	(130)	0	46	47	(14)	799
Darling	1882	91.2	(182)	1407	0	0	0	0	203	32.7	(419)	1152
Kalbaskraal	183	34.3	(351)	491	0	0	00	0	5	0	5	163
Koringberg	34	19.7	(148)	259	0	0	0	0	68	0	68	156
Malmesbury	7169	108.8	582	24396	0	0	0	0	6628	346.3	5270	8616
Moorreesburg	2032	143.6	617	3028	Incl Subsi	0	(115)	0	0	0	0	2594
Riebeek Kasteel	282	24.1	(889)	1346	0	0	(435)	0	0	0	0	827
Riebeek West	204	27.1	(551)	Incl Kast	0	0	0	Incl Kast	190	0	190	Incl Kast
Riverlands	576	253.7	349	Incl Chats	0	0	0	Incl Chats	0	0	0	Incl Chats
Yzerfontein	0	0	(7)	0	0	0	0	0	0	0	0	0
TOTAL	14110		(409)	33153	0	0	(680)	0	7556	0	5171	14583
Need Subsidized & UISP from 2011 - 2025					33 153		Need GAP from 2011 - 2025				14 583	
Subsidized supplied 2011 – 2020					14 110		GAP to be supplied 2014 – 2025				7 556	
Shortfall					19 043		Shortfall				7 072	

Table 11: Need, Demand and Provision till 2025 Overview, Swartland

Contents

.....	1
<u>1 Human Settlement Planning & Development Context</u>	<u>1</u>
1.1 HSP Legal and Policy Frameworks.....	1
1.2 Legal Mandate of the Municipality	2
<u>2 Demographic Assessment.....</u>	<u>3</u>
2.1 Need: Current Swartland population and per settlement.....	3
2.2 Need: Estimated future population-based on established population growth rate segmented by household income profile.....	5
<u>3 Human Settlement Status Assessment</u>	<u>9</u>
3.1 Urban Settlements	9
3.2 Informal Settlements: Assessment & Categorization	14
3.3 Inhabitants in Transition	14
3.4 Farm Workers	15
3.5 Current projects	15
3.6 Land Asset Register and mapping.....	15
3.7 Land identified for mixed, Greenfields & Brownfields	16
3.8 Human Settlement sustainable SWOT assessment	16
3.9 Institutions involved in housing delivery (different market sectors).....	20
<u>4 Municipal-Specific Housing Demand.....</u>	<u>21</u>
4.1 Current and future households by income and affordability ...	21
4.2 Current assessed housing backlog	25
4.3 Future Demand Projection (Assessment of Municipal specific housing need).....	25
4.4 Future Need projections	27
<u>5 Key Human Settlement Challenges</u>	<u>30</u>
5.1 Key Human Settlement Challenges: Demand, Need and Supply 30	
5.2 Strategic direction for Human Settlement Development	30
<u>6 Municipal HSP Vision Statement.....</u>	<u>31</u>
6.1 Long term Human Settlement development vision aligned with 31	
6.2 Long term 20 year sustainable HS goal aligned with IDP and SDF vision 32	
6.3 Municipal roles and responsibilities.....	32
<u>7 HS Objectives and Strategies.....</u>	<u>32</u>
7.1 Spatial Transformation Objectives.....	32
7.2 Strategic areas for Human Settlement Development.....	34
<u>8 HSP Portfolio of Projects</u>	<u>37</u>
8.1 Services Availability.....	37
8.2 Roads and Transport infrastructure.....	41

8.3	Social Facilities	41	9.4.3	Darling	51
9	<u>Scheduled Projects over 20-year time frame</u>	41	9.4.4	Kalbaskraal	52
9.1	Scheduled projects over 5 years: UISP, Subsidized, GAP, Social Housing and Rural Housing	41	9.4.5	Koringberg	53
9.1.1	PHDA projects	42	9.4.6	Malmesbury	54
9.2	Scheduled projects over 20 years: UISP, Subsidized, GAP, Social Housing and Rural Housing	42	9.4.7	Moorreesburg	56
9.3	Schedule of Projects	43	9.4.8	Riebeek Kasteel	57
9.3.1	Abbotsdale	43	9.4.9	Riebeek West	57
9.3.2	Chatsworth	43	9.4.10	Riverlands	59
9.3.3	Kalbaskraal	44	9.4.11	Yzerfontein	60
9.3.4	Koringberg	44	9.5	Additional social Facilities	61
9.3.5	Darling	45	9.5.1	Abbotsdale	61
9.3.6	Malmesbury	45	9.5.2	Chatsworth	61
9.3.7	Moorreesburg	46	9.5.3	Darling	61
9.3.8	Riebeek Kasteel	47	9.5.4	Kalbaskraal	62
9.3.9	Riebeek West	47	9.5.5	Koringberg	62
9.3.10	Riverlands	48	9.5.6	Malmesbury	62
9.3.11	Yzerfontein	48	9.5.7	Moorreesburg	62
9.4	Development Readiness: Swartland	49	9.5.8	Riebeek Kasteel	62
9.4.1	Abbotsdale	49	9.5.9	Riebeek West	63
9.4.2	Chatsworth	50	9.5.10	Riverlands	63
			9.6	Development Readiness Ranking	63
			10	<u>HSP Implementation Pipeline</u>	64

11 Enabling Actions	65
11.1 Financial Management Instruments and Implementation Strategy	65
11.2 Programme of required implementation activities (3-5 year detailed and longer-term indicative)	66
11.3 Linked to a list of funding requirements per financial year	67
12 Conclusion	lxix
Addendums	70
Addendum A: Backyard Dwellers & Second Dwellings	70
Addendum B: Growth Projections	71
Addendum C: Swartland SDF Development Proposals per town	79
Addendum D- Calculations for ranking sites according to the amenities provided	91
Addendum E: Comparison of HSP Guidelines with Swartland HSP 2017 – 2022	93

List of Graphs:

Graph 1: Housing funding model per Swartland Wards, 2011	ii
Graph 2: Migration in Swartland, 2017 (Municipal Census Survey, 2016)	iii
Graph 3: Farmworker vs within and between settlement migration, Swartland, 2017	iv
Graph 4: Developable Land per Housing Strategy & Funding Model	viii
Graph 5: Swartland Population, 2020	3

Graph 6: Population Projections per Ward (as per individual settlement growth rate) 2001 - 2011	3
Graph 7: Households in 2011 and 2020 per Swartland Settlement (Source StatsSA 2011)	4
Graph 8: Monthly Household Income, Swartland (StatsSA 2011)	5
Graph 9: Swartland Employment Status of Working Age Population (StatsSA 2011)	5
Graph 10: Migration in Swartland, 2017 (Municipal Census Survey, 2016)	12
Graph 11: Farm worker vs within and between settlement migration, Swartland, 2017	12
Graph 12: Housing funding model per Swartland Wards, 2011	13
Graph 13: Developable Land per Housing Programme & Funding Model	16
Graph 14: Swartland Zoned Land Target	17
Graph 15: Dwelling types, 2001 and 2011 (StatsSA, Ward Data 2001 and 2011)	21
Graph 16: Tenure Status in Swartland, 2011	21
Graph 17: Housing Typologies needed	29
Graph 18: Developable Land per Housing Strategy & Funding Model	42

List of Figures:

Figure 1: Urban and Rural population distribution and Growth Wards, 2011	4
Figure 2: Marriageable-age population growth trends for Riebeeck Kasteel, Riebeeck West, Moorreesburg and Koringberg	6
Figure 3: Marriageable-age population growth trends per small area for Malmesbury, Abbotsdale and Kalbaskraal	7

Figure 4: Marriageable-age population growth trends per small area for Darling, Chatsworth and Yzerfontein.....	8
Figure 5: Settlement Density Distribution	11
Figure 6: SWOT assessment summary, Swartland.....	20
Figure 7: Households per Income Category: Riebeek Kasteel, Riebeek West, Moorreesburg and Koringberg	22
Figure 8: Households per Income Category: Darling, Chatsworth and Yzerfontein.....	23
Figure 9: Households per Income Category: Malmesbury, Abbotsdale and Kalbaskraal.....	24
Figure 10: Growth Projections 2018-2039, Swartland.....	28
Figure 11: Catalytic Development, De Hoop.....	35
Figure 12: Swartland Settlements in need of Amenities & Community Services	41
Figure 13: Abbotsdale SDF Residential Proposal Maps	43
Figure 14: Chatsworth SDF Residential Proposal Maps	43
Figure 15 : Kalbaskraal SDF Residential Proposal Maps	44
Figure 16: Koringberg SDF Residential Proposal Maps	44
Figure 17: Darling SDF Residential Proposal Maps	45
Figure 18: Malmesbury SDF Residential Proposal Maps	45
Figure 19: Moorreesburg SDF Residential Proposal Maps	46
Figure 20: Riebeek Kasteel SDF Residential Proposal Maps	47
Figure 21: Riebeek West SDF Residential Proposal Maps	47
Figure 22: Riverlands SDF Residential Proposal Maps	48
Figure 23: Yzerfontein SDF Residential Proposal Maps	48
Figure 24: Abbotsdale high potential areas.....	50
Figure 25: Chatsworth high potential areas.....	51
Figure 26: Darling high potential areas.....	52
Figure 27: Kalbaskraal high potential areas.....	53

Figure 28: Koringberg high potential areas.....	54
Figure 29: Malmesbury high potential areas	55
Figure 30: Moorreesburg high potential areas	56
Figure 31: Riebeek Kasteel high potential areas	57
Figure 32: Riebeek West high potential areas	58
Figure 33: Riverlands high potential areas.....	59
Figure 34: Yzerfontein high potential areas.....	60

List of tables:

Table 1: Alignment of HSP and SDF Strategies.....	ii
Table 2: Waiting list as per Swartland Municipality, 2020.....	iii
Table 3: Non-Primary/ Alternative Forms of Accommodation per Ward ...	iv
Table 4: Housing programmes, Erf size standards and Income Categories v	
Table 5: Housing Units and Service Sites Provided per Swartland Settlement.....	vi
Table 6: Distribution of Residential Typologies.....	vi
Table 7: Swartland housing pipeline 2020 – 2023+, Summary	vii
Table 8: Land requirements based on the applied growth rate	vii
Table 9: Land earmarked for Residential Development, Swartland 2020.....	viii
Table 10: Summary of Swartland Wards Population Statistics, Housing Demand and Availability of Services (2011).....	viii
Table 11: Need, Demand and Provision till 2025 Overview, Swartland	ix
Table 12: HS supply legislation and frameworks	1
Table 13: HS need and demand legislation and frameworks	1
Table 14: Spheres of Government: Settlement Making Responsibilities...	2
Table 15: Swartland Population and Households 2011 (Source: StatsSA, 2011) Historic population growth rates:	4

Table 16: Role, economic base and locational advantage of Swartland Settlements (Source: Swartland SDF 2019)	9
Table 17: Swartland Municipality: Growth potential per settlement.....	10
Table 18: Distribution of Residential Typologies	10
Table 19: Non-Primary/ Alternative Forms of Accommodation per Ward	14
Table 20: Swartland housing pipeline 2020 – 2023+, Summary.....	16
Table 21: Mixed Use Area: Greenfields and Brownfields as per SDF.....	16
Table 22: Swartland Infrastructure Status Quo	18
Table 23: Social Amenities required in Swartland Settlements.....	19
Table 24: Waiting list as per Swartland Municipality, 2020.....	25
Table 25: Housing Units and Service Sites Provided per Swartland Settlement	25
Table 26: Housing programmes, Erf size standards and Income Categories	26
Table 27: Land requirements based on the applied growth rate	26
Table 28: Swartland Growth Scenarios	27
Table 29: Key Swartland Human Settlement Strengths, Opportunities, Weaknesses and Threats	30
Table 30: Alignment of HSP and SDF Strategies	31
Table 31: SDF Spatial Objective 2.....	31
Table 32: SDF & IDP aligned Spatial Transformation Objectives	33
Table 33: Proposed densification targets for Swartland settlements	33
Table 34: SDF & IDP aligned spatial Integration strategies.....	33
Table 35: Mixed use areas per Swartland settlement	34
Table 36: Strategic Areas for Settlement Making	36
Table 37: Bulk Water Supply, Capacity and Reticulation within the Swartland Municipal Area, 2020.....	38
Table 38: Sewerage Management, Swartland Municipal Area, 2020.....	39

Table 39: Electricity Supply and Reticulation, Swartland Municipal Area, 2020.....	40
Table 40: Summary of Swartland Wards Population Statistics, Housing Demand and Availability of Services (2011).....	40
Table 41: Transport Infrastructure and Public Transport Needs	41
Table 42: Housing projects per programme (funding model)	42
Table 43: Land earmarked for Residential Development, Swartland 2020	42
Table 44: Abbotsdale available land for Residential Development	43
Table 45: Chatsworth available land	43
Table 46: Kalbaskraal available land	44
Table 47: Koringberg available land	44
Table 48: Darling available land	45
Table 49: Malmesbury available land	46
Table 50: Moorreesburg Available land	46
Table 51: Riebeek Kasteel available land	47
Table 52: Riebeek West available land	48
Table 53: Riverlands available land	48
Table 54: Yzerfontein available land	49
Table 55: Abbotsdale Development Readiness	49
Table 56: Chatsworth Development Readiness	50
Table 57: Darling Development Readiness	51
Table 58: Kalbaskraal Development Readiness	Error! Bookmark not defined.
Table 59: Koringberg Development Readiness	53
Table 60: Malmesbury Development Readiness.....	55
Table 61: Moorreesburg Development Readiness	56
Table 62: Riebeek Kasteel Development Readiness	57
Table 63: Riebeek West Development Readiness.....	58

Table 64: Riverlands Development Readiness.....	59
Table 65: Yzerfontein Development Readiness	60
Table 66: Ranking Scale & Weights.....	61
Table 67: Abbotsdale Residential Sites' Ranking	61
Table 68: Chatsworth Residential Sites' Ranking	61
Table 69: Darling Residential Sites' Ranking	61
Table 70: Kalbaskraal Residential Sites' Ranking	62
Table 71: Koringberg Residential Sites' Ranking	62
Table 72: Malmesbury Residential Sites' Ranking	62
Table 73: Moorreesburg Residential Sites' Ranking	62
Table 74: Riebeek Residential Site's Ranking.....	63

Table 75: Riebeek West Sites' Ranking	63
Table 76: Riverlands Sites' Ranking.....	63
Table 77: Approved Human Settlement Pipeline 2020 – 2023+	64
Table 78: Housing funding models applied in Swartland.....	65
Table 79: Projects to be implemented in next 3-5 years	66
Table 80: Funding Requirements per Financial Year.....	68
Table 81: Need, Demand and Provision till 2025, Overview, Swartland	Error! Bookmark not defined.

1 Human Settlement Planning & Development Context

Swartland Municipality committed to the following three strategies to deliver on their settlement making mandate:

S1: Responding to demand over the whole spectrum of income groups

S2: Enhancing settlement integration and economic mobility

S3: Delivering according to corporate capabilities

1.1 HSP Legal and Policy Frameworks

The following national, provincial and local laws and frameworks apply to the Supply-side of this mandate:

Swartland HSP Strategy	S3: Delivery according to corporate capabilities
Social Housing Act	Defines functions of spheres of government
Housing Act	Local government functions – securing land, infrastructure and services
Municipal Systems Act	Requires forward planning: IDP & Sector plans - HSP
Municipal Finance Act	Requires budget for human settlement making – implement projects
SPLUMA (2013)	<u>Good administration:</u> Sector Inputs & Integrated development Approach I <u>Efficiency:</u> Optimise existing Resources & Infrastructure
IDP (2017-2022)	Balance between nonpaying and paying households. All resources are harnessed sustainably

Table 12: HS supply legislation and frameworks

Concerning the Need and Demand side of the Mandate the following international, national, provincial and local laws and policies apply to Swartland human settlement planning and strategies:

Swartland HSP Strategy Acts & Policies	S1: Responding to demand over the whole spectrum of income groups	S2: Enhancing settlement integration and economic mobility.
SDGs 2016	Sustainable Cities & Communities	Reduce inequality
RSA Constitution	Citizen's right to housing	
SPLUMA (2013)	<u>Spatial Justice:</u> Improve Access to Land; Security of Tenure. <u>Resilience:</u> Protect Communities against impact of Economic & Environmental Shock	<u>Spatial Sustainability:</u> Develop in Sustainable Locations; Equitable Land Markets
BNG (2004):	Promoting ownership; Accelerate housing delivery	Housing delivery through integrated sustainable human settlements
NDP (2011)	Improving Infrastructure	Inclusive and integrated rural economy; Reversing spatial effects of apartheid; Building safer communities
IUDF (2016)	Efficient land governance & management	Integrated urban planning - sustainable human settlements
Living Cape (2017):	Housing and land	Social and economic services; Networked infrastructure; Communities and social fabric.
PSDF	PS3: Land uses to regenerate and revitalize settlements; Functional integration and mixed uses. PS5: Align Housing delivery with Integration and Social Housing Restructuring Zones	PS1: Smart growth & enhance the sense of place: efficient use of land, contain urban sprawl, prioritise infill, intensification and redevelopment in settlements
IDP (2017-2022)	Whole spectrum of government subsidised housing; Same quality of service for all; All and poor access quality basic services	Safe, healthy, livable and sustainable communities and neighbourhoods; Increase access to urban amenities, work, schools, clinics, parks, etc.
MSDF (2017 2022)	Objective 2: Proximate convenient and equal access - areas for public and private residential development	Objective 3: Facilitate smart growth – provide safety and security, social infrastructure and services

Table 13: HS need and demand legislation and frameworks

The detail of the legal mandate of municipalities is outlined in the section to follow.

1.2 Legal Mandate of the Municipality

According to the **Local Government Municipal Finance Act, Act 56 of 2003**, national and provincial governments must support local municipalities, providing necessary funding commitments and information to plan ahead. Similarly, municipalities' mandate to spend money on capital projects is permissible only if:

- The money for the project has been appropriated in the capital budget
- The project has been approved by Council and
- The sources of funding have been considered, are available and have not been committed for other purposes.

The Act requires a prudent budget and fiscal management from municipalities. Thus National Treasury monitors municipal budget compliance i.e. revenue collection, borrowing and expenditure.

The above legislation results in channelling the funding for human settlement making from the national government via the provincial government to municipalities. Municipalities implement the various projects to affect the constitutional right of South African citizens and to give effect to the Social Housing Act, Act 107 of 1997. The Social Housing Act allocates the following functions to the different levels of government:

Levels:	Functions:
National Government	<ul style="list-style-type: none"> ▪ Human settlement strategies, subsidies and programmes ▪ National norms and guidelines ▪ Financial allocations to provinces

Provincial Government	<ul style="list-style-type: none"> ▪ Provincial strategy, norms and guidelines ▪ Technical guidance & support ▪ Financial allocation to municipalities
Local Government	<ul style="list-style-type: none"> ▪ Implementation of HSP projects and housing delivery ▪ Obtain other sources of funding ▪ Support to communities
Communities	Asset management: <ul style="list-style-type: none"> ▪ Responsible ownership incl. payment of levies and taxes ▪ Home maintenance (own resources) ▪ Home improvements (own resources) ▪ Succession

Table 14: Spheres of Government: Settlement Making Responsibilities

The provincial Department of Human Settlements (DoHS) must ensure that delivery targets are met and grant funds are spent in accordance with national and provincial policy. Funds are only released to municipalities on receipt of funding applications consistent with funding conditions and included in the municipal IDP and HSP.

It is the purpose of the HSP to ensure that DoHS requirements for funding can be met and sets out the requirements that individual projects identified in the HSP still need to fulfil to be project ready to qualify for funding.

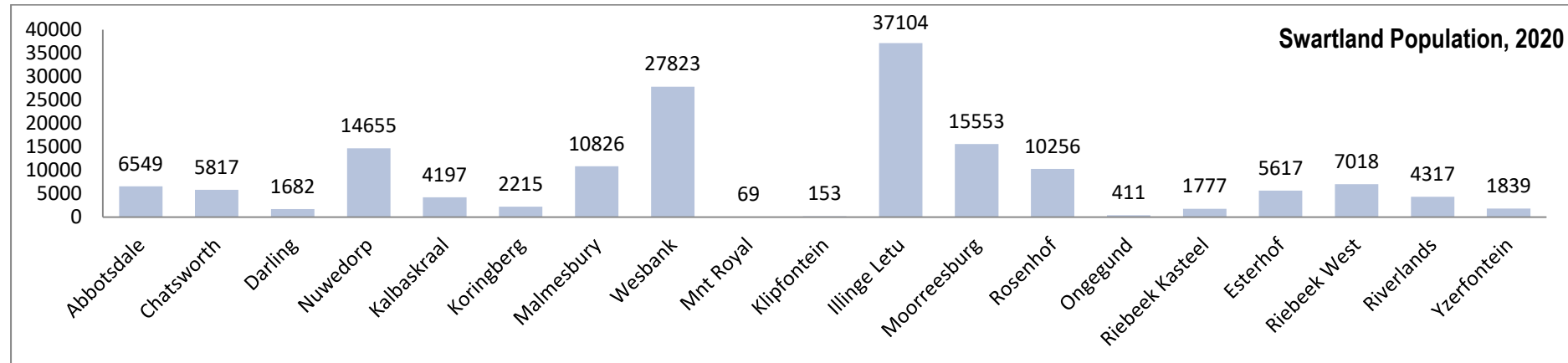
The 5-year **Swartland Integrated Development Plan (2017 – 2022)** includes the municipal wide strategy, priorities, financial implications and implementation thereof. It reflects and guides the delivery of its all-encompassing development strategy including settlement making and delivery of housing.

2 Demographic Assessment

2.1 Need: Current Swartland population and per settlement

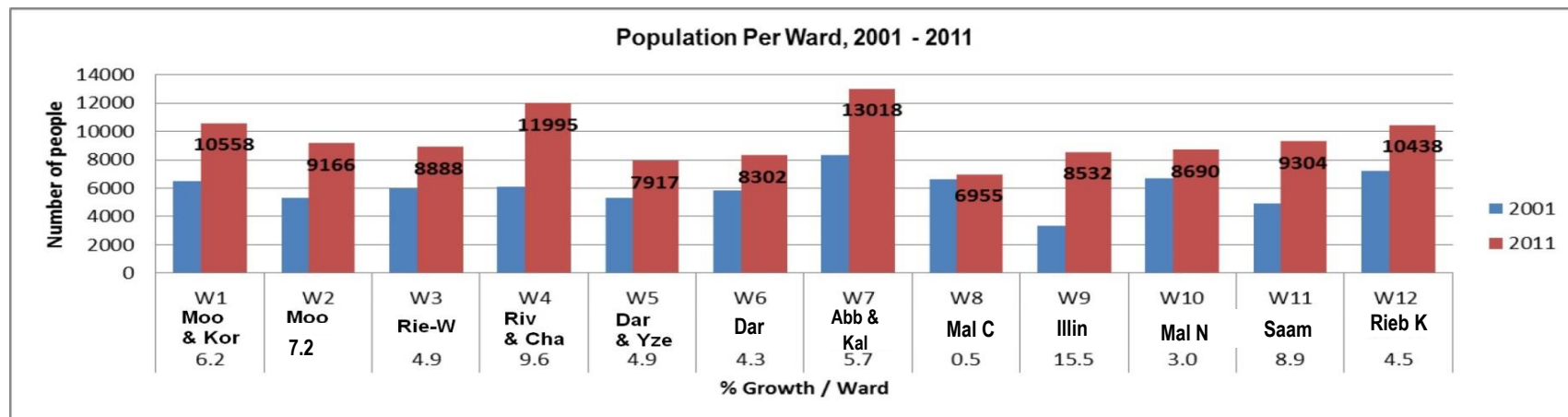
Current population

The population in 2020, 147 225 people, was calculated by applying the 2011 small area growth rates. Only the growth rate of Ward 9 was adjusted down.



Graph 5: Swartland Population, 2020

Current (2020) households based on 2011 Census population growth rate of individual settlements (see graph below): In 2020 there are 39 929 households (average household size of 3.5 people) and 147 227 people in the Swartland projected by applying the individual settlement and precincts or small area growth rate.



Graph 6: Population Projections per Ward (as per individual settlement growth rate) 2001 - 2011

2011 Population

A total number of 29 324 households were living in the municipal area in 2011 (Census 2011). Out of the total population of 113 762 people, 81 504 (72%) lived in urban areas while 32 258 (28%) resided in rural areas. The community profile of the Swartland, (including population total and growth rate from the 2016 Community Survey) is tabulated below.

Population 2011 2016	Total Population	113 782	133 762
	Population Growth Rate	4.56%	3.29%
	15-64 years of age	87 631 (70%)	
Households 2011	Number of Households	29 324	
	Average Household Size	3.9	
	Female-Headed Households	8 384 (29%)	
	Housing Owned / Paying off	15 337 (52%)	
	Formal Dwellings	26 068 (91%)	

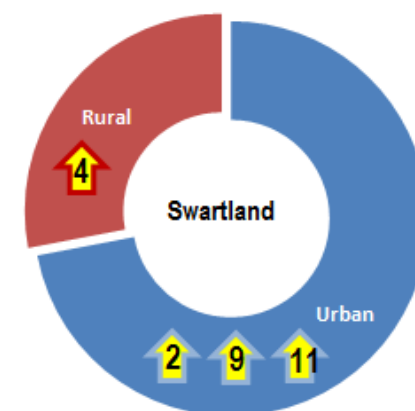
Table 15: Swartland Population and Households 2011 (Source: StatsSA, 2011)

Historic population growth rates:

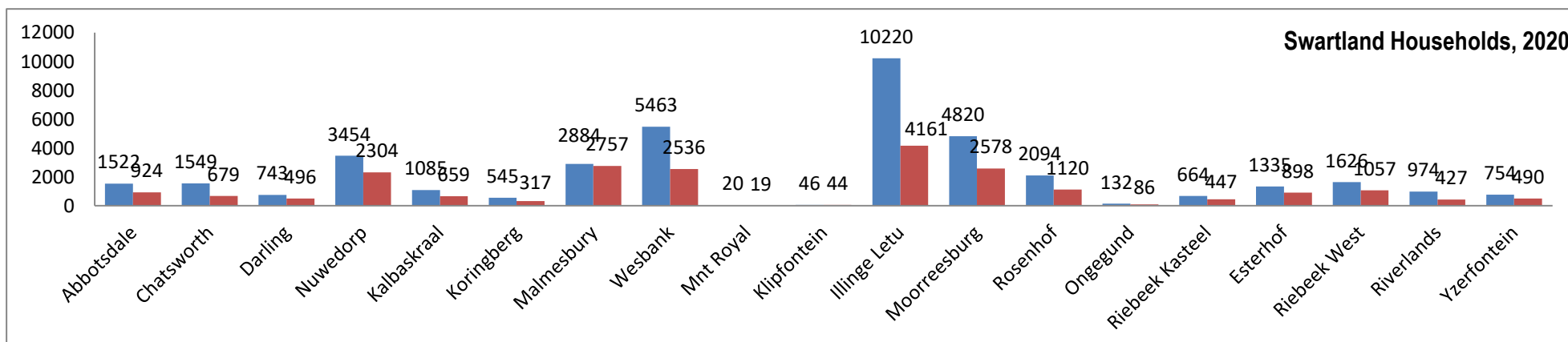
The growth rate was 4.56% over the ten year period of 2001 to 2011 (StatsSA, 2011). Applying the same growth rate for the following 20 years, the population would increase to 277 529 (nearly two and a half times the

current population) by 2031. According to StatsSA's Community Survey, 2016, the Swartland population increased by 17.5% from 113 762 residents in 2011 to 133 762 residents in 2016, an average annual growth of 3.3% for those five years.

Figure 1: Urban and Rural population distribution and Growth Wards, 2011



The highest growth rates (7.2% to 15.15%) are evident in wards 2, 4, 9 and 11. Wards 2 (Mooreesburg-7.2%), 9 (Ilinge Lethu-15.5%) and 11 (Saamstaan – 8.9%) are urban-based while Ward 4 (Riverlands and Chatsworth-9.6%) is rural. In Ward 1 (Part of Moorreesburg and rural surroundings), Ward 3 (Riebeeck West), Ward 5 (Yzerfontein & Darling), Ward 6 (a portion of Darling & its rural surroundings), Ward 7 (Kalbaskraal), and Ward 12 (Riebeeck Kasteel) there is an average growth rate of 4% to 6.2%. Wards 8 and 10 reflect growth rates of less than 1%.

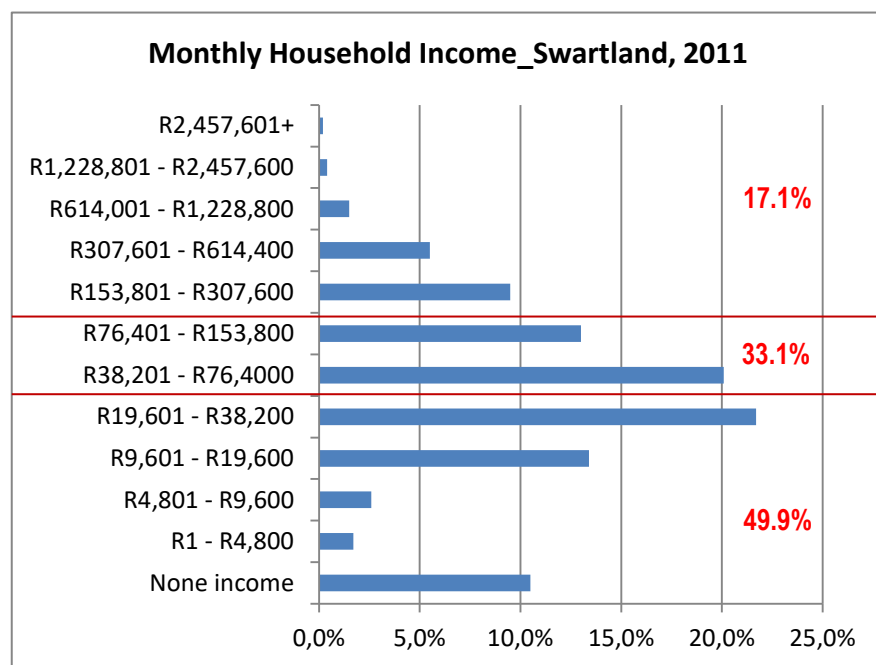


Graph 7: Households in 2011 and 2020 per Swartland Settlement (Source StatsSA 2011)

2.2 Need: Estimated future population-based on established population growth rate segmented by household income profile

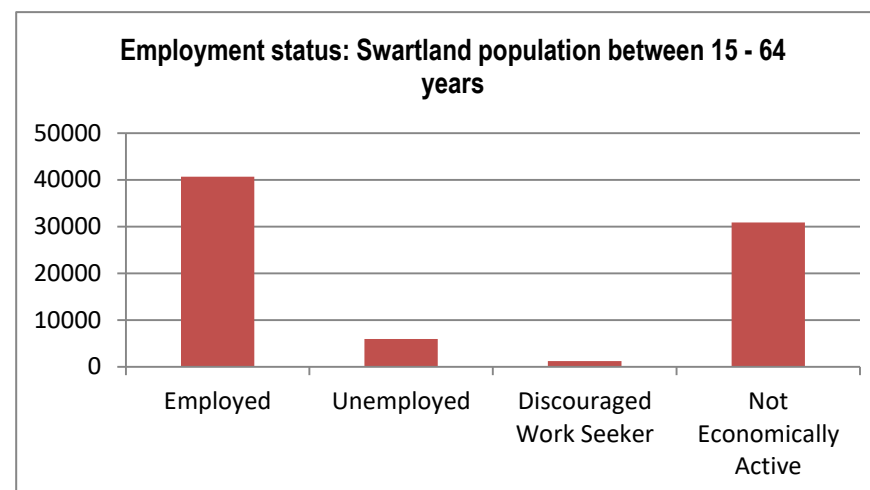
Income (Socio-Economic Assessment)

According to StatsSA, 2011 half (49.8% or 14 603) of the households within the municipal area earned less than R3 500 per month and qualify for subsidized housing and indigent services provision.



Graph 8: Monthly Household Income, Swartland (StatsSA 2011)

More than half (52%) of the working-age (15 -64) Swartland population are employed, 39% are not economically active while 8% are unemployed and 2% are discouraged work-seekers. The unemployment rate is 12.7% according to StatsSA, 2011 and the youth unemployment rate is 17.9%



Graph 9: Swartland Employment Status of Working Age Population (StatsSA 2011)

Future population-based on marriageable-age population growth trends:

The figures to follow provide a bird's eye view of the marriageable-age population trends and its impact on population growth per small area in Swartland settlements for the longer term (fifteen years). These internal growth rates highlight that Ongegund, Riebeek West and Koringberg most likely will experience an increase in population, as would Nuwedorp in Darling, Chatsworth, Riverlands, Mount Royal and Abbotsdale. Note that nearly a third (28.5%) of the households in Swartland are female-headed households.

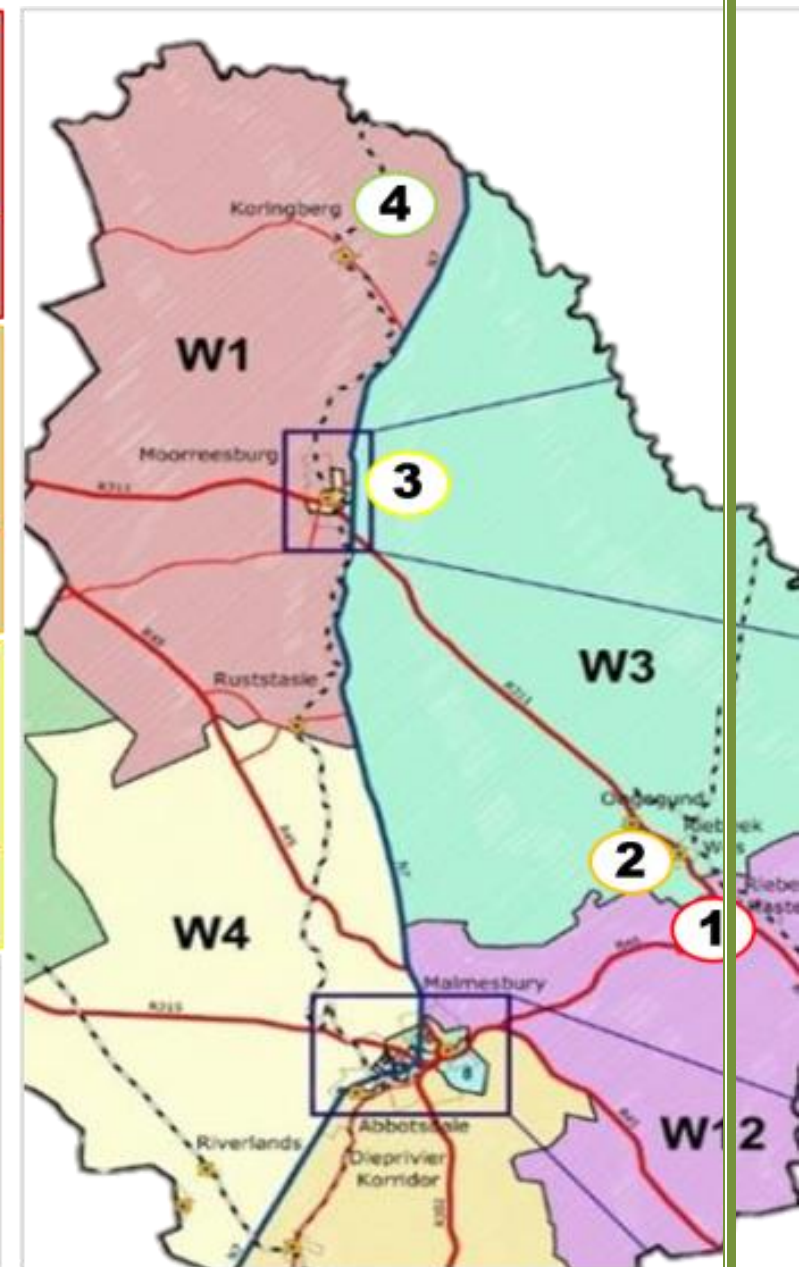
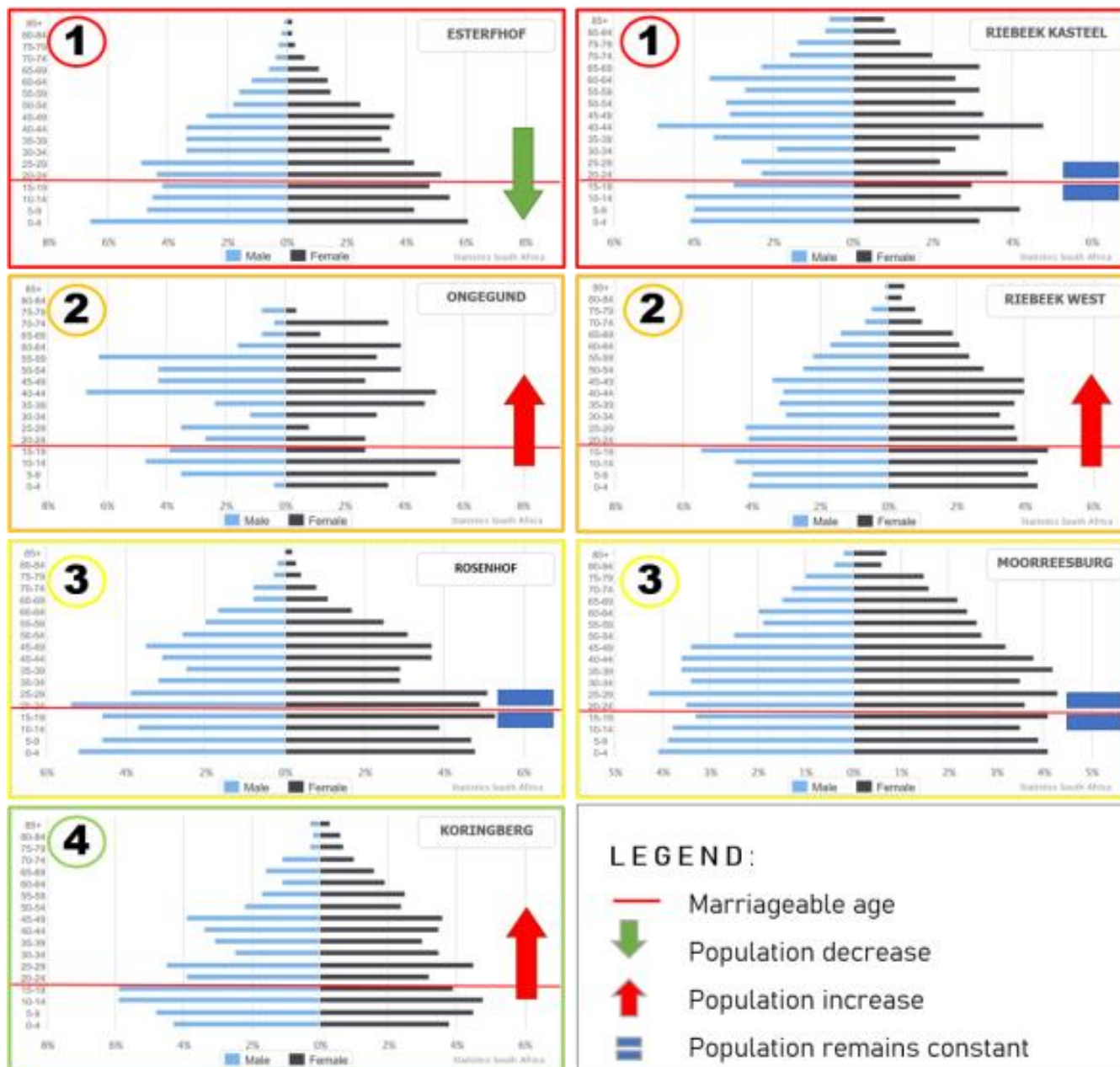


Figure 2: Marriageable-age population growth trends for Riebeeck Kasteel, Riebeeck West, Moorreesburg and Koringberg

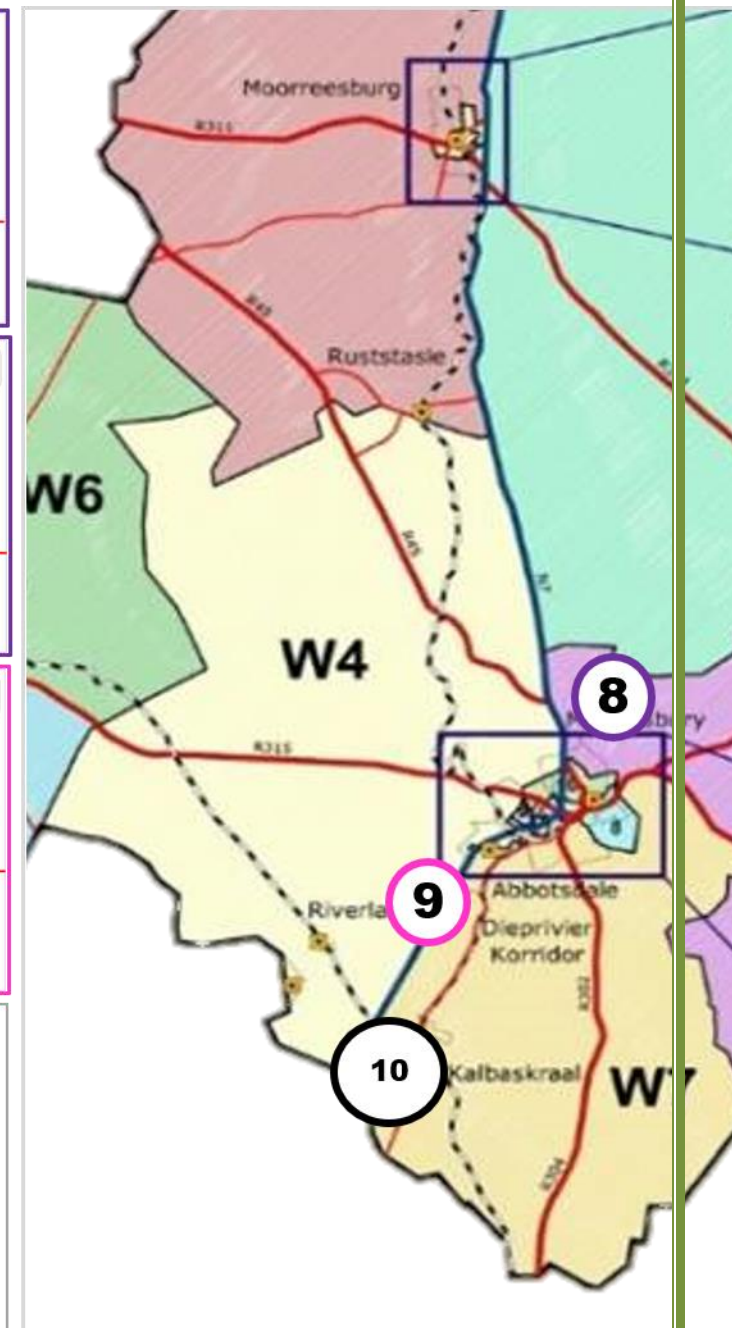
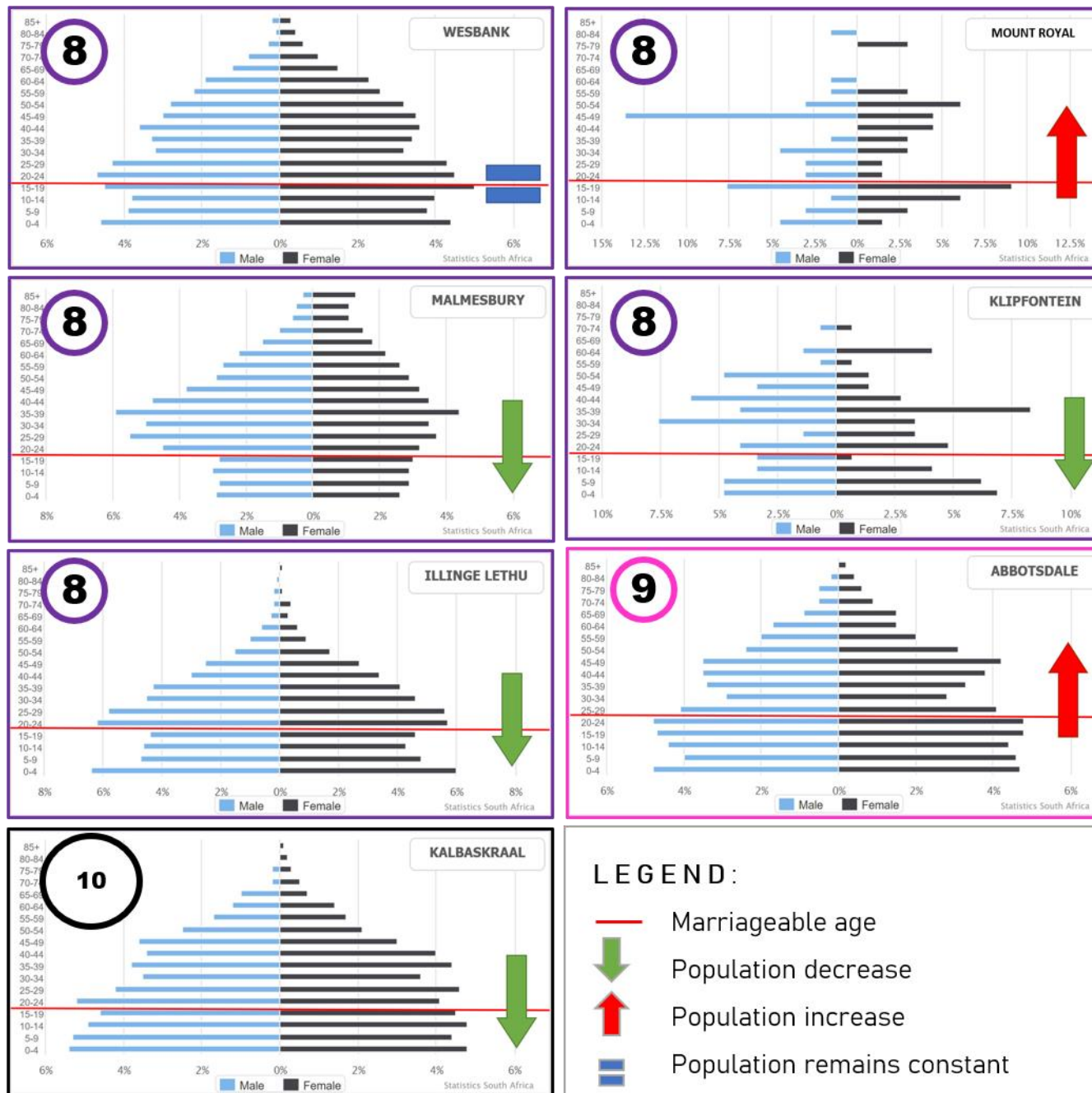


Figure 3: Marriageable-age population growth trends per small area for Malmesbury, Abbotsdale and Kalbaskraal

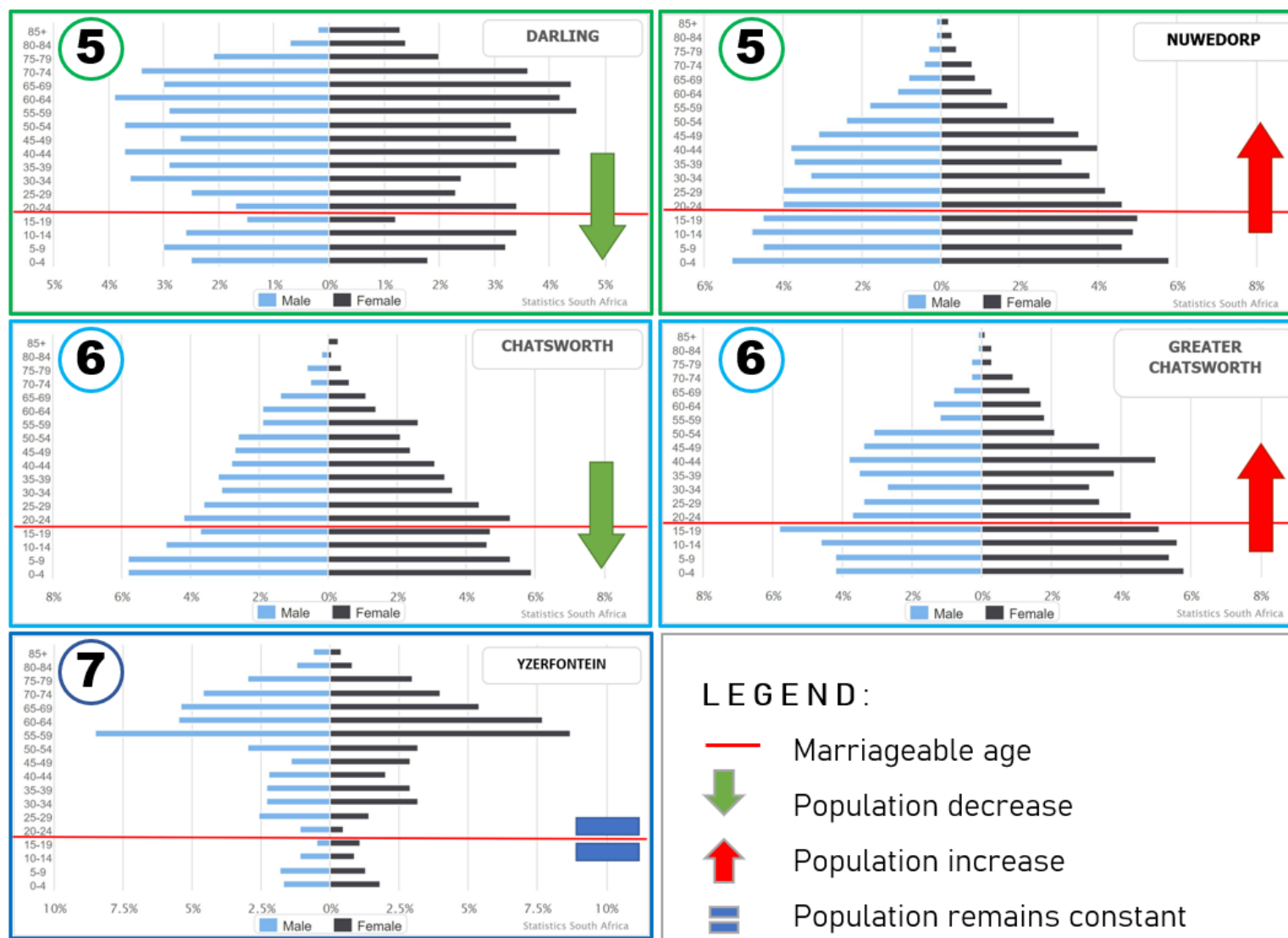


Figure 4: Marriageable-age population growth trends per small area for Darling, Chatsworth and Yzerfontein

3 Human Settlement Status Assessment

3.1 Urban Settlements

Settlement identity and economy

The economy of the Swartland municipal area is diversified with the four main sectors contributing to the economy being manufacturing, financial and property services, agriculture and wholesale and retail trailed by Government services as the fifth biggest contributor.

The Swartland municipal area has 13 settlements having each a role, an economic base and locational advantages:

Settlement	Identity	Economy	Locational Advantage
Malmesbury/Abbotsdale	Breadbasket of the Western Cape	Regional & Administrative Centre, Church town & settlement	N7 transport service centre & Railway connection; proximity to Cape Town
Moorreesburg	Swartland grain centre	Agricultural Service Centre	Railway connection
Darling	Kaleidoscope of agriculture, art and flowers	Tourism and Rural Residential	Railway connection
Riebeek Kasteel	Cultural heritage, scenic landscape and agri-tourism	Rural Residential and Tourism	Regional connection between interior and coast (proposed IDZ)
Riebeek West		Agriculture Service Centre	

Settlement	Identity	Economy	Locational Advantage
		and Tourism	
Ongegund	Mining town	Mining	
Yzerfontein	Coastal recreation	Tourism	Coastal town
Koringberg	Small Swartland settlement amid scenic landscape	Rural residential	Remote yet accessible via N7
Kalbaskraal	Symbiotic metropolitan lifestyle	Residential	Railway connection Proximity to N7
Chatsworth	Residential town	Residential	Proximity Cape Town
Riverlands	Residential town	Residential	Proximity Cape Town
Ruststasie	Rural node and agri-village	Residential	Proximity to N7

Table 16: Role, economic base and locational advantage of Swartland Settlements (Source: Swartland SDF 2019)

Towns with regional roles and locational advantages have the highest potential for future growth and to sustain such growth. Such towns are according to national and provincial policy ideal for subsidised housing developments. According to the above table, Malmesbury, as well as Abbotsdale and Moorreesburg, should be priority settlements for future settlement development and in particular subsidized housing.

Settlement Growth Potential

The Western Cape Growth Potential Study of Towns in the Western Cape (2014) identified Malmesbury as having a very high growth potential and identified four more settlements as having high growth potential.

Key: Low= Low, M= Medium, H=High, VH=Very High	Human Capital	Economic	Physical or Natural	Infra-structure	Institutional	Combined
Malmesbury (W 8-11)/ & Abbotsdale (W 7)	M	M	VH	VH	H	VH
Moorreesburg (W 2)	H	L	M	VH	H	H
Darling (W 5 & 6)	M	L	L	VH	H	M
Riebeek Kasteel (W 3)	H	M	VH	H	VH	H
Riebeek West (W 12)	H	M	VH	H	VH	H
Yzerfontein (W 5)	VH	M	VL	VH	H	M
Koringberg (W 2)	H	L	H	H	H	M
Kalbaskraal (W 7)	H	M	VH	H	H	H

Table 17: Swartland Municipality: Growth potential per settlement

The above table provides the scores for Swartland settlements with the exception of settlements in Ward 4 that are not described in the Growth Potential Study.

The Study considered five indices which among others include:

- **Human Capital Index:** level of education, income and employment
- **Economic Index:** average per capita income, percentage growth in the economic active population, change in economic diversity, Gross Value Added and property tax revenue and number of businesses per person
- **Physical Index:** rainfall, presence of groundwater, grazing capacity and growth in area cultivated
- **Infrastructure Index:** access to municipal services and transport
- **Institutional Index:** the innovative potential of a settlement

The above ratings correlate with the regional roles and locational advantages and confirm Malmesbury including Abbotsdale have very high growth potential score. Moorreesburg, Darling, Riebeek Valley are confirmed as Tourism Destinations and Agricultural Service centres and have medium to high growth potential scores.

Number and spatial distribution of residential units

The number of different topologies of residential units per Swartland settlement is tabulated below:

Town	Res 1		Res 2		Res 4		Gen Res 1	
	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev
Abbotsdale	117	445	3	697	0		0	0
Chatsworth	398	513	5	367	0		0	0
Darling	159	1124	1	1325	0		0	22
Kalbaskraal	59	225	0	281	0		0	0
Koringberg	134	139	0	143	0		0	0
Malmesbury	868	3442	0	1800	0	1934	10	102
Moorreesburg	217	886	30	1649	0		11	99
Riebeek Kasteel	145	426	0	664	0		1	6
Riebeek West	209	420	248	382	0		2	0
Riverlands	3204	40	1	224	0		0	0
Yzerfontein	605	1264	0	0	0		30	67

Table 18: Distribution of Residential Typologies

The spatial distribution of Swartland settlements is illustrated in the figures to follow.



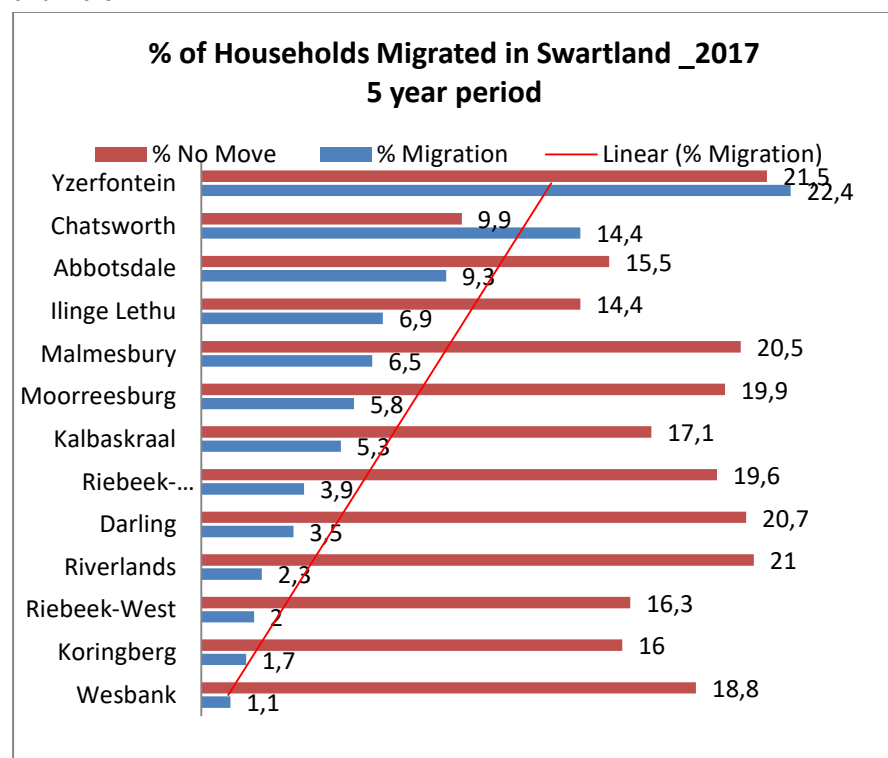
Figure 5: Settlement Density Distribution

Regional, Neighbouring Municipal and Rural Trends and Developments

Regional developments that do and will impact on the role of Swartland settlements and their growth potential are:

- the upgrade of the N7 (linking Cape Town and Namibia into Africa)
- the development of the Industrial Development Zone in Saldanha.

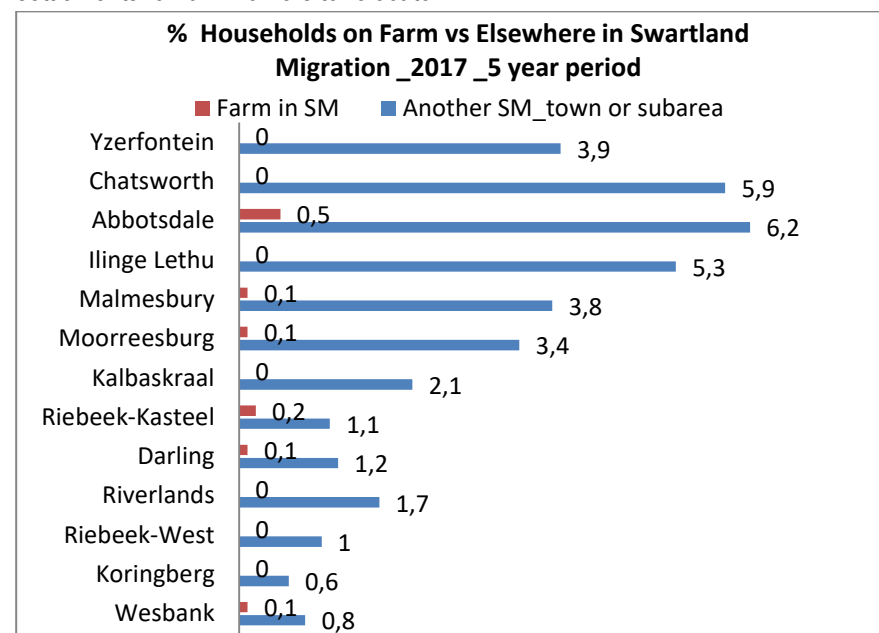
These developments and neighbouring municipal trends cause migration. On average 18.8% of Swartland households have not moved for a period of 5 years and more.



Graph 10: Migration in Swartland, 2017 (Municipal Census Survey, 2016)

Yzerfontein, Darling, Riverlands and Malmesbury are the settlements with the most (20% and more) households that did not move in the last five years. Contrary, Yzerfontein and Chatsworth are the exceptions as more households (22.4%) and (14.4%) moved into these settlements than those staying there for 5 years and more.

There are 2 416 agricultural households in rural Swartland (StatsSA 2011) representing 6% of the total Swartland households. The migration trends of agricultural households urbanising compared to settlement inhabitants moving within Swartland settlements are low. This can be attributed to the majority of farms practising extensive agricultural cultivation and being home to a few households per farm. Abbotsdale and Riebeek Kasteel are the preferred settlements for farmworkers to relocate.



Graph 11: Farm worker vs within and between settlement migration, Swartland, 2017

Intensive agricultural areas of the Swartland, in comparison with extensive agricultural areas, contribute the most to farm households urbanising. Intensive agriculture can be divided into two categories i.e. growing fruit and wine-making or intensive agriculture (dairies) and feedlots. Three areas in the Swartland practise intensive agriculture: Darling, Riebeek Valley and along the Berg River (Broodkraal). These areas are more labour intensive than extensive agriculture e.g. growing grain. The need for either on- or off-farm housing is inferred in the population and/or marriageable-age population growth rate trends in Riebeek Valley, Nuwedorp in Darling and Koringberg. The need for housing for farmworkers is illustrated by the migration of farmworkers into Riebeek Kasteel and Abbotsdale as per the graph above.

Surrounding municipalities i.e. Cape Metropole, Drakenstein and Saldanha Bay have high migration rates which may result in Swartland absorbing some of those households. Malmesbury, in particular, is a place of transit (North to South) and an alternative to settling in Cape Town.

IDP Settlement Needs (per Ward)

Prioritising the top five needs in each ward, resulted in the following settlement making related needs:

- Housing in Moorreesburg (W2), Riebeek West (W3), Chatsworth & Riverlands (W4), Darling (W6), Kalbaskraal & Abbotsdale (W7), Saamstaan (W11) and Riebeek Kasteel (W12), including housing for backyard dwellers in Saamstaan.

- Recreational facilities in all wards in need of housing with the exception of Saamstaan (W11) and Riebeek Kasteel (W12).

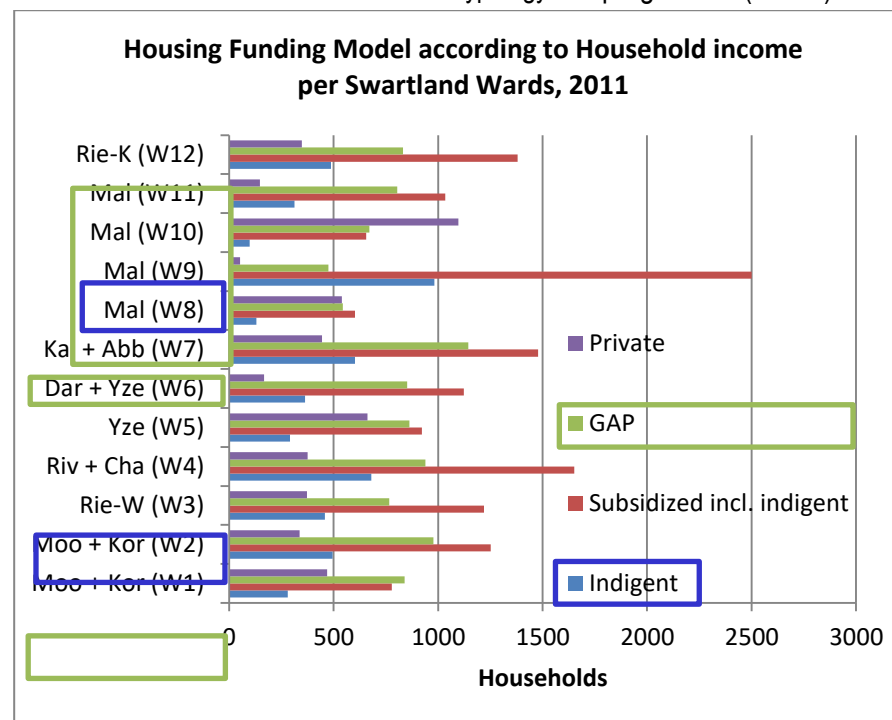
The same applies for educational facilities: Schools, upgrading of schools and crèches in all wards with the exception of Moorreesburg (W2) and Saamstaan (W11): High schools in both Darling (W6) and Riebeek Kasteel (W12). Multipurpose centre in Riebeek West (W3), Riverlands and Chatsworth (W4) and Kalbaskraal (W7).

Of note is the Old Age Homes in Koringberg (W1), Riebeek West (W3) and Malmesbury (W8) of which the former two settlements are settlements to where farmworkers migrate. Most likely these farm workers are retired.

Lastly, there is a need for a rehabilitation centre in Malmesbury (W8).

Household Income trends

Household income determines the house typology and programme (model):



Graph 12: Housing funding model per Swartland Wards, 2011

Ilange Lethu (W9) and Chatsworth (W4) have the highest need for Subsidized housing while Moorreesburg (W2), Abbotsdale (W7),

Kalbaskraal (W7) and Malmesbury (W8-11) have the highest need for GAP housing.

3.2 Informal Settlements: Assessment & Categorization

Although there are no informal settlements, overcrowding and informal structures are present in Swartland settlements. The table below sets out the distribution of households accommodated in non-primary dwellings i.e. secondary to the main dwelling unit / alternative forms of accommodation/ informal structures per ward within the Swartland Municipal area.

Ward	1 & 2 Moo & Kor	3 Rie-W	4 Riv & Cha	5 & 6 Dar & Yze	7 Kal & Abb	8 – 11 Mal	12 Rie-K	Total
House/flat/ room in backyard (formal)	118	25	36	75	121	187	21	582
Informal dwelling	a. 124 b. 141 c. 145	21	194	1	35 400	a. 36 b. 590 c. 735	3	413
Informal dwelling in backyard	35	33	41	30	125	1 421	107	1 791
Traditional dwelling/ traditional materials	10	2	11	16	4	51	4	97
Other	35	77	131	26	42	22	38	372
Total	322	158	413	148	327	1 717	173	3 255
Waiting list%	18	15	49	6	90	25	14	22
Waiting list 2019	1 597	755	891	2 071	1 447	6 587	1 117	14 519

Table 19: Non-Primary/ Alternative Forms of Accommodation per Ward
[a. Statistics SA 2011, b. WC Image count 2014, c. Municipal waiting list 2019]

The towns with the highest number of households living in informal backyard structures are Malmesbury and in particular Wards 9 and 11 (Ilinge Lethu and Saamstaan) followed by Abbotsdale and Kalbaskraal (Ward 7).

A potential 33% of the households on the waiting list in Abbotsdale and Kalbaskraal are accommodated in formalised accommodation that is secondary to the main dwelling on the property however it is unlikely they are connected to services.

There are informal precincts in Malmesbury (Phola Park), Moorreesburg, Chatsworth and Riebeek Kasteel. In Phola Park there are informal structures on Erven 7456 and 9895 and in Moorreesburg on Erf 3715. Formalising the informal structures in Chatsworth, Moorreesburg and Riebeek Kasteel has been prioritised.

3.3 Inhabitants in Transition

From time to time the need arises to accommodate people living in the Swartland that became displaced. To accommodate such people temporarily, a transition area was demarcated as a transition park in Moorreesburg at Sibanye. This Transitional Relocation Area (TRA) is being upgraded. Swartland does not have an official transitional camp. Transitional areas have become incremental developments in Chatsworth, Moorreesburg (Sibanye) and Riebeek Kasteel. These areas are on the housing pipeline to be assisted through the UISP funding model.

3.4 Farm Workers

As individuals residing on farms represent likely a quarter of the waiting list, the approach for providing subsidised housing with the support of farmers should be pursued. The same approach should be followed for providing housing for retired or retiring farm workers.

3.5 Current projects

The following projects are either at inception stage (SDPs have been completed) or the land use applications are considered or land use approval has been obtained.

Being built:

Moorreesburg: Erf 3715, subsidized

Riebeek Kasteel: on Portion 11 of Farm 661, subsidized

Subsidized, land use approved:

Moorreesburg: Erf 3715, Phase 1, 115 UISP, Phase 2, 180 UISP, 229 subsidized, 204 walk-ups, 27 affordable

De Hoop: Phase 1 on Ptn 15 of Farm 766 and Portion 1 of Farm 697

Malmesbury: 136 walk-ups and 311 GAP, 316 subsidized

De Hoop: Phase 2 on Ptn 15 of Farm 766 and Portion 1 of Farm 697 and other properties

Malmesbury: 1262 subsidized, 730 walk-ups, 31 UISP, 546 affordable & 7 flats (GR3)

Riebeek Kasteel: Portion 11 of Farm 661, 435 subsidized opportunities

Riebeek West: Erven 327 and 326, 182 subsidized 62 walk-up opportunities

Kalbaskraal: Erven 46, 87, 91, 200, 619, 620 and 621, 134 UISP opportunities

Preliminary SDP's:

Darling: Erf 551, 449 subsidized, 202 walk-ups, preliminary SDP

Kalbaskraal: Erven 7,8,11,21,79,80 and 470, 132 subsidized, 44 Residential, 9 private, preliminary SDP

Darling: Erven 551 and 529, 112 GAP/ private, 21 general residential units, preliminary SDP.

Unconfirmed:

Riebeek Kasteel: Erven 1323 and 2111

Moorreesburg: Erf 2876

Private development being built:

Darling: Erf 4401, 24 rural residential, 115 Residential Zone 1, 250 units General Residential opportunities

Riebeek West: Erf 23, Private retirement resort. 84 group housing, 4 single residential, 48 apartments and 100 town house units

Klipfontein in Malmesbury: Private

Box 2: Current projects

3.6 Land Asset Register and mapping

The current pipeline provides for 4 619 sites and 1 983 units and requires R401.8 million. A list of projects over the next 3 years follows:

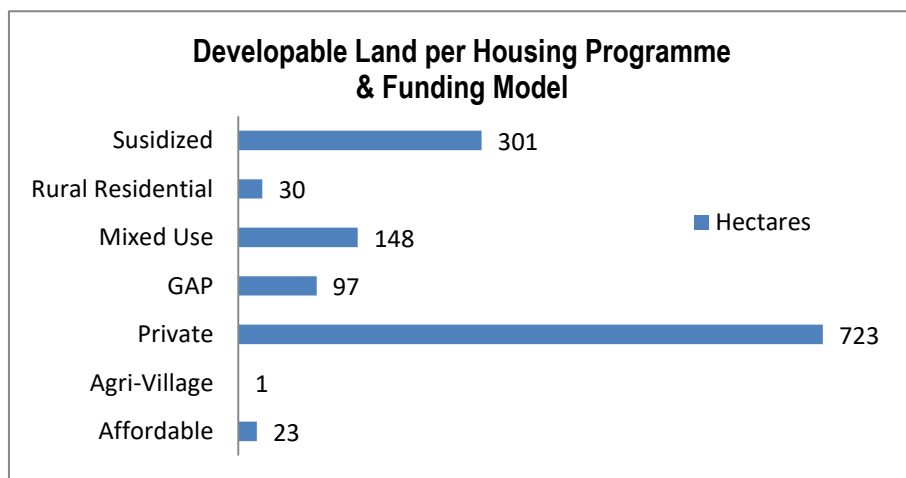
Model	Settlement	Site	Unit	
FLISP	Abbotsdale	56	15	20/21
FLISP	Darling	36		20/21
UISP	Sibanye Basic Services	115		20/21
UISP	Riebeek Kasteel	435		20/21
Subsidized/IRDP	Riverlands		15	20/21
Subsidized/IRDP	Kalbaskraal: Transnet Land	120		20/21
Subsidized/IRDP	Malmesbury	389	389	20/21
Subsidized/IRDP	Riebeek West		15	20/21
IRDP Electrification	Riverlands: Erf 7816	42		20/21
UISP	Chatsworth	130		21/22
Subsidized/	Kalbaskraal		150	21/22

IRDP					
Subsidized/ IRDP	Malmesbury	346	346	21/22	
Subsidized/ IRDP	Moorreesburg-Planning	800		21/22	
FLISP	Darling	10		20/22	
Subsidized/ IRDP	Kalbaskraal	150		22/23	
Subsidized/ IRDP	Malmesbury	350	350	22/23	
Subsidized/ IRDP	Darling	300		23+	
Subsidized/ IRDP	Kalbaskraal	150		23+	
Subsidized/ IRDP	Malmesbury	350	350	23+	
Subsidized/ IRDP	Moorreesburg	350	350	23+	
Subsidized/ IRDP	Riebeek Kasteel	500		23+	
Social Housing	Abbotsdale/Malmesbury	710		23+	
		550		23+	

Table 20: Swartland housing pipeline 2020 – 2023+, Summary

3.7. Land identified for mixed, Greenfields & Brownfields

The graph below illustrates the extent of land provided for over the next 20 years according to the different programmes and funding models.



Graph 13: Developable Land per Housing Programme & Funding Model

The table to follow summarises the extent of land earmarked for residential development in each settlement for the next 20 years.

Settlement	Extent	Settlement	Extent
Abbotsdale	36.15ha	Moorreesburg	53.44ha
Chatsworth	38.59ha	Riebeek Kasteel	52.37ha
Darling	126.34ha	Riebeek West	33.7ha
Malmesbury	740.13ha	Riverlands	46.95ha
Kalbaskraal	7.36ha	Yzerfontein	185.66ha
Koringberg	6.69ha		

Table 21: Mixed Use Area: Greenfields and Brownfields as per SDF

Most mixed use zones are Brownfields developments. In Malmesbury, one of the mixed use areas is a Greenfields development and is located next to the catalytic project De Hoop (between Abbotsdale West and Saamstaan). Other mixed use zones are: in Malmesbury in an area adjacent to Voortrekker and Darling Road, in Darling at the eastern entrance and north of the settlement, in Chatsworth an area adjacent to Cemetery Road, in Moorreesburg an area adjacent to Main Road and railway in Moorreesburg, in Yzerfontein an area south of Main Road, in Riebeek Kasteel, an area north of Kloof Street and in Riebeek West an area south of Station Avenue.

3.8 Human Settlement sustainable SWOT assessment

The SWOT analysis will assess the environment, socio-economic aspects, municipal infrastructure, finance and administration to establish the

strengths, weaknesses, opportunities and threats that Swartland as a region has to ensure access to decent shelter.

Environmental SWOT

Swartland is privileged to have critically endangered fynbos i.e. Renosterbos. Strong focus is on protecting these remnants outside and inside Swartland settlements. This asset can become part of the open space system of settlements and enhance the tourist attraction of Swartland settlements. However, this asset is threatened by climate change and urbanization that change the micro-climate of the land on which Renosterbos is growing, as per the matrix below.

Opportunities	Threats
<ul style="list-style-type: none"> World economy: tourism World nature conservation initiatives 	<ul style="list-style-type: none"> Climate change Urbanization & Poverty
Strengths	Weaknesses
<ul style="list-style-type: none"> Water Sources/ Courses: Berg, Diep, Groenrivier Land Cover: Mountains & Hills (Paardeberg, Porseleinberg & Kasteelberg) Diversity in agriculture & coastal conservation belt 	<ul style="list-style-type: none"> Agricultural cultivation

Box 3: Environmental SWOT analysis

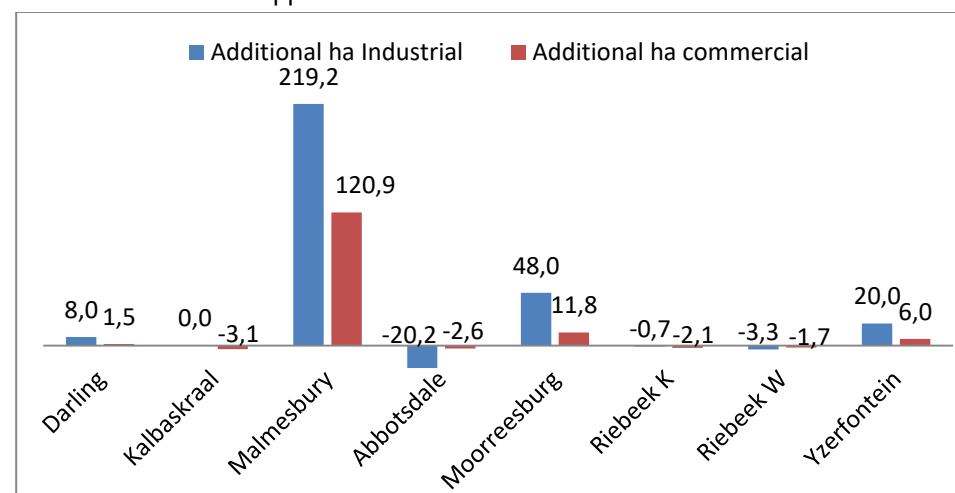
Socio-economic SWOT

The settlements of Darling, Yzerfontein, Malmesbury and Moorreesburg are in need of commercial and industrial zoned land over and above what has been provided for in the Swartland SDF 2017 - 2019.

According to the principles driving the IDP, the location of residential developments would have to be within walking distance of economic opportunities. The proximity of commercial and industrial zoned land is determined by applying a 200m radius. The assessment concludes that

commercial and industrial zoned land has to be provided in the north of Darling, in the north of Moorreesburg and commercial between Riebeeck Kasteel & Esterhof.

Commercial and industrial land is well-spread in Malmesbury, Riebeeck West and Yzerfontein (commercial only). There is no need for such zoned land in Malmesbury, Riebeeck West or Yzerfontein. In the case of the latter, a 1000m radius was applied.



Graph 14: Swartland Zoned Land Target

Abbotsdale, Chatsworth, Riverlands, Kalbaskraal, Koringberg, Riebeeck Kasteel and West and Yzerfontein have no zone or informal trading site (or taxi rank) unlike Darling, Moorreesburg and Malmesbury.

The informal trading site zones in Darling are located in Kerk, Pastorie and Voortrekker Streets and those of Malmesbury correlate with the business zones along Voortrekker, Bokomo Street and at Malmesbury Taxi Rank

(MTR). Moorreesburg has two informal trading zones within the business area and along activity streets.

The need for rural land uses enhancing economic development is magnified by the spheres of influence of the Cape Metropole and the Saldanha IDZ and their proximity to and accessibility from Malmesbury. The establishment of the N7 rural corridor, a Special Economic Zone, will bring about Economic Agglomeration and capitalises on Swartland's locational advantage as a place of distribution and warehousing (Transport, Storage and Communication) of goods and information. An SEZ will impact on Chatsworth, Riverlands and Kalbaskraal and their settlement needs.

The box below provides an overview of the socio-economic Strengths, Weaknesses, Opportunities and Threats:

Opportunities	Threats
<ul style="list-style-type: none"> Access value chains (IDZ & Cape Town) Education (West Coast College Head Office) World economy 	<ul style="list-style-type: none"> Economic globalization & exporting scarce resources Climate change Urbanization & poverty
Strengths	Weaknesses
<ul style="list-style-type: none"> Settlements: Growth towns – service centres Highest economic contributors to Employment & GDP: Commercial services, agriculture & manufacturing 	<ul style="list-style-type: none"> Land demand and shelter: Housing Low levels of income & unemployment School drop-outs

Box 4: Socio-economic SWOT analysis

Municipal Infrastructure SWOT

The need for water and sewerage infrastructure is very high in Chatsworth and Riverlands. Overall there is a need for upgraded water infrastructure in all settlements except Malmesbury. Improved sewerage capacity is required in Koringberg, Moorreesburg, Kalbaskraal, Darling and Yzerfontein. The need for increased electrical capacity, although indicated

as medium, is high in Ilinge Lethu (9) and Saamstaan (11) as it is also required to unlock the catalytic project planned at De Hoop. Electricity upgrades are also required in Riebeek West and Kasteel.

Infrastructure Status Quo in settlements												
Ward	1	2	3	4	5	6	7	8	9	10	11	12
Elect	A	A	Ltd	A	A	A	A	MP	MP	MP	UR	Ltd
Wtr	SN E	SN E	SN E	NP G	SN E	SN E	SN E	NR	NR	NR	NR	SN E
SEW	OL	InS	S	UR	NU	RU	S	S	S	S	S	S
Hgh N	H	H	H	VH	H	H	M	L	M	L	M	H
A – Adequate, Ltd – Limited, MP – Making provision, SNE - Sufficient, no extension capacity, InS – insufficient, S – Sufficient, UR – upgrade require; NPG – require new pumping gear, OL – Overloaded, VH – very high – L- low H – High, NU – non & require upgrade, NR – new reservoir												

Table 22: Swartland Infrastructure Status Quo

The following threats, strengths and weaknesses related to infrastructure were identified.

Opportunities	Threats
	<ul style="list-style-type: none"> Expensive potable water
Strengths	Weaknesses
<ul style="list-style-type: none"> Infrastructure/ Roads (N7, R27, R45, R46, R315) 	<ul style="list-style-type: none"> Upgrade of infrastructure - future development Housing backlog (14 607 in 2018) Low levels of income & dependency on Municipal support

Box 5: Infrastructure SWOT analysis

Municipal Finance SWOT

Swartland Municipality has excellent spending and collection abilities as per IDP. The municipality has been granted a rating of 86 on Ratings Afrika's annual Municipal Financial Sustainability Index in 2018.

The financial profile, a part of the Municipal Financial Sustainability Index considered the operating performance, liquidity management, debt governance and budget position of the Municipality. Swartland Municipality is thus able to deliver housing to those in need of shelter.

Social Amenities (Public facilities) are classed according to hierarchical categories (higher, middle, lower-order and mobile facilities) depending on the size of the area that they serve and according to the function that they serve. There are five to six broad functions: education, health, recreation, culture, administration / civic and social. For the same purpose Swartland settlements are classified according to their populations ('000):

- 25 – 60 isolated regional service centre: Malmesbury and Abbotsdale.
- 5 – 25 villages, Moorreesburg and Darling.
- ≤5 remote villages Kalbaskraal, Chatsworth, Riverlands, Koringberg, Riebeek Kasteel, Riebeek West and Yzerfontein.

Accordingly, the following amenities are lacking:

Ward	1	1&2	3	4	5	5&6	7	7	8	9	10	11	12
	Ko	Mo	RW	Ch & R	Yz	Da	Ka	A	Ma WH	Ilg	Ma WN	Saa	RK
Educa-tion	GR	GR	GR, HS	GR, HS	GR PS	GR	GR	GR	GR	GR	GR	GR	GR, HS
Culture	LL	-	-	-	LL	-	LL	-	PA	PA	PA	PA	
Civic	HA LO	HA LO	HA LO	HA LO	HA' LO	HA LO	HA LO	HA LO	-	-	-	-	HA LO
<u>Social</u>	-	-		-	?Ce	-	-	-	SH	SH	SH	SH	CE
<u>Recrea-tional</u>	HSC	-	HSC LSP	HSC LSP	HSC	GF	HSC	HSC	-	-	-	-	HSC LSP
<u>Code</u>	<u>Education:</u> HS – High School PS – Primary School C – Crèches GR – Grade R Classes				<u>Cultural facilities</u> LL - Local Library PA - Performing Arts Centre <u>Civic Facilities: (CF)</u> HA - Periodic Home Affairs				<u>Social Services:</u> SH – Safe House CE – Cemetery <u>Recreational Facilities:</u> GF – Grass field, 500 seats LSP – Level Surface Fields HSC – Hard Surface Courts				

Table 23: Social Amenities required in Swartland Settlements

Though there may be felt needs e.g. a police station in Kalbaskraal, there is no identified need for health and emergency services, which includes primary health clinics, fire and police stations. There is a gap in all settlements for e-Government Integrated services, access to Labour Offices and access to Home Affairs, with the latter being compliant in Malmesbury. Social facilities include a Safe House in Malmesbury. Most settlements required level surface playing fields and hard surface courts as recreational facilities.

The RSEP programme assists to address the need for social amenities. The development of an amphitheatre in Darling and a community centre in Chatsworth is on their way.

Municipal Admin SWOT

The IDP fulfils the planning stage of performance management while performance management fulfils the implementation, management, monitoring and evaluation of the IDP process to realise the developmental role of local government.

The Swartland Municipal budget attaches money to the IDP objectives and this is monitored through the service delivery and budget implementation plan (SDBIP). The budget makes the implementation of the IDP possible and the IDP provides the strategic direction for the budget.

Risk Management is a systematic process to identify, evaluate and address risks on a continuous basis before such risks can impact negatively on the service delivery capacity of the Swartland Municipality. When properly executed risk management provides reasonable assurance that the institution will be successful in achieving its goals and objectives. In the Swartland Municipality, risk management is fully integrated with the IDP and the risks are linked to the strategic outcomes.

3.9 Institutions involved in housing delivery (different market sectors)

Subsidized housing is delivered by ASLA whilst private housing for first time homeowners is delivered by MSP. There is not an implementation agent delivering GAP housing.

3.10 SWOT assessment summary

Figure 6 highlights areas of opportunity and areas where priority interventions are required which summarises the Settlement Assessment.

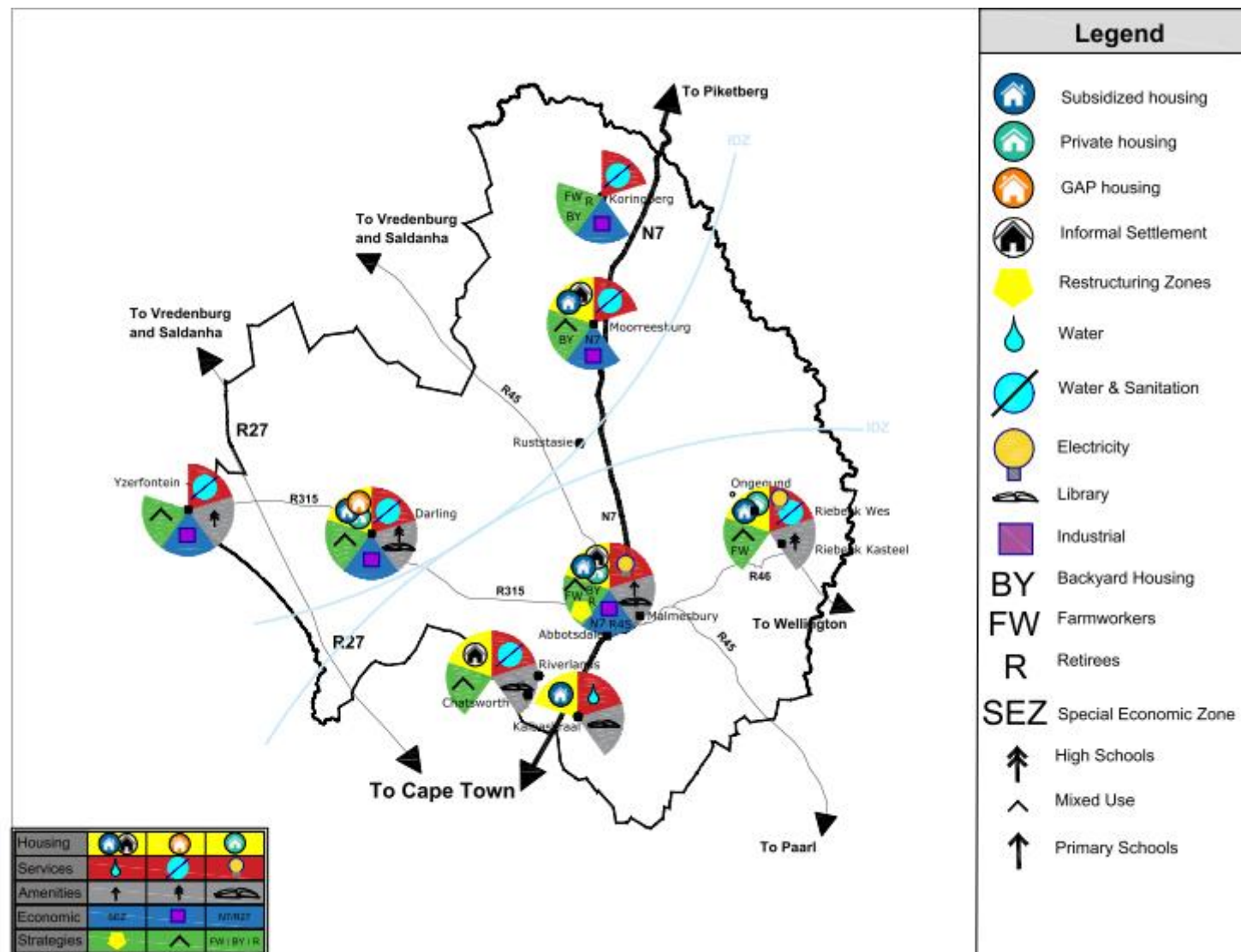
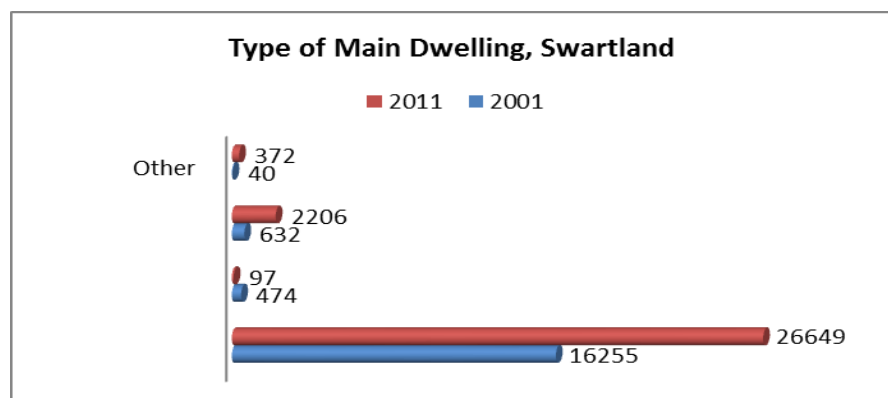


Figure 6: SWOT assessment summary, Swartland

4 Municipal-Specific Housing Demand

Formal and Informal dwelling structures

The 2011 census confirms that 89% of households (26 068) living in the Swartland Municipality had access to a formal dwelling house at the time. Just over four hundred (413 or 1.4%) of the households lived in informal dwelling units on separate stands and (2 373 and or 8%) households live in informal backyard accommodation on another person's property.



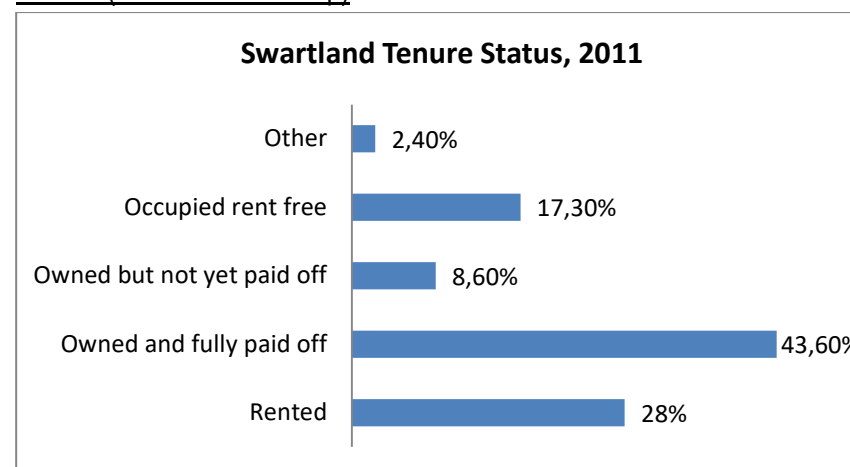
Graph 15: Dwelling types, 2001 and 2011 (StatsSA, Ward Data 2001 and 2011)

The biggest demand is for subsidized housing as well as more affordable GAP and social housing (1 873) with a lower demand for holiday housing opportunities in the coastal town of Yzerfontein as well as Darling and the towns in the Riebeek Valley which are popular destinations for weekend homes (medium and higher-income housing for retirees and holiday homes).

There is a lack of affordable housing and rental stock in particular in Malmesbury and Abbotsdale. The focus of the Swartland HSP will,

therefore, be on the projected housing demand over the spectrum of socio-economic sectors and the associated projected future housing demand per sector.

Tenure (rental vs ownership)

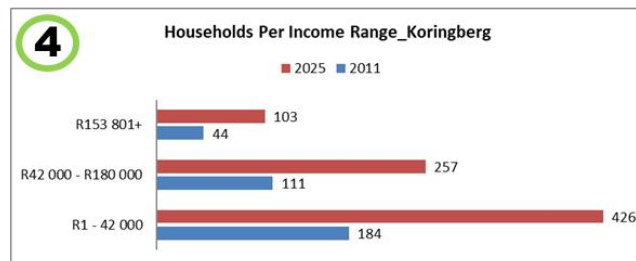
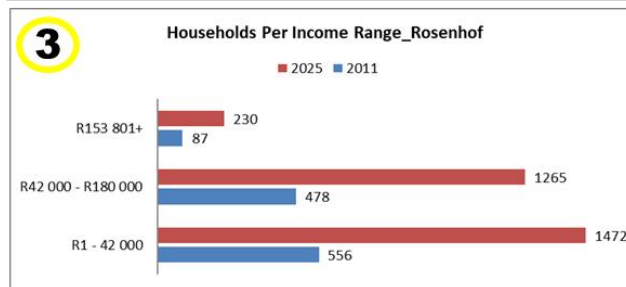
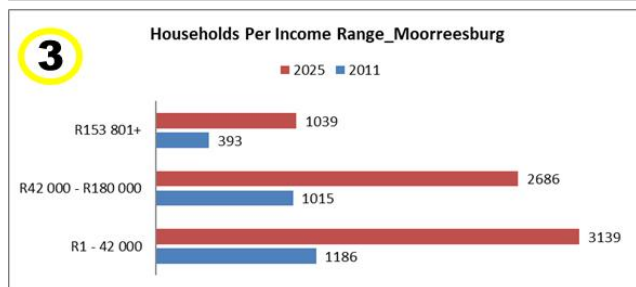
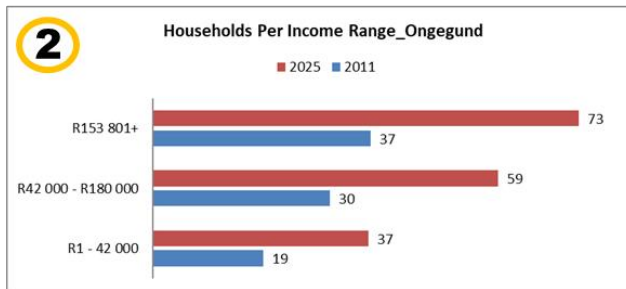
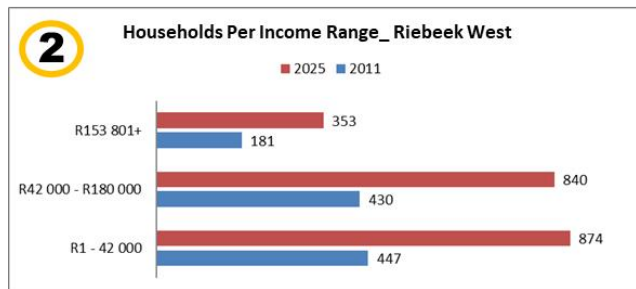
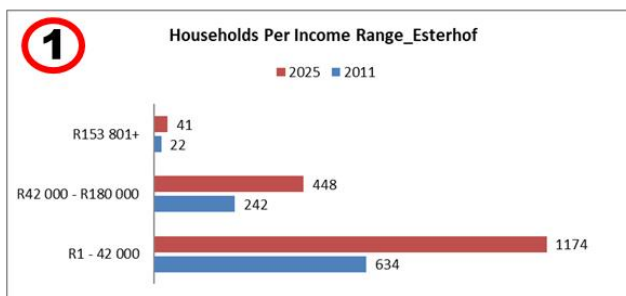
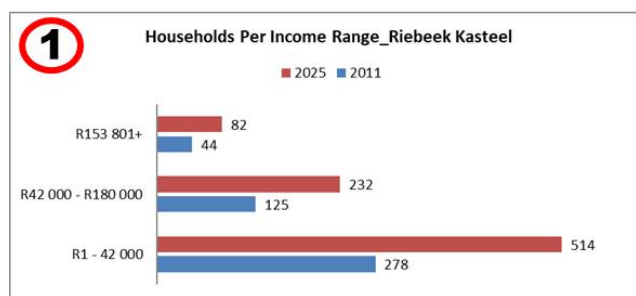


Graph 16: Tenure Status in Swartland, 2011

28% or 6 565 of households rented housing and 17% occupied housing rent-free. Overall, just more than half of the population in the Swartland owned their properties

4.1 **Current and future households by income and affordability**

The municipal specific housing need has been assessed in the figures to follow to determine the number and affordability of houses and funding models therefor.



LEGEND :

- 2011 Households Per Income Group
- 2025 Households Per Income Group

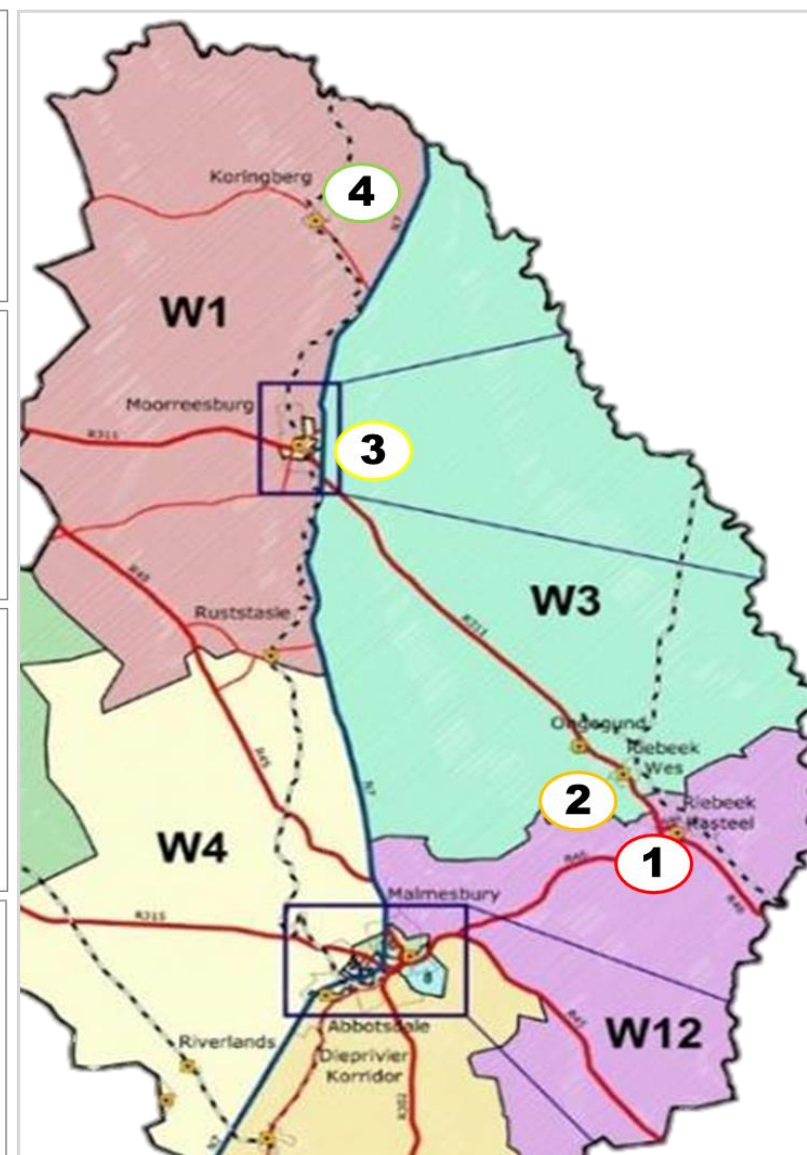


Figure 7: Households per Income Category: Riebeek Kasteel, Riebeek West, Moorreesburg and Koringberg

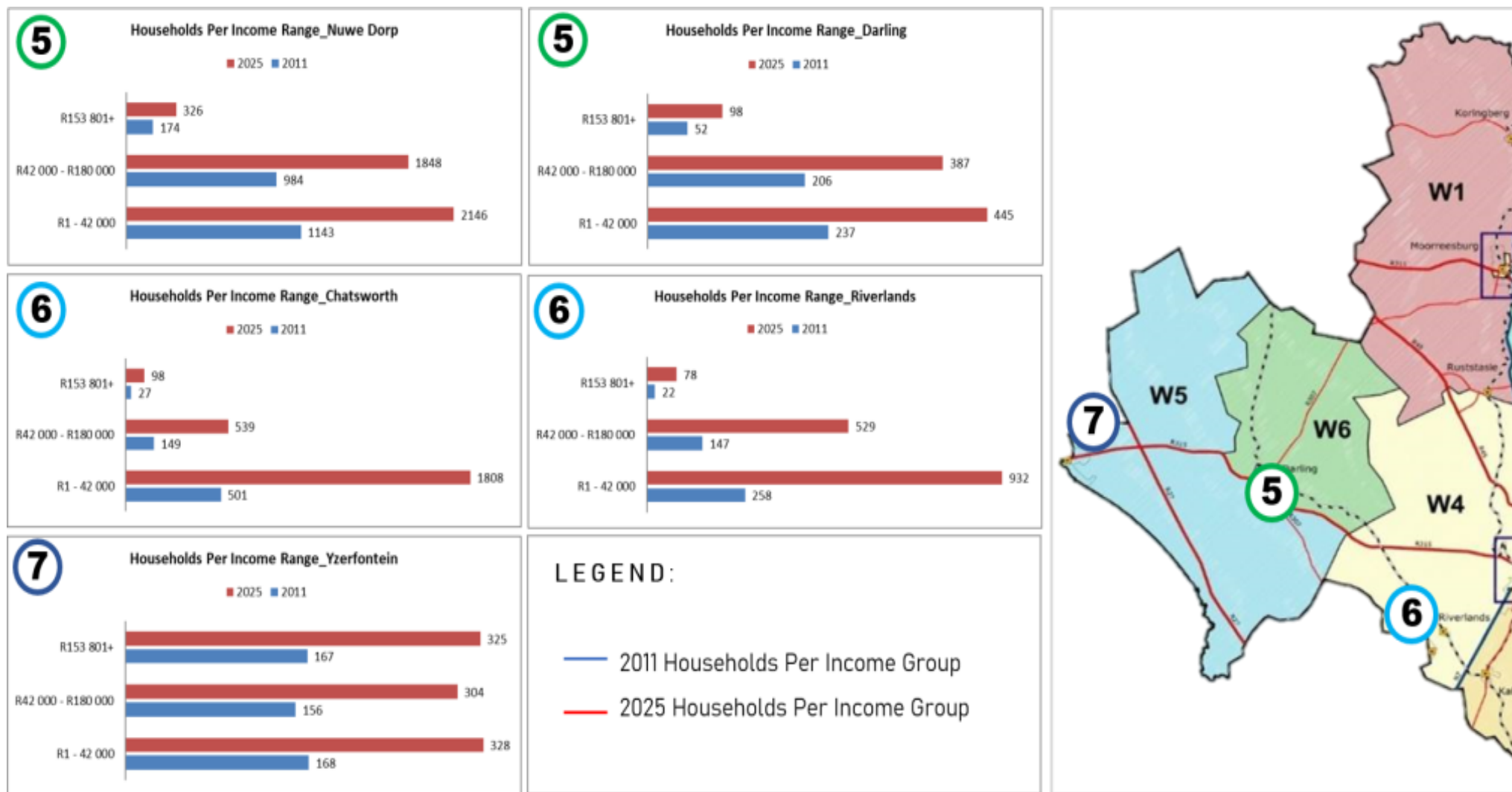


Figure 8: Households per Income Category: Darling, Chatsworth and Yzerfontein

GAP housing is needed in Wesbank, Abbotsdale, Kalbaskraal, Ilinge Lethu, Darling, Nuwe Dorp, Chatsworth, Riverlands, Yzerfontein, Riebeek Kasteel & Esterhof, Riebeek West, Ongegund, and Moorreesburg & Rosenhof & Koringberg. Subsidized housing is needed in Rosenhof, Koringberg, Riebeek West, Kasteel, Esterhof, Nuwe Dorp, Darling, Chatsworth, Riverlands, Yzerfontein, Wesbank, Ilinge Lethu, and Abbotsdale & Kalbaskraal.

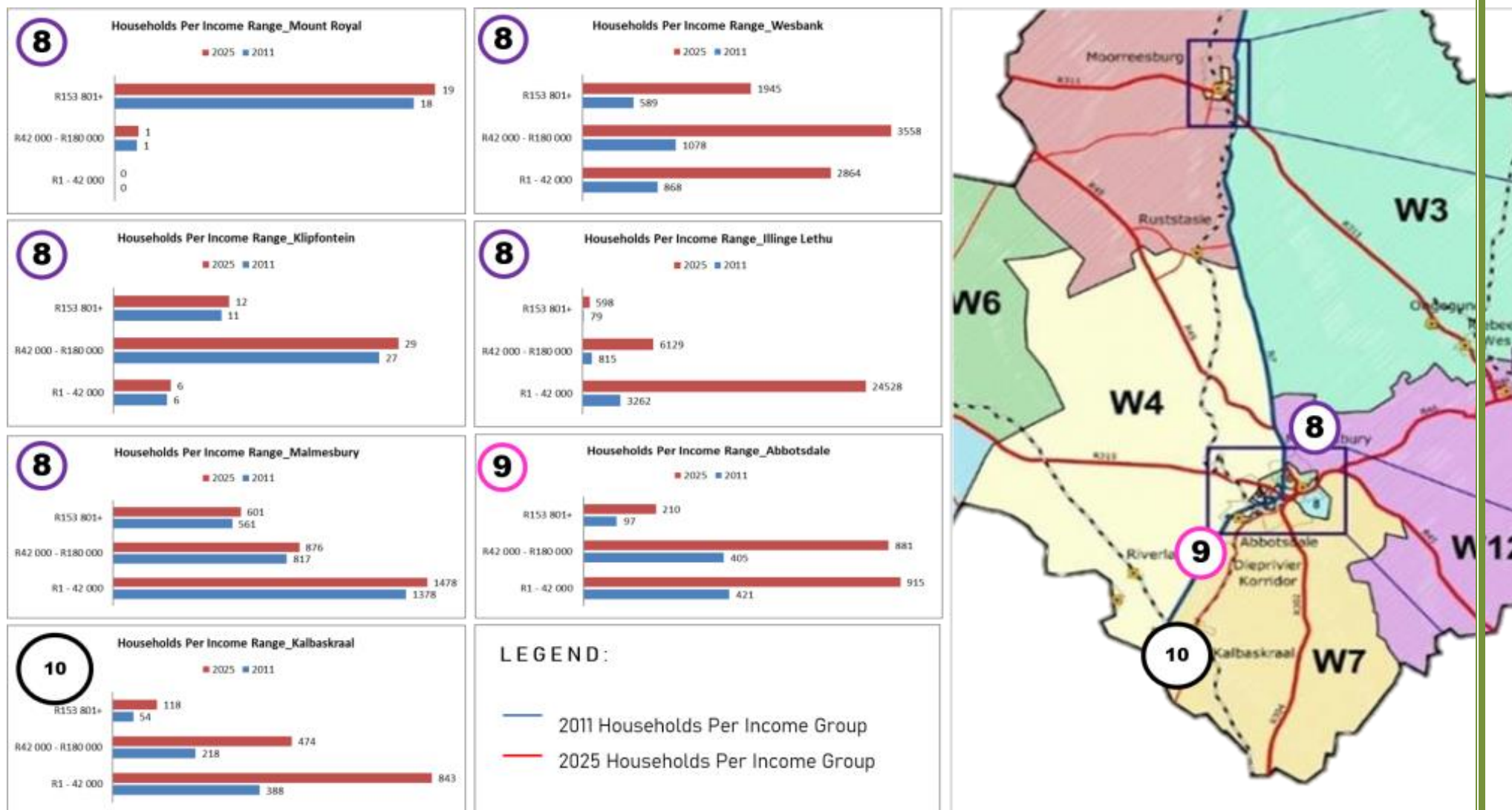


Figure 9: Households per Income Category: Malmesbury, Abbottsdale and Kalbaskraal

4.2 Current assessed housing backlog

The current verified housing backlog (demand) as per the Swartland waiting lists for 2019 compared with the 2020/2023+ pipeline (supply) & beneficiaries is tabulated below:

Town	Housing Backlog: Subsidized	Housing Backlog: Affordable/ GAP & Flats	Pipeline 2020 to 2023
Abbotsdale	913	271 (Flats) 46	550 (Social) 56 FLISP
Chatsworth	664	26	130 UISP
Darling	2064	622	46 FLISP
Koringberg	182	-	300 SubS
Kalbaskraal	534	-	570 SubS
Malmesbury (Saamstaan)	3 483	(Affordable / GAP)	710 (Social)
Ilinge Lethu	3 104	616	1435 Subs
Moorreesburg	1 415	-	115 UISP 1150 Subs
Riebeek Kasteel	1 171	-	435 UISP 500 SubS
Riebeek West	755	-	15 SubS
Riverlands	227	-	57 SubS
Yzerfontein	7	-	0
Totals	14 519	1 873	

Table 24: Waiting list as per Swartland Municipality, 2020

The above table confirms that informal settlements in Chatsworth, Moorreesburg and Riebeek Kasteel will be upgraded in the next three years (2020 – 2023).

4.3 Future Demand Projection (Assessment of Municipal specific housing need)

The greatest need for housing exists in Malmesbury & Abbotsdale (backlog of 7 500), Moorreesburg, Darling, Riebeek Valley. The Swartland Municipality's SDF provides broad directives for residential development within each of the towns located in the municipal area.

As far as implementation is concerned, some of the backlog was addressed in Malmesbury, Abbotsdale, Darling and the Riebeek Valley and a total of 6101 houses were built by 2014. From 2014 to 2020 another 1243 houses were built and 1094 serviced sites were provided. A budget of R346 830 963 was spent to provide the 7344 units and 1094 serviced sites. The table below provides a breakdown of the provision per settlement:

Housing units		
Darling	1323	R 56 193 144.00
Abbotsdale	688	R 57 002 500.00
Riebeek Kasteel	512	R 17 600 626.00
Riebeek West	413	R 36 885 325.00
Kalbaskraal	272	R 7 155 606.00
Saamstaan, Ilinge Lethu	2569	R 103 725 192.00
Riverlands	594	R 42 132 231.00
Moorreesburg	813	R 14 952 300.00
Koringberg	143	R 2 599 000.00
Service Sites		
Riverlands	36	R 559 400.00
Moorreesburg	82	R 330 000.00
Phola Park	976	R 45 636 120.00

Table 25: Housing Units and Service Sites Provided per Swartland Settlement

Malmesbury, as well as Abbotsdale and Darling, are prioritized to provide GAP housing. As a forerunner, a GAP pilot project has been implemented in Abbotsdale to determine its viability.

Housing Funding Models and Programmes

The DHS developed funding models and Programmes for housing delivery as tabulated below. The last column reflects the income categories applied by the DoHS together with the closest StatsSA income categories.

	Housing Programme/ Funding Model	Swartland Municipal Standards	StatsSA vs [Policy] Income Categories
1	Upgrading of informal settlements (UISP)	90m ² + 20% of erf size to provide for roads and open spaces	No income to R3 200 [R 3 500] /month
2	Subsidized housing, potential serviced sites & top structures IRDP (Integrated Residential Programme)	160m ² + 20% of erf size to provide for roads and open spaces (total ±190m ²)	No income to R3 200 [R3 500] /month
3	Rental Stock	±45m ² per unit [30m ² - bachelor up to 65 ² - 2 bedroom units]	No income to R3 200 [R3 500] /month
4	Affordable/ GAP housing (serviced site & top structure) FLISP (Finance Linked Individual Subsidize)	160m ² - 250m ² + 20% provide for roads and open spaces (total 190m ² - 300m ²)	R 3 201 [R3 501] to R6 400 [R7 000] /month & R6 401 [R 7 000] to R12 800 [R15 000]
5	Private sector development	500m ² + 20% provide for roads and open spaces (total 600m ²)	R12 801+ {R15 000}

Table 26: Housing programmes, Erf size standards and Income Categories

Land Requirements

The immediate housing demand (waiting list) is 14 519, of which the current 5-year project pipeline (2018 -2023) plans to deliver 4 619 serviced sites (32% of the waiting list demand) and 1 983 units (14% of the waiting list

demand). Swartland Municipality over the last 23 years (1997 -2020) delivered 7344 units and 1094 serviced sites.

The projected housing need in the medium term (5 – 10 years) is 26 878. In the longer term 10 – 20 years, the growth rate has to be re-estimated given the trends in urbanization and world economics. The hectares of land required for future settlement development, tabulated per housing typology, follows:

Wards	1 & 2 Moo & Kor	3 Rie-W	4 Riv & Cha	5 & 6 Dar & Yze	7 Kal & Abb	8 – 11 Mal	12 Rie-K
Land proposed as per SDF for housing:							
Subsidized	51.64	5.11	81.75	47.06	13.15	153.55	7.04
Affordable/GAP	2.62	8.9	0.49	8.13	16.86	123.40	0
Private	5. 87	19.69	3.3	256.81	13.875	461.63	45.33
Land (ha) proposed: 5 years	42.8	18.9	27.9	76.7	<u>50.0</u>	201	40.15
Land requirements - 5 years	55.64	24.54	36.22	64.65	64.98	261.29	52.2
Land requirements - 20 years	323.8	68.7	122.8	191	106	1313	76.6
Land proposed per SDF	60.13	33.7	85.54	312	43.88	738.58	52.37
Oversupply (Shortfall)	(264)	(35)	(37)	121	(62)	(574)	(52)
Total	(875)						

Table 27: Land requirements based on the applied growth rate
Land for future growth is slightly under-provided for with 120ha. While sufficient provision was made in Malmesbury and Darling for future expansion, there is a lack of land in Moorreesburg as per the SDF

proposals. This calculation should be confirmed once the Human Settlement Strategy has been confirmed and the number of erven to be developed has been established.

Land requirements were informed by:

- the plot size standards per funding programme (model) in table 26 with the view to optimising the use of available land resources, without limiting the potential of the landowner to improve/ extend on the individual erf. The DHS norms for plot sizes are slightly smaller than those of Swartland Municipality.
- the growth rate applied. Different scenarios were applied (as per the section to follow). Due to the high average growth rate the following individual settlement growth rates were applied to calculate the land demand: 7% to Wards 1 & 2, 5, 6, 8, 9, 10 and 11, 5% to ward 7 and 4.56% to the remaining wards (i.e. 3, 4, 12).

4.4 Future Need projections

Projected future growth in number of households

The High and Low Scenario growth projections of Swartland settlements were done to determine the year in which more land than allocated in the SDF would be required alternatively in which year bulk services upgrades would be required to service developments. Four scenarios were applied. These include projections according to two growth rates i.e. the 2011 Census which had a growth rate of 4.53%, the 2017 Municipal Census Survey which confirmed a growth rate of 4.2%, the SDF rate which projected population growth according to the areas earmarked for residential development in the SDF and the Firm Development which is

supposed to consider the most conservative estimates projecting the growth according to only the developments that have finance secured.

These growth rates confirmed that following most conservative and expanded projection per settlement as tabulated below:

Growth rate	Growth Rate 2017	Firm Development	SDF	Growth Rate 2011	Lo- Scenario	Hi-Scenario
Settlement						
Abbotsdale (W 7)	39	39	39	39	A	A
Chatsworth	39	39	30	24	17_FD	11
Darling (W 5 & 6)	24	29	22	24	SDF	FD
Kalbaskraal (W 7)	20	26	20	24	FD	SDF_11
Koringberg (W 2)	23	39	25	24	FD	17
Malmesbury (W 8-11)/ & Moorreesburg (W 2)	39	39	32	33	17_FD	SDF
Ongegund	27	30	23	19	FD	11
Riebeek Kasteel (W 3)	39	39	26	39	17_11	SDF
Riebeek West (W 12)	27	30	29	22	FD	11
Riverlands	18	18	18	23	11	17_FD_11
Ruststasie	18	18	18	18	A	A
Yzerfontein (W 5)	39	39	39	39	A	A
	39	29	25	38	17	SDF

Table 28: Swartland Growth Scenarios

All growth rates for Abbotsdale, Riverlands and Ruststasie will cause the population to grow beyond the services capacity of Abbotsdale and Ruststasie, while in Riverlands there is an immediate need for land and services to be provided.

Growth Projections 2018 - 2038: Swartland Settlements

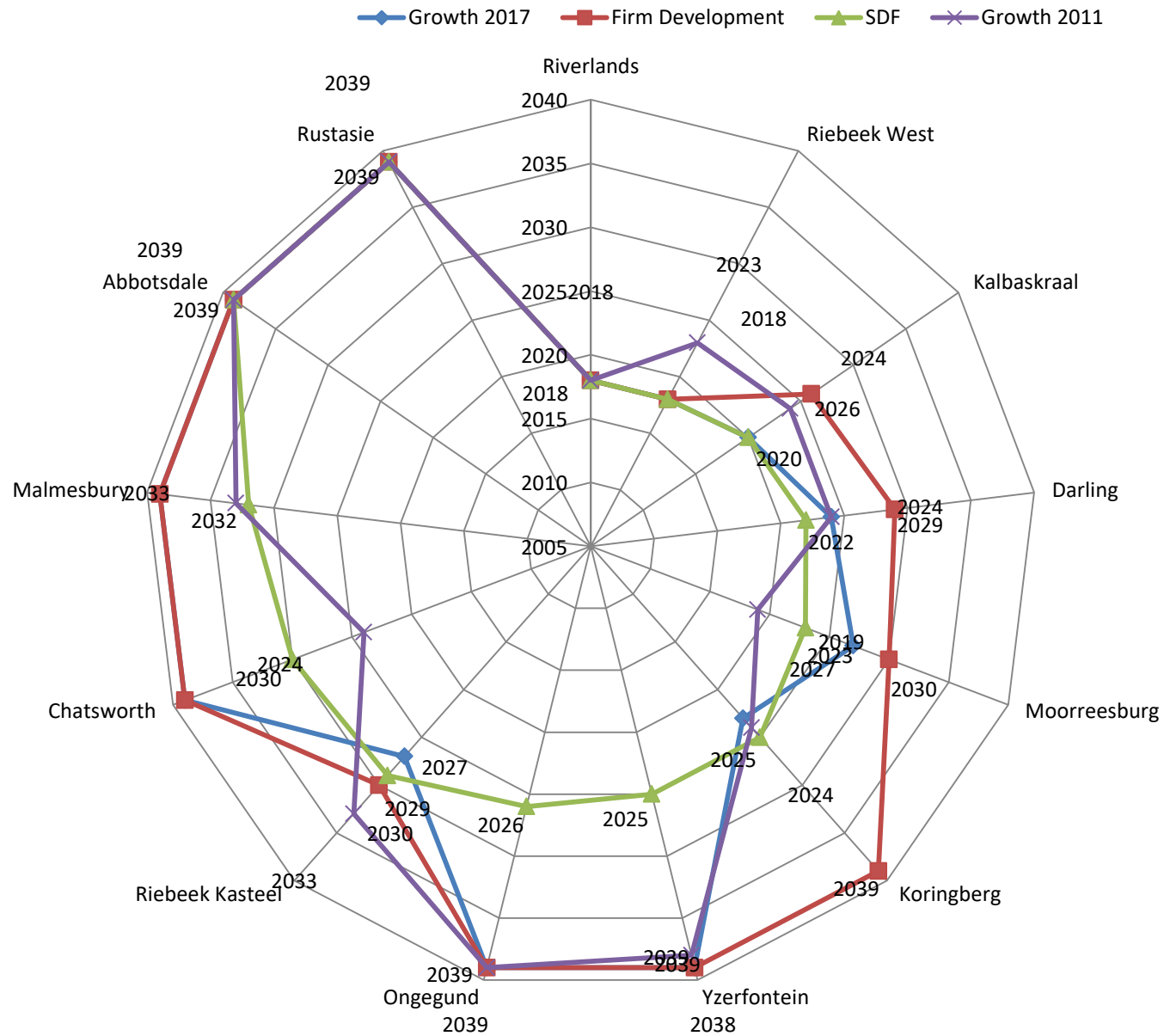
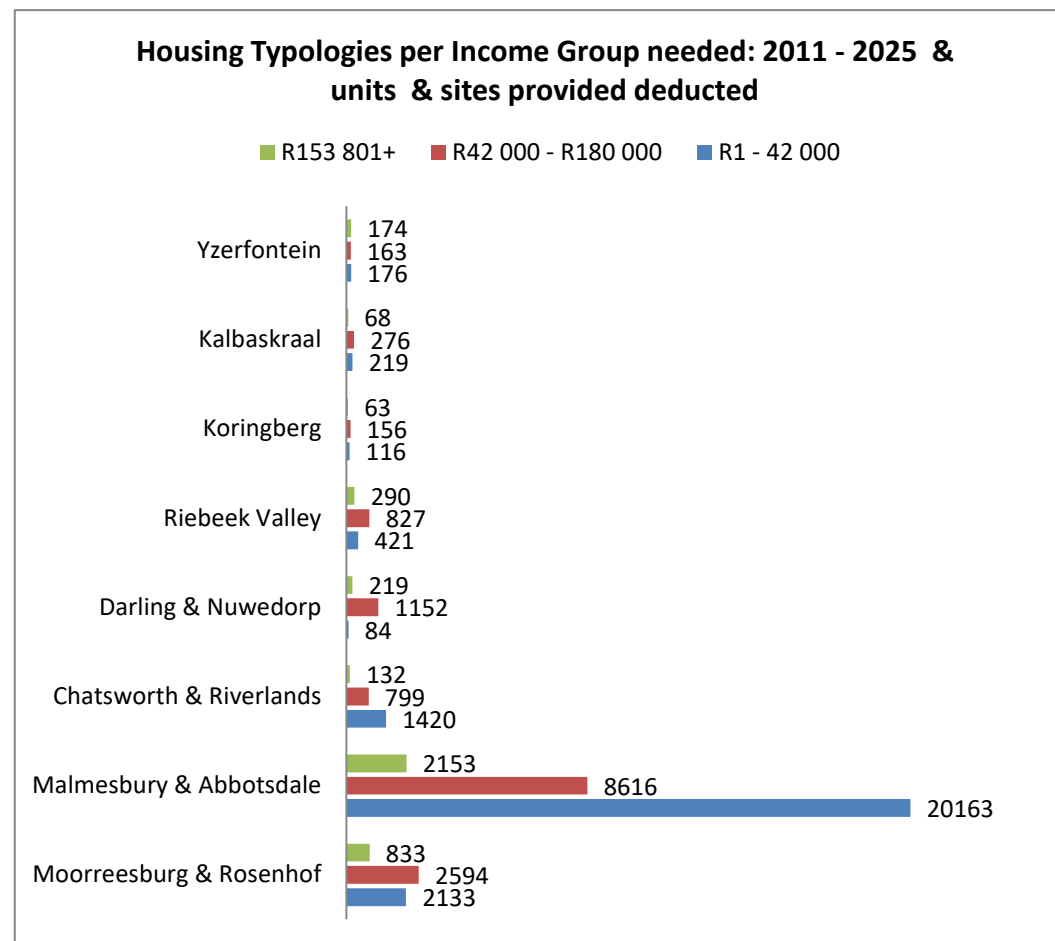


Figure 10: Growth Projections 2018-2039, Swartland

For Chatsworth, Kalbaskraal, Koringberg, Malmesbury, Moorreesburg and Riebeek Kasteel Firm Development projections are the most conservative. For Chatsworth, Malmesbury, Ongegund and Yzerfontein, the 2017 Municipal Census growth rates are the most conservative. For Darling, the SDF projections are the most conservative and for Ongegund and Riebeek West, the 2011 Census projections are the most conservative.

Estimated demand per economic market sector (as derived from socio-economic data)

Graph 17 illustrates the demand per housing topology segmented per income band and broad demand type. The housing delivered to date by Swartland Municipality has been discounted, as has been the formal dwellings in 2011 (StatsSA 2011)



Graph 17: Housing Typologies needed

5 Key Human Settlement Challenges

5.1 Key Human Settlement Challenges: Demand, Need and Supply

Table 29 provides a SWOT analysis of the biophysical, social and economic and built environments (as per the Status Quo report of the SDF) for each Swartland settlement and highlights the key strategic issues. The relevant municipal departments and ward councillors participated in the SWOT analysis through workshops.

Table 29: Key Swartland Human Settlement Strengths, Opportunities, Weaknesses and Threats

5.2 Strategic direction for Human Settlement Development

The above socio-economic analysis informed three strategies to address the need for shelter and deliver on settlement making:

S1: Responding to demand over the whole spectrum of income groups

S2: Enhancing settlement integration and economic mobility.

S3: Delivery according to corporate capabilities

Swartland Municipality will exercise its settlement making mandate by securing well-located land and funds to provide sustainable infrastructure and delivery by means of an implementation agent.

The next section will outline the strategic Framework of the HSP.

Ward Settlements		1	1&2	4	5	5&6	7	7	8	12 & 3
		Kor	Moo	Cha & R	Yze	Dar	Kal	Abb	Mal +Wb Histo	Rieb Kas& Wes
Road Infrastructure		N7	N7	N7	R27	R315	N7	N7	N7	R46, 311
Access Value Chains i.e. @ Cape Town (CT)/ to IT			IDZ	CT	IDZ, CT	IDZC,C T	CT	CT	IDZ, CT	
Growth Towns/Econ. Contrib. to employment & GDP	Economic globalizati on,export. scarce resources	Touri sm& Res	Agri-Servi ce Cent.	Res	Touri sm	Agri SC &T	Res	Res	Regional Service Centre	Tourism
Growth Potential		Med	High	-	Med	Med	Hih	Very H	Very H	High
Need for Indus land & informal trading (IT)		IT	Indus	IT & SEZ	Indu & IT	Indus	IT & SEZ	IT & SEZ		IT
World economy: Export			Agri		Tour	Tour			Agri&Ind	Agr
Agri Diversity: Intensive, Extensive, conservation		Int& Ext	Ext	Int& Mix	Cons ervat	Int& Mix	Int Mix	Ext		Int
Regulate spatial distribution	Mix Use (MU)		MU	MU	MU	MU			MU	MU
Informal (Inf), Back Yards (BY), Transition Areas (TRA)		Inf	Inf, TRA	Inf, 49%, TRA			Inf, 90 %	Inf, by, 90%	Inf, by, 24-25% (ili)	Inf, by (K), TRA (K)
Low income:Unemploy- ment/ Indigent		OA	GAP	GAP		GAP	GA P	GAP	OA (8), GAP(11)	GAP (K), OA (W)
Education: West Coast College(WC)	Recreation & Multipu Hall (MH)		Recr	Rerc (C) & MH		Recr	Rec t & MH	Rrec, WC	WC	Recr(W) & MH (W)
School dropouts, crèche Cr, Dependency on subsidies		Cr		UpG P&UL		HSch & L	L	UpG Pri	UL(8), L (9)	HSch (K) & Cr
Urbanization & Poverty	Current Projects		Yes	Yes		Yes	Yes	Yes	Yes,Cat (9&11)	Yes
Upgrading Infrastructure	Expensive potable water	Water , Sew	Water , Sew	Water ,Sew _H	Water ,Sew	Water Sew	Wat er		Elect (llinge L)	Elect, Water
Land & Housing Demand & InformalH		BY, OAge	Sub, GAP, BY	Sub, GAP Holi	Holi	Sub, GAP	GA P	Sub, GAP BY	Subs, BY Rent, OA (8), GAP (11)	Subs, Holi, GAP (K), OAge (W)
Migration & Most Stable		LM_F W		HM(C), HS (R)	HM_ Ew, HS	HS_F W		HM_F W	LM_HS, HM (iii)	HM_FW (W)
Water Sources / Courses	Climate change	Berg	No Go			Groene		Diep	Diep	
Land Cover/ Mountains				River- lands Rsvs	Bio- spher e	Sevr Reserv es			PaardeB, Renoster bos Rsvs	KasteelB & PorseleinB
World Nature conservation Initiatives										

6 Municipal HSP Vision Statement

6.1 Long term Human Settlement development vision aligned with SDF and IDP

Swartland HSP's vision: **"Safe housing and responsible and secure tenure in all Swartland settlements for all income groups according to municipal capabilities."** contributes to Swartland SDF's vision: **"An economically prosperous and sustainable liveable environment for all Swartland residents."**



In turn, these visions support the Swartland Municipal vision as per the Swartland IDP 2017 – 2022, Amended 2019.

Hence the HSP has three strategies aligned with the following Swartland SDF spatial objectives and strategies:

HSP Strategy	SDF Spatial Objectives & Strategies
S1: Responding to demand over the whole spectrum of income groups. (Implementation Agents)	SO3 ⁴ : <i>Well-being</i> : Protect safety and security. SO4 ⁵ : <i>Place identity</i> : Grow cultural potential
S2: Enhancing settlement integration and economic	SO2 ⁶ : <i>Equal access</i> : Provide land for residential and industrial development

⁴ Objective 3: Sustain material, physical and social well-being

⁵ Objective 4: Protect and grow place identity and cultural integrity

⁶ Objective 2: Proximate convenient and equal access

mobility. (Well-located land)	SO3: <i>Well-being</i> : Provide social infrastructure and services to facilitate smart growth SO4: <i>Place identity</i> : Protect heritage resources
S3: Delivery according to corporate capabilities (Secured funds; Sustainable Infrastructure)	SO2: <i>Equal access</i> : Provide sustainable infrastructure and services (smart growth) SO4: <i>Place identity</i> : Develop competitive advantage, new markets and economic sectors

Table 30: Alignment of HSP and SDF Strategies

Of note is the SO2: *Equal Access* strategy's policy proposals supporting the HSP strategies:

SO2 Strategy: Provide adequate development areas (land) for public and private residential development	
To change	To develop
<ul style="list-style-type: none"> Provision of subsidised housing developments earmarked to all Swartland settlements. Housing provision models and typologies to accommodate a variety of income groups and densities. Housing provision in settlements to include farm workers. Tenure security for all. Support for farm owners to develop agri-villages on-site and in settlements. 	<ul style="list-style-type: none"> Identified residential growth areas. Restructuring Zones Social Housing. Strategically located land (privately & and publicly). Affordable housing & provide affordable land (spatial justice)
	To protect
	The built and natural environments.

Table 31: SDF Spatial Objective 2

6.2 Long term 20 year sustainable HS goal aligned with IDP and SDF vision

By 2040, ensure access for all to adequate, safe and affordable housing and basic services in urban and rural areas and eradicate informal housing.

6.3 Municipal roles and responsibilities

The municipality has two roles encompassing the following:

- HS Developer role
 - Implement HSP projects and housing delivery through planning and obtaining approval of the housing pipeline, obtaining land and development rights and appointing an implementation agent.
- HS Enabler role
 - Manage implementation agent to service sites and build dwelling units.
 - Obtain other sources of funding e.g. Municipal Infrastructure Grant (MIG) to secure infrastructure, Regional Socio-Economic Programme to enhance safety and security.
 - Support communities.
Provide each 8808 indigent households' access to free basic services:
 - 10 kilolitres (KI) free water
 - 50 kilowatt hertz (KwH) electricity
 - free basic sanitation
 - free basic refuse removal.

7 HS Objectives and Strategies

7.1 Spatial Transformation Objectives

The following IDP principles and SDF strategies will be applied to Human Settlement Making to support the HSP vision and goal:

SERVICES: Integrated and liveable settlements that address spatial imbalances	Provide and maintain social infrastructure particularly in Wesbank, llinge Lethu, Darling, between Esterhof and Riebeeek Kasteel, amidst Hooikraal, Rosenhof and Moorreesburg, between Chatsworth and Riverlands.
GOVERNANCE Alignment and coordination between the three spheres of government	
SERVICES: Access to adequate human settlements and quality basic services for all, especially the poor	Provide sufficient bulk infrastructure and services according to development potential of towns: Electricity: Malmesbury East. Water: Yzerfontein, Darling, Koringberg, Riebeeek Valley and Malmesbury. Sewerage: Yzerfontein, Darling, Koringberg, Riverlands and Kalbaskraal.
SOCIETY: Improved quality of life of all, and in particular the poorest and marginalised sections of communities	
ECONOMY: Attracting investment	
SERVICES: All resources harnessed in a coherent and purposeful effort that can be sustained into the future; The same quality of service for all.	Provide integrated housing options according to development potential of settlements through rezoning, intensification or expansion of residential precincts.
SOCIETY: All live under conditions of dignity and equality; A non-racial society where communities are integrated	
ECONOMY: Poverty eradication and wealth creation for all people	
GOVERNANCE: Transparent and accountable government; Alignment and coordination between the three spheres of government	

Table 32: SDF & IDP aligned Spatial Transformation Objectives

The approaches to follow support the objectives:

Densification

To protect the unique character of towns, densification targets are set for each town:

Towns	du/ha	Average Density Targets du/ha			
	2016	2017	2022	2027	
Malmesbury	10.8	12.4	14.9	17.9	
Abbotsdale	6.8	7.5	7.9	8.3	
Moorreesburg	5.2	6.0	6.9	7.9	
Darling	6.8	7.5	7.8	8.2	
Yzerfontein	8.3	9.1	10.5	12.0	
Riebeek Kasteel	8.2	8.5	8.5	8.5	
Riebeek West	7.4	8.1	8.3	8.4	
Koringberg	4.9	5.3	5.4	5.5	
Kalbaskraal	3.0	3.4	3.9	4.5	
Chatsworth	8.8	10.3	11.1	12.0	

Table 33: Proposed densification targets for Swartland settlements

Restructuring and Integration

Restructuring of towns can be achieved through *functional integration*:

- Rezoning of residential erven to establish secondary business nodes in existing subsidized precincts.
- Densification and reinforcement (mixed-use) should infrastructure capacity exists.
- Most communities are located within 20-minute walking distance from commercial and social infrastructure. In the case of new or redevelopments, determine development location in relation to social amenities and business nodes on the principle of “within walking distance” (norm: 20 minutes/1 kilometre).

- More social and commercial services along activity streets within walking distance.
- Development reinforced along connecting routes between precincts

Restructuring of towns can be achieved through *socio-economic integration*:

- Position social amenities and infrastructure centrally for sharing by various communities, for example, sports fields, market squares, open space networks.
- *Provide a variety of housing types*, especially in the centre of town and if required, upgrade or replace infrastructure.
- Encourage different income (social gradient) and property values between adjacent areas.
- Different housing typologies
- Centrally located community node
- An integrated and active open space network
- Integrated community sport facilities.

Spatial Integration

Integrated developments, mixed uses and mixed and alternative uses along activity roads (demarcation of activity corridors and streets) are encouraged.

Demarcation of urban edges and future growth directions determined:

SERVICES	Protect and strengthen the cultural and heritage landscape.
The protection and conservation of the environment	
ECONOMY:	Promote open space networks, including conservation of waterways: Diep River, Platklip, No Go, Darling River, within urban areas accompanying walkways and cycle paths
Attracting investment	

Table 34: SDF & IDP aligned spatial Integration strategies

These tools have to be applied when subsidized and affordable / GAP housing developments are planned.

7.2 Strategic areas for Human Settlement Development

Different strategies were applied that include: mixed use, integration and restructuring zones, densification and intensification and catalytic projects.

Mixed use zones, Greenfields and Brownfields

There are mixed use zones in most settlements with the exception of Koringberg and Kalbaskraal. Development in these mixed use zones are Brownfields developments while in Malmesbury one of the mixed use zone developments is a Greenfields development. In Malmesbury the mixed use zones are located next to the catalytic project De Hoop (between Abbotsdale West and Saamstaan and Ilinge Lethu) and a second area adjacent to Voortrekker and Darling Road while in Darling it is located at the eastern entrance and north of the settlement. In Chatsworth, an area adjacent to Cemetery Road is earmarked for mixed use as is an area adjacent to Main Road and railway in Moorreesburg, an area south of Main Road on Yzerfontein, an area north of Kloof Street in Riebeek Kasteel and an area south of Station Avenue in Riebeek West. The extent of the mixed used zones is listed per settlement:

Settlement	Mixed Use Area	Settlement	Mixed Use Area
Abbotsdale	22,26ha	Riebeek Kasteel	12,5ha
Chatsworth	6,61ha	Riebeek West	6,97ha
Darling	81,73 ha	Riverlands	0,07ha
Malmesbury	11,61ha	Yzerfontein	5,5ha
Moorreesburg	26,39ha		

Table 35: Mixed use areas per Swartland settlement

Integration Zones

Integration zones were delineated in three settlements:

- Malmesbury between Ilinge Lethu, Saamstaan and Abbotsdale West (marked as B1 and B4 on the SDF proposal map for Malmesbury),

- Riebeek Kasteel (marked as portion F)
- Riebeek West (marked as portions F and G)

Restructuring zones

There are three integration zones between:

- Riebeek Kasteel and Esterhof (area F)
- Ilinge Lethu and Saamstaan and Abbotsdale (Malmesbury catalytic project (B1 & B4))
- Darling mixed use area (B & E)
- Riebeek West middle south (F & G)
- Hooikraal and Rosenhof and Malmesbury Transitional zone (allow for 600m² erven; standard size is 1900m²)

The promotion of integration through restructuring zones is based on the following criteria:

Criteria i: **Economic restructuring** by promoting spatial access to economic opportunity and promoting job creation via the multiplier effect associated with building medium density housing stock and with the management and maintenance of the stock. Restructuring zones should coincide with nodes and corridors of economic opportunity."

Criteria ii: **Spatial restructuring** by bringing lower-income (and often disadvantaged) people into areas where there are major economic opportunities (both with respect to jobs and consumption) and from which they would otherwise be excluded because of the dynamics of the land market on the one hand and the effects of land use planning instruments such as large-lot zoning (minimum erf sizes).

Criteria iii: **Social restructuring** by promoting a mix of race and classes at neighbourhood level.

Box 6: Criteria for promoting integration through Restructuring Zones

Social housing contributes to spatial restructuring by increasing densities and compacting growth thereby ensuring that the poor are not pushed out to marginal locations at the edge of the city.

Well-managed social housing projects have a low internal (to the project) crime rate, and contribute to stabilizing external (to the project) crime-ridden environments, hence its contribution to revitalization initiatives. It provides a sense of belonging and security. Well-functioning neighbourhoods help to reconnect residents with resources in the city and region.

Densification and Intensification

In Moorreesburg (along Omega and bougainvillea streets – also a restructuring zone) and in Kalbaskraal (the precinct east of the railway line and the precinct adjacent to the south western side of the business area) are earmarked for densification and intensification.

Catalytic projects

Catalyst projects are public or private projects that are planned and designed to cause a corresponding and complementary development reaction on surrounding properties. They are projects of sufficient magnitude to stimulate redevelopment of underdeveloped properties or major rehabilitation of underutilized buildings. The identification and implementation of catalyst projects provide an opportunity for public and private investments to receive a reasonable return. The measure of return on investment can include jobs creation, increase in land value, improved transportation and access, and new housing units (<https://www.portlandoregon.gov/transportation>).

The De Hoop development as per figure 11 is a catalyst project that connects Illege Lethu, Saamstaan and Afghanistan and Abbotsdale. As it straddles Wesbank and Abbotsdale, it creates opportunities for mixed-income residential and economic opportunities, improved access and transportation and increased land values. The catalytic project includes a spectrum of housing topologies i.e. 808 walk-ups, 1569 subsidized, 550 GAP/Affordable, 31 UISP, and 7 plots for General Residential Purposes like flats (GR3), inclusive of opportunities for social amenities (8 crèches, 1 school, 1 hospital, 8



Figure 11: Catalytic Development, De Hoop

churches, 14 business erven, 3 authority erven (to house community uses, for example, a police station, library, municipal offices or post office, etc.) and public open spaces including roads. The project will be developed over two phases.

Summary of Strategic Areas in Swartland

Table 36 provides a summary of all the locations of transformation and strategic areas for Settlement Making.

	Mixed Use Areas	Integration Zones	Densification & Intensification	Restructuring Zones
Abbotsdale	Area adjacent to N7, north of Abbotsdale. <u>Activity Streets</u> Kerk, Boltney, Roosmaryn, Winkel	-	- <u>Activity Corridors</u> Kerk, Viooltjie, Eikeboom, Darlingweg, Kloof, Skool, Renonkel, Lang Sonneblom	Area B
Chatsworth	Area adjacent to Cemetery Road & Silvertown <u>Activity Streets</u> Edward, 8th, 7th, 5th, 4th, 3rd, 2nd, Cambridge	-	- <u>Activity Corridors</u> Malmesbury: Randor, 2nd, 3rd, 4th, Quinces, Herton, Cemetery	-
Darling	Area E & B <u>Activity Streets</u> Urban, Grey, Okkerneut, Botter Boom, Disa, Limbidrum, Madelifie, Bloekomboom, Evita, Evita Bezuidenhout Boulevard, Caledon	Area E & B	- <u>Activity Corridors</u> Main, R315, R307, Hoof	-
Kalbaskraal	- <u>Activity Streets</u> Essenhout, Eikenhout, Calbash, Sand, Skool, Frahams	-	Areas B & west & south of CBD. <u>Activity Corridors</u> River, Old Malmesbury	-
Koringberg	- <u>Activity Street</u> Wilge, Leemida, Sonop, Sonderend, Rosboom, Jacaranda, Leeubekkie, Kanaal, Riet, Uitsig, Sonderend, Pelgrim, Impala	-	- <u>Activity Corridors</u> Gamtoos, Zambezi	-

Malmesbury	Along Voortrekker & Darling Road <u>Activity Streets</u> Rhodes, Rozenburg, Wagener, Moll, Du Toit, Kloof, Smuts, Church, Vrede, Lang, PG Nelson, Lowry Cole, St Thomas, St John, Alfa, Tinkinkie, Holomisa, Jakaranda, Myrtle, Eike, Akasia, Jasmyn	Portions B1 & B4	-	Portions C, E, F, I & K <u>Activity Corridors</u> Voortrekker Way, Loedolf, Darling
Moorreesburg	Near business node at Main Road and railway line <u>Activity Streets</u> Omega, Palmboom, Bloekomboom, Sirkel, Ranonkel, Petunia, Duiker, Leeubekkie, Kotze, Oos, Railway, Hoek, Station, Central	-	Area around 5th & Omega Street	- <u>Activity Corridors</u> Lang, Main, Hoof
Riebeeck Kasteel	North of Kloof Str., directly south of Area F <u>Activity Streets</u> Main, Plein, Fontein, Royal, Sarel Cilliers, Piet Retief, Hermon, Van Riebeeck, Kloof, Lelie, Angelier, Aster, Vygie, Madelifie, Jasmyn, Gladiola, Viooltjie	Portion F	-	- <u>Activity Corridors</u> Church
Riebeeck West	At Station Avenue, immediately south of portion D <u>Activity Streets</u> Waterkant, Kachellhoffer, Solomonse, Merindal, Sending, Hof, Kerk, Dennehof, Lang, Station, Portland	Portions F and G	-	- <u>Activity Corridors</u> Voortrekker
Riverlands	- <u>Activity Streets</u> Protea, Pelikaan, Waterblommetjie, Kelkiewyn, Arend, Bedford	-	-	- <u>Activity Corridors</u> Riverlands
Yzerfontein	South of Main road, on farm 24/560 <u>Activity Streets</u> Outer, Beach, First, Buitekant, Park, Servitude R2532, Main	-	-	- <u>Activity Corridors</u> R315

Table 36: Strategic Areas for Settlement Making

Note all Areas indicated on Residential Proposal Maps

8 HSP Portfolio of Projects

8.1 Services Availability

Although services in the Swartland are generally adequate, limited further upgrading and development are required to keep pace with growth and development. These upgrades will ensure that the increased demand is met and the accompanying minimum services requirements for example the 48 hours storage capacity required for water reservoirs, are adhere to. Hence human settlement development extensions are included and scheduled in the Swartland Services Master Plan,

Water Supply

<div> <div>Adequate</div> <div>Moderate</div> <div>Require</div> </div>			
Settlements	Bulk Water Supply	Supply Capacity	Reticulation Capacity
Koringberg (W 1)	<ul style="list-style-type: none"> Sufficient No capacity for extension 	<ul style="list-style-type: none"> Secondary Chlorination at reservoirs must be implemented. 	<ul style="list-style-type: none"> Poorly developed network, small diameter pipes, low pressure and flow condition and open ring mains. Sections of the water reticulation network are obsolete and must be upgraded.
Moorreesburg (W1 & W2)	<ul style="list-style-type: none"> Sufficient No capacity for extension 	<ul style="list-style-type: none"> Secondary Chlorination at reservoirs must be implemented. 	<ul style="list-style-type: none"> Obsolete infrastructure, pipe breakages, leaking valves, leaking hydrants. Poorly developed network, shortage of cut-off valves.
Riebeek West & Ongegund (W 3), Kasteel (W12)	<ul style="list-style-type: none"> Sufficient No capacity for extension 	<ul style="list-style-type: none"> Secondary Chlorination at reservoirs must be implemented. Poor condition of Ongegund reservoir and pump station – must be upgraded. 	<ul style="list-style-type: none"> Poorly developed network, small diameter pipes, low pressure & flow condition and open ring mains. Sections of the water reticulation network are obsolete and must be upgraded
Riverlands & Chatsworth (W4)	<ul style="list-style-type: none"> Require new pumping gear 	<ul style="list-style-type: none"> Secondary Chlorination at reservoirs must be implemented. 	<ul style="list-style-type: none"> New reservoir capacity.

Table 37 provides a high -level summary of the bulk water supply situation on a settlement by settlement basis within the Swartland Municipal Area. The Voëlvlei and Misverstand dam are the water sources for the West Coast.

The West Coast District Municipality provides water to Swartland Municipality. The water allocation required by the Swartland, as is the case for the rest of the municipalities in the West Coast, is more than the allocation made to the West Coast District Municipality.

Swartland Municipality has two bulk supply systems. The system from the Voëlvlei Dam services Riebeek Valley, Malmesbury, Darling and Yzerfontein as well as Abbotsdale, Kalbaskraal, Riverlands and Chatsworth. The system from the Misverstand dam services Moorreesburg and Koringberg.

All settlements have reservoirs with the exception of Riverlands and Chatsworth that share a reservoir.

Yzerfontein (W 5)	<ul style="list-style-type: none"> ▪ Sufficient ▪ No capacity for extension 	<ul style="list-style-type: none"> ▪ Secondary Chlorination at reservoirs must be implemented. 	<ul style="list-style-type: none"> ▪ New reservoir capacity.
Darling (W 5 & 6)	<ul style="list-style-type: none"> ▪ Sufficient ▪ no capacity for extension 	<ul style="list-style-type: none"> ▪ Reservoir capacity must be increased for further developments. 	<ul style="list-style-type: none"> ▪ Poorly developed network, small diameter pipes, low pressure and flow condition and open ring mains. ▪ Sections of the water reticulation network are obsolete and must be upgraded.
Kalbaskraal (W 7)	<ul style="list-style-type: none"> ▪ Sufficient ▪ No capacity for extension 	<ul style="list-style-type: none"> ▪ Reservoir capacity must be increased for new developments. ▪ Secondary Chlorination at reservoirs must be implemented. 	<ul style="list-style-type: none"> ▪ New reservoir capacity.
Abbotsdale (W 7) & Malmesbury (W 8–11)	<ul style="list-style-type: none"> ▪ Sufficient, new reservoir 	<ul style="list-style-type: none"> ▪ Secondary Chlorination at reservoirs must be implemented. 	<ul style="list-style-type: none"> ▪ Sections of the water reticulation network are obsolete and must be upgraded.

Table 37: Bulk Water Supply, Capacity and Reticulation within the Swartland Municipal Area, 2020

Sewerage

Table 38 below indicates the status of sewerage infrastructure and handling within the Swartland Municipality.

Settlements	Treatment Capacity	Pipe Capacity	Notes
Koringberg (W 1)	<ul style="list-style-type: none"> ▪ Overloaded, must be upgraded 	<ul style="list-style-type: none"> ▪ Sewer reticulation network poorly developed and must be extended 	<ul style="list-style-type: none"> ▪ None
Moorreesburg (W 1 & 2)	<ul style="list-style-type: none"> ▪ Not sufficient 	<ul style="list-style-type: none"> ▪ Not Sufficient 	<ul style="list-style-type: none"> ▪ None
Riebeek West & Ongegund (W 3), Riebeek Kasteel (W 12)	<ul style="list-style-type: none"> ▪ New treatment works, sufficient capacity 	<ul style="list-style-type: none"> ▪ Riebeek West: Sewer reticulation network poorly developed and must be extended 	<ul style="list-style-type: none"> ▪ Extension of a flush toilet system
Riverlands & Chatsworth (W 4)	<ul style="list-style-type: none"> ▪ Actual capacity is unknown ▪ Upgrading of sewerage works ▪ Maintenance on dam embankment and inlet work is needed ▪ Outlet does not comply to standards 	<ul style="list-style-type: none"> ▪ Extension of distribution network 	<ul style="list-style-type: none"> ▪ None
Yzerfontein (W 5)	<ul style="list-style-type: none"> ▪ None, "honey sucker" (sewerage draining truck) collections 		
Darling (W 5 & 6)	<ul style="list-style-type: none"> ▪ Upgraded, require an additional upgrade (Require R5 million) 	<ul style="list-style-type: none"> ▪ Bulk connector to be upgraded 	<ul style="list-style-type: none"> ▪ Regular blockages in Darling North

Kalbaskraal (W 7)	<ul style="list-style-type: none"> ▪ Sufficient 	<ul style="list-style-type: none"> ▪ Sufficient 	<ul style="list-style-type: none"> ▪ Require maintenance on embankment and inlet.
Abbotsdale (W 7) Malmesbury (W 8 – 11)	<ul style="list-style-type: none"> ▪ Sufficient 	<ul style="list-style-type: none"> ▪ Require a detailed assessment to determine sewer main's actual capacity. ▪ Obsolete infrastructure causing regular blockages. ▪ Sewerage connector in Wesbank, area of Wistaria Street, is under pressure and must be upgraded for further developments. ▪ Upgrading of distribution network is needed. ▪ Upgrading of main connectors in Voortrekker Street from swimming pool to Bokomo Road. 	<ul style="list-style-type: none"> ▪ None

Table 38: Sewerage Management, Swartland Municipal Area, 2020

Electricity

Table 39 below indicates the status of electrical infrastructure and distribution within the Swartland Municipality.

Towns	Supplier	Capacity	Reticulation Capacity	Notes
Koringberg (W 1)	Eskom	Adequate	Adequate	None
Moorreesburg (W 1 & 2)	Swartland Municipality	Adequate	Adequate	None
Riebeek West & Ongegund (W 3), Riebeek Kasteel (W 12)	Eskom	Adequate	Adequate	<ul style="list-style-type: none"> ▪ Street lighting inadequate
Riverlands & Chatsworth (W 4)	Eskom	Adequate	Adequate	Street lighting inadequate
Yzerfontein (W 5)	Eskom	Limited	Adequate	Development in Yzerfontein subject to: <ul style="list-style-type: none"> ▪ - Eskom application for increased capacity ▪ - 2nd supply line and cable Only smaller developments may continue in the short term
Darling (W 5 & 6)	Swartland Municipality	Adequate	Adequate	None
Kalbaskraal & Abbotsdale (W 7)	Eskom	Adequate	Adequate	Street lighting inadequate
Malmesbury (W 8 – 11)	Swartland Municipality	Adequate capacity in northern Malmesbury, Lack of capacity in south west of Malmesbury.	Adequate	New Eskom bulk electrical point of supply (Schoonspruit substation) essential to make provision for new developments south-west of Malmesbury.

Table 39: Electricity Supply and Reticulation, Swartland Municipal Area, 2020

A Summary of Wards' 2020 Population, Housing Demand and Availability of Services, follows:

	Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6	Ward 7	Ward 8	Ward 9	Ward 10	Ward 11	Ward 12
Towns	Kor & Moo	Moo	Rie-W	Cha & Riv	Yze & Dar	Dar (Ndp)	Kal & Abb	Mal	Mal (Ilg)	Mal	Mal (Saa)	Rie-K
Population	2086 (K)	14508 (M)	392 (On) 6691(RW)	5308 (C) 3939 (R)	1753 (Yz) 1608 (D)	14011(Nd)	6196 (A) 3971 (K)	10994 (M)	50008(II)	See W8	25549 (WB)	1700 (RK) 5375 (E)
Number of households	545 (K)	4820 (M)	132 (On) 1626(RW)	1549 (C) 974 (R)	754 (Yz) 743 (D)	3454 (Nd)	1522 (A) 1085 (K)	2 950 (M)	15221 (II)	See W8	5463 (WB)	664 (RK) 1335 (E)
Population growth rate '11	6.2%	7.2%	4.9%	9.6%	4.6%	4.6%	5.7%	0.5%	15.5%	0.5%	8.9%	4.5%
Waiting list	1415 (Mo) 182 (K)		755	664 (C) 227 (R)	2064 (D) 7 (Yz)		913 (A) 534 (A)	3483 (Ss) 3104 (II)				1171
Existing engineering services												
Lighting	98%	See W1	97%	95%	98%	See W5	97%	98%	See W8	See W8	See W8	99%
Piped potable water	95%	See W1	70%	46%	81%	See W5	64%	89%	See W8	See W8	See W8	54%
Sewerage	85%	See W1	62%	49%	72%	See W5	67%	98%	See W8	See W8	See W8	60%
Infrastructure Status quo in settlements												
Electricity supply	Adequate	Adequate	Limited	Adequate	Adequate	Adequate	Adequate	Making provision	Upgrade Required	Making provision	Upgrade Required	Limited
Bulk water supply	Sufficient, no extension capacity	Sufficient, no extension capacity	Sufficient, no extension capacity	Require new pumping gear	Sufficient, no extension capacity	Sufficient, no extension capacity	Sufficient, no extension capacity	New reservoir	New reservoir	New reservoir	New reservoir	Sufficient, no extension capacity
Sewerage	Over-loaded	Insufficient	Sufficient	Upgrade required	None & Require Upgrade	Require Upgrade	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient	Sufficient
Wards: highest need for services	High	High	High	Very High	High	High	Medium	Low	Medium	Low	Medium	High

Table 40: Summary of Swartland Wards Population Statistics, Housing Demand and Availability of Services (2011)

8.2 Roads and Transport infrastructure

In Swartland, only $\pm 39.8\%$ of households own cars and the remaining 60% are dependent on other forms of transportation (StatsSA, 2011).

Settlements in Swartland are in need of bus shelters whilst some are in need of taxi ranks and routes to Malmesbury as per the table below:

Wards	1	1&2	3	4	4	5	5&6	7	7	8	9	10	11	12
	Kor	Moo	RieW	Cha	Riv	Yze	Dar	Kal	Abb	Mal	Ilg	Malm+	Saa	RieK
Shelter	X	X & Abl	X	X	X	X	X	X	X	X	X	X	X	X
T Rank		X					X						X	X
R Mal		Ma I	RK				Yz & Ma I							Ma I

Table 41: Transport Infrastructure and Public Transport Needs

Routes and more frequent trips outside Swartland from Malmesbury to Paarl, Atlantis, Cape Town/ Durbanville/ Kraaifontein/ Parow/ Belville are required. Malmesbury serves as the transport hub for the region.

More stops near shops in Malmesbury are requested close to the grocery shops in Malmesbury. The quantity of shopping is limited to what individuals can carry as most taxi users have to walk from the shops to the MTR. Instituting a *pakkie-pendel* service, an alternative motorized vehicle that connects the shops to the MTR is proposed on a route having five stops.

8.3 Social Facilities

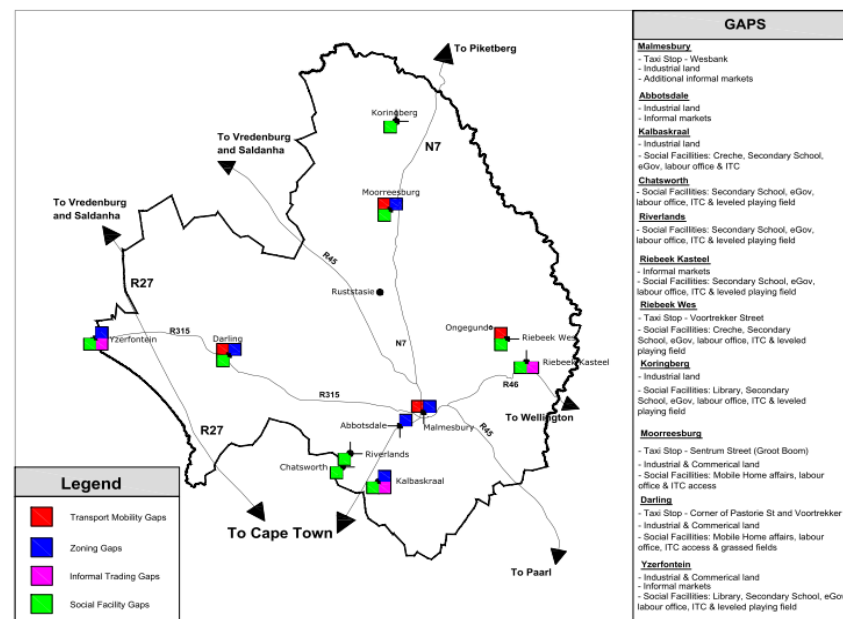


Figure 12: Swartland Settlements in need of Amenities & Community Services

9 Scheduled Projects over 20-year time frame

9.1 Scheduled projects over 5 years: UISP, Subsidized, GAP, Social Housing and Rural Housing

A list of projects over the next 5 years follows:

Model	Settlement	Site	Unit	
FLISP	Abbotsdale	56	15	
FLISP	Darling	36+10		
UISP	Chatsworth	130		
UISP	Sibanye Basic Services	115		
UISP	Riebeek Kasteel	435		
Subsidized/ IRDP	Riverlands		15	
Subsidized/ IRDP	Kalbaskraal: Transnet Land	120		
Subsidized/ IRDP	Darling	300		
Subsidized/ IRDP	Kalbaskraal	150 x3		
Subsidized/ IRDP	Malmesbury	389	389	
		346	346	
		350	350	
		350	350	
Subsidized/ IRDP	Moorreesburg-Planning	800		
Subsidized/ IRDP	Moorreesburg	350	350	
Subsidized/ IRDP	Riebeek West		15	
Subsidized/ IRDP	Riebeek Kasteel	500		
IRDP Electrification	Riverlands: Erf 7816	42		
Social Housing	Abbotsdale/Malmesbury			550 710

Table 42: Housing projects per programme (funding model)

9.1.1 PHDA projects

The provincial housing agency owns land next to Riverlands. The PHDA is responsible to address the housing needs of the Silvertown informal settlement.

9.1.1.1 Incremental Areas

There are incremental developments in Chatsworth, Moorreesburg (Sibanye) and Riebeek Kasteel. These areas are on the housing pipeline to be assisted through the UISP funding model.

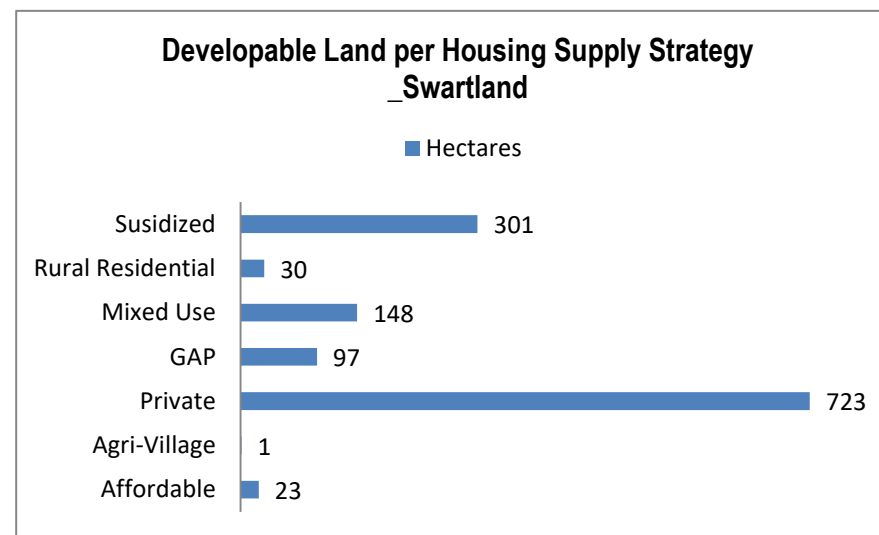
9.2 Scheduled projects over 20 years: UISP, Subsidized, GAP, Social Housing and Rural Housing

Table 43 below summarises the extent of land earmarked for residential development in each settlement for the next 20 years.

Settlement	Extent	Settlement	Extent
Abbotsdale	36.15ha	Moorreesburg	53.44ha
Chatsworth	38.59ha	Riebeek Kasteel	52.37ha
Darling	126.34ha	Riebeek West	33.7ha
Malmesbury	740.13ha	Riverlands	46.95ha
Kalbaskraal	7.36ha	Yzerfontein	185.66ha
Koringberg	6.69ha		

Table 43: Land earmarked for Residential Development, Swartland 2020

Graph 18 below illustrates the extent of land provided for according to each housing funding model over the next 20 years.



Graph 18: Developable Land per Housing Strategy & Funding Model

9.3.3 Kalbaskraal

In Kalbaskraal a total of 7.36ha of land has been earmarked for residential development. These land parcels A, B and C are centrally located. Land parcels B and C are being transferred from Transnet to Swartland Municipality.



Erf/ Farm no	Strategy	No	Ha	Ownership	Model
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Figure 15 : Kalbaskraal SDF Residential Proposal Maps

Erf 35	Residential	A	4.561	Municipality	Subsidised and GAP
Street Parcel (ID:21)	Residential, Restructuring	B	1.138	State	Subsidized
Erven 7; 8	Residential	C	1.66	State	Subsidized

Table 46: Kalbaskraal available land

9.3.4 Koringberg

In Koringberg a total of 6.69ha of land has been earmarked for residential development. Land parcel C is restricted with regards to development as it falls within the 350m buffer zone of the Waste Water Treatment Facility.



Figure 16: Koringberg SDF Residential Proposal Maps

Erf/ Farm no	Strategy	No	Ha	Ownership	Model
Ptn of Farm Re/329	Residential	A	1.39	Private	Private
Ptn of Farm Re/329	Residential	B	1.83	Private	Private
Ptn of Farm Re/329	Residential	C	0.85	Private	Subsidized
Ptn of Farm Re/329	Residential	D	2.62	Private	Affordable

Table 47: Koringberg available land

9.3.5 Darling

In Darling, a total of 126.34ha of land has been earmarked for residential and mixed use development. Most of the land lies on the edge of town and mixed use developments are proposed.

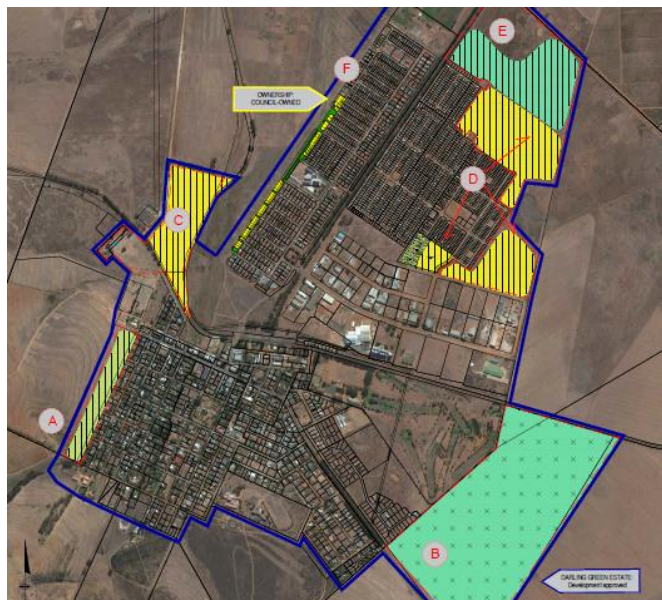


Figure 17: Darling SDF Residential Proposal Maps

Erf/ Farm no	Strategy	No	Ha	Ownership	Model
Re/551	Residential	A	5.65	Municipality	Private
Re/4401; Erf 4403	Mixed Use	B	65.5	Private	Private
Ptn of Re/551	Residential	C	12.32	Municipality	Subsidised, Affordable
Ptn of Re/551; Erf 4192	Residential	D	24.6	Municipality	Subsidised
Ptn of erf Re/551	Mixed Use	E	16.3	Municipality	Subsidised
Ptn of erf Re/551	Residential	F	1.97	Municipality	GAP

Table 48: Darling available land

9.3.6 Malmesbury

In Malmesbury, a total of 740.13ha of land has been earmarked for residential and mixed use development. Extensive land parcels are located on the edge of the town with those land parcels to the east mainly earmarked for subsidized housing.

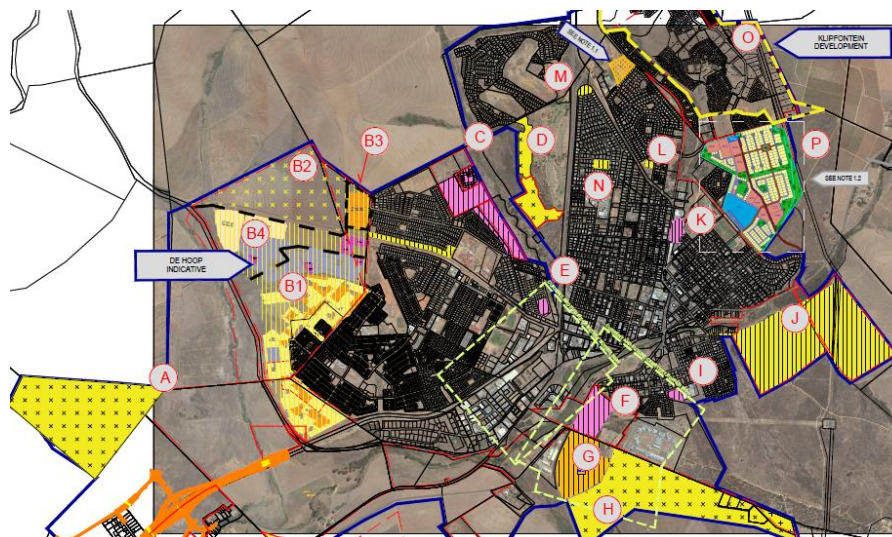


Figure 18: Malmesbury SDF Residential Proposal Maps

Erf/ Farm no	Strategy	No	Ha	Ownership	Model
Ptn of erf re/353; Ptn of farm 1/1113	Residential	A	79.54	Private	Private
Re/11280; Ptn of Farm Re/1/697 and Ptn of Farm 2/695	Residential	B1	107.72	Municipality	Subsidised
Ptn of Farm Re/1/697 Ptn of Farm 2/695	Residential	B2	62.38	Private	Private
Ptn of Farm 2/695	Residential	B3	8.7	Municipality	Private
Ptn of Farm Re/1/697; Ptn of Farm 2/695	Residential	B4	48.11	Private	Private (25u/ha)

Ptn of Erf Re/327; Ptn of 3494	Residential, Restructuring	C	27.18	Municipality	Private
Erf 9476; Erf 9477	Residential	D	15.73	Private	Private
Erf Re/20; Erf 1766	Residential, Restructure	E	1.35	Municipality	Subsidized
Ptn of erf re/327	Residential, Restructure	F	10.49	Municipality	Subsidized
Ptn of Farm Re/771	Residential, Integrated	G	20.74	Private	Affordable
Ptn of Farm Re/771; Erven 12410; 11255; 11256; 11257; 11258, Farm 3/770	Residential, medium	H	71.9	Private	Private (20u/ha)
Ptn of erf re/327	Residential, Restructure	I	1.18	Municipality	Subsidized
Ptn of erf re/327	Residential	J	83.17	Municipality	GAP
Ptn of Erf Re/327; Ptn of Re/680	Residential, Restructure	K	2.13	Municipality	Subsidized
Ptn of erf 7255	Residential, Restructure	L	0.46	Municipality	Private
Ptn of erf 3615	Residential	M	1.01	Municipality	No development
Erf 2880	Residential	N	0.98	Municipality	No development
Erven 11234; 11233; 11235; 11237; 11236; 11241; 11242; 11198, Re/11243; Re/11231	Residential	O	147.63	Private	Mixed typologies
Ptn of erf re/327		P	49.73	Municipality	Housing scheme & affordable housing

Table 49: Malmesbury available land

9.3.7 Moorreesburg

In Moorreesburg a total of 53.44ha of land has been earmarked for residential development. These land parcels are located on the north-eastern edge of the settlement.

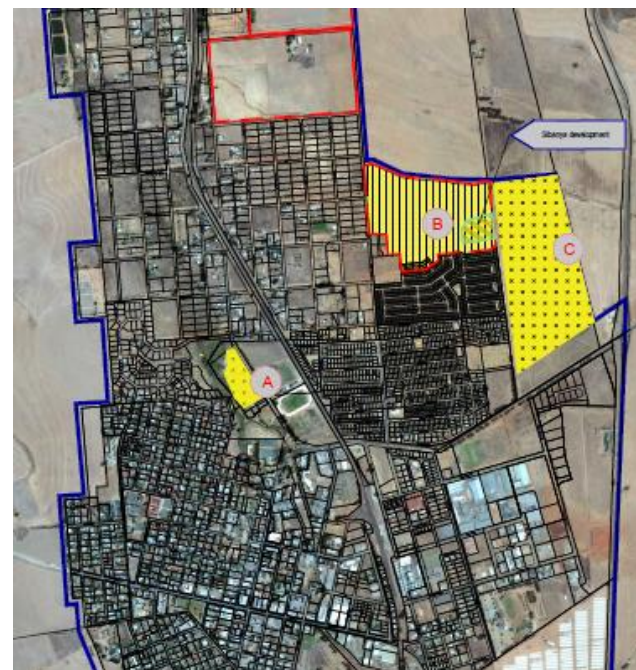


Figure 19: Moorreesburg SDF Residential Proposal Maps

Erf/ Farm no	Strategy	No	Ha	Ownership	Model
Ptn of erf 5374	Residential	A	2.65	Private	Private
	Residential	B	21.89	Municipality	Subsidized
Erf re/3715					
Ptn of erf 2876	Residential	C	28.9	Private	Subsidized

Table 50: Moorreesburg Available land

9.3.8 Riebeek Kasteel

In Riebeek Kasteel, a total of 52.37h of land has been earmarked for residential development. Extensive land parcels are located between Riebeek Kasteel and Esterhof to bring about integration.

Erf no	Strategy	No	Ha	Ownership	Model
Ptn of Erf Re/370	Residential	A	2.19	Private	Private
Ptn of Erf 878	Residential	B	9.66	Private	Private
Erf 894	Residential	C	1.84	Private	Private
Ptn of Re/1451	Residential	D	6.62	Private	Private
Erven 1237; 1298	Residential	E	1.77	Private	Private
Ptn of erf 489; Ptn of Re/1323; Ptn of erf 2111	Residential	F	17.72	Private	Private
Ptn of farm Re/645	Residential	G	7.04	Private	Subsidised
Ptn of farm Re/42	Residential	H	4.18	Private	Private
Erf 8	Residential	I	1.35	Municipality	Private

Table 51: Riebeek Kasteel available land

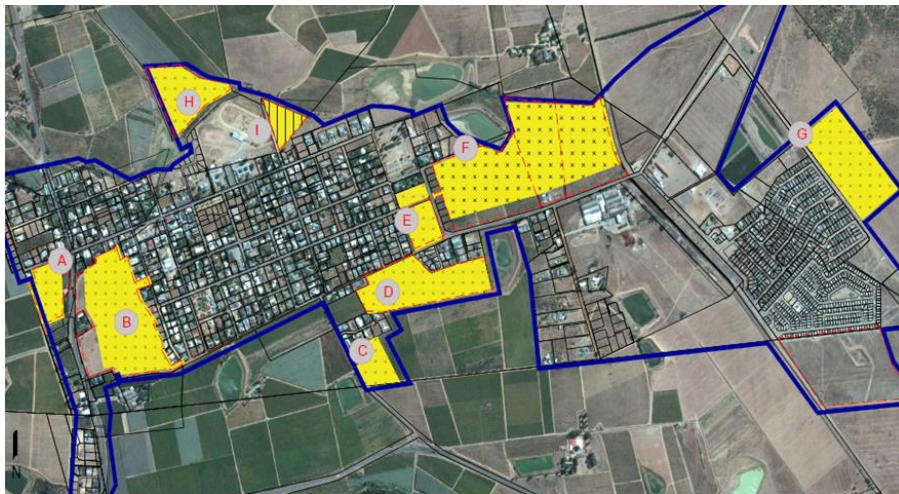


Figure 20: Riebeek Kasteel SDF Residential Proposal Maps

9.3.9 Riebeek West

In Riebeek West a total of 33.7ha of land has been earmarked for residential development. These land parcels are distributed across the settlement.



Figure 21: Riebeek West SDF Residential Proposal Maps

Erf/ Farm no	Strategy	No	Ha	Ownership	Model
Ptn of erf 1090	Residential	A	3.62	Private	Private
Erf 106	Residential	B	0.85	State	Private
Ptn of farm Re/640	Residential	C	1.32	Private	Low/ medium GAP
Re/457, Erven 302, 292; 267; 272, 273, 274; 276; 277; 280; 281; 315, Ptn of Erf 282; 447; 446; Ptn of 316, Ptn of Re/457	Residential	D	7.58	Private	GAP housing
Farm 6/642	Residential	E	0.89	Private	Subsidised
Ptn of Erf 220; Erf 224; Erf Re/227	Residential, medium	F	1.2	Private	Private
Ptn of erf Re/23	Residential	G	4.22	Private	Subsidised
Erven 23; 168; 36; 32; 1845; 1846; 1847; 1848; 1849; 1850 & Ptn of Farm 8/642	Residential, Integrated	H	14.02	Private	Private

Table 52: Riebeeck West available land

9.3.10 Riverlands

In Riverlands, a total of 46.95ha of land has been earmarked for residential development. Some land parcels are located towards Chatsworth while there are rural residential areas located to the east.

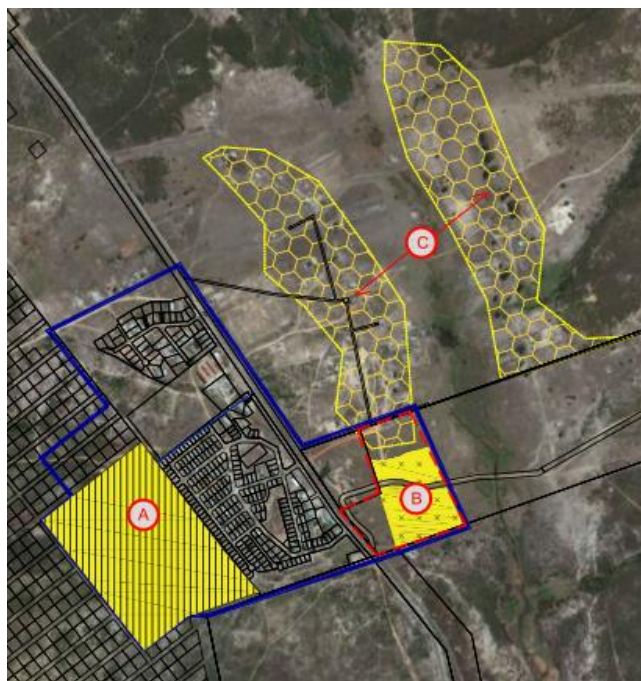


Figure 22: Riverlands SDF Residential Proposal Maps

Erf/ Farm no	Strategy	No	Ha	Ownership	Model
Erf 3364; Erf 3719	Residential	A	13.65	Municipality	Subsidized
Ptn of Farm Re/758	Residential	B	3.3	Private	Private
Ptn of erf 7816; Ptn of Farm Re/758	Residential, Rural	C	30	State	Rural_ Residential

Table 53: Riverlands available land

9.3.11 Yzerfontein

In Yzerfontein, a total of 185.66ha of land has been earmarked for residential development. These land parcels are located on the inland edge of the settlement.



Figure 23: Yzerfontein SDF Residential Proposal Maps

Erf no	Strategy	No	Ha	Ownership	Model
Farm RE/4/560	Residential,	A	112.51	Private	Private

	restricted				
Ptn of Erf Re/2532; Ptn of Re/2707	Residential	B	66.62	Private	Private
Ptn of erf 208	Residential	C	1.02	Municipality	Private
Erf 2016	Residential, Infill	D	0.47	Municipality	Private
Ptn of Re/2532	Residential, Medium High	E	5.04	Private	Private;
				General Residential Z1: 109 units; General Residential ZIII: 60 units	

Table 54: Yzerfontein available land

9.4 Development Readiness: Swartland

Development readiness assesses the availability of land, potential housing units and services against the need for housing. The results include the extent to which the potential units address the back log, the current capacity of reservoirs to meet the 48 hours storage capacity requirement and the electricity required. Sewerage is not assessed in this section as an overall assessment in Section 8.2 suffices. Note that all settlements have reservoirs with the exception of Riverlands and Chatsworth that share a reservoir.

9.4.1 Abbotsdale

Within Abbotsdale, slightly more land and dwelling units than the GAP housing demand and nearly a quarter (24.5%) of the subsidized housing demand are supplied.

Sites available: Abbotsdale								
Erf/ Farm no	No	area (ha)	Model	Potential units	Addressing Backlog	AADD in Kl (400l)	KvW	
Prt of Re/997	A1*	27.75	Private & GAP	346	100,29%	138.4	(@3) 1038	
Prt of Re/301	A2	5.6	Subsidized, infill	224	24,53%	89.6	(@2) 448	
Erven 1398; 1397	B	1.14	GAP- Restructuring	29	8,26%	11.6	(@2.5)72.5	
Prt of Re/1113	C	1.66	GAP	42	12,03%	16.8	(@2.5)105	
TOTAL	4	36.15	-	641	Sub: 24.5% GAP:120.6%	256.4	1663.5	
Backlog & Need per Housing Category								
Category		Backlog 2019 (a)		Need (Growth) (b)		Total Potential Units (c)		Balance (a-c)
Subsidized		913 units		Included in Malmesbury		224		(689)
UISP (Subsidized)		None				None		-
GAP		345 units				416		71
Total units:		1258 units				640 units		(618)
Notes: *No development proposal for this section, a normative of 50% of area was used								
Bulk Service Required (R) vs Current (C)								
Required 48hours reservoir capacity (kl)				512.8		Current 48h (kl)		1 266.9
Required AADD (kl/d)				256.4		Current actual AADD (kl/d)		633.49
Future reservoir storage (kl): 48h R&C				1 779.77		Current (kl)		1 770.0
Fully occupied future hours				47.74		Fully occupied Existing hours		67

Table 55: Abbotsdale Development Readiness

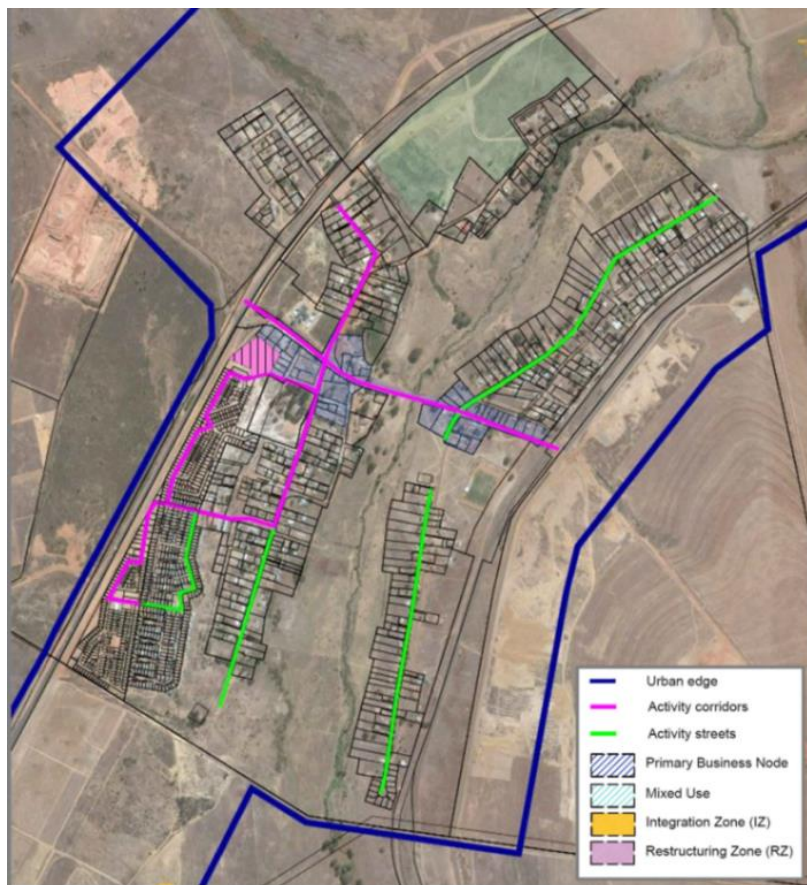


Figure 24: Abbotsdale high potential areas

9.4.2 Chatsworth

Within Chatsworth only half of the land and dwelling units of the GAP housing demand and double of the subsidized housing demand, are supplied.

Sites available: Chatsworth							
Erf no/ Farm	N o	area (ha)	Model	Potential units	Addressing Backlog	AADD in KI	KvW
Erven 1492; 1491; 1490; 1544; 1543; 1542; 1590; 1589; 1588; 1637; 1336; 1635	A	0,49	GAP	12	47,12%	4.8	(@2.5) 30
Erven 287; 8093; Prt of Farm Re/2/755	B	38,1	Subsi-dized	1524	229,52%	609.6	(@2) 3048
TOTAL	2	38.59	-	1536	Sub: 229.5% GAP: 47.1%	614.4	3078
Backlog & Need per Housing Category							
Category	Backlog 2019 (a)		Need (Growth) (b)	Total Potential Units (c)		Balance (a-c)	
Subsidized	664		2050	1524		860	
UISP (Subsidized)	130		0	None		(130)	
GAP	26		799	12		(14)	
Total units:	820		2849	1536		716	
Bulk Service Required (R) vs Current (C)							
Required 48hours reservoir capacity (kl) excluding Riverlands			1228.8	Current 48h (kl)			1 389.29
Required AADD (kl/d) excluding Riverlands			614.4	Current actual AADD (kl/d)			694.65
Future reservoir storage (kl): 48h R&C excluding Riverlands			2 618.09	Current (kl)			2 390
Fully occupied future (hrs) including Riverlands			37.26	Fully occupied Existing			82

Table 56: Chatsworth Development Readiness

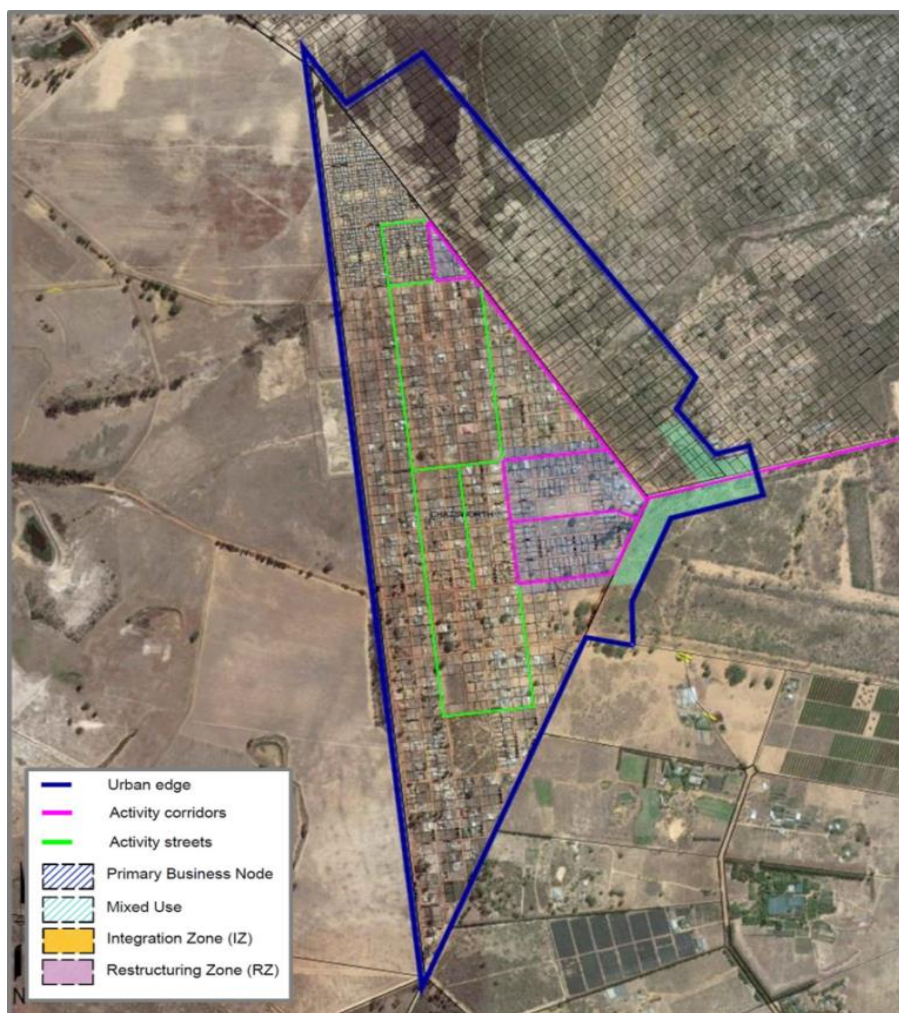


Figure 25: Chatsworth high potential areas

9.4.3 Darling

Within Darling only a third of the land and dwelling units of the GAP housing demand and nearly all (90%) of subsidized housing demand, are supplied.

Sites available: Darling							
Erf/ Farm no	No	area (ha)	Model	Potential units	Addressing Backlog	AADD	KvW
Ptn of Re/551	C*	12,32	Subsidized	246	11,92%	98.4	(@2)492
			Affordable/ GAP	154	24,76%	61.6	(@2.5)385
Ptn of Re/551; Erf 4192	D	24,6	Subsidized	984	47,67%	393.6	(@2)1968
Ptn of Re/551	E	16,3	Subsidized	652	31,59%	260.8	(@2)1304
Ptn of Re/551	F	1,97	GAP	49	7,92%	19.6	(@2.5)122.5
TOTAL	4	55, 19	-	2085	Sub: 91.2% GAP: 32.7%	834	4271.5

Backlog & Need per Housing Category				
Category	Backlog 2019 (a)	Need (Growth) (b)	Total Potential Units (c)	Balance (a-c)
Subsidized	2064	1407	1882	(182)
UISP (Subsidized)	0	0	None	-
GAP	622	1152	203	(419)
Total units:	2686	2559	2085	(601)

*Notes: *No development proposal for this section, a normative of 50% of area was used

Bulk Service Required (R) vs Current (C)			
Required 48hours reservoir capacity (kl)	1 668	Current 48h (kl)	3 269.22
Required AADD (kl/d)	834	Current actual AADD (kl/d)	1 634.61
Future reservoir storage (kl): 48h R&C	4 937.21	Current (kl)	2 390
Fully occupied future (hrs)	23.24	Fully occupied Existing	35.09

Table 57: Darling Development Readiness

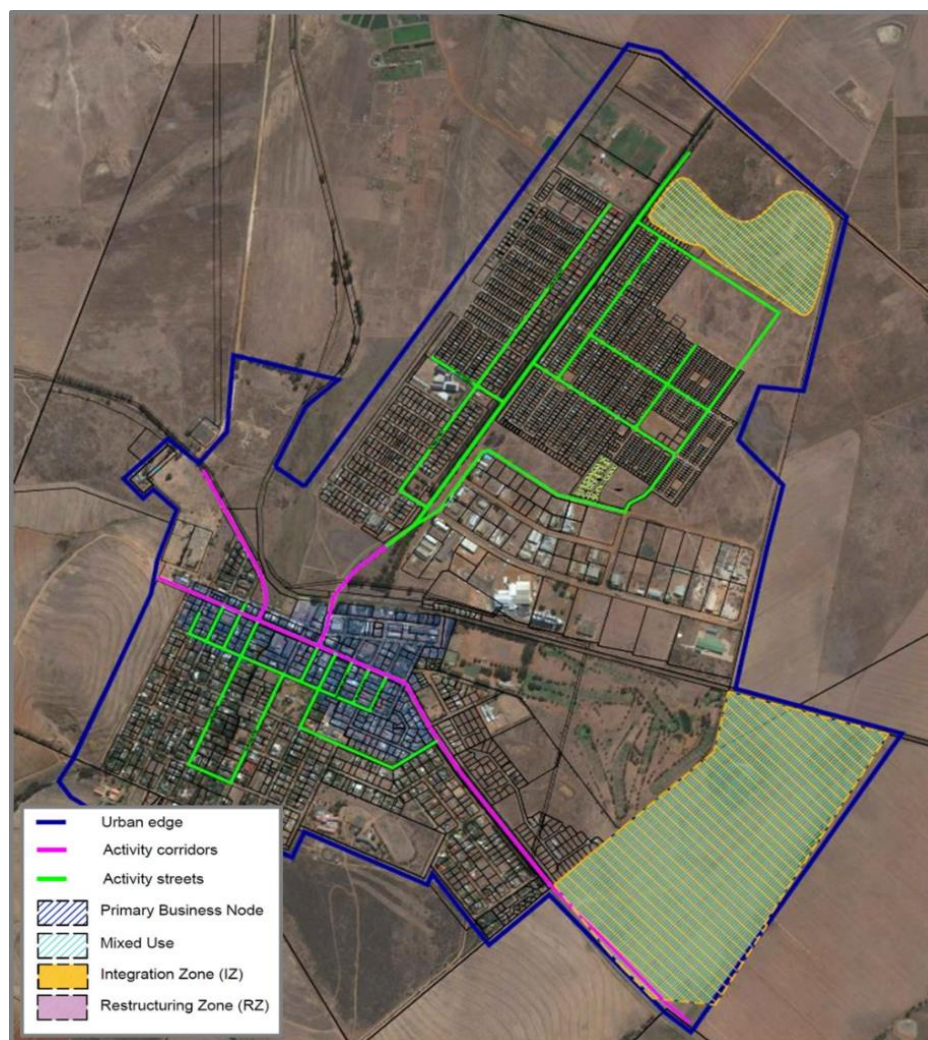


Figure 26: Darling high potential areas

9.4.4 Kalbaskraal

Within Kalbaskraal, a third of the land and dwelling units of the subsidized housing demand is supplied, whilst the GAP housing demand is undetermined.

Sites available: Kalbaskraal

Erf/ Farm no	No	area (ha)	Model	Potential units	Addressing Backlog	AA DD	KvW
Erf 35	A^	0,37	Subsidized	7	1,31%	2.8	(@2) 14
			GAP	5	**undetermined	2	(@2.5) 12.5
Street prt ID:21	B*	2,86	Subsidized	34	6,37%	13.6	(@2) 68
Erven 7;8	C*	4,5	Subsidized	142	26,59%	56.8	(@2) 284
TOTAL	3	7.73	-	188	Sub: 34.27% **GAP: undetermined	75.2	388.5

Backlog & Need per Housing Category

Category	Backlog 2019 (a)	Need (Growth) (b)	Total Potential Units (c)	Balance (a-c)
Subsidized	534	491	183	(351)
UISP (Subsidized)	0	0	None	-
GAP	0	163	5	5
Total units:	534 units	654	188	(346)

Notes:

^No development proposal for this section, a normative of 50% of area was used

* Site Development Plan with indicative uses and potential units has been drafted

** Undetermined as waiting list for this town does not include GAP housing.

Bulk Service Required (R) vs Current (C)

Required 48hours reservoir capacity (kl)	150.4	Current 48h (kl)	929.08
Required AADD (kl/d)	75.2	Current actual AADD (kl/d)	464.54
Future reservoir storage (kl): 48h R&C	1 079.48	Current (kl)	580
Fully occupied future (hrs)	25.7	Fully occupied Existing	29.96

Table 58: Kalbaskraal Development Readiness

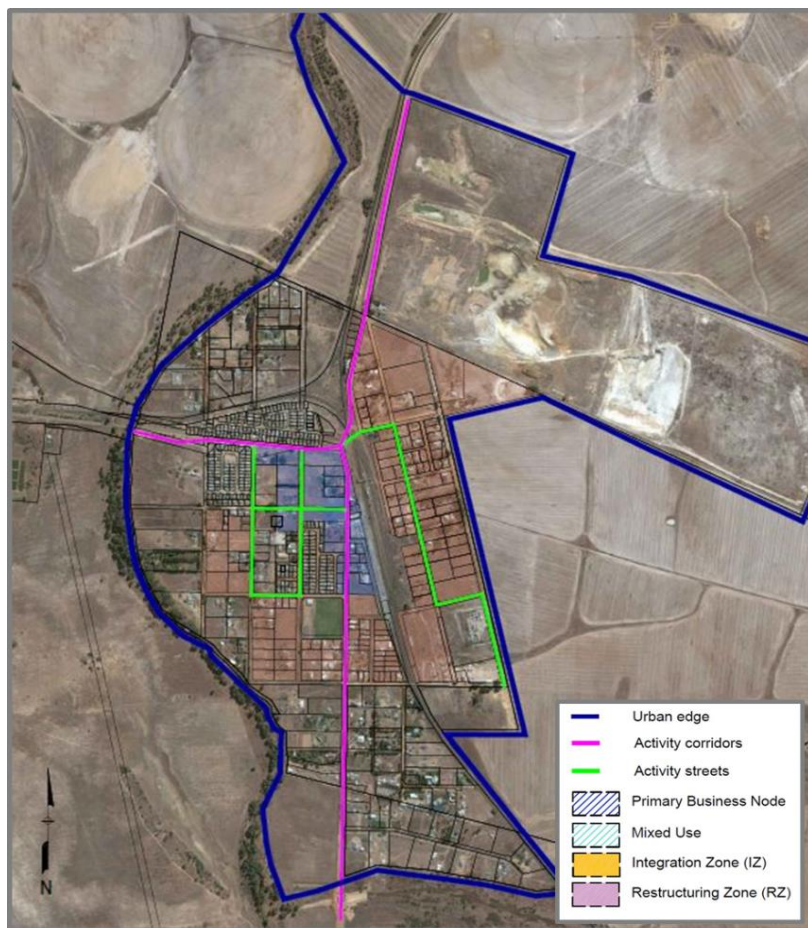


Figure 27: Kalbaskraal high potential areas

9.4.5 Koringberg

Within Koringberg, a fifth of the land and dwelling units of the subsidized housing demand is supplied, whilst the GAP housing demand is undetermined

Sites available: Koringberg

Erf/ Farm no	No	area (ha)	Model	Potenti al units	Addressing Backlog	AADD	KvW
Ptn of Re/329	C	0,85	Subsi dized	34	18,68%	13.6	(@2) 68
Ptn of Re/329	D	2,62	GAP	66	*Undetermined	26.4	(@2.5) 132
TOTAL	2	3.47	-	100	Sub: 19.68 % GAP: undetermined	40	200

Backlog & Need per Housing Category

Category	Backlog 2019 (a)	Need (Growth) (b)	Total Potential Units (c)	Balance (a-c)
Subsidized	182	259	34	(148)
UISP (Subsidized)	0	0	None	-
GAP	0	156	68	66
Total units:	182 units	415	100	(82)

Notes: *Undetermined as waiting list for this town does not include GAP housing.

Bulk Service Required (R) vs Current (C)

Required 48hours reservoir capacity (kl)	81.6	Current 48h (kl)	326.8
Required AADD (kl/d)	256.4	Current actual AADD (kl/d)	163.4
Future reservoir storage (kl): 48h R&C	408.4	Current (kl)	510
Fully occupied future (hrs)	59.94	Fully occupied Existing	74.9

Table 59: Koringberg Development Readiness

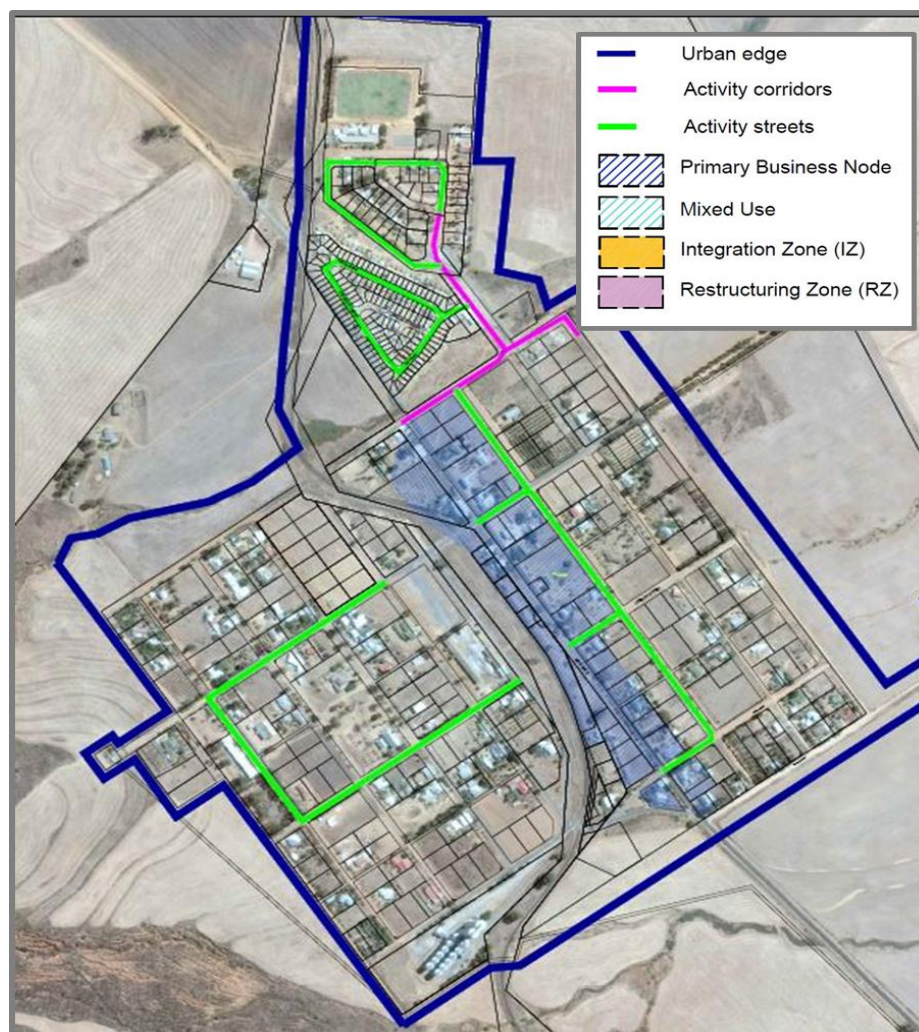


Figure 28: Koringberg high potential areas

9.4.6 Malmesbury

Within Malmesbury, three times more land and dwelling units of the GAP housing demand and nearly three-quarters of the subsidized housing demand are supplied.

Sites available: Malmesbury

Erf/ Farm no	No	area (ha)	Model	Potential units	Addressing Backlog %	AADD	KvW
Ptns Re/ 11280; Re/ 1/697; 2/695	B1	107,72	Subsidized	4309		1723.6	(@2)8618
Re/20; 1766	E	1,35	Subsidized	54	0,82%	21.6	(@2)108
Ptn of re/327	F	10,49	Subsidized Restructuring	420	6,37%	168	(@2)840
Ptn of Farm Re/771	G	20,74	GAP	519	57,10%	207.6	(@2.5) 1297.5
Ptn Re/327	I	1,18	Subsidized Restructuring	47	0,72%	18.8	(@2)94
Ptn of re/327	J	83,17	GAP	2079	228,99%	831.6	(@2.5) 5197.5
Ptn of Re/327 Ptn of Re/680	K	2,13	Subsidized Restructuring	85	1,29%	35	(@2) 170
Ptn of re/327	P*	49,73	Subsidized	2254	34,22%	901.6	(@2) 4508
			GAP	547	60,24%	218.8	(@2.5) 1367.5
TOTAL	8	276.5	-	10314	Sub:74,6 GAP:346,3	4126.6	23004.5

Backlog & Need per Housing Category

Category	Backlog 2019 (a)	Need (Growth) (b)	Total Potential Units (c)	Balance (a-c)
Subsidized	6587	24 396	7169	582

UISP (Subsidized)	0	0	None	-
GAP	908	8616	3145	5720
Total units:	7495 units	33012	10314	6302
*Notes: Site Development Plan with indicative uses and potential units has been drafted				
Bulk Service Required (R) vs Current (C)				
Required 48hours reservoir capacity (kl)	11 037.6	Current 48h (kl)		13 376.44
Required AADD (kl/d)	5 518.8	Current actual AADD (kl/d)		6688.22
Future reservoir storage (kl): 48h R&C	24 414.04	Current (kl)		29 140
Fully occupied future (hrs)	57.3	Fully occupied Existing		104.57

Table 60: Malmesbury Development Readiness

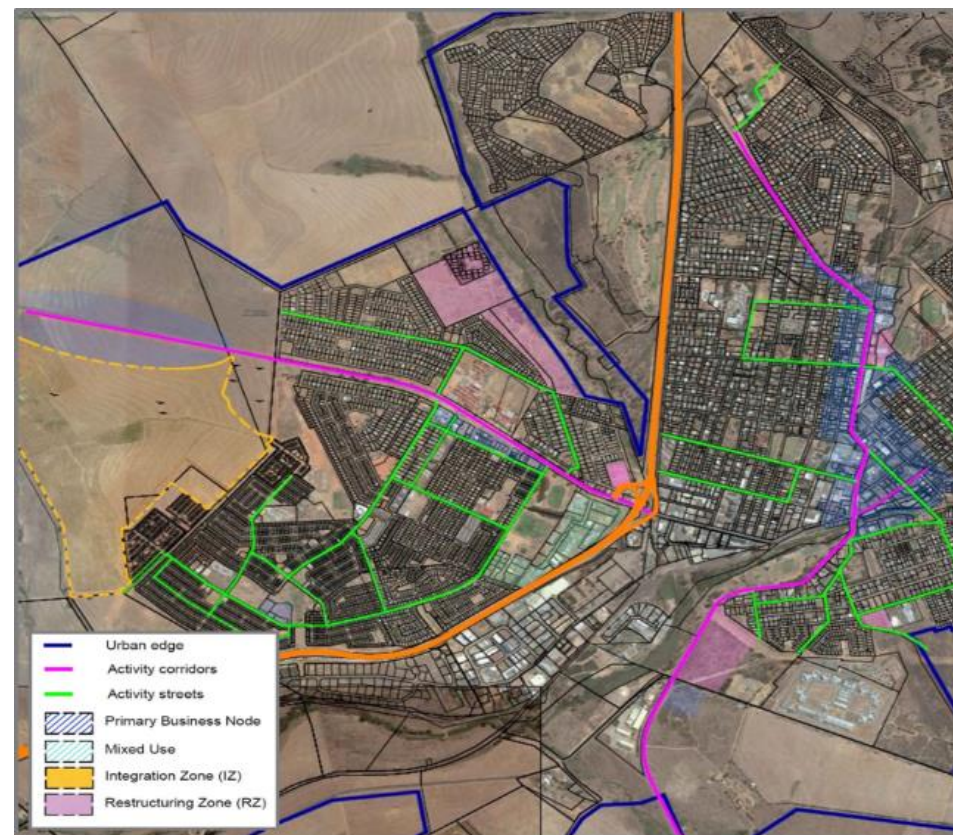


Figure 29: Malmesbury high potential areas

9.4.7 Moorreesburg

No land and GAP dwelling units within Moorreesburg are supplied while one and a half times the land and subsidized units are supplied.

Sites available: Moorreesburg

Erf/ Farm no	No	area (ha)	Model	Potential units	Addressing Backlog	AADD	KvW
Re/3715	B	21,89	Subsidized	876	61,88%	350.5	(@2) 1752
Ptn of erf 2876	C	28,9	Subsidized	1156	81,70%	462.4	(@2) 2313
TOTAL	2	50,79	-	2032	Sub:143.6% GAP: 0%	812.9	4064

Backlog & Need per Housing Category

Category	Backlog 2019 (a)	Need (Growth) (b)	Total Potential Units (c)	Balance (a-c)
Subsidized	1415	3028	2032	617
UISP (Subsidized)	115	0	None	(115)
GAP	0	2594	None	-
Total units:	1530 units	5622	2032	502

Bulk Service Required (R) vs Current (C)

Required 48hours reservoir capacity (kl)	1 625.6	Current 48h (kl)	3 952.74
Required AADD (kl/d)	812.8	Current actual AADD (kl/d)	1 976.37
Future reservoir storage (kl): 48h R&C	5 578.33	Current (kl)	7 500
Fully occupied future (hrs)	64.54	Fully occupied Existing	91

Table 61: Moorreesburg Development Readiness

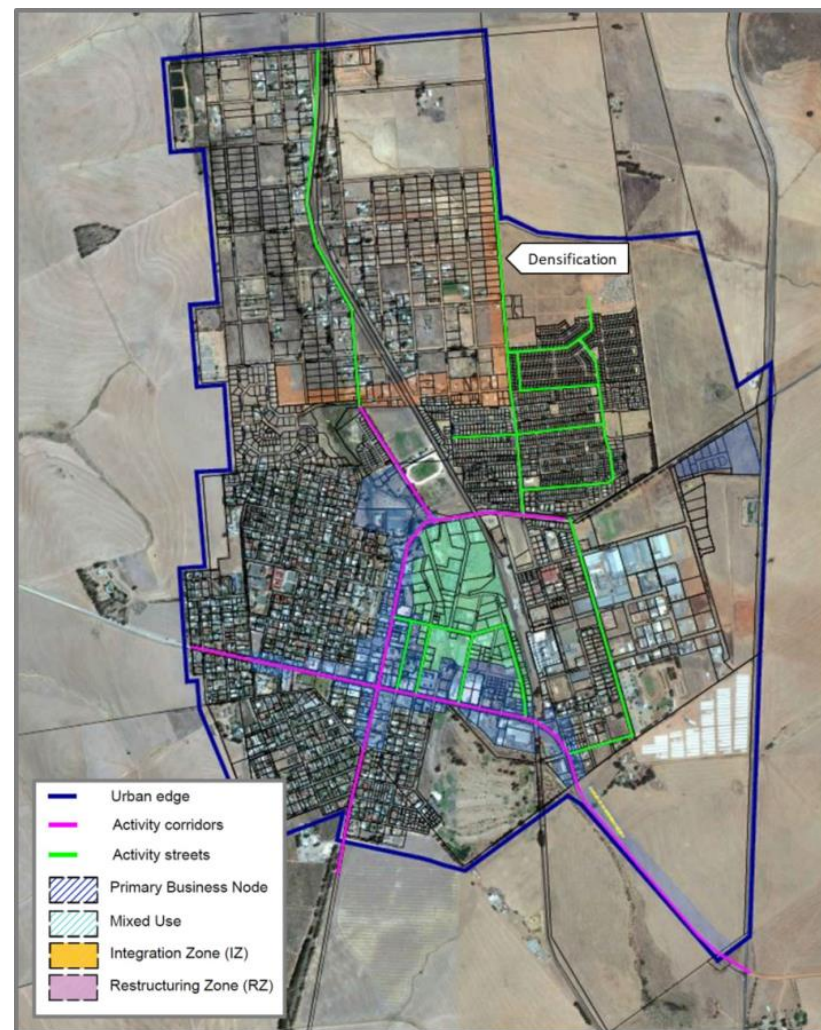


Figure 30: Moorreesburg high potential areas

9.4.8 Riebeek Kasteel

Within Riebeek Kasteel, no land and dwelling units are supplied for the GAP demand and a quarter of the subsidized housing demand is supplied.

Sites available: Riebeek Kasteel							
Erf/ Farm no	No	area (ha)	Model	Potential units	Addressing Backlog	AADD	KvW
Ptn of Re/645	G	7,04	Subsidized	282	24,05%	112.4	564
TOTAL	1	7,04	-	282	Sub: 24% GAP: 0%	112.4	564
Backlog & Need per Housing Category							
Category	Backlog 2019 (a)		Need (Growth) (b)		Total Potential Units (c)	Balance (a-c)	
Subsidized	1171		1346		282	(889)	
UISP (Subsidized)	435		0		None	(435)	
GAP	0		827		0	-	
Total units:	1606 units		2 173		282	(1324)	
Bulk Service Required (R) vs Current (C)							
Required 48hours reservoir capacity (kl)			225.6		Current 48h (kl)		1 466.25
Required AADD (kl/d)			112.8		Current actual AADD (kl/d)		733.13
Future reservoir storage (kl): 48h R&C			1 691.85		Current (kl)		1 860.0
Fully occupied future (hrs)			52.77		Fully occupied Existing		60.88

Table 62: Riebeek Kasteel Development Readiness

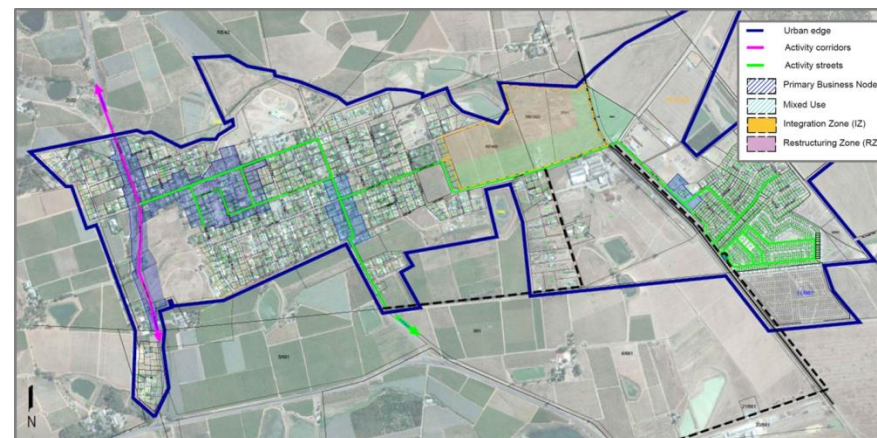


Figure 31: Riebeek Kasteel high potential areas

9.4.9 Riebeek West

Within Riebeek West, the land and dwelling units of the GAP demand and lightly more than a quarter of the subsidized housing are supplied.

Sites available: Riebeek West							
Erf/ Farm no	No	area (ha)	Model	Potential units	Addressing Backlog	AADD	KvW
Ptn of Re/640	C	1,32	Low/ medium GAP	33	*undetermined	13.2	(@3) 99
Re/457, Erven 302, 292; 267; 272; 273, 274; 276; 277; 280; 281; 315, Ptn of 282; 447; 446; Ptns of 316, Re/457,	D	7,58	GAP	190	*undetermined	76	(@2.5) 475

Farm 6/642	E	0,89	Subsidized	36	4,72%	14.4	(@2) 72
Ptn of erf Re/23	G	4,22	Subsidized	169	22,36%	67.6	(@2) 338
TOTAL	4	14.01	-	428	Sub: 27,1% GAP: undetermined	171.2	984

Backlog & Need per Housing Category

Category	Backlog 2019 (a)	Need (Growth) (b)	Total Potential Units (c)	Balance (a-c)
Subsidized	755	Included in Riebeek Kasteel	238	(551)
UISP (Subsidized)	0		None	-
GAP	0		190	190
Total units:	755 units		428	(361)

Bulk Service Required (R) vs Current (C)

Required 48hours reservoir capacity (kl)	315.2	Current 48h (kl)	999.87
Required AADD (kl/d)	157.6	Current actual AADD (kl/d)	499.94
Future reservoir storage (kl): 48h R&C	1 315.07	Current (kl)	2 690
Fully occupied future (hrs)	98.18	Fully occupied Existing	129.14

Table 63: Riebeek West Development Readiness

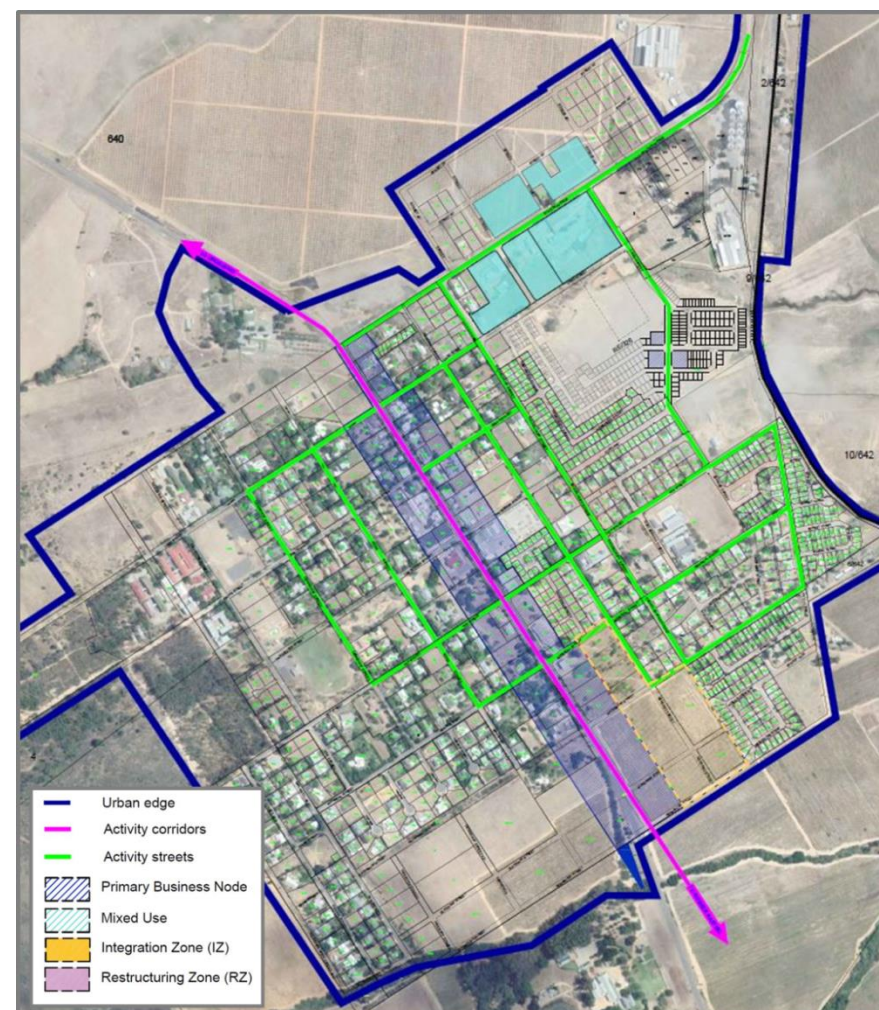


Figure 32: Riebeek West high potential areas

9.4.10 Riverlands

Within Riverlands, thirteen percent (13%) of the land and rural residential dwelling units and more than double the subsidized housing demand are supplied.

Sites available: Riverlands							
Erf/ Farm no	No	area (ha)	Model	Potential units	Addressing Backlog	AADD	KvW
Erf 3364; Erf 3719	A	13,65	Subsidized	546	240,53%	218.4	(@2) 1092
Ptn of erf 7816; Ptn of Re/758	C	30	Rural Residential	30	13,22%	12	120
TOTAL	2	43.65	-	576	Sub:253,7% GAP: -	230.4	1212
Backlog & Need per Housing Category							
Category	Backlog 2019 (a)		Need (Growth) (b)	Total Potential Units (c)	Balance (a-c)		
Subsidized	227		Included in Chatsworth	576	349		
UISP (Subsidized)	0			None	-		
GAP	0			None	-		
Total units:	227			576	349		
Bulk Service Required (R) vs Current (C)							
Required 48hours reservoir capacity (kl) excluding Chatsworth			450.8	Current 48h (kl)		1 389.29	
Required AADD (kl/d) excluding Chatsworth			230.4	Current actual AADD (kl/d)		694.64	
Future reservoir storage (kl): 48h R&C excluding Chatsworth			1 850.1	Current (kl)		2 3900	
Fully occupied future (hrs) including Chatsworth			37.26	Fully occupied Existing		82.57	

Table 64: Riverlands Development Readiness

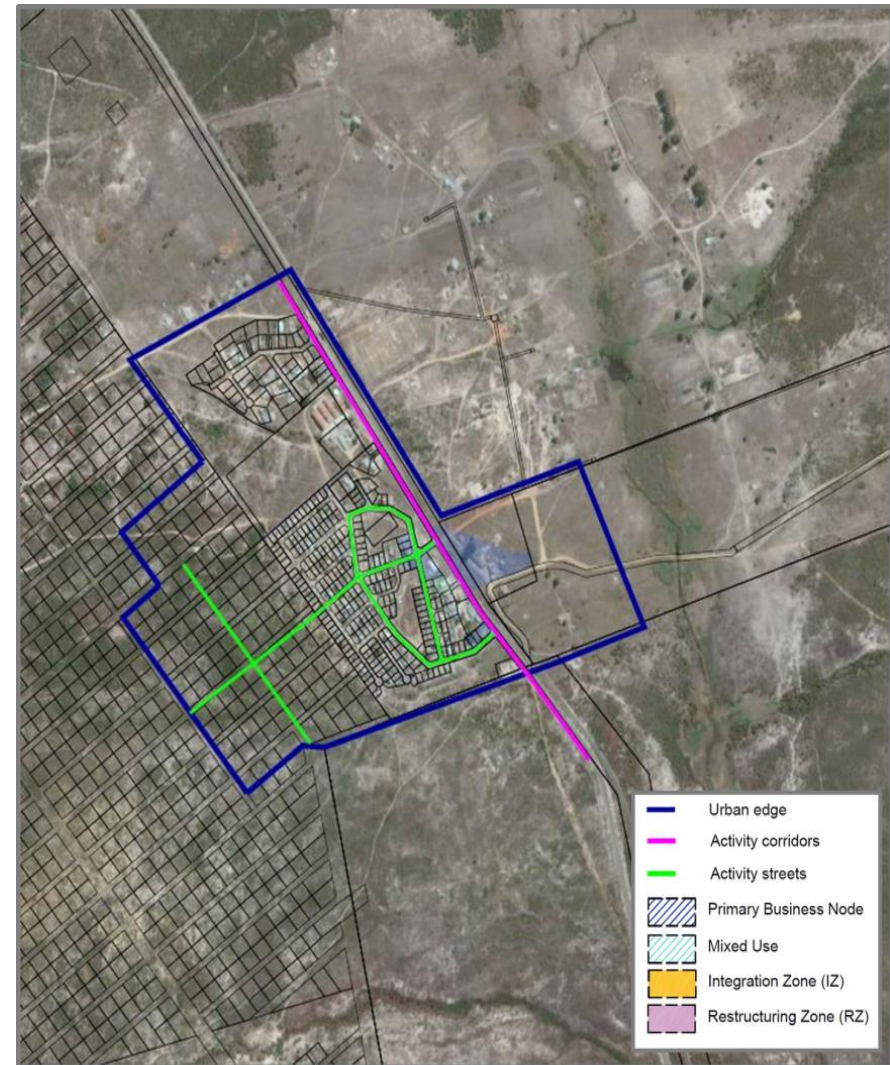


Figure 33: Riverlands high potential areas

9.4.11 Yzerfontein

Within Yzerfontein, only land for private development is supplied.

Sites available: Yzerfontein

Erf/ Farm no	No	area (ha)	Model	Potential units	Addressing Backlog	AADD	KvW
None	-	-	-	-	-	-	-

Backlog & Need per Housing Category

Category	Backlog 2019 (a)	Need (Growth) (b)	Total Potential Units (c)	Balance (a-c)
Subsidized	7	0	none	(7)
UISP (Subsidized)	0	0	None	-
GAP	0	0	None	-
Total units:	7 units	0	0	(7)

Bulk Service Required (R) vs Current (C)

Required 48hours reservoir capacity (kl)	0	Current 48h (kl)	1 458.6
Required AADD (kl/)	0	Current actual AADD (kl/d)	729.31
Future reservoir storage (kl): 48h R&C	1 464.2	Current (kl)	4 370.0
Fully occupied future (hrs)	143.26	Fully occupied Existing	143.81

Table 65: Yzerfontein Development Readiness

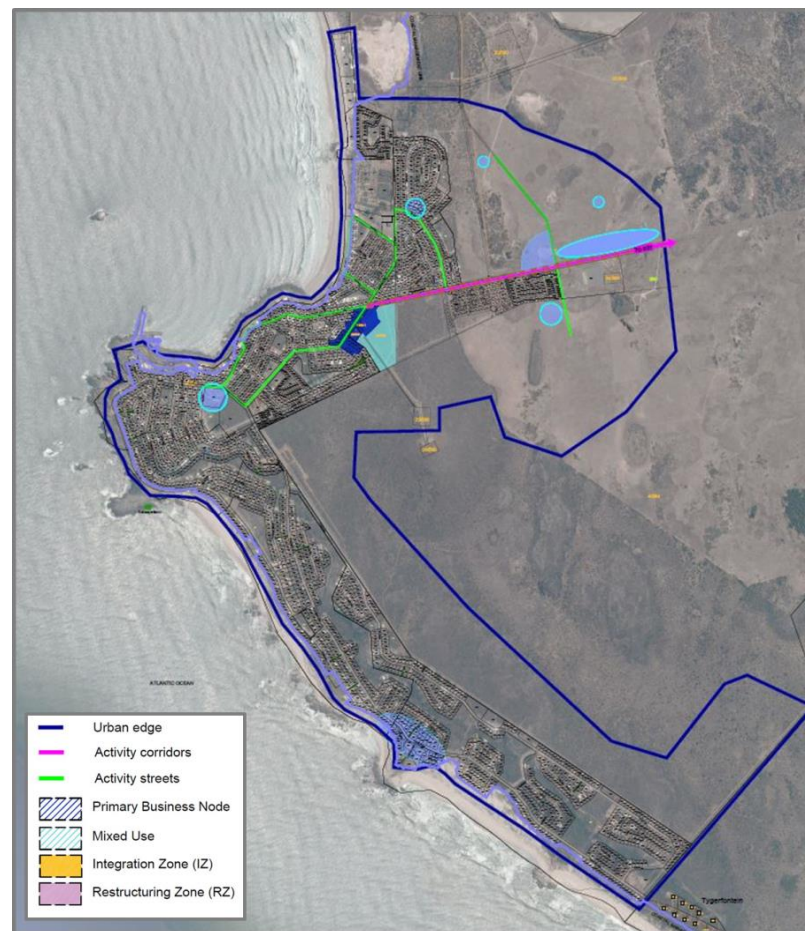


Figure 34: Yzerfontein high potential areas

9.5 Additional social Facilities

All sites were rated according to their proximity to schools, ECD sites and crèches, libraries, clinics and places of worship. In case of a site being 400m and less from an amenity a score of 2 was allocated, in case of a site being further than 400m but closer than 1000m, a score of 1 was allocated with a site being further than 1km, a score of 0 was allocated. Scores for *schools* and *clinics* were doubled and added to the total.

Proximity	School	ECD	Library	Clinic	Place of worship
≤400	4	2	2	4	2
401 – 1000	2	1	1	2	1
>1000	0	0	0	0	0

Table 66: Ranking Scale & Weights

9.5.1 Abbotsdale

Erven 1398 and 1397 rank the highest out of 14 and are within walking distance from the school and clinic with Portion of Re/1113 ranking 0 and being located more than 1km from the school and clinic.

Ranking of sites based on distance from Community Facilities							
Erf/ Farm no	No	School	ECD	Library	Clinic	POW	Ranking
Prt of Re/997	A1	1.7	0.1	0.3	0.9	0.4	8
Prt of Re/301	A2	1.7	0.1	0.3	0.9	0.4	8
Erven 1398; 1397	B	0.2	0.5	0.9	0.4	0.4	12
Prt of Re/1113	C	1.5	1.5	2.4	1.4	1.4	0

Table 67: Abbotsdale Residential Sites' Ranking

9.5.2 Chatsworth

Both sites in Chatsworth scored the same low (less than half) score as it is located 1km and more from the school, the clinic and library.

Ranking of sites based on distance from Community Facilities							
Erf / Farm no	No	School	ECD	Library	Clinic	POW	Ranking
Erven 1492; 1491; 1490; 1544; 1543; 1542; 1590; 1589; 1588; 1637; 1336; 1635	A	1	0.2	1	1.4	0.5	6
Erven 287; 8093; Prt of Farm Re/2/755	B	0.8	0.2	1	1.4	0.5	6

Table 68: Chatsworth Residential Sites' Ranking

9.5.3 Darling

Portion of Re/551 (F) rank the highest out of 14 and is within walking distance from the school and clinic with another Portion of Re/551 (E) ranking the lowest and is located more than 1km from the school and clinic.

Ranking of sites based on distance from Community Facilities							
Erf/ Farm no	No	School	ECD	Library	Clinic	POW	Ranking
Ptn of Re/551	C	0.7		1.3	0.8	0.5	5
Ptn of Re/551; Erf 4192	D	1		0.5	1	0.2	7
Ptn of erf Re/551	E	1.3		0.9	1.4	0.5	2
Ptn of erf Re/551	F	0.4		0.6	0.7	0.1	9

Table 69: Darling Residential Sites' Ranking

9.5.4 Kalbaskraal

All land parcels are equally well located and is less than 1km from the school and less than 400m from the clinic.

Ranking of sites based on distance from Community Facilities							
Erf/ Farm no	No	School	ECD	Library	Clinic	POW	Ranking
Erf 35	A	0.7	0.4		0.09	0.2	10
Street Parcel (ID:21)	B	0.5	0.4		0.1	0.2	10
Erven 7; 8	C	0.1	0.7		0.3	0.3	10

Table 70: Kalbaskraal Residential Sites' Ranking

9.5.5 Koringberg

Portion Farm Re/329 (C) ranks the highest out of 14 and is less than 400m from the school and clinic with D being located slightly further away but still less than 1km from the school and clinic.

Ranking of sites based on distance from Community Facilities							
Erf no.	No	School	ECD	Library	Clinic	POW	Ranking
Ptn of Re/329	C	0.2	0.2		0.2	0.1	8
Ptn of Re/329	D	0.9	0.5		0.4	0.7	5

Table 71: Koringberg Residential Sites' Ranking

9.5.6 Malmesbury

Erven Re/20 and 1766 (E) and Portions of Re/327 and Re/680 (K) rank the highest out of 14 and are within walking distance from the school and clinic with Portions of Re/327 ranking 0 and being located more than 1km from the school and clinic.

Ranking of sites based on distance from Community Facilities							
Erf/ Farm no.	No	School	ECD	Library	Clinic	POW	Ranking
Re/11280; Ptns of Re/1/697 and 2/695	B1	0.7	0.7	1.4	1	0.7	4
Erven Re/20 & 1766	E	0.3	0.6	1	0.6	0.3	10
Ptn of Re/327	F	1.3	1	1.3	1.4	1	2
Ptn of Re/771	G	1.6	1.4	1.7	1.3	1.5	0
Ptn of Re/327	I	1	1.1	0.8	2	0.8	4
Ptn of Re/327	J	1.5	1.7	1.2	2.8	0.6	1
Ptns of Re/327; Re/680	K	0.1	0.6	0.8	0.6	0.4	10
Ptn of erf 3615	P	0.5	0.4	1.7	0.9	0.8	5

Table 72: Malmesbury Residential Sites' Ranking

9.5.7 Moorreesburg

Remainder of 3715 ranks the highest out of 14 and is within walking distance from the school and clinic with Portion of 2876 ranking very low and is located more than 1km from the school and clinic.

Ranking of sites based on distance from Community Facilities							
Erf/ Farm no.	No	School	ECD	Library	Clinic	POW	Ranking
Erf re/3715	B	0.8	0.7	0.2	0.2	0.4	11
Ptn of erf 2876	C	1.3	0.7	1.3	1.5	0.5	2

Table 73: Moorreesburg Residential Sites' Ranking

9.5.8 Riebeeck Kasteel

Remainder of Farm/645 is the only site and ranks high out of 14 and is within walking distance from the school and clinic.

Ranking of sites based on distance from Community Facilities

Erf/ Erf no.	No	School	ECD	Library	Clinic	POW	Ranking
Ptn of Re/645	G	0.6	0.5	2.8	0.4	0.1	6

Table 74: Riebeek Residential Site's Ranking

9.5.9 Riebeek West

Remainder of Farm 23 and Portion 6 of Farm 642 rank 14 and 13 out of 14 and are within walking distance from the school and clinic. Although the Remainder of Farm 457 and several more erven scored just under 10, these erven but are still located within 1km from the school and clinic.

Ranking of sites based on distance from Community Facilities

Erf/ Farm no.	No	School	ECD	Library	Clinic	POW	Ranking
Ptn of farm Re/640	C	0.8	0.8	0.4	0.9	0.6	10
Re/457, Erven 302, 292; 267; 272, 273, 274; 276; 277; 280; 281; 315, Ptn of Erf 282; 447; 446; Ptn of 316, Ptn of Re/457, Farm 6/642	D	0.9	0.9	0.7	1	0.8	9
Ptn of erf Re/23	E	0.3	0.4	0.7	0.4	0.4	13
	G	0.4	0.3	0.4	0.2	0.3	14

Table 75: Riebeek West Sites' Ranking

9.5.10 Riverlands

Erven 3364 ranks the highest out of 14 and is within walking distance from the school and clinic with Portion of Erf 7816 and Remainder Farm 758

ranking low and being located between 400m and 1000m from the school and clinic.

Ranking of sites based on distance from Community Facilities

Erf/ Farm no.	No	School	ECD	Library	Clinic	POW	Ranking
Erf 3364; 3719	A	0.48km	0.46	-	0.39	0.41	9
Ptn of erf 7816; Ptn of Farm Re/758	C	0.57km	0.65	-	0.63	0.57	6

Table 76: Riverlands Sites' Ranking

9.6 Development Readiness Ranking

A development readiness assessment ranked Malmesbury, Abbotsdale, Kalbaskraal, Moorreesburg, Koringberg, Riebeek Kasteel and Yzerfontein as best prepared (having two of the three main services ready to receive more uptake) while Darling, Riebeek West and Riverlands and Chatsworth scored lowest (having only one of the three main services prepared to receive more uptake). When the scores include the proximity of social amenities together with the availability of services; Malmesbury, Abbotsdale, Moorreesburg and Kalbaskraal scored the highest.

Malmesbury	3	Riebeek Kasteel	2	Riebeek West	1
Abbotsdale	3	Koringberg	2	Darling	1
Kalbaskraal	3	Yzerfontein	2	Riverlands	1
Moorreesburg	3	3 – Best Prepared; 1 – Least Prepared		Chatsworth	1

10 HSP Implementation Pipeline

SWARTLAND MUNICIPALITY: PLANNING DOCUMENT: HUMAN SETTLEMENTS PIPELINE FOR PERIOD 2020/21 TO 2022/23

Funding Required: R"000 Project Name	2020/21				2021/22				2022/23				FUTURE				FUTURE			
	Sites	Units	Other	Funding Required	Sites	Units	Other	Funding Required	Sites	Units	Other	Funding Required	Sites	Units	Other	Funding Required	Sites	Units	Other	Funding Required
ABBOTSDALE Abbotsdale FLISP: 56 Hh Social & Economic Facilities	56	15		1 050 5 000																
CHATSWORTH/ RIVERLANDS Riverlands: 15 Houses Chatsworth UISP: 100 Erven Riverlands: Erf 7816 (Electrification)	42	8		560	130			7 150												
DARLING Darling FLISP Darling IRDP: 300 Sites	36			1 800		10		700									300			15 000
KALBASKRAAL SEF Facility * Kalbaskraal : Purchase land Kalbaskraal IRDP: 120 Hs (IRDP)	120			2 390	150			7 500	150			16 500	150							
MALMESBURY Malmesbury: IRDP: 2 000 Hs	389			21 400		389		46 680	346	346		58 820	350	350		56 000	350	350		56 000
MOORREESBURG Moorreesburg IRDP Planning Moorreesburg IRDP Sibanye Basic Services/UISP	115			1 296	800			1 600					350			19 250		350		38 500
RIEBEECK VALLEY Riebeeck West IRDP Riebeeck Kasteel UISP: Riebeeck Kasteel IRDP	435	15		1 950 10 661													500			25 000
TOTAL Current DORA Allocation DHS * The funding for these projects are additional to Swartland's current DORA Allocation	1193	38	0	46 107 50 024	1080	399	0	64 330 50 680	346	496	0	81 620 39 760	850	350	0	75 250	1 150	700		134 500
SOCIAL HOUSING PROJECTS *Abbotsdale/Malmesbury Funding: SHRA & NHFC TOTAL														710		284 000		550		220 000

Abbreviations

IRDP: Integrated Redevelopment Programme

UISP: Upgrading of Informal Settlements Programme

FLISP: Finance Linked Individual Subsidy Programme

SH: Social Housing

SEF: Social Economic Facilities

11 Enabling Actions

A list of human settlement development enabling actions and/or projects (multi-sectoral) per Priority Area follows.

11.1 Financial Management Instruments and Implementation Strategy

Municipal finance for settlement making can be obtained from Municipal Infrastructure Grant (MIG) or from Division of Revenue Act Allocations (DORA).

Enabling infrastructure programme (MIG)

Funds for infrastructure such as utility services, roads and public transport facilities are accessed from National Treasury per the Municipal Infrastructure Grant. In addition to the MIG grant and where necessary, Swartland Municipality obtains a loan from a private bank and service the loan from collection of rates and taxes and/ or MIG funds received (Municipal debt finance linked approach).

Funds for Social Facilities are obtained from the Departments of Education or Social Services i.e. the RSEP programme.

Available Housing Finance Management Instruments (DORA+)

A range of programmes and funding models are available from the DoHS. The models tabulated below will be applied by Swartland Municipality given the grant made available to the Municipality from National Government housing delivery programmes:

Types of Housing Instrument	Abbotsdale	Chatsworth	Kalbaskraal	Darling	Malmesbury	Moorreesburg	Riebeek Kasteel	Riebeek West	Riverlands
Integrated Residential Development Programme (IRDP) (Stats subsidies)	X	X	X	X	X	X	X	X	X
Upgrading Informal Settlement Programmes UISP & Emergency Housing ⁷		X				X	X		
Finance Linked Individual Subsidy Programme (FLISP)	X			X					
Rental Stock/ Social Housing	X								

Table 78: Housing funding models applied in Swartland

⁷ Emergency housing provides for temporary relief to households in stress following natural and man-made disaster or court orders

11.2 Programme of required implementation activities (3-5 year detailed and longer-term indicative)

Table 79 below lists the projects to be implemented over the next 3 – 5 years:

Project No (PMO system to New Naming Convention)	Town	Suburb	Catalytic/ PHDA project	Urgency (Proposed Year of Implemen- tation)	% of Total Need Addressed by Project	Housing Programme/s	Housing Opportunities			
							Site	Serviced sites	Top structures (units)	Other
Abbotsdale (56) FLISP	Abbotsdale			20/21	0.34	FLISP	56		15	
Darling (46) FLISP	Darling			20/21	0.22	FLISP	36			
Sibanye (115) UISP	Moorreesburg	Sibanye	Basic services	20/21	0.70	UISP	115	115		
Riebeek Kasteel (435) UISP	Riebeek Kasteel			20/21	2.65	UISP	435	435		
Riverlands (15) IRDP	Riverlands			20/21	0.09	Subsidized/ IRDP			15	
Kalbaskraal (120) IRDP	Kalbaskraal		Transnet Land	20/21	0.73	Subsidized/ IRDP	120			
Malmesbury (2000) IRDP	Malmesbury	De Hoop	Catalytic	20/21	2.37	Subsidized/ IRDP	389		389	
Riebeek West (15) IRDP	Riebeek West			20/21	0.00	Subsidized/ IRDP			15	
Riverlands (15) IRDP	Riverlands	Erf 7815	Electrification	20/21	0.26	IRDP Electrification	42			
Chatsworth (130) UISP	Chatsworth			21/22	0.79	UISP	130	130		
Kalbaskraal (450) IRDP	Kalbaskraal			21/22	0.92	Subsidized/ IRDP	150			
Malmesbury (2000) IRDP	Malmesbury	De Hoop		21/22	2.11	Subsidized/ IRDP	346		346	
Moorreesburg (800) IRDP	Moorreesburg		Planning	21/22	4.88	Subsidized/ IRDP	800			
Darling (46) FLISP	Darling			20/22	0.06	FLISP	10			
Kalbaskraal (450) IRDP	Kalbaskraal			22/23	0.92	Subsidized/ IRDP	150			
Malmesbury (2000) IRDP	Malmesbury			22/23	2.14	Subsidized/ IRDP	350		350	
Darling (300) IRDP	Darling			23+	1.83	Subsidized/ IRDP	300			
Kalbaskraal (450) IRDP	Kalbaskraal			23+	0.92	Subsidized/ IRDP	150			
Malmesbury (2000) IRDP	Malmesbury	De Hoop		23+	2.14	Subsidized/ IRDP	350		350	
Moorreesburg (800) IRDP	Moorreesburg			23+	2.14	Subsidized/ IRDP	350		350	
Riebeek Kasteel (500) IRDP	Riebeek Kasteel			23+	3.05	Subsidized/ IRDP	500			
Abbotsdale (1260) SH	Abbotsdale		Social Housing	23+	4.33	Social Housing				710
				23+	3.36					550
Total					36.93					

Table 79: Projects to be implemented in next 3-5 years

11.3 Linked to a list of funding requirements per financial year

Table 80 below provides the land assembly and release (Readiness) schedule and planning permission schedule for identified land parcels for Swartland

Number	Project Readiness								Project Sustainability			
	Land Obtained & Erf/ Prtn No	EIA ROD	Bulk Capacity	Land Use Approvals	DHS Approval	Council Approval	Risks/ Issues	Readiness Score	Geotech Conditions	Sustainability Criteria (Layout Plan Checklist Score)	Strategic Alignment	Planning Conditions
Abbotsdale (56) FLISP							3: Best Prepared 1: Least Prepared	3	Suitable	Close to work & employment, mixed use development	Inside edge, aligned with SDF & IDP, integrated with existing footprint	Approved with certain conditions
Darling (46) FLISP	551, 798, 950, 1002, 784	In Progress		In Progress		Approved		1	NA	Sensitive infill development, adjacent to services, sensitive to the environment	Inside edge, aligned with SDF & IDP, integrated with existing footprint	To be obtained
Sibanye (115) UISP	3715	Approved 115 units		Approved 115units	Approved, PID submitted	Approved	TRA inhabitants to be moved UISP site	3	NA	Sensitive infill development required: rezone to mixed use	Inside edge, aligned with SDF & IDP, integrated with existing footprint	Determine bulk services. Moorreesburg inhabitants to be given preference
Riebeek Kasteel (435) UISP	Potion 11 of Farm 661, Malmesbury RD	Approved 434 units	Available	Approved 434units	Approved, PID submitted	Approved	Old dam on the land should be flattened	2	NA	Sensitive infill development required: integrate into surroundings, rezone to mixed use	Inside edge, aligned with SDF & IDP, integrated with existing footprint.	Distance should be kept from Eskom power lines on site
Riverlands (15) IRDP								1				
Kalbaskraal (120) IRDP	46, 97, 91, 200, 619, 620, 621	Exemption approval received	Available	Approved 134units	Approved, PFR submitted	Approved	None	3	NA	Infill development, integrated with existing erven	Inside edge, aligned with SDF & IDP, integrated with existing footprint.	Boundary walls or fencing be erected on sides abutting other zones
Malmesbury (2000) IRDP	12493, 12492, 7456, 11280, 5105, 2400, 7460-7470,	In Progress 2569 units (500 afford)	Upgrade needed	In Progress 2569 units (500 afford)	Approved, PID submitted	Approved	Informal Farmers and structures need to be relocated	3	In Progress	Within urban edge: integrate into surroundings, rezone to build mixed housing typologies	Inside edge, aligned with SDF & IDP, integrated with existing footprint	To be obtained

	Ptn 15 of Farm 766											
Riebeeck West (15) IRDP	327,2143	Inception 45 units		Inception 45 units			Development on rehabilitated refuse site	1	Required	Infill development, integrate with surrounding area	Inside edge, integrated with existing footprint, aligned with SDF & HSP.	
Riverlands (15) IRDP								1				
Chatsworth (130) UISP								1				
Kalbaskraal (450) IRDP	7, 8, 11, 21, 79, 80, 470, Transnet	Exemption confirmation received		Inception 185 units	PID submitted	Approved		3	NA	Sensitive infill development, integrate with surrounding area	Inside edge, integrated with existing footprint, aligned with SDF & HSP.	To be obtained
Moorreesburg (800) IRDP	3715	Approved 640		Approved 640	Approved, PID submitted	Approved	People living in TRA site needs to be moved here	3	NA	Sensitive infill development, integrate with surrounding area, rezone to mixed use	Inside edge, integrated with existing footprint, aligned with SDF & HSP.	Determine bulk services. Moorreesburg inhabitants to be given preference.
Darling (46) FLISP	551, 529	Inception		Inception			Distance from Eskom power lines	1				
Kalbaskraal (450) IRDP								3				
Darling (300) IRDP	551	Inception 651		Inception 651			32m away from existing dam	1		Sensitive infill development, integrate with surrounding area, rezone to mixed use	Inside edge, integrated with existing footprint, aligned with SDF & HSP.	To be obtained
Riebeeck Kasteel (500) IRDP		Conceptual		Conceptual				2				
Abbotsdale (1260) SH		Conceptual		Conceptual				3				

Table 80: Funding Requirements per Financial Year

12 Conclusion

An overview of housing provision to households with an income of less than R15 001 in the Swartland settlements follows in table 11.

The table reflects per typology, housing:

a) Planned and for which funding has been secured (Provision) as per approved housing pipeline and also expressed as a percentage of the Backlog (BL),
b) Remaining on the waiting list (Demand),
c) Needed and expressed as growth projected (as per Census 2011 growth rates) having secured provision deducted. The demand for subsidized housing in Abbotsdale, Darling, Kalbaskraal, Koringberg and the Riebeek Valley is not met. However, the shortfall in Abbotsdale is made good in Malmesbury. The need for GAP housing in Chatsworth and Darling is not met. When considering the need for subsidized and GAP housing, it is not met in all the Swartland settlements. Yet overall, Swartland supplied only slightly fewer houses than the demand for housing, as 14 111 units are being provided while 14 519 households are registered on the waiting list. Malmesbury, Abbotsdale, Kalbaskraal and Moorreesburg are the best prepared to supply in the demand according to the Settlement Readiness Ranking.

Potential units & units needed till 2025												
	Subsidized				UISP/ Social Housing				GAP			
Settlement	As per pipeline (Provision)	% of BL	Waiting List Demand Balance	Need Growth	As per pipeline (Provision)	% of BL	Waiting List Demand Balance	Need Growth	As per pipeline (Provision)	% of BL	Waiting List Demand Balance	Need Growth
Abbotsdale	224	25	(689)	Incl Mal	-0	0-	0-	Incl Mal	416	120.6	71	Incl Mal
Chatsworth	1524	230	860	2050	0	0	(130)	0	46	47	(14)	799
Darling	1882	91.2	(182)	1407	0	0	0	0	203	32.7	(419)	1152
Kalbaskraal	183	34.3	(351)	491	0	0	00	0	5	0	5	163
Koringberg	34	19.7	(148)	259	0	0	0	0	68	0	68	156
Malmesbury	7169	108.8	582	24396	0	0	0	0	6628	346.3	5270	8616
Moorreesburg	2032	143.6	617	3028	Incl Subsi	0	(115)	0	0	0	0	2594
Riebeek Kasteel	282	24.1	(889)	1346	0	0	(435)	0	0	0	0	827
Riebeek West	204	27.1	(551)	Incl Kast	0	0	0	Incl Kast	190	0	190	Incl Kast
Riverlands	576	253.7	349	Incl Chats	0	0	0	Incl Chats	0	0	0	Incl Chats
Yzerfontein	0	0	(7)	0	0	0	0	0	0	0	0	0
TOTAL	14110		(409)	33153	0	0	(680)	0	7556	0	5171	14583
Need Subsidized & UISP from 2011 - 2025					33 153		Need GAP from 2011 - 2025				14 583	
Subsidized supplied 2011 – 2020					14 110		GAP to be supplied 2014 – 2025				7 556	
Shortfall					19 043		Shortfall				7 072	

Table 81: Need, Demand and Provision till 2025, Overview, Swartland

subsidy to the landowner. This to address the issue of illegal connections and to improve the recovery rate of costs associated with service.

Addendums

Addendum A: Backyard Dwellers & Second Dwellings

The following basic recommendations should be considered:

- Delineate overlay zones where second dwelling units on single residential plots are permissible and where services capacity is adequate. Incorporate overlay zones in zoning scheme.
- Develop a range of basic/ standard designs that are compliant with the building regulations that could be obtained from the municipality to reduce the cost to the landowner.
- Develop a set of acceptable standards for temporary structures that are constructed for accommodation purposes to ensure that appropriate levels of health and safety can be maintained, without impacting the affordability of backyard dwelling tenants.
- Permit the construction of a temporary structure for accommodation of limited time duration (i.e. a temporary use departure), where after the structure should be formalized, removed or in proven exceptional circumstances the time period may be extended.
- Encourage landowners to comply with the minimum standards and police and remove non-compliant temporary structures.
- Encourage the construction of outside ablution facilities to ensure consistent access to services for backyard structures.

Consideration should be given to the implementation of second service meters, provided that the provision thereof does not result in a double

Addendum B: Growth Projections

1. The growth rates used in the GM are derived from four scenarios. These growth rates are based on:
 - 1.1 Census data from a Municipal Census Survey conducted in early 2017.
 - 1.2 Firm development proposals (where money has been secured and services will be allocated and taken up). This growth rate was applied for periods of 5 years (or 10 or 15 or 20 years). For the remainder of the 20 year period the growth rate was adjusted according to economic growth, migration (obtained from the 2017 census), the waiting list (fully subsidized, informal settlements and backyard dwellers) and outmigration.
 - 1.3 SDF proposals classified in different land uses and development types (Greenfield, Brownfield (infill) or change of land use).
 - 1.4 Census data from Statistics South Africa's 2011 Census Survey.
2. The growth rates were applied to the GM for each settlement and the results per settlement follow below.
 - 2.1 The density benchmark represents an agreed number of households within the urban edge as per approved SDF 2017 - 2022.
 - 2.2 Existing services capacity is reserved for Brownfield development.
 - 2.3 Once the density benchmark (and the population and household benchmark) is reached, the town will grow beyond its urban edge and require Greenfield development.
 - 2.4 Greenfield development will require additional capacity.
 - 2.5 Both the population and households were calculated as per the four growth rates generated for the 5 year (2023), 10 year (2028) and 20 year (2038) periods.

KEY: Towns achieving the density benchmark within the first 5 years are shaded red and towns achieving the density benchmark after the 20year horizon are shaded green.

a) Koringberg:

Koringberg has a need for Greenfield development according to the **2017 growth rate** during the fifth year in 2023 and according to the **2011 growth rate and SDF proposals** rate after the sixth and seventh years in 2024 and 2025.

Koringberg has no need for Greenfield development according to the **firm development proposal** rate for 20 years.

Benchmarks	Population	Households	Density	@ Household size
	2530	649	5.5	3.9

Projections	Brown fields Depleted	2018 Population	5 years (2023) Population	Growth Rate	10 years (2028) Population	Growth Rate	20 years (2038) Population	Growth Rate
Growth Rate 2017 Municipal Census	2023	1720	2586	8.5	2586	8.5	8104	8.5
Firm Development proposals	2038+	1720	1886	1.86	1886	1.86	2487	1.86

SDF proposals	2025	1720	2152	4.58	2693	4.58	4216	4.58
Growth Rate StatsSA Census 2011	2024	1850	2499	6.2	3375	6.2	6160	6.2

b) Ruststasie:

Ruststasie has no need for Greenfield development according to the all four rates for 20 years.

Benchmarks	Population	Households	Density	@ Household size
	549	141	5.5	3.9

Projections	Brown fields Depleted	2018 Population	5 years (2023) Population	Growth Rate	10 years (2028) Population	Growth Rate	20 years (2038) Population	Growth Rate
Growth Rate 2017 Municipal Census	2038+	176	182	0.7	188	0.7	200	0.7
Firm Development proposals	2038+	176	182	0.7	188	0.7	200	0.7
SDF proposals	2038+	176	214	4	260	4	370	4
Growth Rate StatsSA Census 2011	2038+	176	178	0.3	181	0.3	186	0.3

c) Moorreesburg:

Moorreesburg has a need for Greenfield development according to:

- the **2017 growth** rate after the first nine years in 2027
- the **firm development proposal** rate after the first twelve years in 2030
- the **SDF proposals** rate after the first five years in 2023
- the **2011 growth rate** after the first year in 2019

Benchmarks	Population	Households	Density	@ Household size
	24576	6302	7.9	3.9

Projections	Brown fields depleted	2018 Population	5 years (2023) Population	Growth Rate	10 years (2028) Population	Growth Rate	20 years (2038) Population	Growth Rate
Growth Rate 2017 Municipal Census	2027	18029	21518	3.6	25678	3.6	35 303	3.6
Firm Development proposals	2030	18029	21572	4.03	24013	2.17	29 753	2.17
SDF proposals	2023	18029	23545	5.48	30750	5.48	52 445	5.48
Growth Rate StatsSA Census 2011	2019	23926	33872	7.2	47954	7.2	96110	7.2

d) Riebeek Kasteel:

Riebeek Kasteel has a need for Greenfield development according to:

- the **2017 growth** rate after the first nine years in 2027
- the **firm development proposal** rate after the first twelve years in 2030

- the **SDF proposals** rate after the first eleven years in 2029
- the **2011 growth rate** after the first fifteen years in 2033.

Benchmarks	Population	Households	Density	@ Household size
	10461	2433	8.5	4.3

Projections	Brown fields Depleted	2018 Population	5 years (2023) Population	Growth Rate	10 years (2028) Population	Growth Rate	20 years (2038) Population	Growth Rate
Growth Rate 2017 Municipal Census	2027	6214	8394	6.2	11340	6.2	19487	6.2
Firm Development proposals	2030	6213	8279	6	9874	3.6	14043	3.6
SDF proposals	2029	6214	7903	4.93	10052	4.93	16260	4.93
Growth Rate StatsSA Census 2011	2033	5507	6862	4.5	8552	4.5	13281	4.5

e) Ongegend:

Ongegend has no need for Greenfield development according to the **2017** and **2011 growth** rates and the **firm development proposal** rate for 20 years.

Ongegend has a need for Greenfield development according to the **SDF proposals** rate after the first eight years in 2026.

Benchmarks	Population	Households	Density	@ Household size
	3369	1819	8.4	5.3

Projections	Brown fields depleted	2018 Population	5 years (2023) Population	Growth Rate	10 years (2028) Population	Growth Rate	20 years (2038) Population	Growth Rate
Growth Rate 2017 Municipal Census	2038+	477	580	8.4	706	8.4	1005	8.4
Firm Development proposals	2038+	477	1346	4	1479	4	1786	4
SDF proposals	2026	477	1634	6	5599	2	65716	2
Growth Rate StatsSA Census 2011	2038+	356	453	4.9	575	4.9	928	4.9

f) Riebeek West:

Riebeek West has an immediate need for Greenfield development in 2018 and 2023 according to the all four rates.

Benchmarks	Population	Households	Density	@ Household size
	6187	1167	8.4	5.3

Projections	Brown fields	2018 Population	5 years (2023) Population	Growth	10 years (2028) Population	Growth	20 years (2038) Population	Growth
-------------	--------------	-----------------	---------------------------	--------	----------------------------	--------	----------------------------	--------

	depleted			Rate		Rate		Rate
Growth Rate 2017 Municipal Census	2018	6298	8058	6.2	11493	6.2	19750	6.2
Firm Development proposals	2018	6298	6749	1	7805	3	10440	3
SDF proposals	2018	6298	7512	4.19	9785	4.19	15204	4.9
Growth Rate StatsSA Census 2011	2023	5034	6394	4.9	8122	4.9	13104	4.9

g) Abbotsdale:

Abbotsdale has no need for Greenfield development according to all four rates for 20 years.

Benchmarks	Population	Households	Density	@ Household size
	22623	5656	8.3	4

Projections	Brown fields Depleted	2018 Population	5 years (2023) Population	Growth Rate	10 years (2028) Population	Growth Rate	20 years (2038) Population	Growth Rate
Growth Rate 2017 Municipal Census	2038+	5449	5682	0.7	5843	0.7	6221	0.7
Firm Development proposals	2038+	5449	5477	0	5534	0	5679	0
SDF proposals	2038+	5449	6682	4.36	7655	3.46	10753	3.46
Growth Rate StatsSA Census 2011	2038+	5546	7317	5.7	9654	5.7	16805	5.7

h) Kalbaskraal:

Kalbaskraal has a need for Greenfield development according to:

- the **2017 growth** rate after the first two years in 2020
- the **firm development proposal** rate after the first eight years in 2026
- the **SDF proposals** rate after the first two years in 2020
- the **2011 growth** rate after the first six years in 2024

Benchmarks	Population	Households	Density	@ Household size
	4714	1048	4.5	4.5

Projections	Brown fields depleted	2018 Population	5 years (2023) Population	Growth Rate	10 years (2028) Population	Growth Rate	20 years (2038) Population	Growth Rate
Growth Rate 2017 Municipal Census	2020	3462	8615	20	21436	20	110604	20
Firm Development proposals	2026	3462	4032	3	5785	7	11908	7
SDF proposals	2020	3462	8620	20.1	21461	20.1	133037	20.1
Growth Rate StatsSA Census 2011	2024	3554	4689	5.7	6187	5.7	10770	5.7

i) Riverlands:

Riverlands has an immediate need for Greenfield development in 2018 according to the all four rates.

Benchmarks	Population	Households	Density	@ Household size
	2267	527	12	4.3

Projections	Brown fields Depleted	2018 Population	5 years (2023) Population	Growth Rate	10 years (2028) Population	Growth Rate	20 years (2038) Population	Growth Rate
Growth Rate 2017 Municipal Census	2018	2481	2620	1.1	2766	1.1	3054	1.1
Firm Development proposals	2018	2481	2973	5	3029	0.4	3176	0.4
SDF proposals	2018	2481	2590	0.87	2705	0.87	2948	0.87
Growth Rate StatsSA Census 2011	2018	3126	4944	9.6	7819	9.6	19554	9.6

j) Yzerfontein:

Yzerfontein has no need for Greenfield development according to the **2017** and **2011 growth** and **firm development proposal** rates for 20 years.

Yzerfontein has a need for Greenfield development according to the **SDF proposals** rate after the first seven years in 2025.

Benchmarks	Population	Households	Density	@ Household size
	18178	7903	12	2.3

Projections	Brown fields depleted	2018 Population	5 years (2023) Population	Growth Rate	10 years (2028) Population	Growth Rate	20 years (2038) Population	Growth Rate
Growth Rate 2017 Municipal Census	2038+	1406	2625	13.3	4901	13.3	15078	13.3
Firm Development proposals	2038+	1405	2989	19	4024	6	7294	6
SDF proposals	2025	1406	5947	33.43	25156	33.43	450090	33.43
Growth Rate StatsSA Census 2011	2038+	1587	2016	4.9	2561	4.9	4132	4.9

k) Chatsworth:

Chatsworth has a need for Greenfield development according to the **2011 growth** rate after the first six years in 2024 and according to the **SDF proposals** rate after the first twelve years in 2030.

Chatsworth has no need for Greenfield development according to the **2017 growth** and **firm development proposal** rates for 20 years.

Benchmarks	Population	Households	Density	@ Household size
	7570	1846	12	4.1

Projections	Brown fields Depleted	2018	5 years (2023)		10 years (2028)		20 years (2038)	
		Population	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
Growth Rate 2017 Municipal Census	2038+	3341	3987	3.6	4759	3.6	6542	3.6
Firm Development proposals	2038+	3341	3958	4	4189	1	4694	1
SDF proposals	2030	3341	4738	7.23	6718	7.23	13508	7.23
Growth Rate StatsSA Census 2011	2024	4419	6988	9.6	11051	9.6	27637	9.6

l) Darling:

Darling has a need for Greenfield development according to:

- the **2017 growth** rate after the first six years in 2024
- the **firm development proposal** rate after the first eleven years in 2029
- the **SDF proposals** rate after for the first four years in 2022
- the **2011 growth** rate after the first seven years in 2025.

Benchmarks	Population	Households	Density	@ Household size
	18344	4474	8.2	4.1

Projections	Brown fields Depleted	2018	5 years (2023)		10 years (2028)		20 years (2038)	
		Population	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
Growth Rate 2017 Municipal Census	2024	14860	18079	4	21996	4	31309	4
Firm Development proposals	2029	14860	15905	1.04	18150	3	23636	3
SDF proposals	2022	14860	20677	6.83	28772	6.83	55707	6.83
Growth Rate StatsSA Census 2011	2025	14346	17963	4.6	22493	4.6	35266	4.6

m) Malmesbury:

Malmesbury has no need for Greenfield development according to the **2017 growth** and **firm development proposal** rates for 20 years.

Malmesbury has a need for Greenfield development according to the **SDF proposals** and **2011 Growth** rates after the first fourteen and thirteen years in 2032 and 2031 respectively.

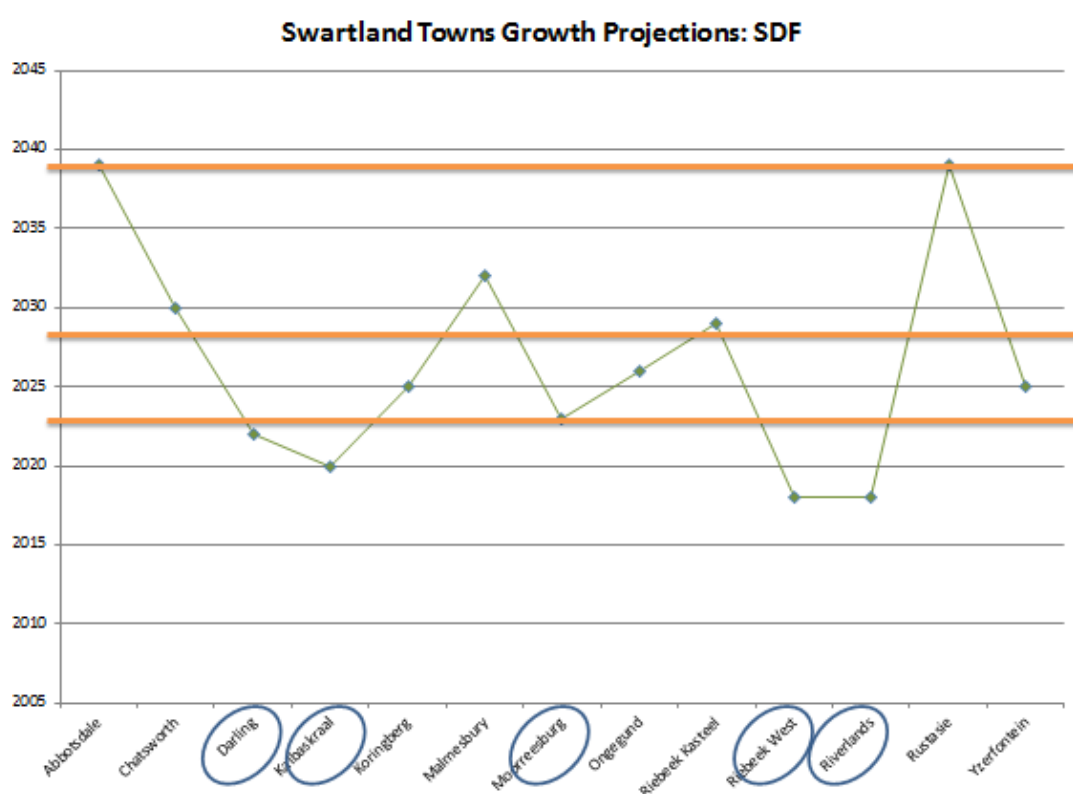
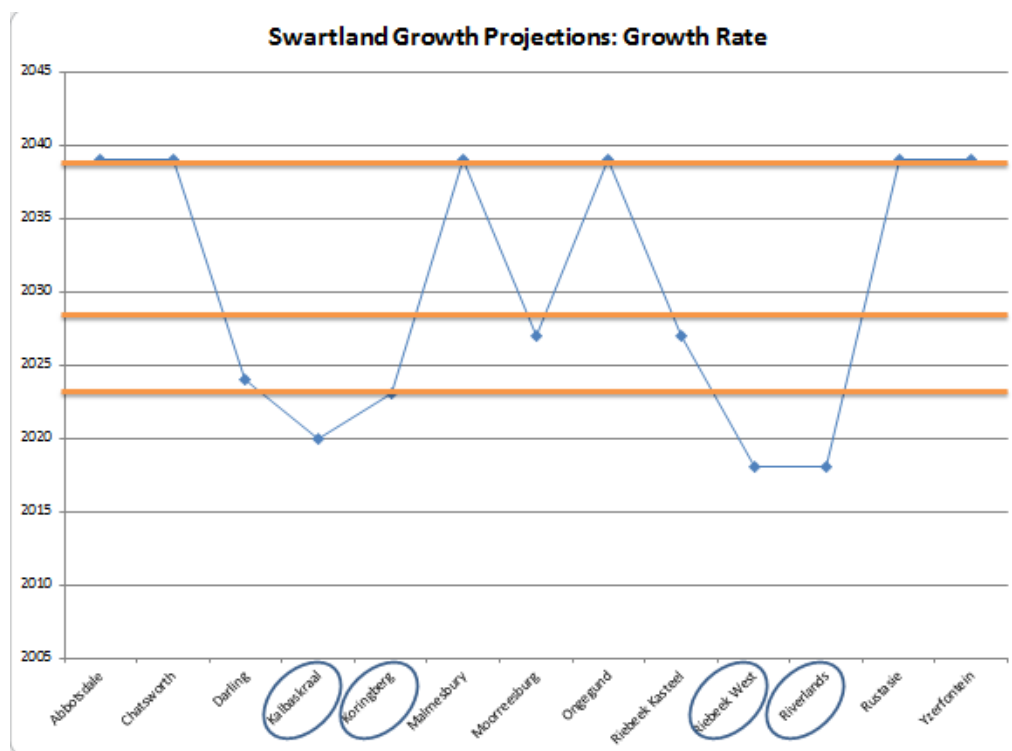
Benchmarks	Population	Households	Density	@ Household size
	172029	40007	17.9	4.3

Projections	Brown fields Depleted	2018	5 years (2023)		10 years (2028)		20 years (2038)	
		Population	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
Growth Rate 2017 Municipal Census	2038+	51158	62242	4	75726	4	7112	4
Firm Development proposals	2038+	51158	60768	4	71619	3	98850	3

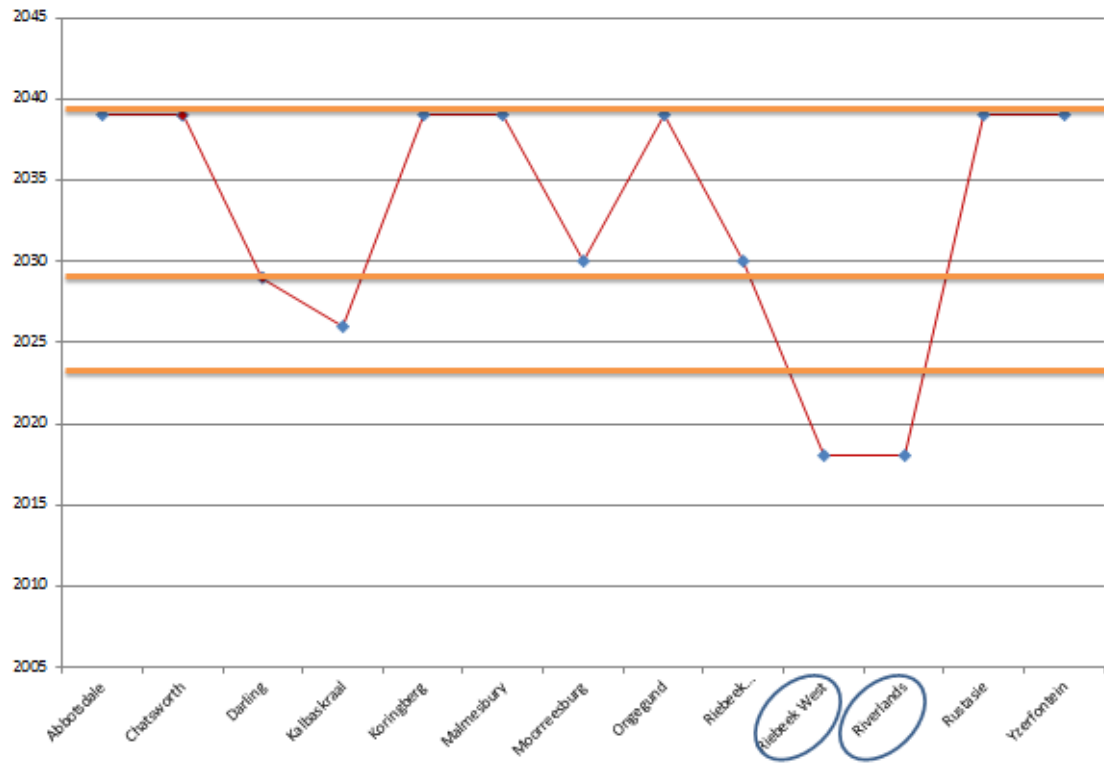
SDF proposals	2032	51158	78996	9.08	121981	9.0	191004	6.81
Growth StatsSA 2011	Rate Census 2031	69914	95340	6.4	130012	6.4	241768	6.4

It is recommended that a scenario is selected for each town to determine the timeframe within which planning and budgeting for services will be conducted.

The results of the different scenarios are illustrated in the graphs below:



Swartland Growth Projections: Firm Development



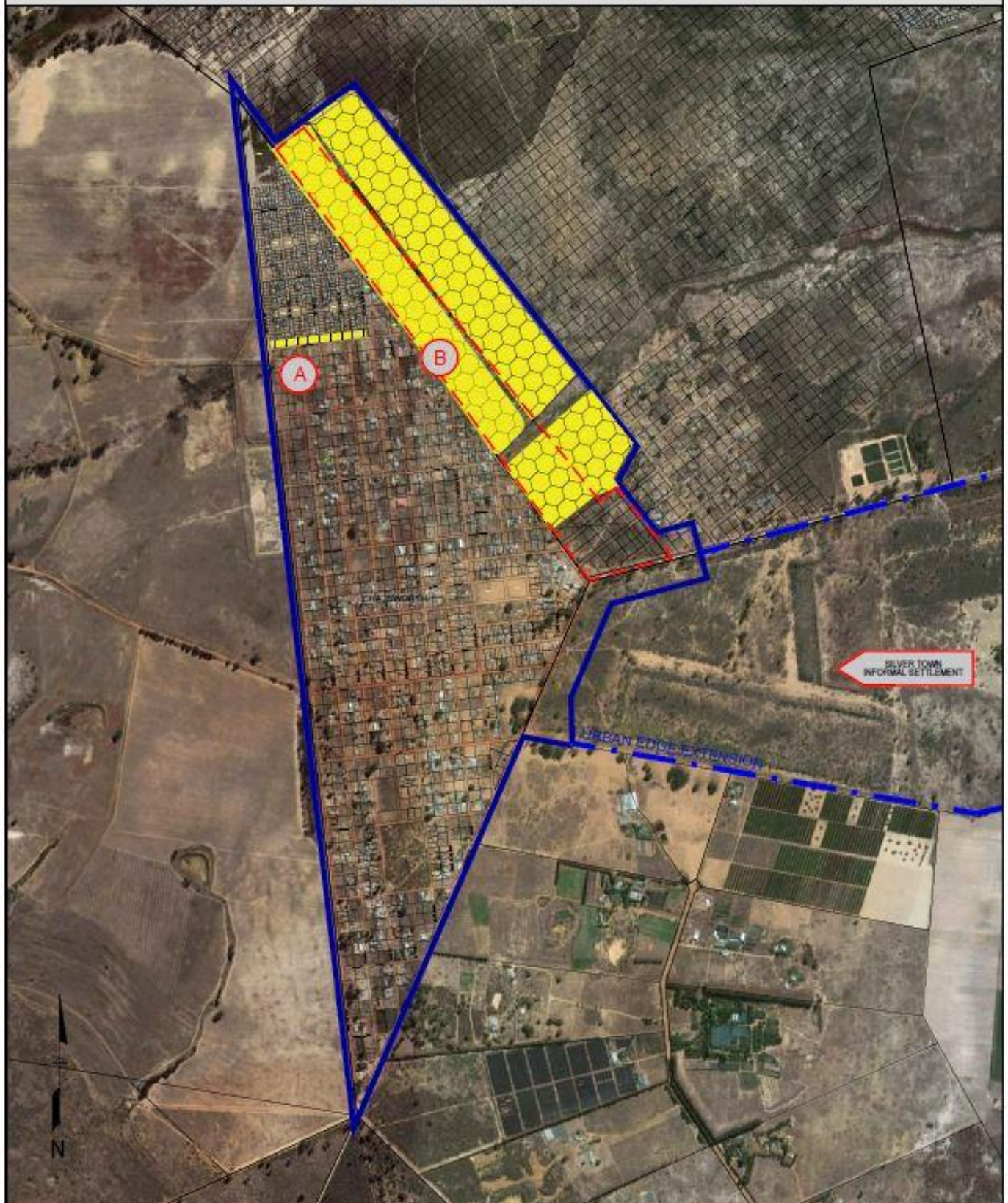
Addendum C: Swartland SDF Development Proposals per town

This aerial map shows the WMS (Water Management System) area. A blue line delineates the 500m Buffer Zone. The WMS is indicated by a green starburst. Several areas are labeled with red circles: A1 (yellow cross-hatched), A2 (yellow diagonal lines), B (pink vertical lines), and C (yellow solid). Orange lines represent the WMS infrastructure. A north arrow is located in the bottom right corner.

80

CHATS WORTH

Residential Proposals as per SDF (2017-2022)



SDF DEVELOPMENT PROPOSALS

	Residential	A	0.49 ha	Council land	GAP housing
		B	38.10 ha	State-owned	Subsidized housing
<ul style="list-style-type: none"> Urban Edge Previous areas (2015) Council-owned land Privately-owned land State-owned land 					

PHYSICAL ADDRESS
CHATS WORTH

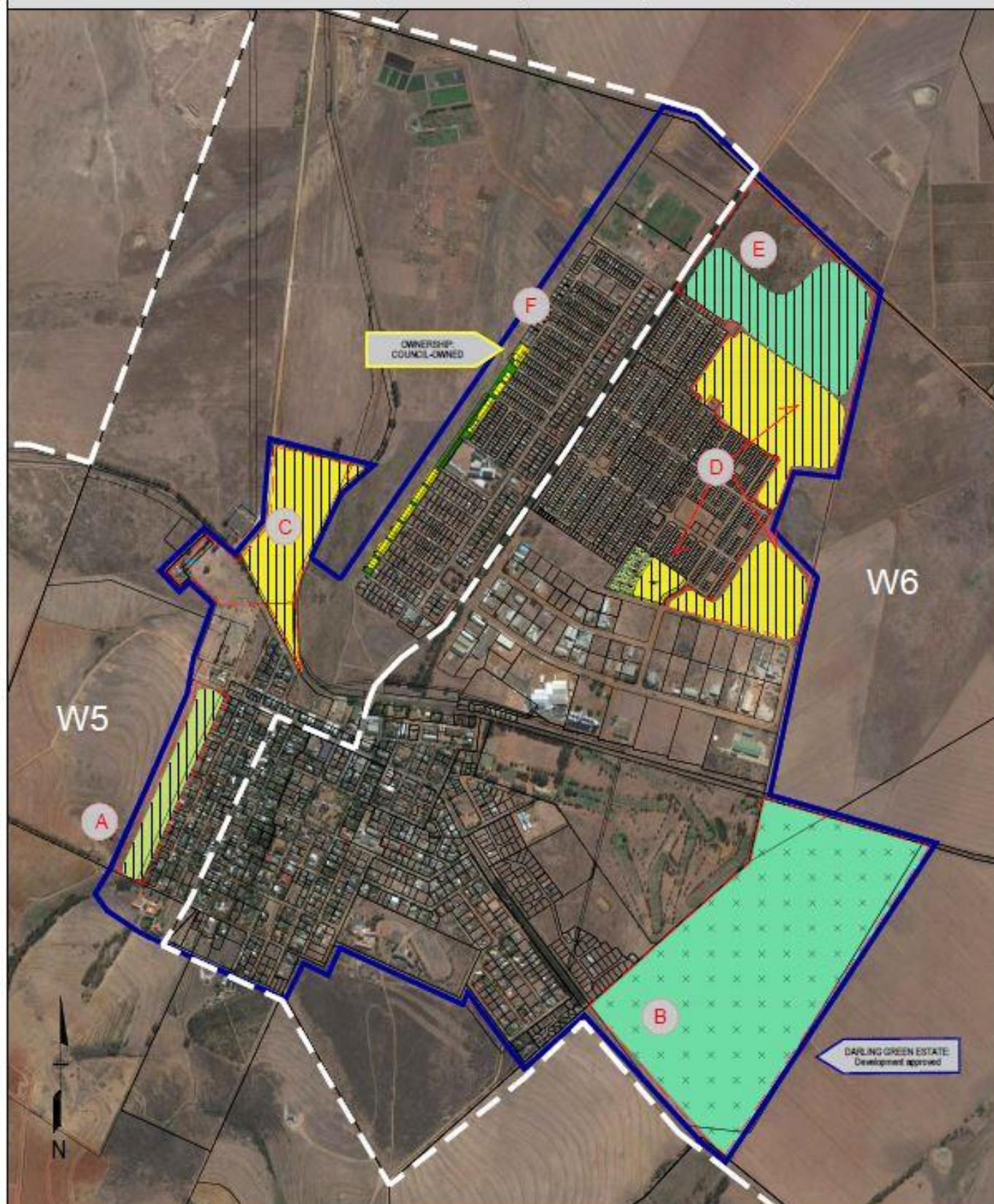
NOTE:
ALL AREAS ARE NOT GUARANTEED AND SUBJECT TO COUNCIL APPROVAL

CHATS WORTH
COUNCIL
11, CHATS WORTH
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DATE: 2022/01/01
BY: 2022/01/01
REVISION: 1.0

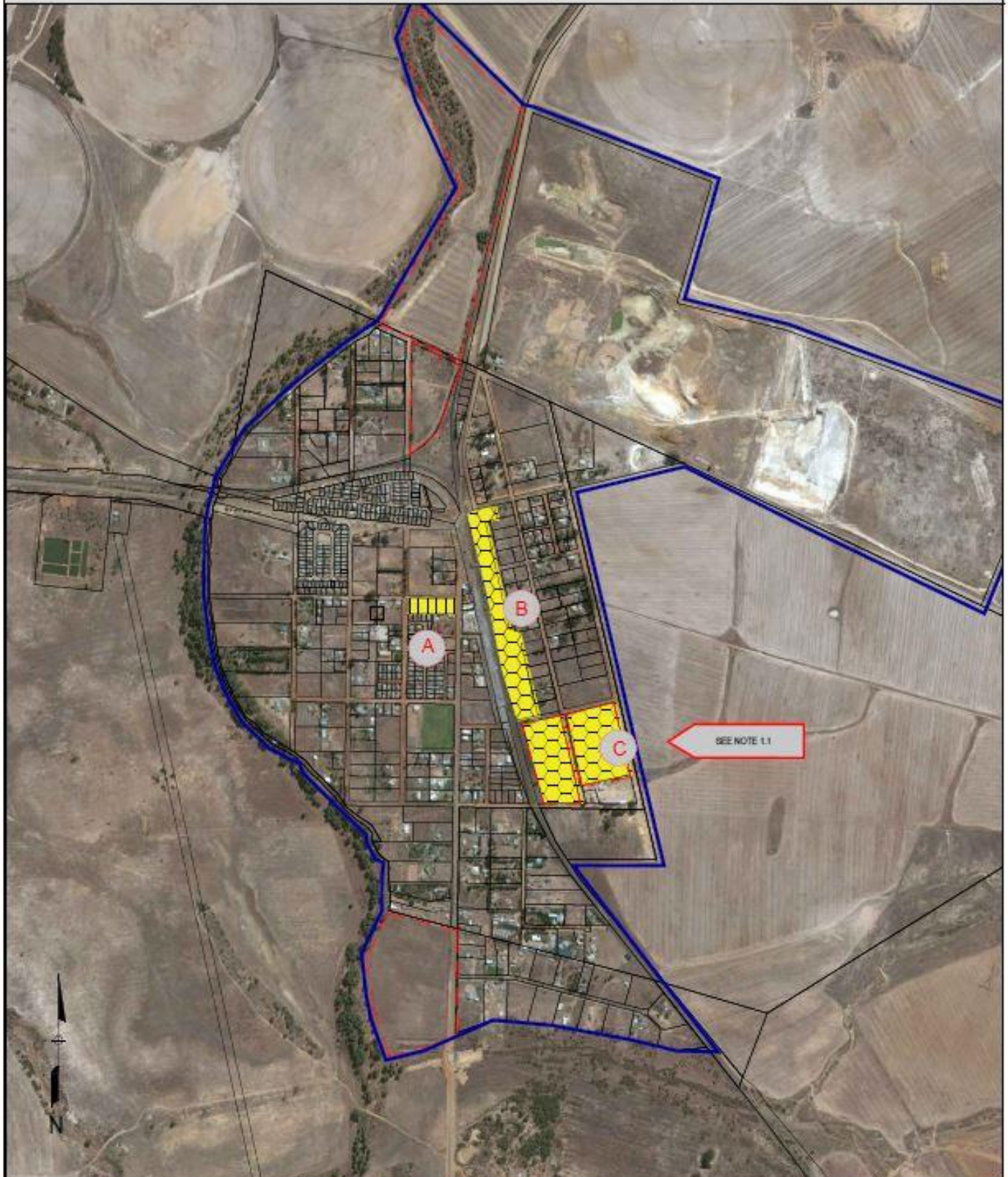
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DARLING- Residential Proposals as per SDF (2017-2022)



						PHYSICAL GROWTH DARLING	
<ul style="list-style-type: none"> Urban Edge Previous areas (2015) Council-owned land Privately-owned land 	Infill development (res)	A	5.65 ha	Council land	Economical Housing		NEW An integrated approach to planning COMPLETION All major projects completed by 2022 All major projects completed by 2022 All major projects completed by 2022
	Residential	C	12.32 ha	Council land	Subsidised/ Affordable		
		D	24.6 ha	Council land	Subsidised		
		F	1.97 ha	Council land	GAP		
	Mixed Use	B	65.50 ha	Privately-owned land	Economical Housing		
		E	16.30 ha	Council land	Subsidised		

KALBASKRAAL- Residential Proposals as per SDF (2017-2022)



SDF DEVELOPMENT PROPOSALS

- Urban Edge
- Previous areas (2015)
- Council-owned land
- Privately-owned land
- Privately-owned land

Residential	A	0.37 ha	council land	Subsidized and GAP
	B	2.86 ha	state-owned	Subsidized
	C	4.5 ha	state-owned	Subsidized

Note 1.1: These land parcels are in process of Transfer from Transnet to Local council. The deed of transfer has been signed already.

MUNICIPAL ADDRESS	
KALBASKRAAL	
NOTE: ALL WORKS ON THESE ARE SUBJECT TO APPROVAL	
DESIGNED BY: 	
DATE: 15/11/2021	
SCALE: 1:1000	
DRAWN BY: 	

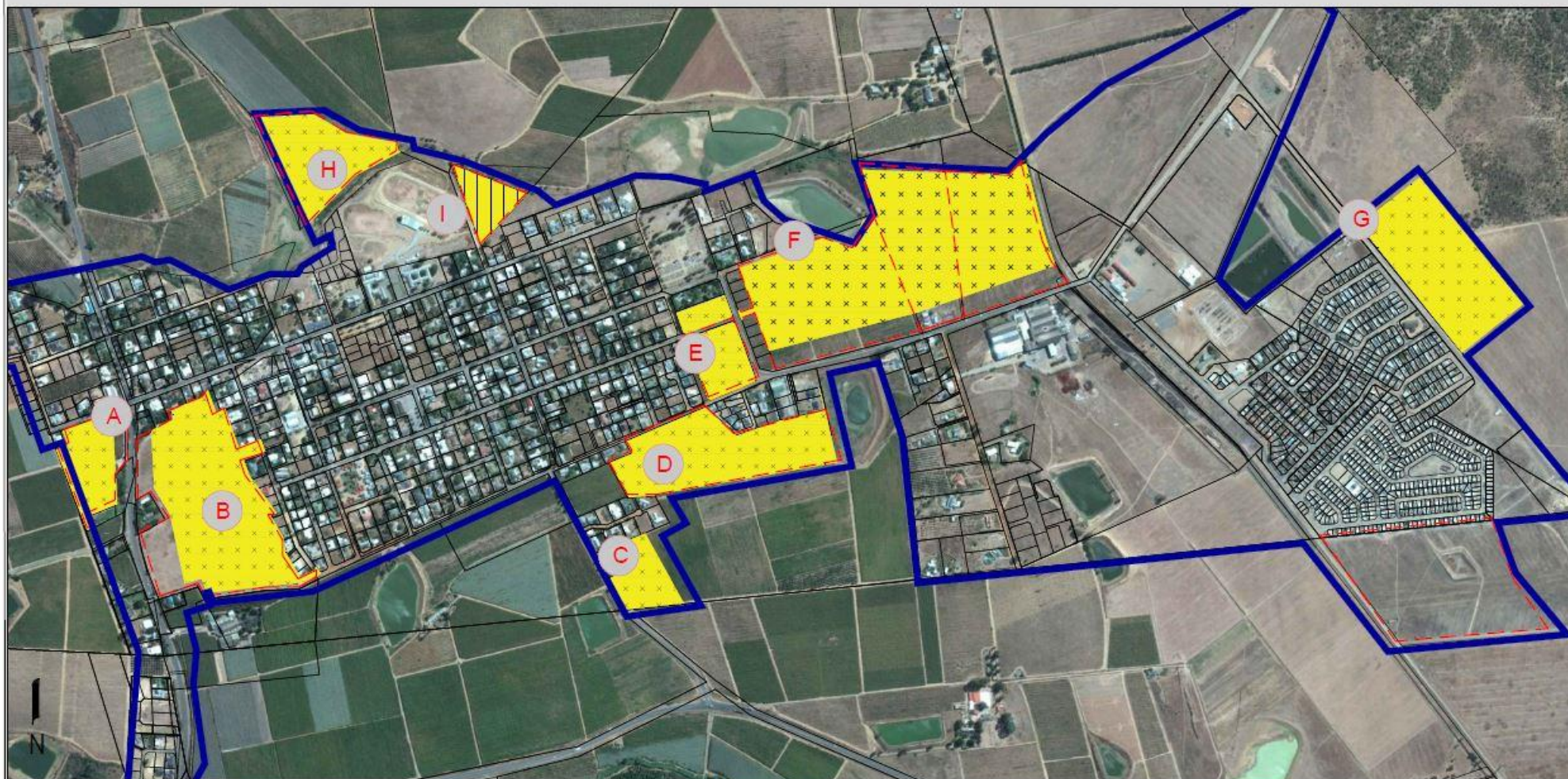
84

Residential	A	2.65 ha	Privately-owned land	Economical Housing
	B	21.89 ha	Council land	Subsidized Housing
	C	28.90 ha	Privately-owned land	Subsidized Housing

PHYSICAL ADDRESS MOORESBURG	
MOBILE All mobile numbers are subject to change without notice.	
COMPANY 	1-800-888-8888 1-800-888-8888 1-800-888-8888 1-800-888-8888 1-800-888-8888 1-800-888-8888 1-800-888-8888
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RIEBEEK KASTEEL

Residential Proposals as per SDF (2017-2022)



OWNERSHIP SUMMARY

- Urban Edge
- Previous areas (2015)
- ▨ Council-owned land
- x Privately-owned land

Residential		A	2.19 ha	Privately-owned land	Economical housing	Residential		F	17.72 ha	Privately-owned land	Economical housing
		B	9.66 ha	Privately-owned land	Economical housing			G	7.04 ha	Privately-owned land	Subsidised housing
		C	1.84 ha	Privately-owned land	Economical housing			I	1.35 ha	Council land	Economical housing
		D	6.62 ha	Privately-owned land	Economical housing			H	4.18 ha	Privately-owned land	Economical housing
		E	1.77 ha	Privately-owned land	Economical housing						

RIEBEEK KASTEEL

NOTE:
ALL AREAS AND DISTANCES ARE SUBJECT TO SURVEYS

DESIGNED BY:
C.A. RIEBEEK & ASSOCIATES
PROFESSIONAL ENGINEERS
REGISTERED ENGINEERS AND ARCHITECTS
No. 001-001000
P.O. Box 100, 00100

DATE OF ISSUE:
10/01/2022

REVISIONS:
1.00: INITIAL DESIGN
2.00: FINAL DESIGN

SCALE:
1:1000

RIEBEEK WEST

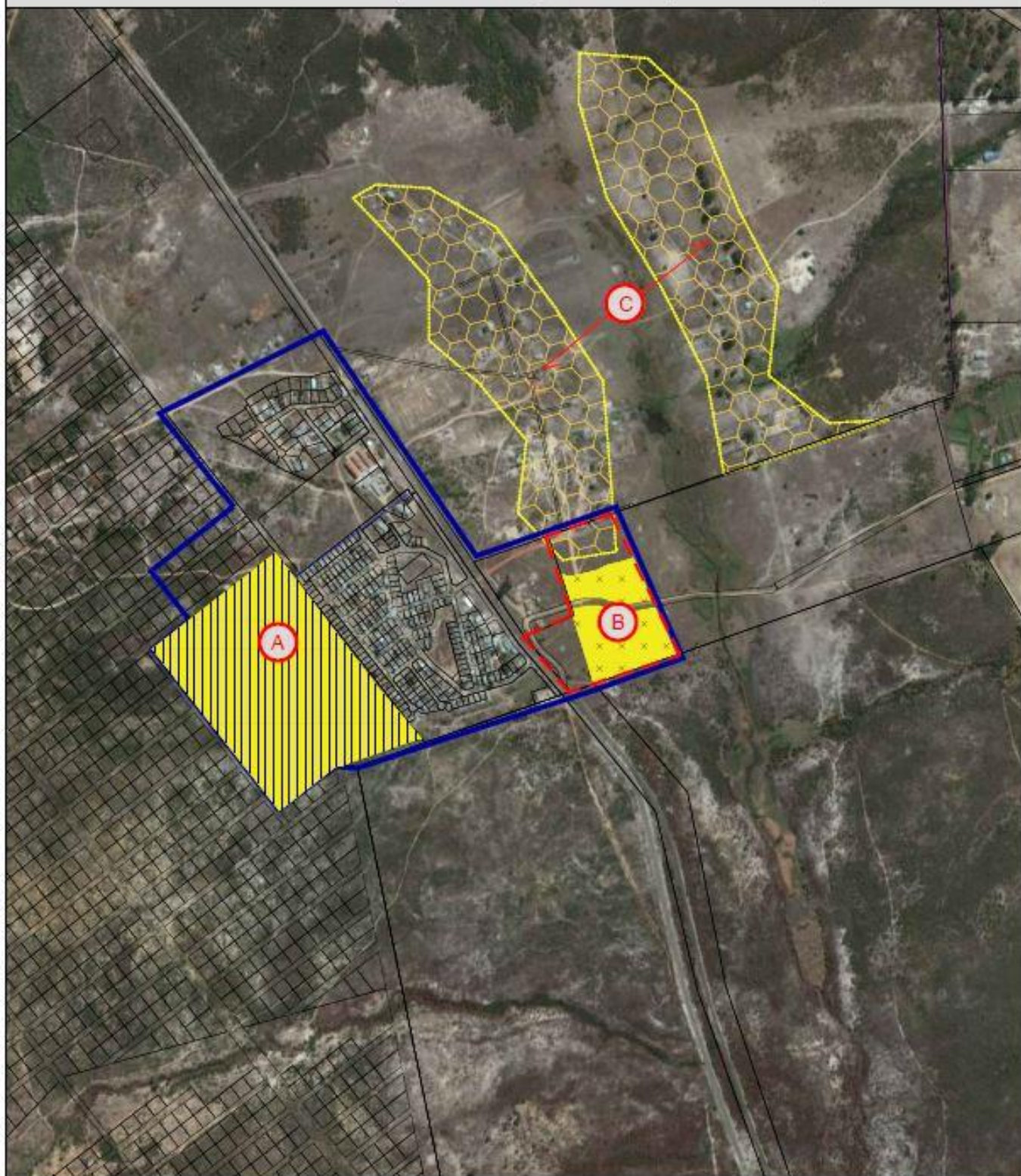
Residential Proposals as per SDF (2017-2022)



						RIEBEEK WEST	
<ul style="list-style-type: none"> Urban Edge Previous areas (2015) Council-owned land Privately-owned land State-owned land 	Residential	A	3.62 ha	Privately-owned land	Economical Housing	<p>NOTE: ALL AREAS ARE FOR DEVELOPMENT AND SUBJECT TO APPROVAL</p> <p>COMPLETED BY: [Logo]</p> <p>GOTC: [Logo]</p> <p>LOCAL GOVERNMENT: [Logo]</p>	
		B	0.85 ha	State-owned land	Economical Housing		
Integrated Residential	Residential (medium)	C	1.32 ha	Privately-owned land	Low/ medium GAP Housing		
		D	7.58 ha	Privately-owned land	GAP Housing		
		E	0.89 ha	Privately-owned land	Subsidised housing		
		G	4.22 ha	Privately-owned land	Subsidised Housing		
		H	14.02 ha	Privately-owned land	Economical Housing		
		F	1.2 ha	Privately-owned land	Economical Housing		

RIVERLANDS

Residential Proposals as per SDF (2017-2022)



						RIVERLANDS	
<ul style="list-style-type: none"> Urban Edge Previous areas (2015) Council-owned land Privately-owned land State-owned land 	Residential	A	13.65 ha	Council land	Subsidized		<p>NOTE: ALL AREAS ARE PROPOSED TO BE DEVELOPED</p> <p>COMPLIANCE: TO BE COMPLETED BY 2022</p> <p>STATUS: APPROVED</p> <p>DATE: 10/10/2021</p>
		B	3.3 ha	Privately-owned land	Economical Housing		
	Rural Residential (Low density)	C	30ha (42 units)	State-owned land	Rural Residential		

Yzerfontein- Residential Proposals as per SDF (2017-2022)



OWNERSHIP SUMMARY						YZERFONTEIN	
<ul style="list-style-type: none"> Urban Edge Previous areas (2015) Council-owned land Privately-owned land 	Residential	B	66.62 ha	Privately-owned land	Economical Housing		<p>YZERFONTEIN</p> <p>2017-2022</p> <p>COMPLIANT WITH</p> <p>SPATIAL DEVELOPMENT ACT (SDA)</p> <p>LAND-USE MANAGEMENT ACT (LUMA)</p> <p>LAND-USE ZONING ACT (LUZA)</p> <p>LAND-USE ZONING ACT (LUZA)</p>
		C	1.02 ha	Council land	Economical Housing		
		D	0.47 ha	Council land	Economical Housing		
	Infra Residential						
	Restricted Residential (restricted to 50%)	A	225.01 ha (= 112.51 ha)	Privately-owned land	Economical Housing		
	Medium High Residential (Villa Delmida)	E	5.04 ha (169 units)	Privately-owned land	Economical housing: General Residential ZI: 109 units General Residential ZIII: 60 units		

Addendum D- Calculations for ranking sites according to the amenities provided

Abbotsdale

Ranking of sites							
Erf no	No	School	ECD	Library	Clinic	POW	Ranking
Prt of Re/997	A1*	0	2	2	1+1	2	8
Prt of Re/301	A2	0	2	2	1+1	2	8
Erven 1398; 1397	B	2+2	1	1	2+2	2	12
Prt of Re/1113	C	0	0	0	0	0	0

Chatsworth

Ranking from Sites							
Erf no	No	School	ECD	Library	Clinic	POW	Ranking
Erven 1492; 1491; 1490; 1544; 1543; 1542; 1590; 1589; 1588; 1637; 1336; 1635	A	1+1	2	1	0	1	6
Erven 287; 8093; Prt of Farm Re/2/755	B	1+1	2	1	0	1	6

Darling

Ranking of sites							
Erf no	No	School	ECD	Library	Clinic	POW	Ranking
Ptn of Re/551	C	1+1		0	1+1	1	5
Ptn of Re/551; Erf 4192	D	1+1		1	1+1	2	7
Ptn of erf Re/551	E	0		1	0	1	2
Ptn of erf Re/551	F	2+2		1	1+1	2	9

Kalbaskraal

Ranking of Sites							
Erf no	No	School	ECD	Library	Clinic	POW	Ranking
Erf 35	A	1+1	2		2+2	2	10
Street Parcel (ID:21)	B	1+1	2		2+2	2	10
Erven 7; 8	C	2+2	1		2+2	2	10

Koringberg

Ranking of Sites							
Erf no.	No	School	ECD	Library	Clinic	POW	Ranking
Ptn of Re/329	C	2+2	2		2+2	2	12
Ptn of Re/329	D	1+1	1		2+2	1	8

Malmesbury

Ranking of Sites							
Erf no.	No	School	ECD	Library	Clinic	POW	Ranking
Re/11280; Ptns of Farm	B1	1+1	1	0	0	1	4

Re/1/697 & 2/695							
Erf Re/20; Erf 1766	E	2+2	1	1	1+1	2	10
Ptn of erf re/327	F	0	1	0	0	1	2
Ptn of Re/771	G	0	0	0	0	0	0
Ptn of erf re/327	I	1+1	0	1	0	1	4
Ptn of erf re/327	J	0	0	0	0	1	1
Ptns of Re/327; Re/680	K	2+2	1	1	1+1	2	10
Ptn of erf 3615	P	1	2	0	1	1	5

Moorreesburg

Ranking of Sites							
Erf no.	No	School	ECD	Library	Clinic	POW	Ranking
Erf re/3715	B	1+1	1	2	2+2	2	11
Ptn of erf 2876	C	0	1	0	0	1	2

Riebeek Kasteel

Ranking of Sites							
Erf no.	No	School	ECD	Library	Clinic	POW	Ranking
Ptn of Re/645	G	1+1	1	0	2+2	2	9

Riebeek West

Ranking of Sites							
Erf no.	No	School	ECD	Library	Clinic	POW	Ranking
Ptn of farm Re/640	C	1+1	1	2	1+1	1	10
Re/457, Erven 302, 292; 267; 272, 273, 274; 276; 277; 280; 281; 315, Ptn of Erf 282; 447; 446; Ptn of 316, Ptn of Re/457,	D	1+1	1	1	1+1	1	9
Farm 6/642	E	2+2	2	1	2+2	2	13
Ptn of erf Re/23	G	2+2	2	2	2+2	2	14

Riverlands

Ranking of Sites							
Erf no.	No	School	ECD	Library	Clinic	POW	Ranking
Erf 3364; 3719	A	1+1	1		2+2	2	9
Ptn of erf 7816; Ptn of Farm Re/758	C	1+1	1		1+1	1	6

Addendum E: Comparison of HSP Guidelines with Swartland HSP 2017 – 2022

HSP Chapter	Sub Content		Deliverables	CHAPTER AS PER SWARTLAND HSP
A Human Settlement Planning & Development Context	A1: Legal and Policy Framework	A1.1	Summary of legal and policy informants	Chapter 1 - Sub chapter 1.3 & 1.4
	A2: Demographic Assessment	A2.1	Estimate of current population distinguished by gender, age, household income and employment profile	Chapter 2 - Sub chapter 2.2
		A2.2	Estimate of future population based on established population growth rate segmented by household income profile	Chapter 3 – Sub chapter 3.1
	A3: Human Settlement Status Assessment	A3.1	Identification of key settlement features (areas of informal settlement; areas where overcrowding is a feature; areas undergoing land use change trends), institutions involved in housing delivery of different types etc.	Chapter 5
	A4: Assessment of Municipal-Specific Housing Need	A4.1	Identification of municipal housing demand segmented by: (i) Current number of households by income/affordability; (ii) Future number of households by income/affordability; (iii) Tenure (rental vs ownership)	Chapter 3 – Sub chapter 3.2 Chapter 5
	A5: Key Human Settlement Challenges	A5.1	List of challenges as identified during situational analysis	Chapter 5
B Strategic Framework for HSP	B1: Municipal HSP Vision Statement	B1.1	Long term human settlement development vision aligned with SDF/IDP	Chapter 1 – Sub chapter 1.4 Chapter 5 – Sub chapter 5.3
	B2: Objectives and Strategies in response to challenges	B2.1	Develop objectives and strategies that respond to identified challenges	Chapter 8
C HSP Portfolio of Projects	C1: HSP Project Portfolio	C1.1	Spatial identification of land and Priority Areas	Chapter 7
		C1.2	Portfolio of housing and settlement upgrade projects spatially linked to identified Priority Areas for intervention	
	C2: HSP Implementation Pipeline	C2.1	Develop project pipeline (see Table 7 for template)	Chapter 8
	C3: Enabling Actions	C3.1	List of human settlement development-enabling activities and/or projects (multisectoral) per Priority Area	Chapter 4
		C3.2	Programme of required implementation activities (3-5 year detailed and longer-term indicative)	Chapter 8
		C3.3	Linked to a list of funding requirements per financial year	Annexures B, C and D
		C3.4	Project Readiness	

**HSP 2014-2017 ALL CHAPTERS
REVISED and REARRANGED**