



SWARTLAND HUMAN SETTLEMENT PLAN 2014 – 2017

Programme Name	Built Environment and Support Programme
Sub Programme	Human Settlements
Responsibility	Human Settlements
Project Manager	Ms. Marli Koen
Project Description	Filling the Gaps & Rewriting the Swartland Human Settlement Plan
Compiled by	CK Rumboll and Partners
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EXECUTIVE SUMMARY

1. Purpose and Strategy

In accordance with the *Municipal Systems Act, 2000*, the Human Settlement Plan (HSP) is a sector plan of the Integrated Development Plan (IDP). Sector plans have 5 year cycles in alignment with the IDP. The *Housing Act, Act 107 of 1997* gives rise to the HSP.

The revised Swartland Human Settlement Plan fulfils among others things the following purposes:

- a) Establishes medium (5 years) delivery pipelines and a long term (20 years) human settlement delivery plan.
- b) Responds to the current and future housing needs and challenges faced within the municipal area and identifies the strategic housing priorities within the municipal area.
- c) Assists with the preparation of Council's annual budgets for housing and related expenditure.

The Swartland Human Settlement Plan is ward Specific.

The Swartland Human Settlement Strategy, constituting the core of Swartland Human Settlement Plan 2014 – 2017, has in essence three thrusts:

Strategy 1; *Responding to demand over the whole spectrum of income groups.*

Strategy 2; *Enhancing settlement integration.*

Strategy 3: *Delivery according to corporate capabilities.*

An overview of each strategy follows:

1.1 Strategy 1 Respond to demand over the whole spectrum of income groups

In order to respond to demand over the complete spectrum of income groups the needs and projected demand were established. A range of housing typologies (or instruments) will be made available (public and private sector housing) whilst equal consideration will be given to rural and urban dwellers, back yard dwellers and inhabitants living in the Swartland Municipal area that are in transition.

1.1.1 Demographics

A total number of 29 324 households were living in the municipal area in 2011 (Census 2011). Since 2001, the number of households increased by 11 924 households (68, 5%) starting out with 17 403 households. Out of the total population of 113 762 people 81 504 (72%) live in urban areas whilst 32 258 (28%) reside in the rural areas.

The community profile of the Swartland is tabulated below.

		2001	2011
Population	Total Population	72 115	113 782
	Population Growth Rate	1.99%	4.56%
	15-64 years of age	47 577 (66%)	87 631 (70%)
Household	Number of Households	17 403	29 324
	Average Household Size	3.9	3.9
	Female Headed Households	4 316 (25%)	8 384 (29%)
	Housing Owned / Paying off	9 815 (56%)	15 337 (52%)
	Formal Dwellings	16 254 (93%)	26 068 (91%)

Table 5: Swartland Municipality: Community Profile: Population and Households (Source: StatsSA, 2001 and 2011)

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

It will be noted that the highest growth rates (7.1% and more) are evident in wards 2, 4, 9 and 11. Wards 2 (Mooreesburg-7.2%), 9 (Ilinglethu-15.5%) and 11 (Saamstaan – 8.9%) are urban based whilst Ward 4 (Riverlands and Chatsworth- 9.6%) is rural.

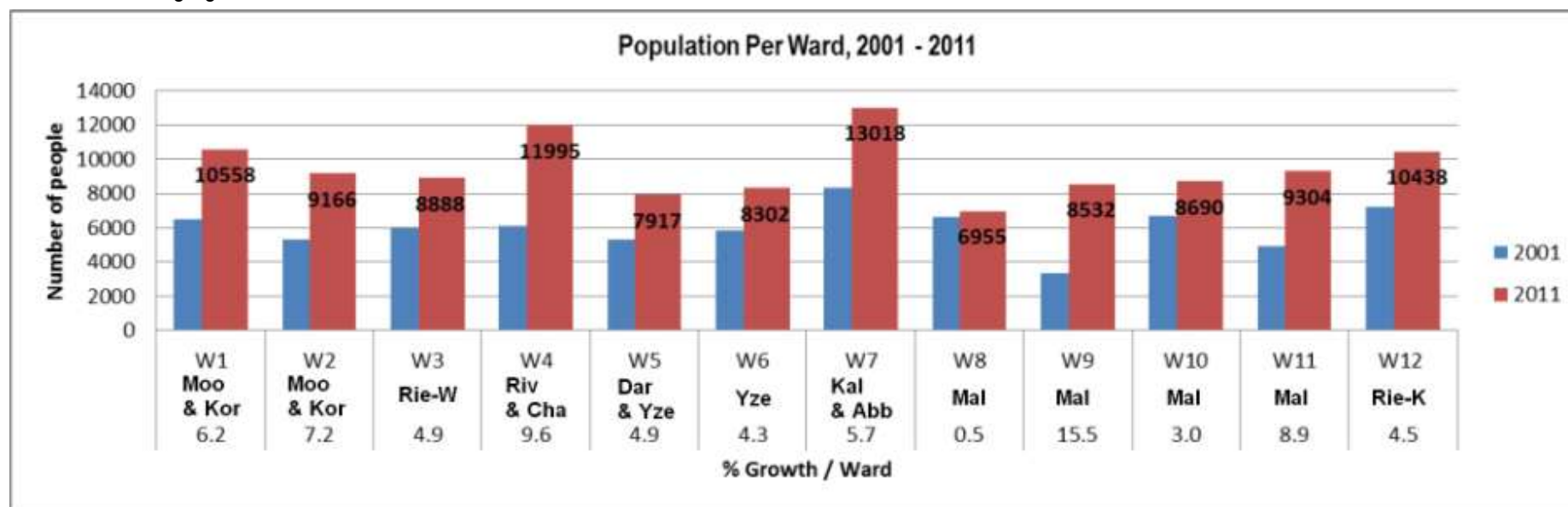
In Ward 1 (Part of Moorreesburg and rural surroundings), Ward 3 (Riebeek Wes), Ward 5 (Yzerfontein & Darling), Ward 6 (a portion of Darling & its rural surroundings), Ward 7 (Kalbaskraal), and Ward 12 (Riebeek Kasteel) there is an average growth rate of 4% to 7%.

Wards 8 and 10 reflect the lowest growth rates of 0.5% and 3%.

Hence growth projections were determined differently as will be outlined under Strategy 3.

1.1.2 Spectrum of households

Besides having different incomes, households are also categorized according to where they currently reside. The different categories of significance are described below:



Graph 3: Population per Swartland Wards (Source: StatsSA, 2001, 2007 & 2011)

Backyard Dwellers

It is important to understand (i) the numbers of people living in backyards, in formalised or informal structures (ii) the relative distribution and number of backyard dwellers in the municipal area and (iii) to understand the relationship between the current accommodation of households in backyard structures and their relative proportion to individuals listed on the waiting list.

Future housing delivery will be limited to leader towns such as Malmesbury, Moorreesburg and Darling.

The aside table sets out the Census 2011 and Western Cape Image Count 2014 distribution of households accommodated in non-primary dwellings/ alternative forms of accommodation per ward within the Swartland Municipal area relative to the Waiting List 2013.

The table confirms areas within the municipality where a significant number of households are accommodated in informal structures and structures that are secondary to the main dwelling unit.

The towns with the highest number of households living in informal backyard structures are Malmesbury and in particular Wards 9 and 11 (Ilinglethu and Saamstaan) followed by Abbotsdale and Kalbaskraal (Ward 7) – see table below:

From the above it is evident that there are potentially significant numbers of households on the waiting list that live in informal structures. The highest incidence is evident in Abbotsdale and Kalbaskraal as a potential 33% of the households on the waiting list of these towns are accommodated in formalised accommodation that is secondary to the main dwelling on the property.

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	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
% of waiting list	18	15	49	6	90	25	14	22
Waiting list 2013	1 853	1 044	914	2 691	1 926	6 837	1 221	16 486

Table 37: Non-Primary/ Alternative Forms of Accommodation per Ward

[a. Statistics SA 2011, b. WC Image count, c. Municipal count]

Although backyard rental stock is an important section of the housing sector, it must be recognised that all three parties involved are vulnerable from different perspectives. There is a delicate balance between the level of municipal intervention and the potential impact that municipal intervention can have on the sector (See also Annexure A: SALGA proposals).

The following basic recommendations should be considered:

- The encouragement and facilitation of the construction of second dwelling units on single residential plots, where space and services capacity is adequate. This could be done through the incorporation of overlay zones in the zoning scheme in appropriate areas.
- The development of 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 land owner;
- The development of 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 on the affordability of the backyard dwelling tenants,
- Permitting the construction of a temporary structure for accommodation for the purpose of a limited time period (i.e. a temporary use departure), where after the structure should either be formalized, removed or in proven exceptional circumstances of financial need the period may be extended.
- The facilitation and encouragement of land owners to comply with the minimum standard and active policing and removal of non-compliant temporary structures,
- The encouragement of the construction of outside ablution facilities to ensure consistent access to services to backyard structures;
- Consideration should be given to the implementation of second service meters, provided that the provision thereof does not result in a double subsidy to the landowner to address the issue of illegal connections and to improve the recovery rate of cost associated with service delivery.

Farm Workers

Analysing the current (2014) waiting list, 25% of the individuals reside on farms. This represents a large demand for subsidised housing. It can be expected that a large proportion of this demand is for retired or retiring farm workers. The Swartland SDF recommends that a percentage of subsidised housing projects should be provided to farm workers in all towns, thereby minimizing the burden on the farm owners and the Municipality to supply additional services in rural areas.

Inhabitants in Transition

From time to time the need arises to accommodate people living in the Swartland that became displaced because of a court order. To accommodate such people temporarily a transition area will be demarcated as a transition park within Moorreesburg at Sibanye.

1.1.3 Available Housing Instruments and Implementation strategy

A range of programmes with associated housing mechanisms are available from the DoHS. As they vary in their intent, not all the available housing instruments are appropriate for Swartland Municipality given the housing allocation that is currently made available to the Municipality from National Government.

The instruments tabulated below will be considered and constitutes Swartland Municipality's housing delivery programmes:

Types of Housing Instrument	Malmesbury	Moorreesburg	Darling
Integrated Residential Development Programme (IRDP)	X	X	X
Upgrading Informal Settlement Programmes (UISP)	X	-	X
Finance Linked Individual Subsidy Programme (FLISP)	X	X	X
Rental Stock/ Social Housing	X		

Table 36: Housing delivery funding instruments: in Malmesbury, Moorreesburg and Darling

Emergency Housing makes provision for temporary relief to households in stress following natural and man-made disaster or court orders until such time as they can be provided with permanent accommodation or for temporary relocation of households where it is required for the purpose of implementing a UISP programme. Although this instrument could be applied to all towns in the Swartland, Moorreesburg was identified as a location to establish an emergency site.

1.2 Strategy 2 Enhance Settlement Integrations

Settlement integration will be achieved by locating development in areas that provide convenient access to urban amenities, including place of employment. Should large numbers of households need to be provided for, "Greenfields" development within the urban edges will take place. In cases where insufficient land for housing delivery has been identified, the SDF will be revised.

1.2.1 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.

The Study considered five indices which include regional development:

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

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 Wes (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 4: Swartland Municipality: Growth potential per Town

The growth potential of the towns of Ward 4 is not described in the Growth Potential Study.

According to the Swartland SDF 2012, the following should enlighten the above ranking:

Malmesbury including Abbotsdale as regional and administrative centre, transport service centre and bread basket of the Western Cape

Moorreesburg as agricultural Service Centre and Swartland grain Centre

Darling and Riebeek Valley as Tourism Destinations and an Agricultural Service centre.

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

- a) the upgrading of the N7 (linking Cape Town and Namibia into Africa)
- b) The development of the Industrial Development Zone in Saldanha Bay Municipality

These developments will also impact on the future housing needs.

Hence Malmesbury, Moorreesburg and Darling were earmarked for future subsidized settlement development.

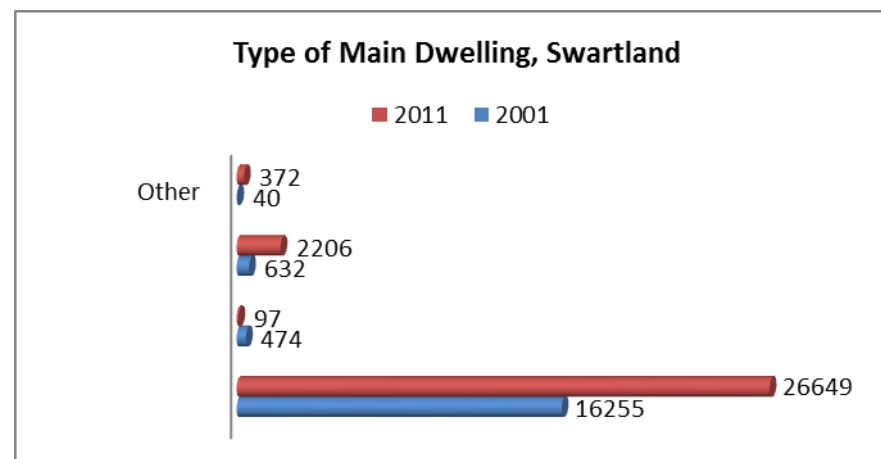
1.3 Strategy 3: Delivery in accordance with corporate capabilities

Settlement integration will be achieved by locating development sites in areas that provide convenient access to urban amenities, including place of employment. Should large numbers of households need to be provided for, “Greenfields” development within the urban edges will take place. In cases

where insufficient land for housing delivery has been identified, the SDF will be amended with particular emphasis on Malmesbury, Moorreesburg and Darling.

1.3.1 Main Dwelling Types

Analysis of the 2011 census reveals that 89% of households (26 068) living in Swartland Municipality has 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 42: Dwelling types, 2001 and 2011 (Source: StatsSA, Ward Data 2001 and 2011)

Even though the percentage of households in formal housing increased over this time (an increase of 10 934 formal dwellings), the proportion of households living in informal dwellings also increased for the same period (an increase of 1 574 informal dwellings and backyard dwellers).

An informal settlement, Pola Park existed within Malmesbury within the Swartland Municipality. The informal settlement site was replaced with serviced stands. The area covers 6.1ha. The site was serviced and families were allocated a serviced stand.

1.3.2 Tenure

According to the 2001 Census, 7 431 households (43%) living in the Swartland Municipality at the time owned a house whilst 2 393 (14%) households were busy paying off a bond. Figures in 2011 census indicate that 24% (4 276) of households own their house and 2 530 (14%) households are in the process of paying off a bond, which indicates a decrease in ownership since 2001. The percentage would also include retired people who have paid off their bond in full. In 2011 (3 552) households were renting and this number increased to (6 565) in 2011.

1.3.3 Future Housing Demand

In order to determine the future housing demand in the Swartland Municipality, projections were based on the following (20 Year Growth Projections):

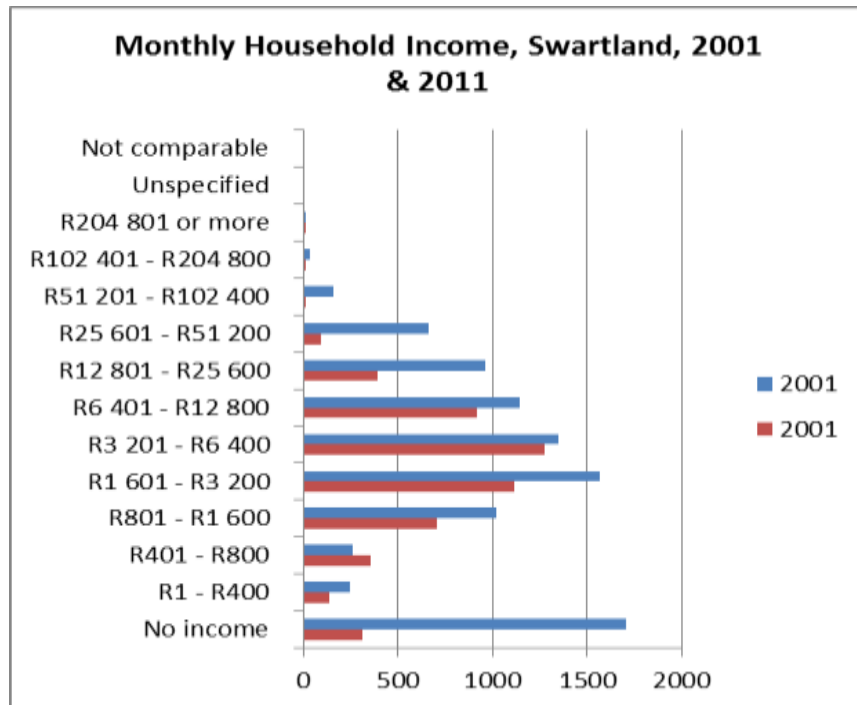
- As Moorreesburg, Darling, Malmesbury including Abbotsdale were earmarked for subsidized housing development, the growth rate of the wards accommodating these towns, i.e. Wards 1&2, 5&6, Ward 7 and Wards 8-11 is proposed to be 7%. It is anticipated that the growth in the remaining wards, i.e. Wards 3, 4 and 12 will be absorbed in the growth of the four towns mentioned and the proposed growth rate for these wards is the municipal growth rate of 4.56%. Applying the proposed growth rate results in approximately 150 000 people and

45 000 less households over the next 20 years compared to applying the ward growth rate which serves as the baseline.

- Based on future projections of the number of households, the 2011 income distribution was also utilised to project the future demand of different housing types. The existing housing backlog as defined by the Swartland housing waiting list and 5 year DoHS Project Pipeline were included in the evaluation, in order to determine to what extent the current planned projects can address the existing housing need and to what extend land still needs to be made available to address the backlog, as well as providing for the projected 2031 housing demand.
- For the purpose of determining associated land requirements, a differentiation has been made between the different housing delivery instruments, economic income bands and housing delivery by the republic and the private sector.
- The results were then measured against the proposals of the Swartland SDF (2012) in order to determine whether or not the SDF, which is also a 20 year plan has made provision in its proposals to satisfy the projected housing demand.
- Note, given the strategic spatial policy directives, it is accepted that the focus of housing provision will be within the existing urban settlements, and the projected demand has been tested against the SDF proposals for growth areas within towns and within existing urban edges.

1.3.4 Household Income

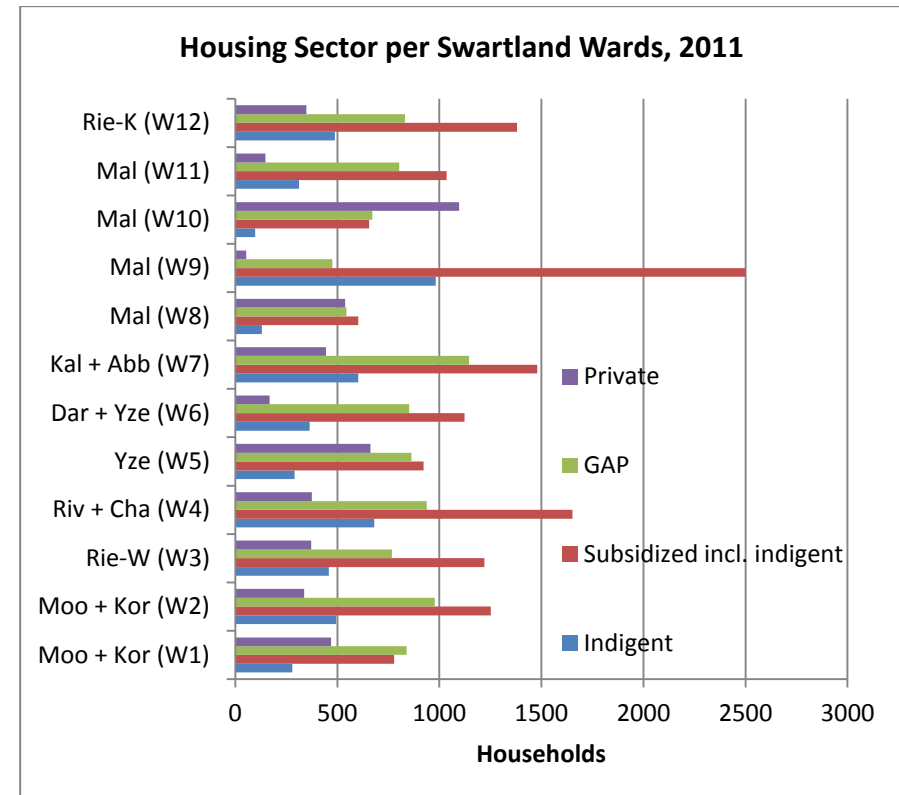
According to StatsSA 49.8% (or 14 603) of the households within the municipal area earned less than R3 500 per month (Census 2011) and qualify for subsidized or affordable houses.



Monthly Household Income, Swartland Wards 1 & 2: 2001 & 2011

(StatsSA 2001 & 2011)

Given the monthly household income, the Graph below reflects the different housing sectors or requirements per ward. Wards 9 and 4 have the highest need for Subsidized housing whilst Wards 2, 7 and 8-11 have the highest need for GAP housing.



Graph 43: Housing Sector per Swartland Wards, 2011

1.3.5 Waiting List

There are 16 486 persons on the current municipal housing demand data base.

The table below shows a 31% increase in the number of people on the waiting list since 2012.

Settlement	No of subsidized houses needed	Affordable/ GAP Housing	Social Housing
Abbotsdale	1 449	94	-
Riverlands	193	-	-
Kalbaskraal	383	-	-
Chatsworth	696	25	-
Riebeek-Wes	1 044	-	-
Riebeek Kasteel	1 221	-	-
Darling	2 084	600	-
Malmesbury	6 033	524	280
- Ilingeletu	- 1 545		
- Saamstaan	- 3 106		
Yzerfontein	7	-	-
Koringberg	233	-	-
Moorreesburg	1 620	-	-
Total	14 963	1 243	280
Grand Total	16 486		

Table 2: Waiting list as per Swartland Municipality (2014)

The greatest need for housing exists in Malmesbury, Abbotsdale, Moorreesburg, Darling, and the Riebeek Valley. The Swartland Municipality's SDF (2012) 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 build.

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.

1.3.6 Land Requirements

Land requirements are based on the plot size standards per programme as determined by Swartland Municipality in the table below, with the view of optimising the use of available land resources, without limiting the potential of the land owner to improve/ extend on the individual erf. The Department of Human Settlements norms for plot sizes are slightly smaller. Since StatsSA income categories do not correspond with the DoHS income categories, the following approach has been adopted:

	Housing Programme	Swartland Municipal Standards	StatsSA vs [Policy] Income Categories
1	Upgrading of informal settlements (UISP)	90m ² + 20% provide for roads and open spaces (total 190m ²)	No income to R3 200 [R 3 500] /month
2	Subsidized housing, potential serviced sites & top structures IRDP (Integrated Residential Programme)	160m ² + 20% 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) (total 600m ²)	R12 801+ {R15 000]

Table 27: Housing programmes, Erf size standards and Income Categories

1.3.6.1 Land requirement based on growth rate applied

Due to the misleading high growth rate individual growth rates should be applied, a growth rate of 7% was applied to Wards 1 & 2, 5 & 6 and 8 to 11. The average growth rate of 4.56% was applied to the remaining wards, with the exception of Ward 7 where a 5% growth rate was applied.

Housing demand in the short term (5 years) is 11 988, of which 16 486 (more than 100% is represented by the current waiting list (2013)). The current 5-year project pipeline (2012 -2017) can deliver 2 795 serviced sites and 2780 top structures. This will address approximately 23% of the projected demand in that sector.

The additional projected housing demand in the medium term (5 – 10 years) would be 20 679, and in the longer term 10 – 20 years, a further 18 848 units would need to be built.

Should the population growth rates in the municipal area change over this period, the projected housing demand would differ.

The land required for future settlement development is tabulated below:

Land for future growth is slightly under provided for with 120ha. Whilst 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.

Wards	1 & 2	3	4	5 & 6	7	8 – 11	12
Land Required for:	Moo & Kor	Rie-W	Riv & Cha	Dar & Yze	Kal & Abb	Mal	Rie-K
Subsidized Housing	140.1	46.5	37	131	76.4	360.2	41
Affordable Housing	156.5	39.8	29	117.3	55.5	256.6	30.6
Private housing	138.7	35.3	20.4	103.6	20.8	270.5	100
Total Land Required 5 years	35.2	19.8	17.7	57.7	37.5	130.3	23.1
Total Land Required 20 years	423.3	121.6	79.3	351.9	152.7	757	171.6
Land per SDF	56.4	57.1	27.9	484.9	152.6	1 234.5	67.3
Oversupply (Shortfall)	(387.9)	(65)	(51.4)	133	(0.1)	346.6	(104.3)
Total	(-120.1)						

Table 28: Land requirements based on growth rate applied

1.3.7 Infrastructure and Services

A Summary of Wards' Population Statistics(2011), 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	Moo & Kor	Moo	Rie-W	Cha & Riv	Yze & Dar	Dar	Kal & Abb	Mal	Mal (Ilg)	Mal	Mal (Saa)	Rie-K
Population	10 558	9 166	8 888	11 995	7 917	8 302	13 018	6 955	8 532	8 690	9 304	10 438
Number of households	2 086	2 568	2 359	2 965	2 448	2 143	3 069	1 686	3 029	2 425	1 986	2 560
Population growth rate	6.2%	7.2%	4.9%	9.6%	4.6%	4.3%	5.7%	0.5%	15.5%	3%	8.9%	4.5%
Dependency ratio	4.3	2.5	2.7	2.8	3	2.1	2.8	3.2	2.5	3.5	2.2	2.6
Unemployment rate	1.27	9.76	3.68	6.90	6.57	10.29	7.12	5.46	23.43	4.50	11.81	2.83
Waiting list	1853		1 221	914	2 691		1 926	6 837				1 044
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	Making provision	Making provision	Making provision	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	Require new reservoir	Require new reservoir	Require new reservoir	Require 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	Very high	Low	High	High	High	Low	High	Low	Very high	Low	Very high	Low

Table 21: Summary of Swartland Wards Population Statistics, Housing Demand and Availability of Services (2011)

2. Planning and Implementation

The application of the Strategy resulted in the following sites being earmarked for development and implementation to be in accordance with the approved pipeline. The pipeline is an implementation instrument that is revised annually.

2.1 Ranking of sites per settlement

The following tables provide a ranking per site and per settlement. The ranking includes:

- The project readiness which refers to the complexity and duration of obtaining the appropriate land use rights.
- Social facilities ranking indicates the position the particular site occupies relative to existing social facilities. Recommendations are made as to the need to include additional social infrastructure such as schools, clinics, etc. with a particular project.

No ranking was made for Moorreesburg, Riebeek Wes, Riebeek Kasteel, Riverlands, Chatsworth, Abbotsdale and Kalbaskraal as only one site was identified per town.

Sites in Ongegend and Malmesbury were ranked.

There are several sites in Malmesbury that were ranked and follow below:

Site	Social Facilities Ranking	Site Readiness	Ownership	Size	Proposed Housing Type
E	6	2 years	Swartland Municipality	53.7	Medium to high density
F	7	2 years	Swartland Municipality	43.1	Medium to high density
G	2	3 years	Swartland Municipality	16.6	Medium density
H	1	2 years	Swartland Municipality	6.3	Medium density
J	3	2 years	UP Front Inv 173 Pty Lit	23.2	Medium to high density
K	5	2 years	Swartland Municipality	25.3	Medium to high density residential
L	8	2 years	UP Front Inv 173 Pty Lit	222.8	Integrated residential development
M	4	2 years	Swartland Municipality	25.1	Integrated residential development
N	9	3 years	Swartland Municipality	92.2	Medium to high density
Q	10	4 years	Van der Westhuizen PJ	368.2	Medium to high density

Table 61: Malmesbury Subsidised Sites – Priority Ranking

2.2 Annual Pipeline (See Annexure C)

The approved pipeline provides for 2 795 sites and 2 780 Units for the period 2014 to 2017.

3. Conclusion

The housing pipeline stays unchanged. The pipeline reflects the implementation of projects until 2017 when the Division of Revenue Allocation (DORA) allocation comes to an end. The current provisioning of housing is restraint by water as the volumes allocated exceed the water allocation to Swartland Municipality. An additional 1000 units can be accommodated in Malmesbury.

Future delivery will be guided by Swartland Municipality's corporate capabilities. Thus:

- Provision of basic service to the poorest of the poor (indigent households) will be balanced with provision of basic services to users that are able to pay for their services.
- Future provision of housing will be limited to Malmesbury, Moorreesburg and Darling to ensure effective service delivery.
- Provision of affordable housing (Affordable/ GAP) (both subsidized and private developments) will be promoted.
- An enabling environment for business and industry to be located in the Swartland will be created.



Uitvoerende Opsomming

1. Doel en Strategie

In ooreenstemming met die *Munisipale Sisteem Wet, 2000*, is die Menslike Nedersettings Plan (MNP) 'n sektorplan van die Geïntegreerde Ontwikkelingsplan (GOP). Sektorplanne word elke 5 jaar opgedateer in ooreenstemming met die GOP. Die *Behuisingswet, Wet 107 van 1997* vereis die voorbereiding en opdatering van multi-jaar MNP. .

Die hersiende Swartland Menslike Nedersettings Plan vervul onderandere die volgende doelwitte:

- Skep medium (5 jaar) leweringspylyne en 'n langtermyn (20 jaar) menslike nedersettingleweringsplan.
- Spreek die huidige en toekomstige behuisingsbehoeftes en uitdagings binne die munisipale area aan en identifiseer die strategiese behuisingsprioriteite binne die munisipale area.
- Help met die voorbereiding van die Raad se jaarlikse begroting vir behuising en verwante uitgawes.

Die Swartland Menslike Nedersettingsplan is uiteengesit per wyk.

Die Swartland Menslike Nedersettingstrategie, wat die kern van die Swartland Menslike Nedersettingsplan 2014 – 2017 uitmaak, het essensieel drie strategieë:

Strategie 1; Spreek die vraag na behuising aan oor die hele spektrum van inkomste groepe.

Strategie 2; Versterk nedersettingintegrasie.

Strategie 3; Lewer behuising ooreenstemmend met korporatiewe vermoëns.

'n Oorsig van elke strategie volg:

1.1 Strategie 1 Spreek die vraag na behuising aan oor die hele spektrum van inkomste groepe

Om te verseker dat die behoefte na behuising oor die hele spektrum van inkomste groepe aangespreek kan word, was die behoeftes en geskatte vraag bepaal. 'n Reeks behuisingstopologië (of instrumente) sal beskikbaar gemaak word (gesubsidieerde en privaatsektor behuising), terwyl oorweging aan stedelike en landelike bewoners, agterplaasbewoners en inwoners van die Swartland Munisipale area wat tydelik haweloos is gegee sal word.

1.1.1 Demografie

In 2011 leef 'n totaal van 29 324 huishoudings in die munisipale area (Census 2011).

Sedert 2001, het die aantal huishoudings toegeneem tot 11 924 huishoudings (68, 5%) met aanvanklik 17 403 huishoudings. Die gemeenskapsprofiel van die Swartland is hieronder gelys: Uit die totale bevolking van 113 762 mense leef 81 504 (72%) in stedelike gebiede terwyl 32 258 (28%) in landelike areas leef.

		2001	2011
Bevolking	Totale Bevolking	72 115	113 782
	Bevolkingsgroei koers	1.99%	4.56%
	15-64 jaar oud	47 577 (66%)	87 631 (70%)
Huishoudings	Aantal Huishoudings	17 403	29 324
	Gemiddelde Huishoudingsgrootte	3.9	3.9
	Vroulik Gehoofde Huishoudings	4 316 (25%)	8 384 (29%)
	Eienaarskap / Verband	9 815 (56%)	15 337 (52%)
	Formele Behuisings	16 254 (93%)	26 068 (91%)

Tabel 5: Swartland Munisipaliteit: Gemeenskapsprofiel: Bevolking en Huishoudings (Bron: StatsSA, 2001 en 2011)

Die groeikoers was 4.56% oor die tien jaar periode vanaf 2001 tot 2011 (StatsSA, 20d1). Sou dieselfde groeikoers toegepas word oor die volgende 20 jaar, sal die bevolking toeneem tot 277 529 (amper twee en 'n halwe keer die huidige bevolking).

Die hoogste groeikoers (7.1% en hoër) word aangetref in wyke 2, 4, 9 en 11. Die bevolking van Wyke 2 (Mooreesburg-7.2%), 9 (Ilingeletu-15.5%) en 11 (Saamstaan – 8.9%) is verstedelik terwyl Wyk 4 (Riverlands en Chatsworth- 9.6%) in die landelike dele woonagtig is.

In Wyk 1 ('n gedeelte van Moorreesburg en die landelike omgewing), Wyk 3 (Riebeek Wes), Wyk 5 (Yzerfontein & Darling), Wyk 6 ('n gedeelte van Darling en die landelike omgewing), Wyk 7 (Kalbaskraal), en Wyk 12

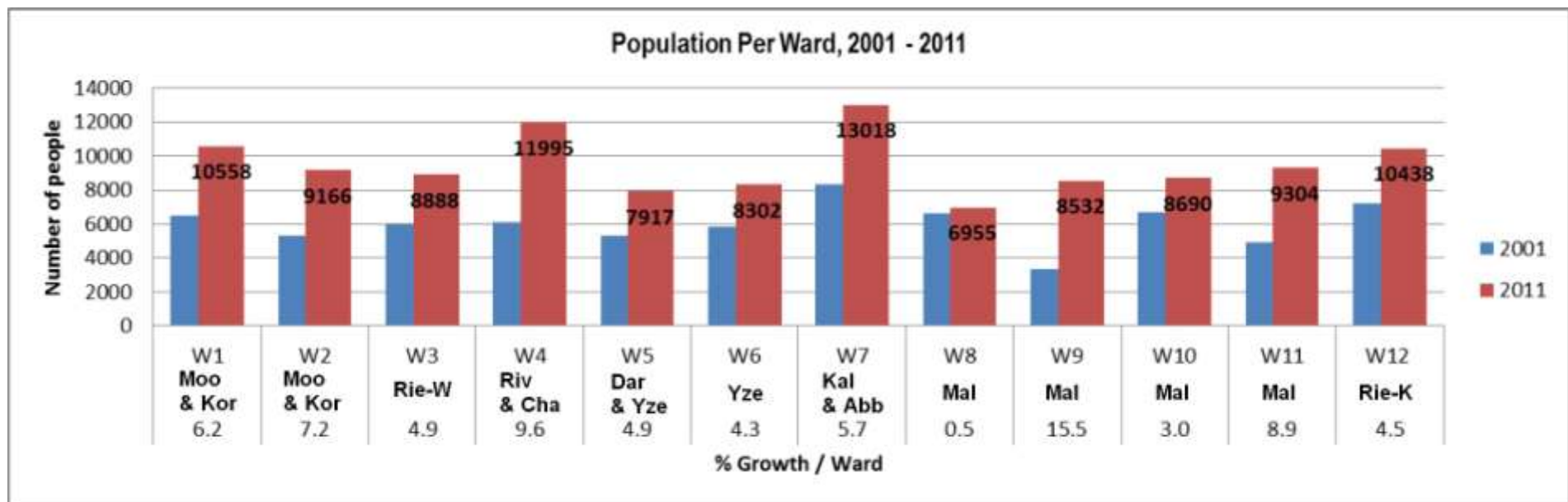
(Riebeek Kasteel) is daar 'n gemiddelde groeikoers van 4% tot 7%.

Wyke 8 en 10 reflekteer die laagste groeikoers van 0.5% en 3%.

Derhalwe is die groeikoers skattings verskillend bepaal en 'n uiteensetting hiervan word in Strategie 3 aangetref.

1.1.2 Spektrum van huishoudings

Behalwe vir verskillende inkomstes word huishoudings ook gekategoriseer volgens waar hulle tans woon. Die verskillende kategorieë van belangrikheid word onder beskryf:



Grafiek 3: Bevolking per Wyk, Swartland (Bron: StatsSA, 2001, 2007 & 2011)

Agterplaasbewoners

Om die agterplaasbewonerkwessie aan te spreek, is dit noodsaaklik om oor die volgende inligting te beskik: (i) die aantal mense wat in agterplase woon in formele of informele strukture (ii) die relatiewe verspreiding en aantal agterplaasbewoners in die munisipale area en (iii) die verhouding tussen agterplaas bewoners in bestaande strukture en hul relatiewe verhouding tot individue op die waglys.

Toekomstige voorsiening van behuising is beperk tot leierdorpe soos Malmesbury, Moorreesburg en Darling.

In die meegaande tabel word die verspreiding van huishoudings per wyk wat in nie-primêre wonings/ alternatiewe vorms van wonings in die Swartland Munisipaliteit woon soos per Sensus 2011 en die Weskaapse Figuurtekening 2014 relatief tot die Waglys 2013, uiteengesit.

Die tabel bevestig die areas in die munisipale gebied waar daar 'n beduidende aantal huishouding geakkommodeer word in informele wonings en strukture wat sekondêr is tot die hoofwoning.

Die dorp met die hoogste getal huishoudings wat in informele strukture bly is Malmesbury en spesifiek in Wyke 9 en 11 (Ilingeletu en Saamstaan) gevolg deur Abbotsdale en Kalbaskraal (Wyk 7) – sien die tabel hieronder:

Uit die bostaande blyk dit dat daar 'n beduidende aantal huishoudings op die waglys is wat in formele strukture leef. In Abbotsdale en Kalbaskraal woon die meerderheid (33%) van huishoudings op die waglys in formele behuising wat sekondêr tot die hoofwoning op die eiendom is.

Wyk	1 & 2 Moo & Kor	3 Rie- W	4 Riv & Cha	5 & 6 Dar & Yze	7 Kal & Abb	8 - 11 Mal	12 Rie-K	Totaal
Huis/ woonstel/ kamer in agterplaas (formeel)	118	25	36	75	121	187	21	582
Informele woning	a. 124 b. 141 c. 145	21	194	1	35	a. 36 b. 590 c. 735	3	413
Informele woning in agterplaas	35	33	41	30	125	1 421	107	1 791
Tradisionele woning/ tradisionele materiaal	10	2	11	16	4	51	4	97
Ander	35	77	131	26	42	22	38	372
Totaal	322	158	413	148	327	1 717	173	3 255
% van waglys	18	15	49	6	90	25	14	22
Wag lys 2013	1 853	1 044	914	2 691	1 926	6 837	1 221	16 486

Tabel 37: Nie-Primêre/ Alternatiewe Vorms van Akkommodasie per Wyk [a. Statestiek SA 2011, b. WK Figuurtekening, c. Munisipale Telling]

Alhoewel agterplaasakkommodasie deel van die verhuuringsvoorraad uitmaak, moet dit benadruk word dat, vanuit verskillende perspektiewe, al drie partye betrokke kwesbaar is. Daar is 'n delikate balans tussen die vlak van munisipale behuisingvoorsiening en die potensiele impak daarvan op die verhuuringsmark (Sien ook Addendum A: SALGA voorstelle).

Die volgende aanbevelings moet oorweeg word:

- Die aanmoediging en fasilitering van die konstruksie van tweede eenhede op enkelresidensiële erwe, waar die ruimte en dienste voldoende is. Dit kan hanteer word deur oorlegsones in geskikte areas in die soneringskema in te sluit.
- Die ontwikkeling van 'n reeks van basiese en standaard ontwerpe wat aan die bouregulasies voldoen en wat die eienaar van die grond van die munisipaliteit bekom kan word teen 'n verlaagde prys;
- Die ontwikkeling van 'n stel aanvaarbare standaarde vir tydelike strukture wat gebou is vir akkommodasiedoeleindes om te verseker dat voldoende vlakke van gesondheid en veiligheid gehandhaaf kan word, sonder om dit onbekostigbaar te maak vir agterplaasbewoners,
- Die bou van tydelike strukture vir akkommodasie vir 'n beperkte tydperk (by. 'n tydelike afwyking), waarna die struktuur geformaliseer moet word, verwyder moet word of die tydperk in uitsonderlike finansiële omstandighede verleng moet word.
- Die fasilitering en aanmoediging van grondeienaars om te voldoen aan die minimum standaarde en die aktiewe polisiëring en verwydering van tydelike strukture wat nie aan die standaarde voldoen nie,
- Die bou van buite ablusie fasiliteite moet aangemoedig word om toegewyde dienste aan agterplaasstrukture te voorsien;
- Oorweging moet gegee word aan die implementering van addisionele dienste meters, met dien verstande dat die implementering daarvan nie sal lei tot die dubbele subsidiëring van dienste aan grondeienaars om die onwettige aansluitings te vermy en om die hertsel tempo van kostes vir dienslewering te verbeter.

Plaaswerkers

Ongeveer 25% van die individue op die waglys is woonagtig op plase. Plaaswerkers verteenwoordig dus 'n groot persentasie van die vraag na gesubsidieerde behuising. Daar word verder gemerk dat die oorwegende aantal plaaswerkers afgetree is of naby aftrede is. Die Swartland ROR beveel aan dat 'n persentasie van gesubsidieerde behuising wat voorsien word in dorpe aan plaaswerkers geallokeer moet word. Die voorsiening sal verhoed dat plaaseienaars en die Swartland Munisipaliteit dienste in landelike areas moet voorsien.

Hawelose Inwoners en Huishoudings

Van tyd tot tyd ontstaan die behoefte om huishoudings in nood te akkommodeer. Nood word gedefinieer as huishoudings wat verplaas is as gevolg van 'n hofbevel of natuurlike rampe. Slegs huishoudings woonagtig in die Swartland sal vir hulp kwalifiseer. Om die sodanige hawelose huishouding te akkommodeer, sal 'n tydelike woonarea geskep word in Sibanye in Moorroesburg.

1.1.3 Beskikbare Behuisingsinstrumente en implementeringstrategie

Die DMN het 'n reeks programme met geassosieerde behuisingsmeganismes beskikbaar gestel. Die doelwitte van die behuisingsmeganismes verskil, en derhalwe is nie alle beskikbare behuisingsinstrumente geskik vir die Swartland Munisipaliteit nie, nie inaggeneem die beshuisingallokasie wat deur die Nasionale Regering aan die Munisipaliteit beskikbaar gestel is nie.

Die instrumente getabuleer hieronder word beskou en verteenwoordig die Swartland Munisipaliteit se behuisingsimplementeringsprogramme.

Tipes Behuisingsinstrumente	Malmesbury	Moorreesburg	Darling
Geïntegreerde Residensiële Ontwikkelingsprogram (IRDP)	X	X	X
Opgradering van Informele Nedersettingsprogram (UISP)	X	-	X
Gefinansierde gekoppelde Individuele Subsidie program (FLISP)	X	X	X
Verhurvorrraad/ Sosiale Behuising	X		

Tabel 63: Behuisingsvoorsienings befondsingsinstrumente: in Malmesbury, Moorreesburg en Darling

Noodbehuising maak voorsiening vir tydelike akkommodasie vir huishoudings in nood asgevolg van natuurlike of mensgemaakte rampe of hofbevele totdat die sodanige huishouding van permanente behuising voorsien kan word. Noodbehuising kan ook gebruik word vir tydelik verplasing van huishoudings waar nodig om die opgradering van informele nedersettings te implementeer (UISP program). Alhoewel die instrument toegepas kan word in alle dorpe van die Swartland, was Moorreesburg geïdentifiseer om 'n tydelike noodbehuisingsarea te skep.

1.2 Strategie 2 Bevorder Nedersettingsintegrasië

Nedersettingsintegrasië sal bereik word indien die ontwikkeling geleë is in areas wat gemaklike toegang tot stedelike fasiliteite bied, ingesluit die werksplek. Indien groot getalle huishoudings van behuising voorsien moet word, sal 'n "Greenfields" ontwikkeling binne die stedelike grens plaasvind. In gevalle waar daar onvoldoende grond vir behuising geïdentifiseer was, moet die ROR hersien word.

1.2.1 Nedersettingsgroeipotensiaal

Die Groeipotensiaalstudie van dorpe in die Wes-Kaap (2014) identifiseer Malmesbury as 'n dorp met 'n baie hoë groeipotensiaal en identifiseer vier addisionele nedersettings wat ook oor hoë groeipotensiaal beskik:

Die studie oorweeg vyf indekse wat streeksontwikkeling insluit:

- **Menslike Kapitaal Indeks** dui onderandere die vlak van opvoeding, inkomste en indiensneming aan.
- **Ekonomiese Indeks** dui onderandere aan, die gemiddelde inkomste per kapita, die persentasie groei in die ekonomiese aktiewe bevolking, verandering in ekonomiese diversiteit, Bruto Toegevoegde Waarde en eiendomsbelasting en aantal besighede per persoon.
- **Fisiese Indeks** dui onderandere aan, die reënval en teenwoordigheid van ondergrondsewater, weidingskapasiteit en groei in die bewerkbare areas.
- **Infrastruktuur Indeks** dui onderandere toegang tot munisipale dienste en vervoer aan.
- **Institusionele Indeks** verteenwoordig onderandere die innoveringspotensiaal van nedersettings.

Sleutel: L= Laag, M= Medium, H=Hoog, BH=Baie Hoog	Menslike Kapitaal	Ekonomies	Fiese of Natuurlike	Infra-struktuur	Institusioneel	Saamgestel
Malmesbury(W8-11)/ & Abbotsdale (W 7)	M	M	BH	BH	H	BH
Moorreesburg (W 2)	H	L	M	BH	H	H
Darling (W 5 & 6)	M	L	L	BH	H	M
Riebeek Kasteel (W 3)	H	M	BH	H	BH	H
Riebeek Wes (W 12)	H	M	BH	H	BH	H
Yzerfontein (W 5)	VH	M	BL	BH	H	M
Koringberg (W 2)	H	L	H	H	H	M
Kalbaskraal (W 7)	H	M	BH	H	H	H

Tabel 4: Swartland Munisipaliteit: Groeipotensiaal per dorp

Die groeipotensiaal van dorpe in Wyk 4 is nie beskryf in die Groeipotensiaalstudie nie.

In ooreenstemming met die Swartland ROR 2012, behoort die volgende die onderstaande toe te lig:

Malmesbury (ingesluit Abbotsdale) as streeks administratiewesentrum, vervoerstudie en broodmandjie van die Wes-Kaap.

Moorreesburg as landbou diensentrum en Swartlandgraansentrum.

Darling en die Riebeek Vallei as Toerismebestemmings en Landboudiensentrum.

Streeksonwikkeling wat sal impak op die rol van Swartland dorpe en hul groeipotensiaal:

- a) Die opgradering van die N7 (Verbind Kaapstad en Namibië)
- b) Die ontwikkeling van die Industriële Ontwikkelingsone in die Saldanhabaai Munisipaliteit

Die ontwikkelings sal ook 'n impak hê op die toekomstige behuisingsbehoeftes.

Derhalwe Malmesbury, Moorreesburg en Darling is geoormerk vir toekomstige gesubsidieerde behuisingsontwikkeling.

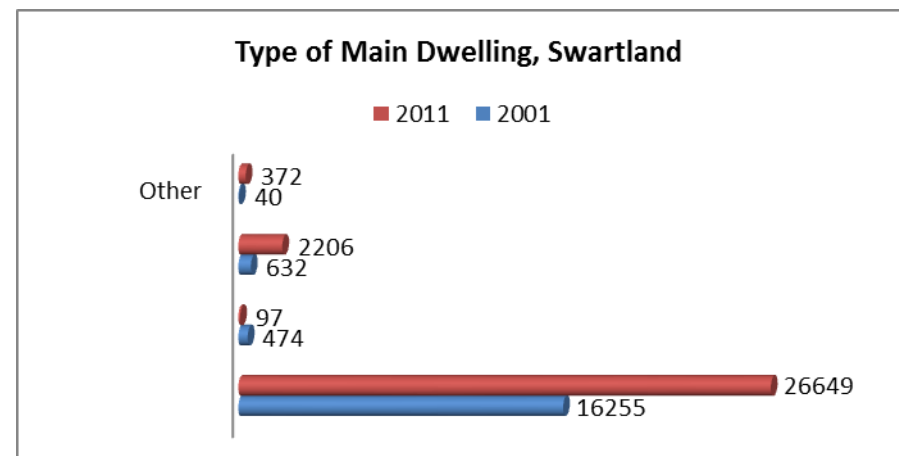
1.3 Strategy 3: Delivery in accordance with corporate capabilities

Nedersetting integrasie sal bereik word deur die opspoor van ontwikkeling terreine in gebiede wat maklike toegang tot stedelike geriewe voorsien, insluitend plekke van indiensneming. Indien groot getalle huishoudings voorsien moet word sal "Greenfields" ontwikkeling binne die stedelike rand

plaasvind. In gevalle waar onvoldoende grond vir die lewering van huise geïdentifiseer is, sal die ROR gewysig word met spesifieke klem op Malmesbury, Moorreesburg en Darling.

1.3.1 Hoof Woning Tipes

Ontleding van die 2011-sensus toon dat 89% van die huishoudings (26 068) wat in Munisipaliteit Swartland woon toegang het tot 'n formele woonhuis. Net meer as vier honderd (413 of 1,4%) van die huishoudings het informele wooneenhede op aparte erwe en 2 373 (8%) huishoudings bly in informele agterplaas akkommodasie op 'n ander persoon se eiendom.



Grafiek 42: Woning tipes, 2001 en 2011 (Bron: StatsSA, Wyk Data 2001 en 2011)

Selfs al het die persentasie van huishoudings in formele behuising toegeneem in hierdie tyd ('n toename van 10 934 formele wonings), het die persentasie huishoudings wat in informele behuising woon ook toegeneem vir dieselfde tydperk ('n toename van 1 574 informele wonings en agterplaasbewoners).

'n Informele nedersetting naamlik Pola Park het bestaan binne Malmesbury binne die Munisipaliteit Swartland. Hierdie informele nedersetting is vervang met gedienste erwe. Die gebied beslaan 6,1ha. Die area is gediens en families is 'n gedienste erf toegeken.

1.3.2 Verblyfreg

Volgens die 2001 Sensus, het 7 431 huishoudings (43%) wat in die Swartland Munisipaliteit woon 'n huis besit, terwyl 2 393 (14%) huishoudings besig was om 'n verband af te betaal. Figure in die 2011 sensus toon dat 24% (4 276) van die huishoudings besit hul huis en 2 530 (14%) huishoudings is in die proses om 'n verband af te betaal, wat 'n afname in eienaarskap toon sedert 2001. Die persentasie sluit ook in mense wat afgetree het wat hul verband ten volle afbetaal het. In 2011 het 3 552 huishoudings gehuur en hierdie getal het verhoog na 6 565 in 2011.

1.3.3 Toekomstige Behuisings Behoeftes

Ten einde die toekomstige behoefte na behuisings in die Swartland Munisipaliteit te bepaal, is projeksies gebaseer op die volgende (20 Jaar groei vooruitskattings):

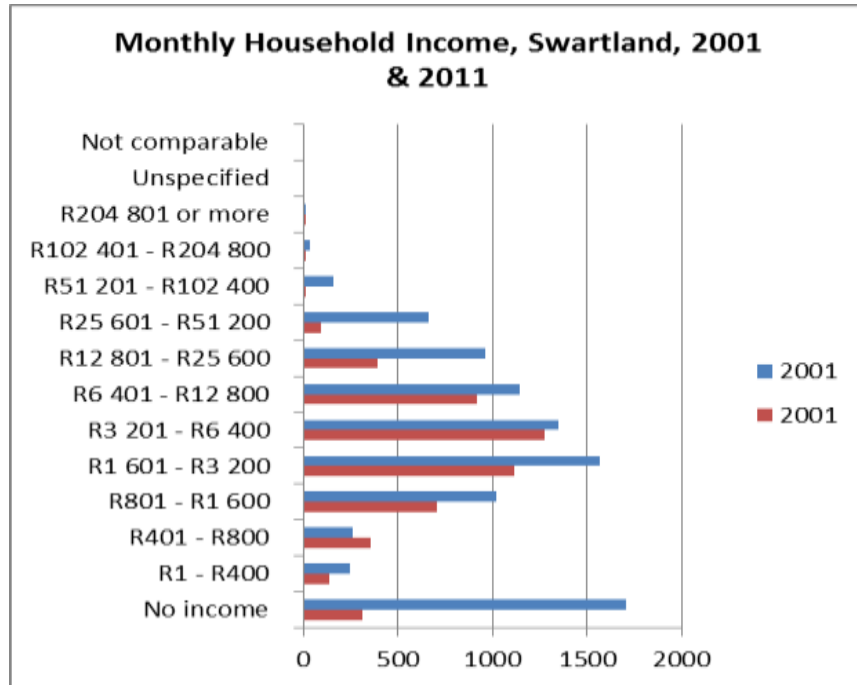
- Aangesien Moorreesburg, Darling, Malmesbury insluitend Abbotsdale geoormerk is vir gesubsidieerde behuisings ontwikkeling, word die groeikoers van die wyke akkommodeer deur hierdie dorpe, naamlik Wyke 1 & 2, 5 en 6, 7 en Wyke 8-11 word voorgestel om 7% te wees. Daar word verwag dat die groei in die res van die wyke, naamlik Wyke 3, 4 en 12 sal geabsorbeer word in die groei van die vier genoemde dorpe en die voorgestelde groeikoers vir hierdie wyke die munisipale groeikoers van 4,56% is. Die toepassing van die voorgestelde groeikoers lei tot ongeveer 150 000 minder mense en 45 000 minder

huishoudings oor die volgende 20 jaar in vergelyking met die toepassing van die groeikoers wat dien as die basislyn.

- Gebaseer op toekomstige projeksies van die aantal huishoudings, was die 2011 verspreiding van inkomste ook gebruik om die toekomstige behoefte aan verskillende behuisings tipes te bepaal. Die bestaande behuisingsagterstand soos gedefinieer deur die Swartland behuisings waglys en die 5 jaar DoHS projekpylyn is ingesluit in die evaluering, ten einde te bepaal tot watter mate die huidige beplande projekte die bestaande behuisings behoefte kan aanspreek en tot watter mate grond nog moet beskikbaar gemaak word om die agterstand aan te spreek, sowel as die verskaffing van die geprojekteerde 2031 behoefte na behuisings.
- Vir die doel van die bepaling van geassosieerde land vereistes, is 'n onderskeid gemaak tussen die verskillende behuisings lewering instrumente, ekonomiese inkomste bande en die lewering van huise deur die Republiek en die private sektor.
- Die resultate is dan gemeet teen die voorstelle van die Swartland ROR (2012) ten einde te bepaal of die ROR, wat ook 'n 20 jaar plan het, voorsiening gemaak het in sy voorstelle om die geprojekteerde behoefte na behuisings te bevredig.
- Let wel, gegewe die strategiese ruimtelike riglyn beleid, is dit aanvaar dat die fokus van behuisings binne die bestaande stedelike nedersettings sal wees, en die geprojekteerde behoefte getoets is teen die ROR voorstelle vir groei areas binne dorpe en binne die bestaande stedelike rande.

1.3.4 Huishoudelike Inkomste

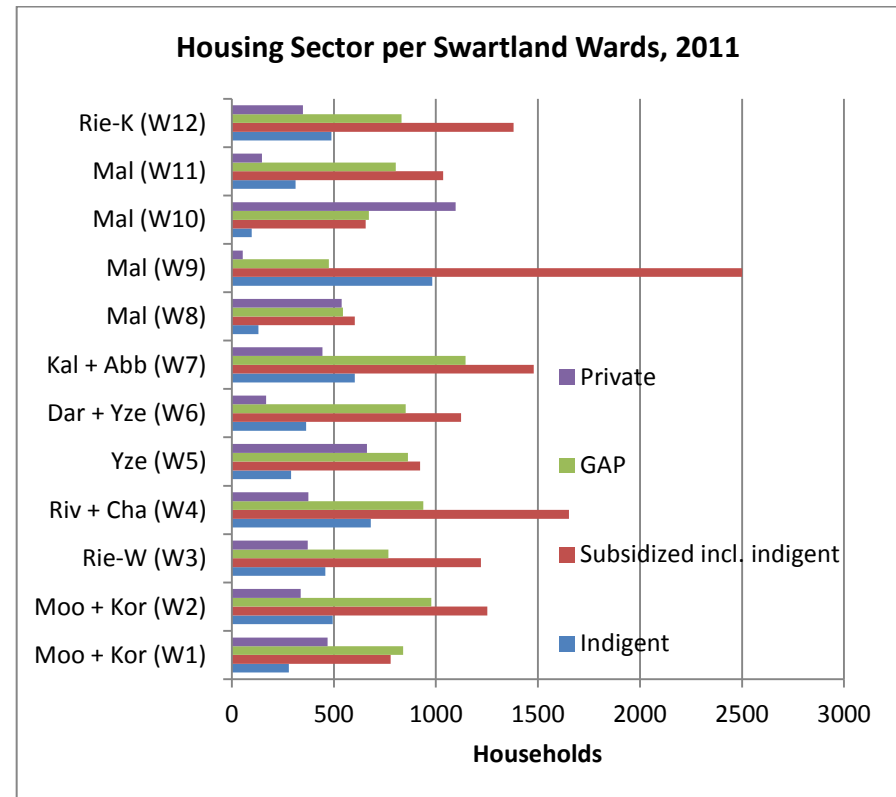
Volgens StatsSA verdien 49,8% (of 14 603) van die huishoudings in die munisipale gebied minder as R3 500 per maand (Sensus 2011) en kwalifiseer dus vir gesubsidieerde of bekostigbare huise.



Grafiek44: Maandelikse Huishoudelike Inkomste Kategorieë (Bron: StatsSA 2001 en 2011)

Gegewe die maandelikse huishoudelike inkomste, toon die grafiek hieronder die verskillende behuising sektore of vereistes per wyke. Wyke 9

en 4 het die hoogste behoefte aan gesubsidieerde behuising, terwyl Wyke 2, 7 en 8-11 die hoogste behoefte vir GAP behuising het.



Grafiek 43: Behuising Sektor per Swartland Wyke, 2011Graph 43: Housing Sector per

1.3.5 Wagly

Daar is 16 486 persone op die huidige munisipale behuising behoefte data basis.

Die tabel hieronder toon 'n toename van 31% in die aantal mense wat op die waglys sedert 2012 is.

Nedersetting	No gesubsidieerde huise benodig	Bekostigbare/ GAP Behuising	Sosiale Behuising
Abbotsdale	1 449	94	-
Riverlands	193	-	-
Kalbaskraal	383	-	-
Chatsworth	696	25	-
Riebeek-Wes	1 044	-	-
Riebeek Kasteel	1 221	-	-
Darling	2 084	600	-
Malmesbury	6 033	524	280
- Ilingeletu	- 1 545		
- Saamstaan	- 3 106		
Yzerfontein	7	-	-
Koringberg	233	-	-
Moorreesburg	1 620	-	-
Totaal	14 963	1 243	280
Groot Total	16 486		

Tabel 2: Waglys soos per Swartland Munisipaliteit (2014)

Die grootste behoefte aan behuising bestaan in Malmesbury, Abbotsdale, Moorreesburg, Darling, en die Riebeek Vallei. Die Munisipaliteit se Swartland ROR (2012) bied breë riglyne vir residensiële ontwikkeling binne elk van die dorpe in die munisipale gebied.

Wat implementering betref, is 'n gedeelte van die agterstand aangespreek in Malmesbury, Abbotsdale, Darling en die Riebeek Vallei en 'n totaal van 6101 huise is opbou.

Daar is 'n gebrek aan bekostigbare behuising en huur voorraad, veral in Malmesbury en Abbotsdale. Die Swartland MNP sal dus fokus op die geprojekteerde behuising behoefte oor die spektrum van sosio-ekonomiese sektore en die gepaardgaande geprojekteerde toekomstige behoefte na behuising per sektor.

1.3.6 Grondvereistes

Land vereistes is gebaseer op die standaard plot grootte per program soos bepaal deur Swartland Munisipaliteit in die tabel hieronder, met die oog op die optimalisering van die gebruik van beskikbare grond hulpbronne, sonder om die potensiaal van die grondeienaar om te verbeter / uit te brei op die erf te beperk. Die Departement van Menslike Nedersettings se norm vir plot groottes is effens kleiner. Sedert StatsSA se inkomste kategorieë nie ooreenstem met die kategorieë van DoHS inkomste nie, is die volgende benadering aangeneem:

	Behuising Program	Swartland Munisipale Standaarde	StatsSA vs [Beleid] Inkomste Kategorieë
1	Opgradering van Informele Nedersettings (UISP)	90m ² + 20% voorsien vir paaie en oop spasies (totaal 190m ²)	Geen inkomste tot R3 200 [R 3 500] /maand
2	Gesubsidieerde behuising, potensiële gedienste terreine & top strukture IRDP (Integrated Residential Programme)	160m ² + 20% voorsien vir paaie en oop spasies (totaal 190m ²)	Geen inkomste tot R3 200 [R3 500] /maand
3	Huurvoorraad	±45m ² per eenheid [30m ² - bachelor tot en met 65 ² - 2 slaapkamer eenhede]	Geen inkomste tot R3 200 [R3 500] /maand
4	Bekostigbaar/ GAP behuising (gedienste terrein & top struktuur FLISP (Finance Linked Individual Subsidize)	160m ² - 250m ² + 20% voorsien vir paaie and oop spasies (totaal 190m ² - 300m ²)	R 3 201 [R3 501] tot R6 400 [R7 000] /maand & R6 401 [R 7 000] tot R12 800 [R15 000]
5	Privaat sektor ontwikkeling	500m ² + 20% voorsien vir paaie en oop spasies (totaal 600m ²) (totaal 600m ²)	R12 801+ {R15 000]

Tabel 27: Behuising program, Erf grootte standaarde en Inkomste Kategorieë

1.3.6.1 Grondvereistes gebaseer op toegepaste groeikoers

As gevolg van die hoë misleidende groeikoers moet individuele groeikoerse toegepas word, 'n groeikoers van 7% is toegepas op Wyke 1 & 2, 5 en 6 en 8 tot 11. Die gemiddelde groeikoers van 4,56% is toegepas op die oorblywende wyke, met die uitsondering van Wyk 7, waar 'n 5% groeikoers toegepas is.

Die behoefte na behuising in die kort termyn (5 jaar) is 11 988, waarvan 16 486 (meer as 100% is verteenwoordig deur die huidige waglys (2013). Die huidige 5-jaar projek pyplyn (2012 -2017) kan 2 795 gedienste persele lewer en 2780 top strukture. Dit sal ongeveer 23% van die geprojekteerde behoefte in dié sektor aanspreek.

Die bykomende geprojekteerde behuisings behoefte in die medium termyn (5-10 jaar) sal 20 679 wees, en in die langer termyn 10 - 20 jaar, sal 'n verdere 18 848 eenhede gebou moet word.

Indien die bevolkingsgroeitariewe in die munisipale gebied verander oor hierdie tydperk, sal die geprojekteerde behoefte aan behuising verskil.

Die grond wat benodig word vir toekomstige nedersetting ontwikkeling word hieronder getabuleer:

Grond vir toekomstige groei is effens ondervoorsien met 120ha. Terwyl voldoende voorsiening gemaak is in Malmesbury en Darling vir toekomstige uitbreiding, is daar 'n gebrek aan grond in Moorreesburg soos per die ROR voorstelle. Hierdie berekening moet bevestig word wanneer die Menslike Nedersetting Strategie bevestig is en die aantal erwe wat ontwikkel moet word ook bevestig is.

Wyke	1 & 2	3	4	5 & 6	7	8 – 11	12
Grond benodig vir:	Moo & Kor	Rie-W	Cha & Riv	Dar & Yze	Abb & Kal	Mal	Rie-K
Gesubsidieerde behuising	140.1	46.5	37	131	76.4	360.2	41
Bekostigbare behuising	156.5	39.8	29	117.3	55.5	256.6	30.6
Privaat behuising	138.7	35.3	20.4	103.6	20.8	270.5	100
Totale Grond Benodig 5 jaar	35.2	19.8	17.7	57.7	37.5	130.3	23.1
Totale Grond Benodig 20 jaar	423.3	121.6	79.3	351.9	152.7	757	171.6
Grond per ROR	56.4	57.1	27.9	484.9	152.6	1 234.5	67.3
Oorvoorsiening (Tekort)	(387.9)	(65)	(51.4)	133	(0.1)	346.6	(104.3)
Totaal	(-120.1)						

Tabel 62: Grond benodig gebaseer op toegepaste groeikoers

1.3.7 Infrastruktuur en Dienste

Opsomming van Wyke se Bevolking Statistieke (2011), Behuising Behoeftte en Besikikbaarheid van Dienste, soos volg:

	Wyk 1	Wyk 2	Wyk 3	Wyk 4	Wyk 5	Wyk 6	Wyk 7	Wyk 8	Wyk 9	Wyk 10	Wyk 11	Wyk 12
Dorpe	Moo & Kor	Moo	Rie-W	Cha & Riv	Yze & Dar	Dar	Kal & Abb	Mal	Mal (llg)	Mal	Mal (Saa)	Rie-K
Bevolking	10 558	9 166	8 888	11 995	7 917	8 302	13 018	6 955	8 532	8 690	9 304	10 438
Getal Huishoudings	2 086	2 568	2 359	2 965	2 448	2 143	3 069	1 686	3 029	2 425	1 986	2 560
Bevolking groeikoers	6.2%	7.2%	4.9%	9.6%	4.6%	4.3%	5.7%	0.5%	15.5%	3%	8.9%	4.5%
Afhanklikheidsverhouding	4.3	2.5	2.7	2.8	3	2.1	2.8	3.2	2.5	3.5	2.2	2.6
Werkloosheidsyfer	1.27	9.76	3.68	6.90	6.57	10.29	7.12	5.46	23.43	4.50	11.81	2.83
Waglys	1 853		1 221	914	2 691		1 926	6 837				1 044
Bestaande ingenieurs dienste												
Beligting	98%	Sien W1	97%	95%	98%	Sien W5	97%	98%	Sien W8	Sien W8	Sien W8	99%
Lopende Drinkwater	95%	Sien W1	70%	46%	81%	Sien W5	64%	89%	Sien W8	Sien W8	Sien W8	54%
Riool	85%	Sien W1	62%	49%	72%	Sien W5	67%	98%	Sien W8	Sien W8	Sien W8	60%
Infrastruktuur Status quo in nedersettings												
Elektrisiteit voorsiening	Voldoen	Voldoen	Beperk	Voldoen	Voldoen	Voldoen	Voldoen	Maak voorsiening	Maak voorsiening	Maak voorsiening	Maak voorsiening	Beperk
Grootmaat water voorsiening	Voldoen, geen uitbreiding kapasiteit	Voldoen, geen uitbreiding kapasiteit	Voldoen, geen uitbreiding kapasiteit	Benodig nuwe pomp toerusting	Voldoen, geen uitbreiding kapasiteit	Voldoen, geen uitbreiding kapasiteit	Voldoen, geen uitbreiding kapasiteit	Benodig nuwe reservoir	Benodig nuwe reservoir	Benodig nuwe reservoir	Benodig nuwe reservoir	Voldoen, geen uitbreiding kapasiteit
Riool	Oorlaai	Onvoeldoende	Voldoen	Benodig Opgradering	Geen & Benodig Opgradering	Benodig Opgradering	Voldoen	Voldoen	Voldoen	Voldoen	Voldoen	Voldoen
Wyke: hoogste nood vir dienste	Baie hoog	Laag	Hoog	Hoog	Hoog	Laag	Hoog	Laag	Baie hoog	Laag	Baie hoog	Laag

Tabel 22: Opsomming van Swartland Wyk Populasie Statistieke, Behuising Behoeftte en Besikikbaarheid van Dienste (2011)

2. Beplanning and Implementering

Die toepassing van die strategie het gelei tot die volgende terreine wat geoormerk is vir ontwikkeling en implementering ooreenstemmend met die goedgekeurde pyplyn. Die pyplyn is 'n implementering instrument wat jaarliks hersien word.

2.1 Gradering van Terreine per nedersetting

Die volgende tabelle gee 'n hiërargie per staanplek en per nedersetting. Die posisie sluit in:

- Die gereedheid van die projek wat verwys na die kompleksiteit en duur van die verkryging van die nodige grondgebruiksregte.
- Maatskaplike fasiliteite hiërargie dui die posisie wat die spesifieke terrein beslaan relatief tot bestaande sosiale fasiliteite. Aanbevelings word gemaak ten opsigte van die behoefte om bykomende maatskaplike infrastruktuur soos skole, klinieke, ens met 'n spesifieke projek in te sluit.

Geen hiërargie is gemaak vir Moorreesburg, Riebeek Wes, Riebeek Kasteel, Riverlands, Chatsworth, Abbotsdale en Kalbaskraal nie aangesien slegs een terrein per dorp geïdentifiseer is.

Terreine in Ongegund en Malmesbury was gegradeer.

Daar is verskeie terreine wat in Malmesbury gegradeer is en volg hieronder:

Terrein	Sosiale Fasiliteite Gradering	Terrein Gereedheid	Eienaarskap	Grootte	Voorgestelde Behuising Tipe
E	6	2 jaar	Swartland Munisipaliteit	53.7	Medium tot hoë digtheid
F	7	2 jaar	Swartland Munisipaliteit	43.1	Medium tot hoë digtheid
G	2	3 jaar	Swartland Munisipaliteit	16.6	Medium digtheid
H	1	2 jaar	Swartland Munisipaliteit	6.3	Medium digtheid
J	3	2 jaar	UP Front Inv 173 Pty Lit	23.2	Medium tot hoë digtheid
K	5	2 jaar	Swartland Munisipaliteit	25.3	Medium tot hoë digtheid residensiële
L	8	2 jaar	UP Front Inv 173 Pty Lit	222.8	Geïntegreerde residensiële ontwikkeling
M	4	2 jaar	Swartland Munisipaliteit	25.1	Geïntegreerde residensiële ontwikkeling
N	9	3 jaar	Swartland Munisipaliteit	92.2	Medium tot hoë digtheid
Q	10	4 jaar	Van der Westhuizen PJ	368.2	Medium tot hoë digtheid

Tabel 61: Malmesbury Gesubsidieerde Terreine – Prioriteit Gradering

2.2 Jaarlikse Pyplyn (Sien Bylaag C)

Die goedgekeurde pyplyn maak voorsiening vir 2 795 plekke en 2 780 eenhede vir die tydperk 2014-2017.

3. Gevolgtrekking

Die behuising pyplyn bly onveranderd. Die pyplyn weerspieël die implementering van projekte tot 2017 wanneer die Verdeling van Inkomste Toekenning (DORA) tot 'n einde kom. Die huidige voorsiening van behuising word beperk deur water aangesien die toegekende water volumes wat toegeken word aan die Swartland Munisipaliteit oorskry word. 'n Addisionele 1000 eenhede kan geakkommodeer word in Malmesbury.

Toekomstige lewering sal gelei word deur Swartland Munisipaliteit se korporatiewe funksies. Dus:

- Voorsiening van basiese dienste aan die armste van die armes (hulpbehoewende huishoudings) sal gebalanseer word met die voorsiening van basiese dienste aan gebruikers wat in staat is om te betaal vir hul dienste.
- Toekomstige voorsiening van behuising sal beperk word tot Malmesbury, Moorreesburg en Darling om doeltreffende dienslewering te verseker.
- Voorsiening van bekostigbare behuising (Bekostigbare / GAP) (beide gesubsidieer en privaat ontwikkelings) sal bevorder word.

- 'n Bemagtigende omgewing vir besigheid en industrie wat in die Swartland geleë is sal geskep word.



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1. INTRODUCTION

1.1. Background

- In accordance with the Municipal Systems Act, 2000, the Human Settlement Plan (HSP) is a sector plan of the Integrated Development Plan (IDP). Sector plans have 5 year planning cycles which is aligned with the IDP cycle.
- Swartland Municipality has compiled a HSP which Council adopted and which informed the Housing pipeline.
- The Swartland IDP and Spatial Development Framework (SDF) contain strategies for housing for all income groups, and in particular for subsidized housing. Both plans address the housing backlog and the SDF provides direction for the location of such housing to ensure integration and to enhance the eradication of poverty.
- Swartland Municipality is well prepared to implement these strategies as it has the management and physical capacity, as frontline organization, to provide its core function i.e. delivery of services effectively and efficiently to achieve its vision of *building sustainable partnerships with all people* through *ensuring social and economic stability and growth by delivering primary and secondary service to all interest groups.*

1.2. Purpose of the Human Settlement Plan

The revised Swartland Human Settlement Plan fulfils the following:

- Complies with national legislation, policy frameworks concerned with housing and the Western Cape Human Settlement Plan;

- Facilitates the implementation planning of relevant IDP, SDF and other sector plan strategies;
- Facilitates the implementation planning of provincial and district state strategies, policies, delivery systems and related initiatives.
- Provides municipal wide directives for the compilation of a West Coast District Municipality HSP.
- Establishes a medium (5 years) delivery pipeline and long term (20 years) human settlement delivery plan.
- Responds to the current and future housing needs and challenges faced within the municipal area.
- Identifies the strategic housing priorities within the municipal area.
- Assists with the preparation of Council's annual budgets for housing and related expenditure.
- Guides the identification, prioritization and implementation of housing, land for housing and related projects'
- Affects the implementation of strategic plans and implementation programmes
- Supports the implementation of National Development Plan (NDP) Chapter 8 which aims to strengthen spatial planning to be well integrated across different spheres of government, to upgrade all informal settlements on suitable, well located land by 2030 and allow more people to live closer to their places of work.
- Supports the implementation of the WCHSD Strategic Direction 2009 – 2014, taken from the Western Cape Provincial Spatial Development Framework's Strategic Goals. It aims at developing integrated and sustainable human settlements through accelerating

delivery of housing opportunities, a sense of ownership, rights and responsibilities amongst beneficiaries, owners, tenants and optimal and sustainable use of land.

1.3. Legislative Context

Internationally

Settlement making is an international concern. Hence directives to alleviate poverty, achieve sustainable human settlements and to provide places of residence such as Agenda 21, Human Habitat and the Millennium Development Goals are part of the international agenda driving change at country level.

Nationally

The Constitution of the Republic of South Africa, Act 106 of 1996

To give effect to the right that each South African has to adequate housing and the obligation that government must with the resources at its disposal, provide reasonable legal and other measures to fulfil this law (Section 26, Constitution of the Republic of South Africa), housing has been assigned as a functional area of the concurrent national and provincial legislative competence.

In accordance with Section 153(b) and 156(4) municipalities must participate in national and provincial development programmes which permit the national and provincial governments to assign administration of matters, including housing delivery, to municipalities.

Housing Act, Act 107 of 1997

Fulfilling one of the five basic needs i.e. the need for shelter or adequate housing as per SA's constitution, the Housing Act defines "housing development" as "the establishment and maintenance of habitable, stable and sustainable public and private residential environments to ensure viable households and communities in areas allowing convenient access to economic opportunities and to health, education and social amenities in which all citizens and permanent residents of the republic will on a progressive basis have access to:

- Permanent residential structures with secure tenure, ensuring internal and external privacy and providing adequate protection against the elements; and
- Potable water, adequate sanitary facilities and domestic energy supply.

The Act provides for the management structure within which the above objectives are to be achieved:

- The National Housing Development Board
- The National Housing data bank and information system
- The Provincial Housing development Board, and
- The South African Housing Fund and allocation of funds to provinces

The functions of the various levels of government are:

- National government compiles housing policy to ensure sustainable delivery at national level;
- Provincial government creates an enabling environment by promoting and facilitating housing provision compliant with national policy.

- Local government delivers housing within the national and provincial policy frameworks through securing land, infrastructure and services and enable housing development.

Municipalities classified as B municipalities, such as Swartland, must over and above securing land, infrastructure and services:

- Provide access to inhabitants of Swartland Municipal area to adequate housing in a progressive manner;
- Provide a healthy and safe environment;
- Provide bulk engineering services and revenue generating services (water, sanitation, electricity, roads, storm water drainage and transport not provided for by specialist utility suppliers) efficiently and economically;
- Identify and designate available land for housing,
- Create and maintain a public environment conducive to housing development which is financially and socially viable;
- Resolve conflicts arising during the housing development process;
- Initiate, plan, co-ordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction including setting housing delivery goals in respect of its area of jurisdiction; and
- Plan and manage land use and development.

Municipal Systems Act, Act 32 of 2000

This Act allows municipalities to enable social and economic upliftment amongst the communities settled in their jurisdiction and to provide access to affordable services.

The Act requires forward planning by means of the Integrated Development Plan providing for the short, medium and long term. Development of sector

plans for the medium term, i.e. Human Settlement Plans, is part of municipal compliance with the Municipal Systems Act.

Local Government Municipal Finance Act, Act 56 of 2003

The Act requires a good budget and fiscal management from municipalities monitored by National Treasury. The National Treasury monitors municipal budget compliance i.e. revenue collection, borrowing and expenditure. According to the Act, national and provincial governments must support local municipalities, provide necessary funding commitments and information to plan ahead. Similarly municipalities may only spend money on a capital project 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 above legislation results in channelling the funding for human settlement making from National government via Provincial government to municipalities. Municipalities implement the various projects to affect the constitutional right of South African citizens.

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
Municipal Government	<ul style="list-style-type: none"> ▪ Implementation of Human settlement projects and housing delivery ▪ Obtain other sources of funding ▪ Support to communities
Communities	Asset management: <ul style="list-style-type: none"> ▪ Responsible ownership including payment of levies and taxes ▪ Home maintenance (own resources) ▪ Home improvements (own resources) ▪ Succession

Table 1: *Spheres of Government: Settlement 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.

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, in order to be project ready to qualify for funding.

1.4. Planning Policy Context

To achieve consistency in the policy framework, the HSP must be aligned with the key themes and issues, particularly with regards to human settlements, addressed in the following set of municipal policy documents.

National Development Plan (NDP, 2011)

The NDP identified 12 key strategies of which the following directs the HSP:

- An economy that creates more jobs
- Improving Infrastructure
- Transition to a low-carbon economy
- An inclusive and integrated rural economy
- Reversing the spatial effects of apartheid
- Social protection
- Building safer communities

Provincial Spatial Development Framework (PSDF, 2005)

The PSDF guides integrated social, economic and environmental development of the Western Cape to guide sustainable public and private investment in the province.

Relevant principles of the Western Cape Spatial Development Framework (2005) to human settlement making are as follows:

- Create Spatial Form that opposes the segregation of different groups.
- Promote a comfortable and pleasurable living environment based on mixed land uses that create economic opportunities within walking distance. (Principles of socio economic gradient).

- Density will be promoted and a general density of 25 units per hectare will be maintained.

Mixed land use developments on private land will make provision for high and middle income residential, non-pollutant industries and commercial developments. In addition such developments will contribute serviced land and a 10% contribution to the provision of social housing.

One strategic goal specifically directs the use of state land and other resources for spatial restructuring, with direct and indirect benefits to the poor. Such benefits include protecting the environment, optimising economic opportunity, heritage conservation, socio-economic integration and densification.

Breaking New Ground (BNG, 2004)

The Breaking New Ground Policy was announced in 2004 and promotes a comprehensive plan for the development of sustainable human settlements. This re-iterates the creation of integrated human settlements as opposed to housing. The shift in emphasis is contained in the new housing vision summarized as “the development of sustainable human settlements and quality housing and integrated communities not based on race.”

As a result the policy contains the following goals:

- Expediting housing supply;
- Creating employment opportunities;
- Promoting ownership;
- Breaking of the economic decline in single residential market and bringing it back to the preceding growth in the property market;
- Using mixed developments to enhance close proximity of economic opportunities and access to public transport.

The framework provides for programmes which were formulated as strategic objectives i.e.:

- Stimulating the residential property market;
- Spatial restructuring and sustainable human settlements;
- Social housing programmes;
- Informal settlement upgrading programmes;
- Institutional reform and capacity building;
- Housing subsidy funding system reforms and
- Housing and job creation.

The BNG policy also provides the policy impetus for assigning housing functions to municipalities. It states that a framework should be established “to address various legislative and policy gaps to enable municipalities to manage the full range of housing instruments within their areas of jurisdiction”

Key objectives of BNG that are relevant to this HSP include:

- Accelerate housing delivery as a key strategy for poverty alleviation,
- Promote social cohesion and improve the quality of life of the poor,
- Ensure that property can be accessed by all as an asset in wealth creation and empowerment, and
- Utilise housing as an instrument for the development of sustainable human settlements, in support of social restructuring.

Key interventions proposed by the BNG that need to be considered in the HSP include:

- Move from housing provision to sustainable human settlement development;
- Use existing and new housing instruments;
- Build institutions and capacity;
- Define financial arrangements;
- Create jobs and housing;
- Build information, communication and awareness; and
- Establish systems.

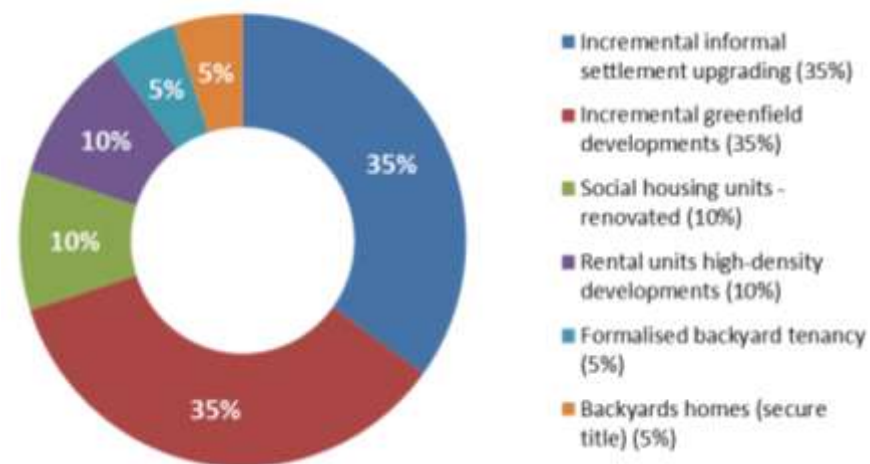
Western Cape Sustainable Human Settlement Strategy (WCSHSS, 2007):

Promotes the **integration and alignment of various municipal planning strategies** to achieve sustainable human settlements i.e.:

- Integrate Isidima approach to human settlements into Integrated Development Plans (IDPs) and Spatial Development Frameworks. SDFs have to emphasize the need for mixed use and socially mixed neighbourhoods.
- Linking human settlement planning to the promotion of robust local economics via the alignment of Micro-Economic Development Strategy (MEDS) initiatives, LED plans and human settlement development.
- Align Strategic Infrastructure Plan (SIP) priorities, Municipal Infrastructure Grand funded projects, spatial planning with respect to land-use decisions and sustainable human settlements projects (WCSHSS, 2007).

All of the above is promoted to ensure an incremental approach via a range of interventions including, but not necessarily limited to, in situ upgrades, high-density rental, social housing in mixed developments, backyard tenancy, greenfield developments, etc.

WCSHSS: Range of proposed interventions



Graph 1: WCSHSS: Range of proposed interventions

The following range of interventions is suggested (percentages in brackets suggest the mix):

- Incremental in situ upgrading of some of the existing informal settlements via a capital subsidy for the land and services, and support for a People's Housing Process (PHP) (35%).
- Incremental housing development within Greenfield development (from low-density stand-alone sites of not less than 25du/ha to high density row housing). Mixed –use and socially mixed developments on well-

located land should be promoted – again, with a capital subsidy for land and services, and additional support for PHP (35%).

- Social housing units (1, 2 or 3 roomed) on well-located land or within renovated premises located in mixed-use and socially mixed developments (a range of low-density to high-density row housing) (10%).
- Rental units in high to very high density developments, with public, non-profit or for-profit landlords located mainly in the inner urban cores and/or in mixed-use, socially mixed developments (10%).
- Formalised backyard tenancy, with access to capital subsidies and loans by landlords to updated living conditions (5%).
- Backyard homes, which implies some form of secure title and support directly to owners (including the possibility of subdivision and sale) (5%).
- Affordable/ GAP housing to cater for a market where the need is significant. If this need goes unmet, then only the poorer households will be advantaged.

The ultimate goal of the strategy is that all citizens and residents live in vibrant, safe, efficient and sustainable human settlements that are able to grow and absorb everyone that chooses to live in the Western Cape, in particular poor households who do not have access to housing opportunities.

Thus “those human settlement interventions aimed at achieving the goal will indeed create an environment that allows the citizens and residents of the Western Cape to constructively engage with the state in order to access a

wide range of services, facilities and benefits that can satisfy their fundamental human needs without degrading the eco-system they depend on.

Swartland Integrated Development Plan (2012-2017)

The 5-year Swartland IDP includes the municipal wide strategy, priorities, financial implications and implementation thereof. It reflects and guides delivery of its all-encompassing development strategy.

Swartland Municipality envisaged being a frontline organisation which promotes sustainable development and delivers services effectively and efficiently to its entire people by building partnerships with all stakeholders.

In order to fulfil the vision our mission is to promote social and economic stability and growth through the sustainable delivery of services in terms of their legal powers and functions to all their interested parties.

Prioritising the top five needs in each ward, resulted in the needs for the municipality as a whole being housing, health, education, business and local economic development, public safety and as a sixth priority sport and recreation.

The waiting list reflects over and above 6101 houses being built, 16 486 households in need of housing as per the table below. The different housing types needed includes 14 963 subsidized, 1 243 Affordable / GAP and 280 social houses.

The backlog was addressed in Abbotsdale (2 projects), Chatsworth, Darling (2 projects), Kalbaskraal, Koringberg, Malmesbury (3 projects), Moorreesburg, Riebeek Kasteel, Riebeek Wes and Riverlands.

Settlement	Subsidized units	Affordable/GAP units	Social Housing	Houses built (1997-2011)
Abbotsdale	1 449	94	-	296
Kalbaskraal	363		-	272 (total) Phase 1: 189 Phase 2: 83
Riverlands	193	-	-	226
Chatsworth	696	25	-	368
Riebeek-Wes	1 044	-	-	169
Riebeek Kasteel	1 221	-	-	512 (total): Project 1: 160 Project 2: 352
Malmesbury - Ilingeethu - Saamstaan	6 033 - 2 755 - 3 278	524	280	2 268 (total) 493 222 1 553(both suburbs)
Darling	2 084	600	-	1 323 (total) Project 1: 783 Project 2: 540
Yzerfontein	7	-	-	
Koringberg	233	-	-	143
Moorreesburg	1 620	-	-	813
Sub-Totals	14 963	1 243	280	6 101
Total	16 486			6101

Table 2: Waiting list & Houses built as per Swartland Municipality (2014)

The housing strategy as per the IDP (2012 – 2017) and Swartland SDF 2012 involves:

- Promoting inclusive housing in all developments.
- Changing the zoning scheme to support integrated development to ensure mixed densities.

- Earmarking Malmesbury (Saamstaan, Ilingeethu), Darling, Moorreesburg, Riebeek West and Abbotsdale for human settlement development.
- Include farm workers in subsidized housing projects.

Of note is the indigent households' access to free basic services as in January 2014:

- Number of indigent households (IH): 5 285
- Number of IH with access to 10 Kilolitres (Kl) free water: 5 285
- Number of IH with access to 50 Kilowatt Hertz (KwH) electricity: 3 462
- Number of IH with access to free basic sanitation: 5 098
- Number of IH with access to free basic refuse removal: 5 282

Swartland Spatial Development Framework, 2012

The main vision and core ideas of the Swartland draft SDF (2012), is to “*balance development and conservation in an economically prosperous Swartland for all*” through:

- Determining conservation & development boarders, overlay zones for natural areas (valleys and mountains), agriculture, and water-catchment & -resources and heritage areas.
- Stimulating the economy by creating meaningful employment opportunities through focussing on regional exports and the creation of tourist, rural and commercial corridors (i.e. rural development and climate change corridors) thus reducing poverty.
- Encouraging social upliftment through housing provision and ownership.

- Providing sufficient bulk infrastructure to service the expanding housing and industrial demand.
- Be supportive of the rural areas by encouraging transport networks, education and access to information through the electronic media.
- Protect the integrity of smaller towns.
- Support the movement to seek alternative energy generation methods.

To achieve the above objectives, the SDF divides the Swartland into four precincts i.e. Urban, Agricultural, Nature / Conservation and Coastal.

With regard to Human Settlement Making as part of Urban Precinct development the SDF proposes the following strategies:

- Provide and maintain social infrastructure particularly in Wesbank, Illegelethu, Darling, between Esterhof and Riebeek Kasteel, between Hooikraal, Rosenhof and Moorreesburg, Chatsworth and Riverlands.
- Provide sufficient bulk infrastructure and services according to development potential of towns: Electricity in Malmesbury, Water in Yzerfontein, Darling, Koringberg, Riebeek Valley and Malmesbury. Sewerage: Yzerfontein, Darling, Koringberg, Riebeek Valley, Malmesbury, Riverlands and Kalbaskraal.
- Expand residential precincts and provide sufficient integrated housing options according to development potential of towns.
- Protect and strengthen the cultural and heritage landscape.
- Promote open space networks, including conservation of waterways i.e. Diep River, Platklip, No Go, Darling River, within urban areas accompanying walkways and cycle paths.

There are also strategies related to housing stock (included in the IDP section above), densification, urban edge and future growth directions.

These proposals would be considered and applied when settlement development is taking place and in particular the provision of subsidized and Affordable / GAP housing.

Swartland Local Economic Development Strategy (LED)

This strategy, adopted in 2007 by the Swartland Council, identifies strategic imperatives for growing the economy, creating jobs and improving the quality of life of all residents of the Swartland. Five strategic imperatives were identified:

- Economic growth
- Education, skills development and training
- Business support and development
- Spatial Planning and township development
- Poverty reduction

To implement the above, the following key sectors and markets will be the focus:

- manufacturing,
- trade,
- tourism,
- agriculture, and
- construction.

The key sectors and markets, i.e. tourism, agriculture and construction are the markets to be focussed upon and are also supported by the Provincial Economic Review (2013, PERO) and Outlook and the Municipal Economic Review and Outlook (2014, MERO). According to MERO the finance and business sector should become a focus area for Swartland as part of the force's areas in WCD.

The different plans dovetail with one another and enhance the vision of Swartland Municipality to promote sustainable development and deliver services effectively and efficiently to its entire people by building partnerships with all stakeholders. It sets the premise for the Human Settlement Plan.



2. OVERVIEW

2.1. Municipal Area

The Swartland municipal area is situated in the jurisdiction of the West Coast District Municipality. The municipality is situated between the Atlantic Ocean and the Berg River, constituting its western and eastern boundaries.

Municipalities surrounding Swartland are the Cape Metropole, Drakenstein, Swartland and Saldanha Bay Municipality.

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 (refer to Figure 6) comprising of the following:

- Malmesbury, the administrative centre of the municipality;
- Moorreesburg and Darling as agricultural service centres;
- Yzerfontein as coastal town and tourism node;
- Riebeeck Kasteel, Riebeeck Wes and Koringberg as agricultural and tourism nodes;
- Ongegund as a mining town,
- Abbottsdale as former church town and residential centre
- Chatsworth, Riverlands and Kalbaskraal as residential centres; and
- Ruststasie and Ongegund as agri- and rural villages.



Figure 1: Swartland Municipal Area and Settlements

The table below lists the settlements with the role of each, their economic base and locational advantages:

Settlement	Role	Economic Base	Locational Advantage
Malmesbury/Abbotsdale	Bread basket of the Western Cape	Regional Centre	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 Residential	Railway connection
Riebeek-Kasteel	Cultural heritage, scenic landscape and agri-tourism	Residential and Tourism	Regional connection between interior and coast (proposed IDZ)
Riebeek Wes	Cultural heritage, scenic landscape and agri-tourism	Agriculture Service Centre and Tourism	Regional connection between interior and coast (proposed IDZ)
Ongegund	Mining town	Mining	Connection between interior and coast (proposed IDZ) & Railway destination
Yzerfontein	Coastal recreation	Tourism	Coastal Town
Koringberg	Small Swartland town and scenic landscape	Residential	Remote yet accessible via N7

Settlement	Role	Economic Base	Locational Advantage
Settlement	Role	Economic Base	Locational Advantage
Kalbaskraal	Symbiotic metropolitan lifestyle	Residential	Railway connection
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 3: Swartland Municipality Settlements, their role, economic base and locational advantage (Source: Swartland SDF 2012)

Towns with regional roles and locational advantages have the highest potential for future growth and to sustain such growth. Subsidised housing should therefore predominantly be provided within these settlements. According to the table, Malmesbury as well as Abbotsdale and Moorreesburg should be priority settlements for future settlement development and in particular subsidized housing. 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.

2.1.1 Growth Potential of Towns

The Western Cape Growth Potential Study of Towns in the Western Cape (2013) identified Malmesbury as well as Abbotsdale as having a very high growth potential and identified four more settlements, namely

Moorreesburg, Riebeek Kasteel and –West and Kalbaskraal as having high growth potential.

The table to follow, provides a summary of the growth potential of all settlements, in relation to economic, natural, infrastructure and institutional potential.

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

The growth potential of Ongegund, Chatsworth, Riverlands and Ruststasie were not identified.

The NSDP urges investment in towns with economic potential. It acknowledges also that there may be towns with a perceived low growth potential, which could improve with strategic initiative that respond to their unique features.

Therefore the spatial frameworks and human settlement plans should:

- Enable economic concentration in predetermined places close to land and labour markets.
- Economically and physically integrate leading and lagging areas.
- Focus resources on universal people-based policies such as education, health, water and security.
- Spatial policies should not be spatially targeted (i.e. conscious direction), but place-based policies instead (e.g. building on existing strengths, exploiting indigenous potential and tackling vested interest and blockages).

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 Wes (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 4: Swartland Municipality: Growth potential per Town

2.2. Community Profile

The community profile of the Swartland is tabulated below:

Indicator:		2001	2011
Population	Total Population	72 115	113 782
	Population Growth Rate	1.99 %	4.56 %
	Dependency Levels (0-18)		35 969 (32%)
	15-64 years of age	47 577 (66%)	87 631 (70%)
Education	Higher Education	1 573	6 505
	Matric	5 633	17 415
	No Schooling	6 040	5 372
	School Attendance	85 % (2008)	94.4 %
	Primary Education Enrolment	8 493 (2008)	17 164
Household	Number of Households	17 403	29 324
	Average Household Size	3.9	3.9
	Female Headed Households	4 316 (24.8%)	8 384 (28.5%)
	Housing Owned / Paying off	9 815 (56.4%)	15 337 (52.3%)
	Formal Dwellings	16 254 (93.4%)	26 068 (90.9%)
	Households with Flush Toilet connected to Sewer	73.8 %	77.3 %
	Households with weekly refuse removal	70.8 %	76.1 %
	Households with piped water inside dwelling	72.2 %	80.6 %
	Households with electricity for lighting	91.1 %	97.8 %
Employment	Unemployment Rate (official)	10.2 %	12.7 %
	Youth Unemployment Rate (official)	13.6 %	17.9 %

Table 5: Swartland Municipality: Community Profile (Source: StatsSA, 2001 and 2011)



3. SOCIO-ECONOMIC ASSESSMENT

3.1. Municipal Demographic and Socio-Economic Profile

There are 12 wards in the Swartland Municipal Area.

The wards will be analysed as follows:

- Ward 1, 2: Moorreesburg, Koringberg.
- Ward 3: Riebeek Wes, Ongegund, and Misverstanddam.
- Ward 4: Riverlands, Chatsworth.
- Ward 5: Yzerfontein, (Darling), Ruststasie, Tygerfontein, Jakkalsfontein, Grotto, Ganzekraal, Dasseneiland.
- Ward 6: Darling, Ruststasie.
- Ward 7: Kalbaskraal, Abbotsdale
- Wards 8, 9, 10, 11: Malmesbury.
- Ward 12: Riebeek-Kasteel.



Figure 2: Swartland Municipality Wards

3.1.1. Population

In 2011 the population in the Swartland was 113 782 as per 2011 Census, representing 29% of the total population in the West Coast District Municipality (WCDM). The table below includes the 2001 Census data and the 2007 Community Survey.

Municipal Area	Census 2001	Household Survey 2007	Census 2011
Swartland	72 115	110 324	113 762
West Coast District	282 672	286 746	391 766
Percentage of WCDM	26%	37%	29%

Table 6: District & Municipal Population Data (Source: StatsSA, 2001, 2007 and 2011)

The Graphs and Table in this section, provide a breakdown of the 2001 and 2011 population figures, as well as a breakdown of the urban and rural population for both 2001 and 2011.

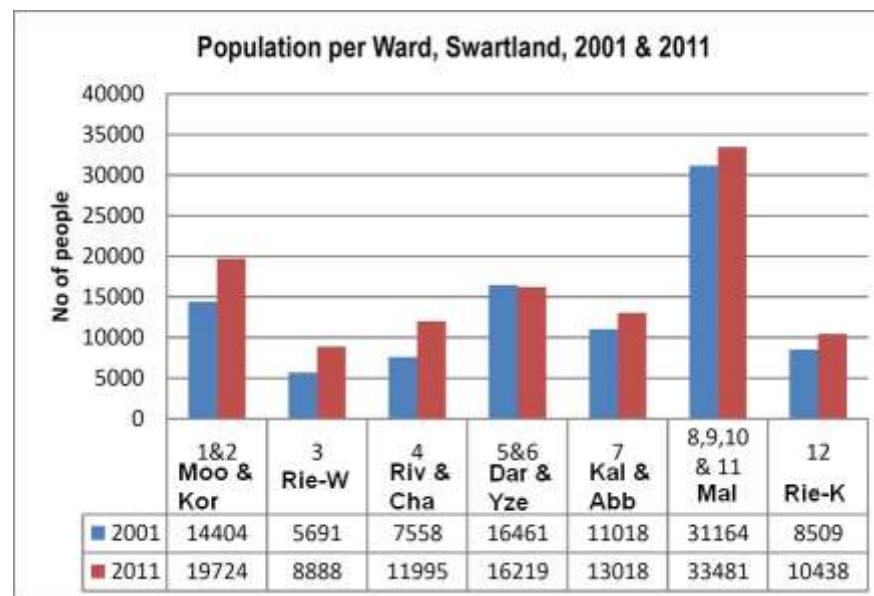
The growth rate was 4.56% over the ten year period of 2001 to 2011 (StatsSA, 2011). A total number of 29 324 households were living in the municipal area in 2011 (Census 2011) in comparison with 17 403 households in 2001.

The majority of the wards experienced an increase in their population i.e. wards 1, 2, 3, 4, 6, 7, 9, 11 and 12 whilst the population of wards 5, 8 and 10 decreased slightly.

Out of the total population of 113 762 people 81 504 (72% or slightly more than two thirds) live in urban areas whilst 32 258 (28% or less than a third) reside in the rural areas

Wards 2, 8, 9, 10 and 11 have only urban inhabitants whilst Wards 1, 3 and 12 have a nearly equal numbers of urban and rural inhabitants.

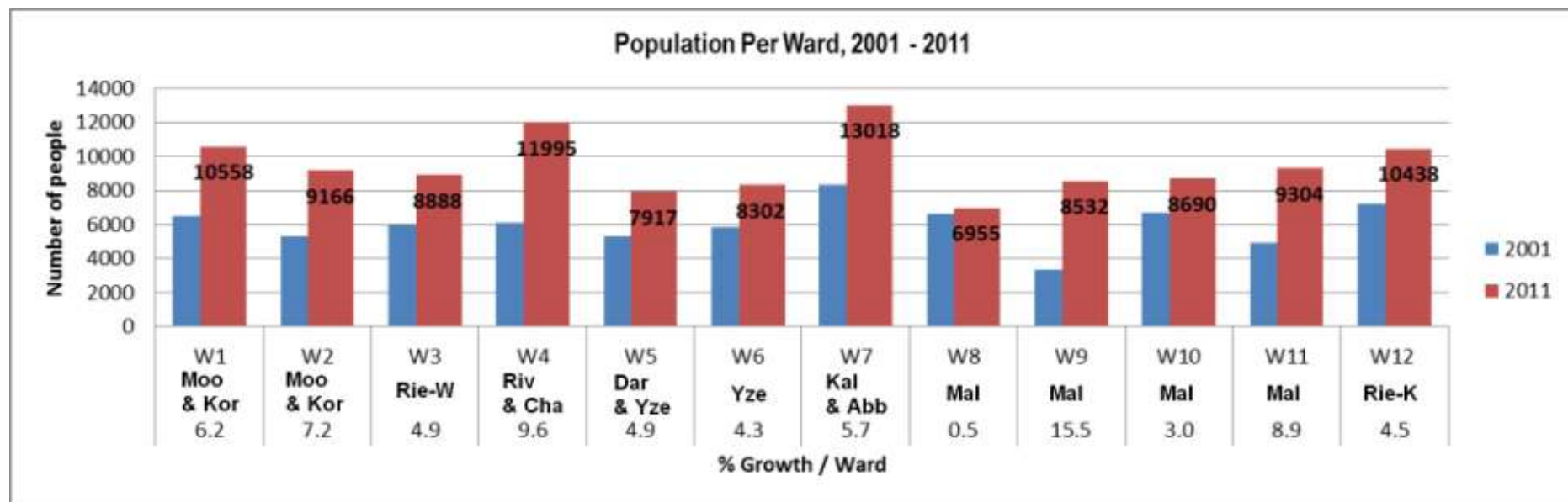
Ward 4 has nearly twice as many rural inhabitants as its urban population whilst Wards 5 and 6 have rural populations representing approximately half or a quarter of their population.



Graph 2: Population per Swartland Ward: urban and rural - 2001 and 2011

Ward	1	2	3	4	5	6	7	8	9	10	11	12
Towns	Moo & Kor	Moorre	Rie-W	Cha & Riv	Yze & Dar	Darlin	Kal & Abb	Mal	Mal (Ilg)	Malm	Mal (Saa)	Rie-K
2001 Population	5 894	8 510	5 691	7 558	8 734	7 727	11 018	8 383	5 463	9 309	8 089	8 509
2011 Population	10 557	9 166	8 888	11 995	7 917	8 302	13 018	6 955	8 532	8 690	9 304	10 438
% Change	7.9	0.8	5.6	5.9	- 0,9	0.7	1.8	- 1.6	5.6	- 0.6	1.5	2.3
2001 Urban population	4 986	8 510	4 259	4 748	7 742	6 561	9 870	8 303	5 463	9 309	8 089	5 378
2011 Urban population	5 070	9 166	4 605	4 118	5 043	6 737	8 523	6 955	8 532	8 690	9 304	5 678
2001 Rural population	908	0	1 432	2 810	992	1 166	1 148	0	0	0	0	3 131
2011 Rural population	5 487	None	4 283	7 877	2 874	1 565	4 495	None	None	None	None	5 678

Table 7: Swartland Population Data - urban and rural areas -2001 and 2011 (Source: StatsSA, 2001 and 2011)



Graph 3: Population per Swartland Wards (Source: StatsSA, 2001, 2007 and 2011)

The population is predominantly Coloured (65%). The table below provides a summary of the demographic information of the municipal area.

	House-holds	Popu-lation	Black African	Coloured	Indian/Asian	White	Other
Census 2001	17 403	72 115	7 499	52 162	297	12 160	0
% Increase '01-'11	68.5%	58%	177%	41%	87%	46%	-
Census 2011	29 324	113 762	20 805	73 753	585	17 780	838
% per Population Group 2011			18.2%	65%	0.5%	16%	0.7%

Table 8: Population by Race 2001 and 2011 (Source: StatsSA, 2001 and 2011)

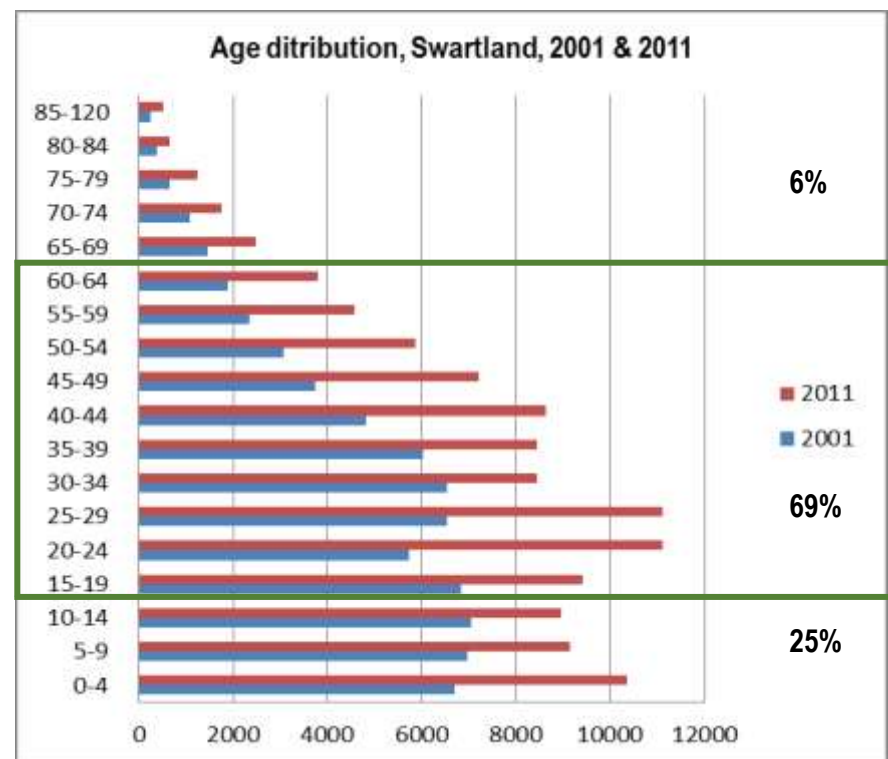
3.1.2 Municipal Age Profile (2001 and 2011)

The 2011 census indicates that 25% of the population of Swartland is younger than 15 years of age whilst approximately 69% of the population is older than 15 years but younger than 65 years, which is considered as the age during which a person is economically active. The remaining 6% of the population is 65 years and older. Graph 10 illustrates the age profiles of the Swartland Municipality for 2001 and 2011. The age profile illustrates that Swartland Municipality has a relatively young population, however with a slight decrease in persons younger than 15 years of age.

Although the majority of the population is between 15 and 64 years of age, 69% of the population is below the age of 40. The dependency ratio is 44.7% or 2.55, thus for every two and half persons working there is one young person of 15 years of age and younger or for every 2 people working

there is one young or elderly person. The dependency ration has declined since 2001 from 51.6% to 44.7 %.

The 2011 census recorded that 6% of the Swartland population has no schooling. Nearly a quarter (24.5%) of the population has completed matric and a tenth (9%) of the population has higher education and tertiary qualifications.



Graph 4: Age profile for the Swartland Municipal Area (Source: StatsSA 2011)

3.1.3 Employment Figures and Income Distribution

Unemployment is one of the major challenges facing the Swartland Municipality. The official unemployment rate according to Census 2011 is 12.7%, representing a 2.5% increase from Census 2001.

According to StatsSA (2011) the youth¹ unemployment rate increased from 13.6% to 17.9%. Swartland's dominant employment sector included agriculture, hunting, forestry and the fishing sector (representing 35.3% of the total employment), which reflects a high dependence on primary activities (StatsSA 2001 and 2007 Community Survey, StatsSA). However because the economy has diversified the consecutive employment sectors are Community services, Manufacturing and Wholesale.

A further consequence of the relatively low average household income is a high level of poverty, with an estimated 10% of the population living in poverty² (StatsSA 2011)).

Headcount (H) 2001	Intensity (A) 2001	Poverty Index (H*A) 2001	Headcount (H) 2011	Intensity (A) 2011	Poverty Index (H*A) 2011
2.6%	39.8%	0.01	1%	40%	0

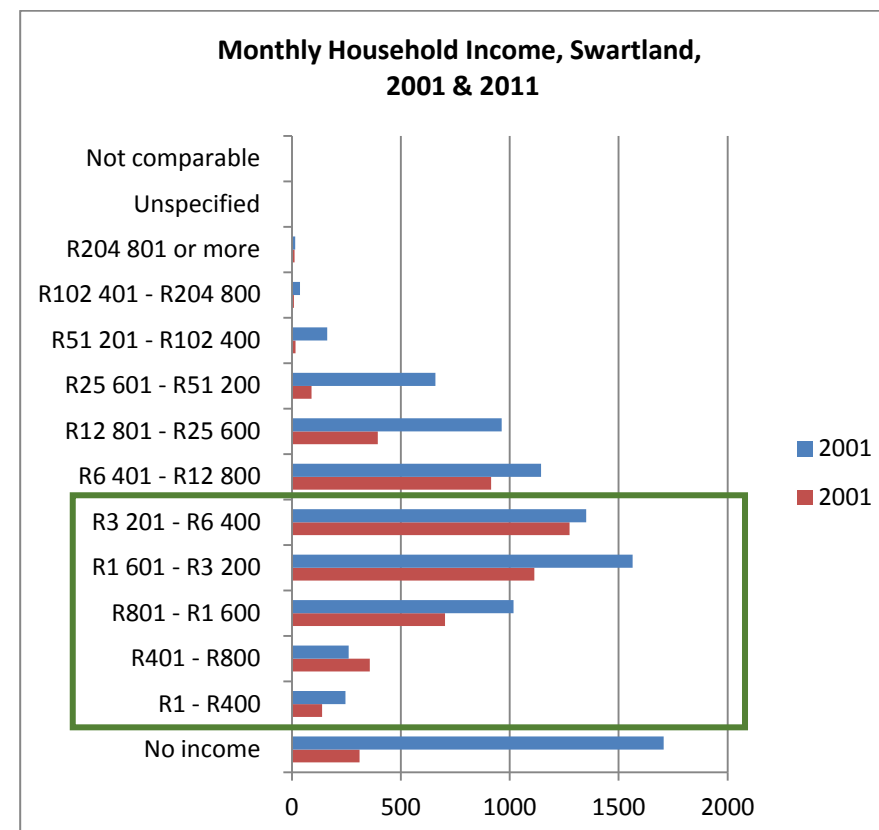
Table 9: Multi-disciplined Poverty Index 2001 and 2011 (StatsSA 2011)

¹ Age group 15 to 34 years.

² The poverty rate is the percentage of people living in households with an income less than the minimum monthly income needed to sustain a household and varies according to household size (the larger the household the larger the income required to keep its members out of poverty).

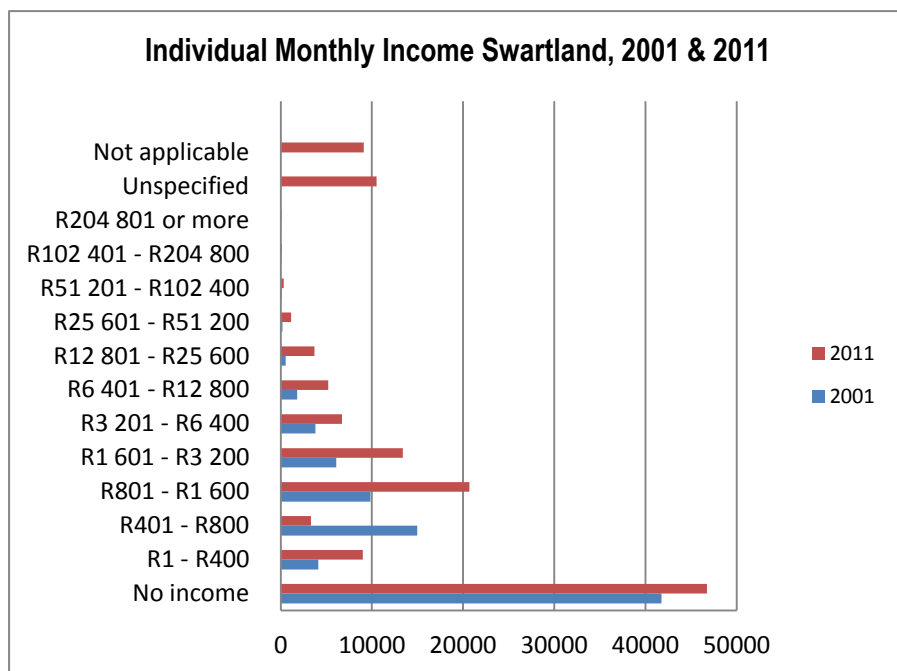
This means that there are fewer households that are poor but those who are poor are more impoverished.

This impoverished state is illustrated by the household and individual income graphs. These graphs confirm ten percent (10%) of households in the Swartland have no income whilst 39% earn less than R3 200 per month.



Graph 5: Swartland Annual Household Income Categories (StatsSA 2001 & 2011)

Due to the fact that nearly half (49.8% or 14 603) of the households within the municipal area earned less than R3 500 per month (Census 2011) and qualified for a subsidized house, this relates to a total of 14 603 subsidized houses which is in line with backlog.



Graph 6: Swartland Individual Monthly Income Categories (StatsSA 2001 & 2011)

Housing delivery, as a method of skills development, must also be considered by the Municipality to partly address unemployment.

3.2. Housing Need and Provision

The waiting list, houses built and sites and houses planned as per the approved pipeline are tabulated below.

Settlement	Total	Houses built (1997-2011)	Serviced sites planned	Houses planned
Abbotsdale	1 449 94	296		182 (IRDP) 56 (FLISP)
Riverlands	193	226	15 (IRDP)	15 (IRDP)
Kalbaskraal	383	83	94 (IRDP)	94 (IRDP)
Chatsworth	696 25	368	100 (UISP)	12 (FLISP)
Riebeeck-Wes	1 044	169	300 (IRDP)	300 (IRDP)
Riebeeck-Kasteel	1 221	512 (total) Project 1: 160 Project 2: 352		
Malmesbury - Ilinglethu - Saamstaan	6 033 524 280	2 268 (Total) 493 222 1 553 (both suburbs)	600 (UISP) 158 (FLISP) 1 000 (IRDP)	245 (Phola Park) 158 (FLISP) 1 000 (IRDP) 152 (municipal flats)
Darling	2 084 600	1 323 (total) Project 1: 783 Project 2: 540	75 (FLISP)	75 (FLISP)
Yzerfontein	7			
Koringberg	233	143		
Moorreesburg	1 620	813	500 (IRDP) 80 (UISP)	500 (IRDP)
Total	16 486	6 101	2 922	2 789

Table 10: Waiting List, Houses Provided, Planned Provision, Swartland

The projects list will only be funded based on the project's implementation readiness (i.e. number of outstanding planning processes, land acquisition or insufficient bulk infrastructure). Furthermore, the revised Provincial Strategy favours the provision of serviced stands above providing serviced sites as well as top structures to beneficiaries in order to assist more households. The municipality should clearly take a stance on this matter, whether they will adhere to this strategy or still continue to provide the full “package” which also includes a top structure to beneficiaries.



Wards 1 and 2 (Moorreesburg and Koringberg)

Population:	Ward 1:	10 558
	Ward 2:	9 168
	Total Ward 1 & 2:	19 726
% of the total municipal population:	9% & 8% = 17%	
Number of households:	Ward 1:	2 086
	Ward 2:	2 568
	Total Ward 1 & 2:	4 654
Average number of persons per household:	5 & 3.6 = 4.3	
Area:	Ward 1:	460 km ²
	Ward 2:	4.3 km ²
Density:	Ward 1:	23 persons / km ²
	Ward 2:	2 132 persons / km ²
	Total Ward 1 & 2:	1 0 persons / km ²
Waiting list (% of ward population) Ward 1 & 2:	1 853 (9 %)	
Density proposed in SDF:	7 units / ha (Moorreesburg)	
	5.5 units / ha (Koringberg)	

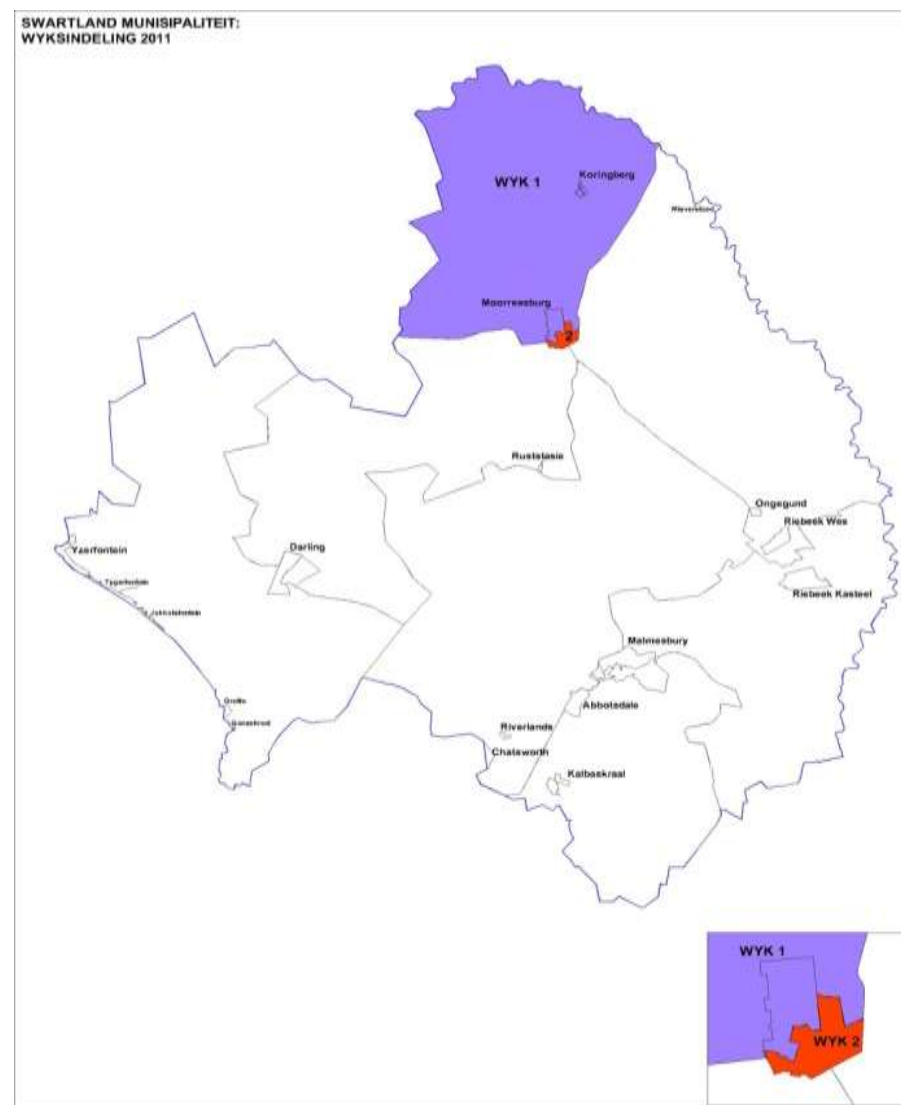


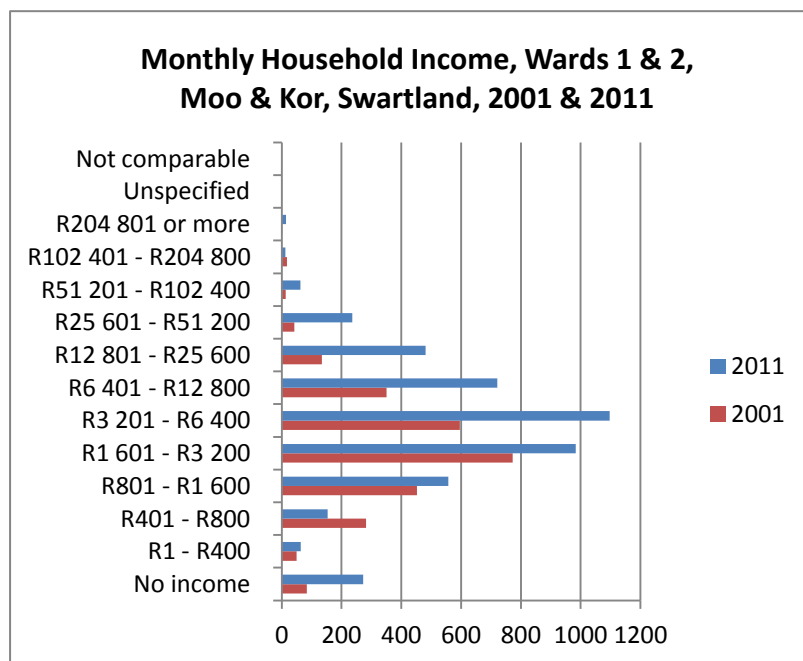
Figure 3: Swartland Wards 1 & 2

The 2014 waiting list indicates 1 853 (40%) of the ward households in need of subsidized housing. There is no one listed for GAP housing.

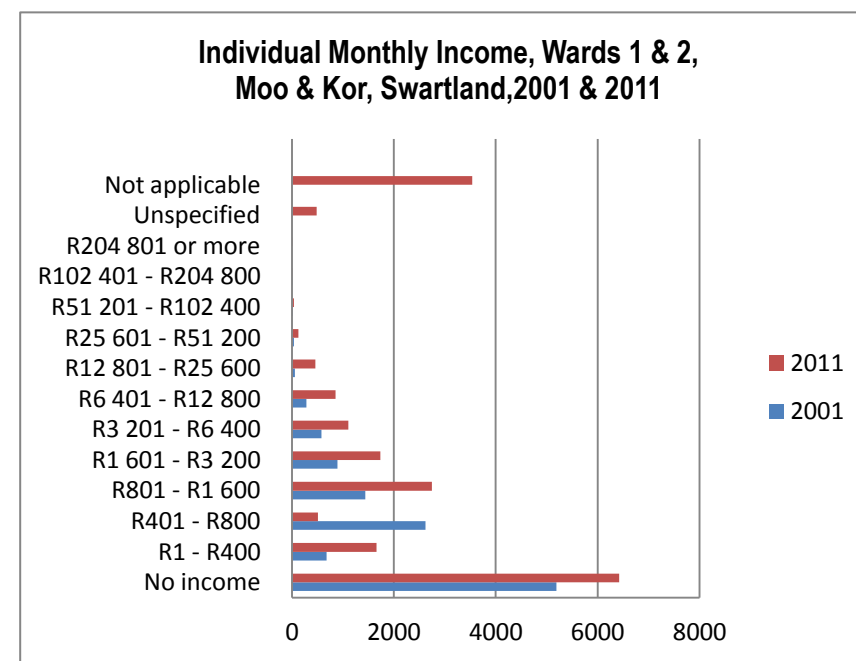
The Department of Human Settlements' provision of housing opportunities is guided by the demand as reflected on the waiting list. In order to provide housing opportunities to qualifying beneficiaries, they need to be listed on the housing demand data base / municipal waiting lists. The pipeline as per Annexure B and C partially addressed the current waiting list and should be updated on an annual basis to address the demand as far as possible.

However, according to StatsSA, 44% or 2 030 of the households in Wards 1 & 2 qualify for subsidized housing whilst 39% or 1 818 of the households qualify for Affordable/ GAP housing. This could either indicate that these persons in possible need of assistance have not listed themselves on the list, or that they do not require housing assistance.

It should be noted that just more than half (52% or 1047) of the households in Wards 1 and 2 earn an income of less than R3 500 per month and qualify as indigent households.



Graph 7: Monthly Household Income, Swartland Wards 1 & 2 (Moorreesburg & Koringberg) : 2001 & 2011 (StatsSA 2001 & 2011)

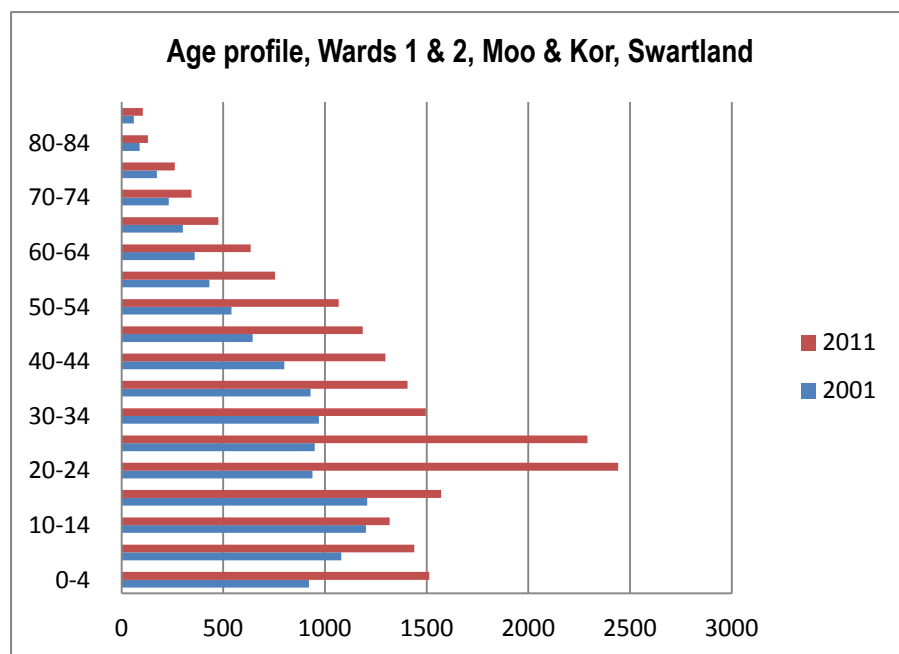


Graph 8: Monthly Individual Income, Swartland Wards 1 & 2 (Moorreesburg & Koringberg): 2001 & 2011 (StatsSA 2001 & 2011)

Since 2001 the number of households in Ward 1 requiring subsidized housing decreased by nearly 120 households (similar to Wards 6 & 8) whilst the number of households in Ward 2 requiring subsidized housing increased by 500 households

The number of people who earn less than R3 500 has increased with slightly more than 2000 people.

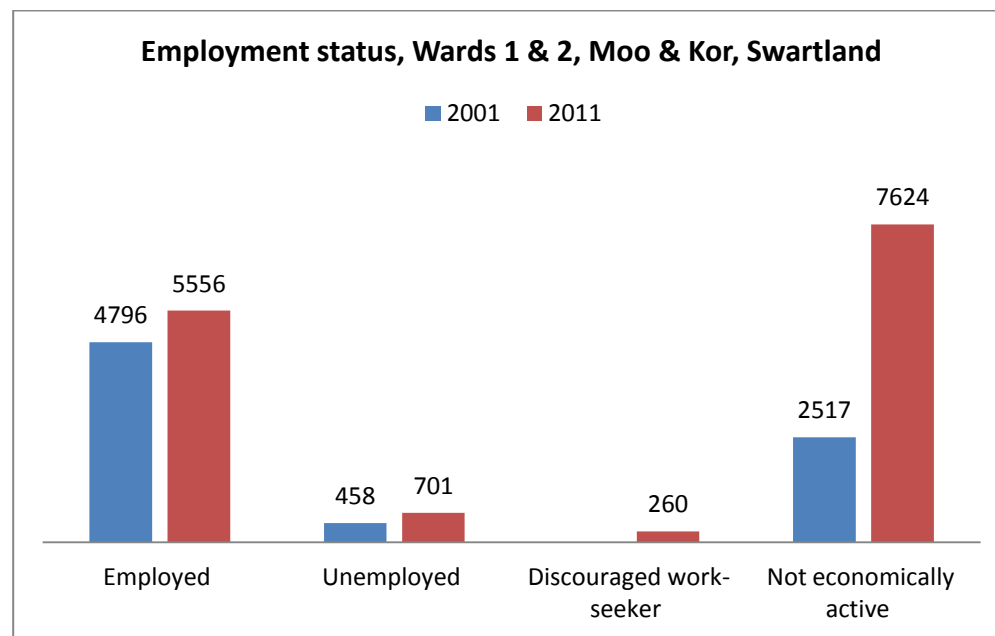
Ward 1 (rural), similar to Ward 8 and 10, experienced a decrease in the number of people earning less than R 3 200 per month in the Swartland Municipal area. Ward 2 (urban) and the remaining wards experienced an increase in the number of people earning less than R3 200 per month in the Swartland Municipal area.



Graph 9: Age profile Swartland Wards 1 & 2: 2001 & 2011 (StatsSA 2001 & 2011)

The population of Wards 1 and 2 increased from 11 827 (2001) to 19 724 (2011) by 6.7% per annum. The population of Ward 1 and 2 increased with 6.2% and 7.2% per annum respectively.

The most significant increases in population can be found amongst those that constitute the labour force which increased by 8.2% per annum or 6370 from 2001 - 2011.

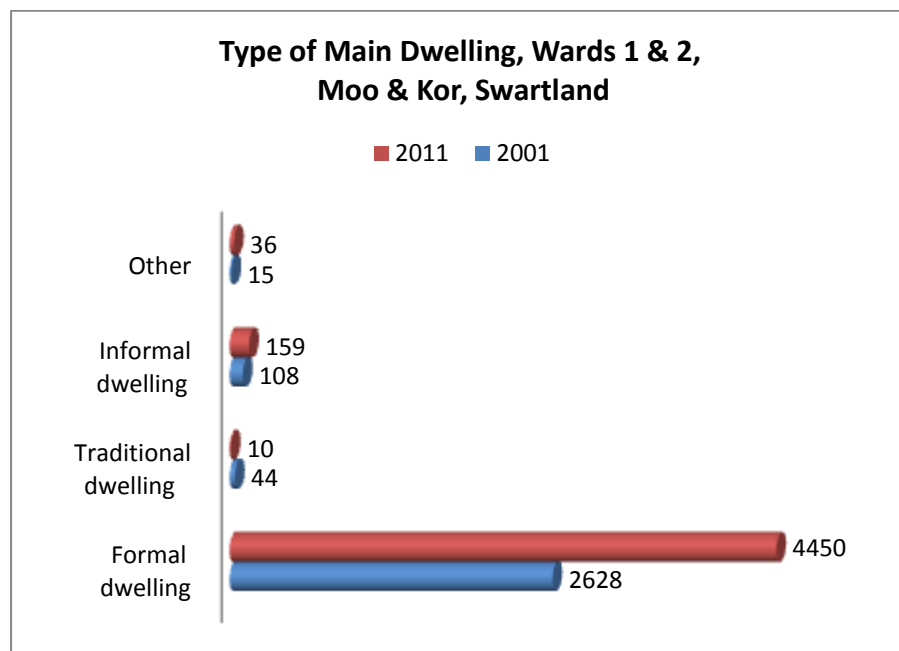


Graph 10: Employment Status Swartland Wards 1 & 2 (Moorreesburg & Koringberg), 2001 & 2011 (StatsSA 2001 & 2011)

Forty three percent (43%) of the population in Wards 1 and 2 are 14 years of age and younger. The workforce constitutes 51.7% of the population. For every one person working there is one dependant 14 years and younger of age.

Not all those looking for work find work as the labour force increased by 8.2% (6 372) between 2001 and 2011. In 2011 5% of the labour force in Wards 1 and 2 was unemployed, whilst 54% was not economically active.

In Wards 1 and 2, 1% and 10% of the labour force respectively was unemployed whilst 64% and 41% respectively was not economically active.



Graph 11: Dwelling Type Profile, Swartland Wards 1 & 2 (StatsSA 2001 & 2011)

Dwellings in Ward 1 and 2 are predominantly formal. Very few households are accommodated in higher density housing types such as apartments and group housing schemes. There are 159 independent informal dwellings, of which 147 are located in Ward 2. There are 88 independent backyard structures of which 50 are located in Ward 2.

The number of formal dwellings increased by 1 822 or 69%, whilst the number of informal dwellings increased by 51 or 47%.

The majority of households have access to electricity (98%), the regional water scheme (95%) and flush toilets (85%). One percent (1%) of the ward households uses candles and less than one percent (<1%) has no energy for lighting.

None of the ward households access water from a dam or pool or stagnant water source and one percent (1%) of households access water from a water vendor. Two percent (2%) of ward households uses the bucket system whilst one percent (1%) has no sewerage facilities.

Engineering Services					
Electricity		Potable Water		Sewerage	
Electricity	4 582	Regional / local water scheme	4 428	Flush toilet (connected to sewerage system)	3 941
Gas	1	Borehole	37	Flush toilet (septic tank)	489
Paraffin	4	Spring	0	Chemical toilet	9
Candles	57	Rainwater tank	20	Pit toilet with ventilation	38
Solar	2	Dam/ pool/ stagnant water	23	Pit toilet without ventilation	24
None	7	River/ stream	112	Bucket toilet	81
		Water vendor/ Tanker	28	Other	16
		Other	5	None	55
Total	4 653	Total	4 653	Total	4 653

Table 11: Access to Municipal Services, Swartland Wards 1 & 2 (StatsSA 2011)

There are 1 853 individuals (9% of ward population) on the waiting list, who have a preference, except for two persons, to be accommodated in Moorreesburg.

Key issues:

The socio-economic character of Wards 1 and 2 can be described as wards with a relatively high population growth rate (6.7% per annum). This is accompanied by average levels of unemployment (5%), yet high levels (54%) of economic inactivity amongst the workforce and low income levels (44% of ward households earns less than R3 500 per month) of which 52% of households qualify as indigent and could be grant dependent. Nearly forty percent of the workforce can be classified as youth. It is highly likely that an increased dependency on state grants and housing subsidies will result as the unemployment rate rises.

In Ward 1, 60% of the households earn R 3 200 per month and half of these households qualify as indigent whilst Ward 2 has the highest income with 46% of the population qualifying for Affordable / GAP housing and only 33% of the household qualifying for subsidized housing.

The provisioning of both subsidized and GAP housing should be a priority. Most accommodation types are serviced and have access to electricity, potable water and sewerage. Although all households have access to some form of water, there are households that have indicated that they have no access to lighting or sanitary facilities.

3.2.1. Ward 3 (Riebeek-Wes, Ongegund and Misverstanddam)

Population:	8 888
% of the total municipal population:	8%
Number of households:	2 359
Average number of persons per household:	3.8
Area:	573km ²
Density:	15.5 persons per km ²
Waiting list (% of ward population):	1044 (12%)
Density proposed in SDF:	8.5 units / ha

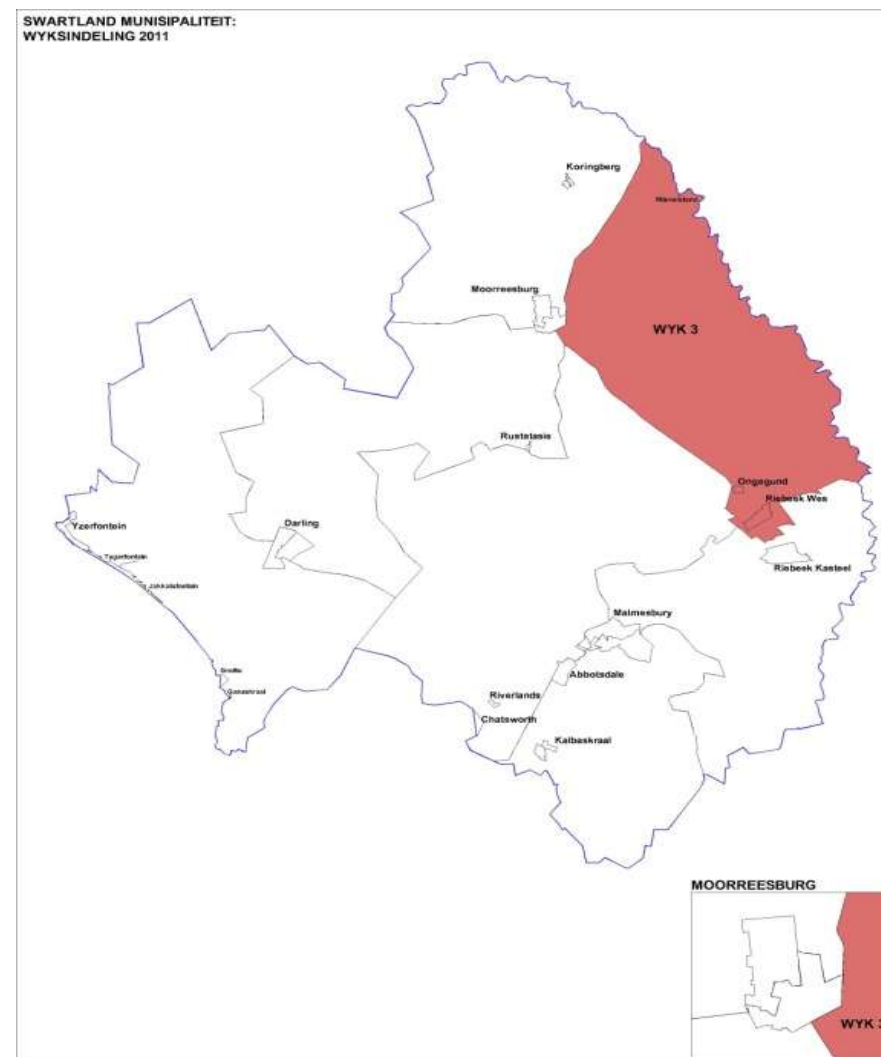
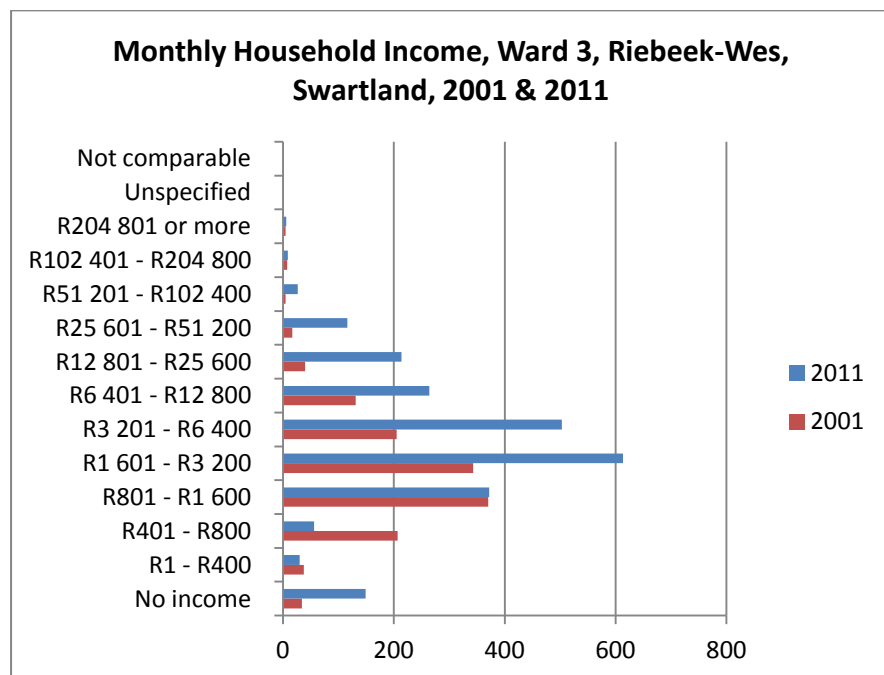


Figure 4: Swartland Ward 3

The 2014 waiting list indicates 1 221 (52%) of ward households in need of subsidized and no one listed for GAP housing.

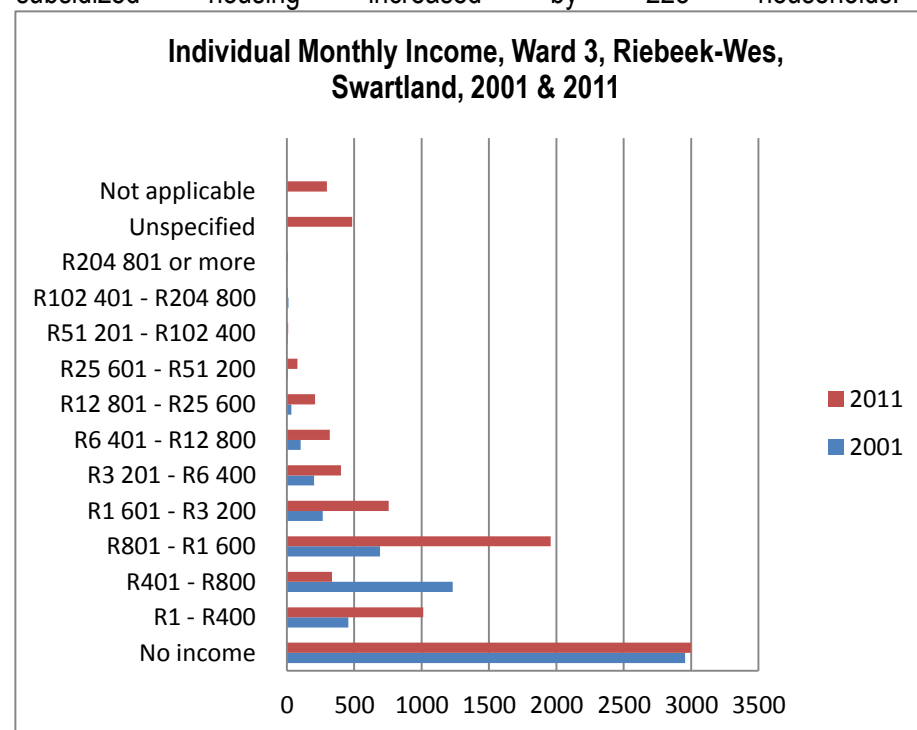
The Department of Human Settlements' provision of housing opportunities is guided by the demand as reflected on the waiting list. In order to provide housing opportunities to qualifying beneficiaries, they need to be listed on the housing demand data base / municipal waiting lists. The pipeline as per Annexure B and C partially addressed the current waiting list and should be updated on an annual basis to address the demand as far as possible.



Graph 12: Monthly Household Income, Swartland Ward 3: 2001 – 2011, Riebeek-Wes, (StatsSA 2001 & 2011)

However, according to StatsSA, 52% or 1 220 of the households in Ward 3 qualify for subsidized housing whilst 33% or 767 of the households qualify for Affordable/ GAP housing. This could either indicate that these persons in possible need of assistance have not listed themselves on the list, or that they do not require housing assistance.

It should be noted that half (50% or 607) of the households in Ward 3 that earn an income of less than R3 500 per month qualify as indigent households. Since 2001 the number of households in Ward 3 requiring subsidized housing increased by 228 households.

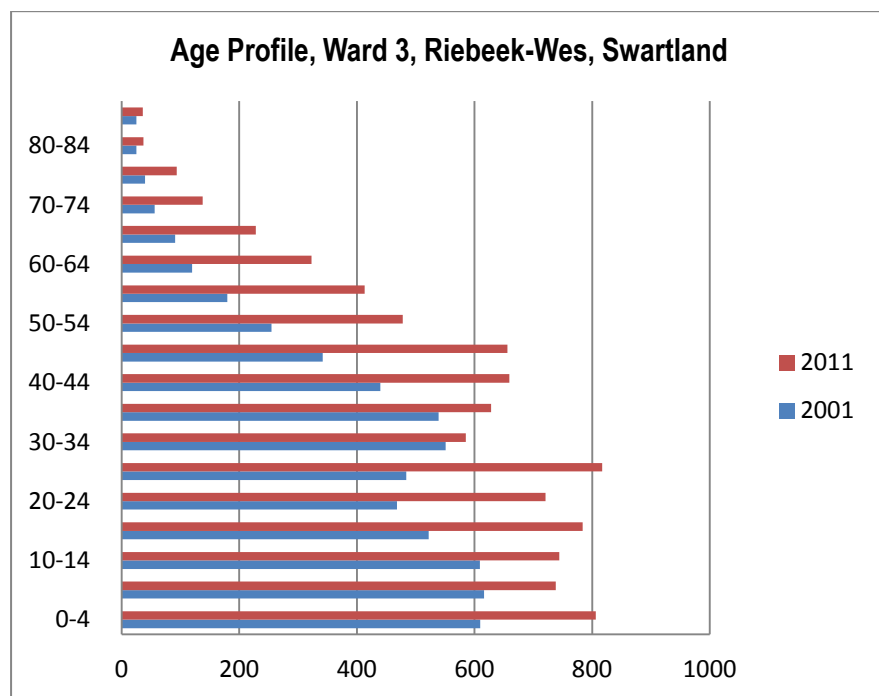


Graph 13: Monthly Individual Income, Swartland Ward 3, Riebeek-Wes: 2001 and 2011 (StatsSA 2001 and 2011)

Ward 3, similar to Wards 2 and 6, has approximately 1 200 people earning less than R 3 200 per month in the Swartland Municipal area.

Not only did the number of households requiring subsidized housing increase, but the number of people in Ward 3 earning less than R3 500 has increased by nearly 1 400 people.

The population of Ward 3 increased from 5 972 (2001) to 8 888 (2011), by 4.9% per annum.

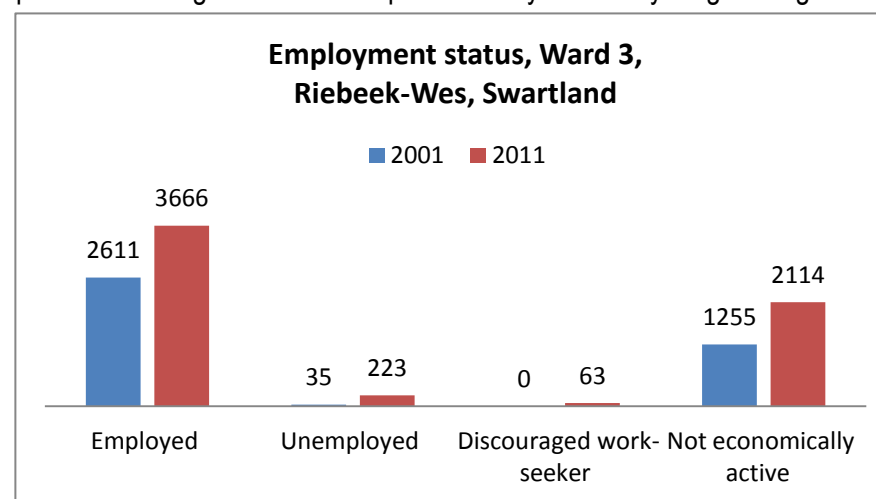


Graph 14: Age Profile Swartland Ward 3, Riebeeck-Wes, 2001 & 2011
(StatsSA 2001 & 2011)

The most significant increases in population can be found amongst those that constitute the labour force which increased by 5.5% per annum or 2 163 from 2001 - 2011.

Twenty six percent (26%) of the population in Ward 3 is 14 years of age and younger.

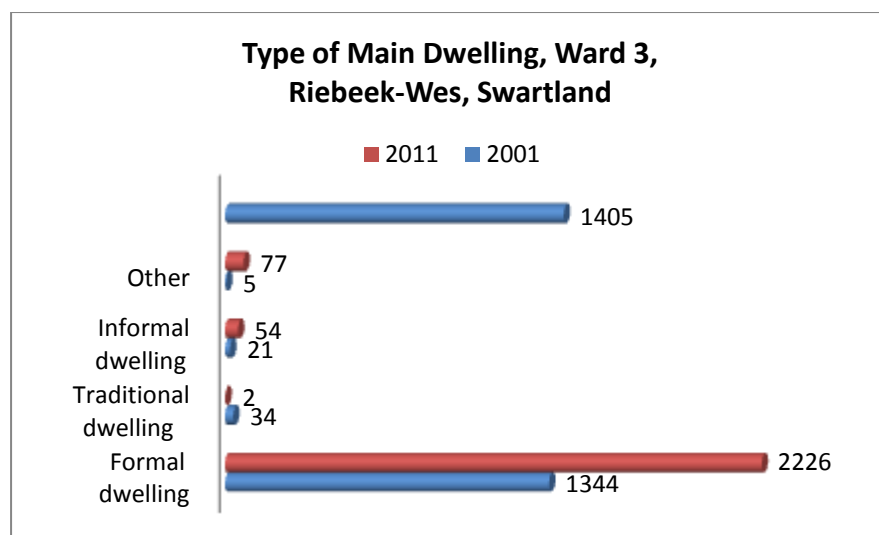
The workforce constitutes 68.27% of the population. For nearly every three persons working there is one dependant 14 years and younger of age.



Graph 15: Employment Status, Swartland Ward 3, 2001 & 2011 (StatsSA 2001 & 2011)

The labour force increased with 55% (2 165) between 2001 and 2011.

In 2011 4% of the labour force in Ward 3 was unemployed, whilst 35% was not economically active.



Graph 16: Dwelling Type Profile, Swartland Ward 3, Riebeek-Wes, (StatsSA 2001 & 2011)

Dwellings in Ward 3 are predominantly formal. Few households are accommodated in higher density housing types such as apartments and group housing schemes.

The 54 informal dwellings and 9 backyard dwellings are predominantly independent and freestanding structures within the township of Riebeek Wes.

According to StatsSA the number of formal dwelling decreased by 882 dwellings or 66%, whilst the number of informal dwellings increased by 33 or more than 157%.

Engineering Services					
Electricity		Potable Water		Sewerage	
Electricity	2 292	Regional/ local water scheme	1 664	Flush toilet (connected to sewerage system)	1 465
Gas	0	Borehole	257	Flush toilet (septic tank)	665
Paraffin	0	Spring	10	Chemical toilet	28
Candles	57	Rainwater tank	100	Pit toilet with ventilation	4
Solar	2	Dam/ pool/ stagnant water	77	Pit toilet without ventilation	9
None	7k	River/ stream	178	Bucket toilet	43
		Water vendor/ tanker	7	Other	36
		Other	68	None	108
Total	2 358	Total	2 361	Total	2 358

Table 12: Access to Municipal Services, Swartland Ward 3 (StatsSA 2011)

The majority of households have access to electricity (97%), the regional water scheme (70%) and flush toilets (62%).

Two percent (2%) of the ward households use candles and less than one percent has no energy for lighting (<1%).

Three percent (3%) of the ward households access water from a dam or pool or stagnant water source and none from a water vendor. Two percent (2%) of ward households uses the bucket system whilst five percent (5%) has no sewerage facilities.

There are 1 044 individuals (12% of the ward population) on the waiting list, with a preference to be accommodated in Riebeeek Wes.

Key issues:

The socio-economic character of Ward 3 can be described as a ward with a relatively high population growth rate (4.6%) accompanied by an average level of unemployment (4%) and high levels of economic inactivity (35%) amongst the workforce and very low levels of income (52% of the population earning R3 500 and less per month)) of whom half (50%) qualify as indigent and could be grant dependent.

Just more than a third of the workforce can be classified as youth. It is highly likely that an increased dependency on state grants and housing subsidies will result as the dependency ratios may increase. A third (33%) of the households qualifies for Affordable/ GAP housing.

3.2.2. Ward 4 (Riverlands and Chatsworth)

Population:	11 995
% of the total municipal population:	11%
Number of households:	2 965
Average number of persons per household:	4
Area:	757km ²
Density:	15.8 persons per km ²
Waiting list (% of ward population):	914 (8%)
Density proposed in SDF:	14.6 units / ha (Riverlands) 10.3 units / ha (Chatsworth)

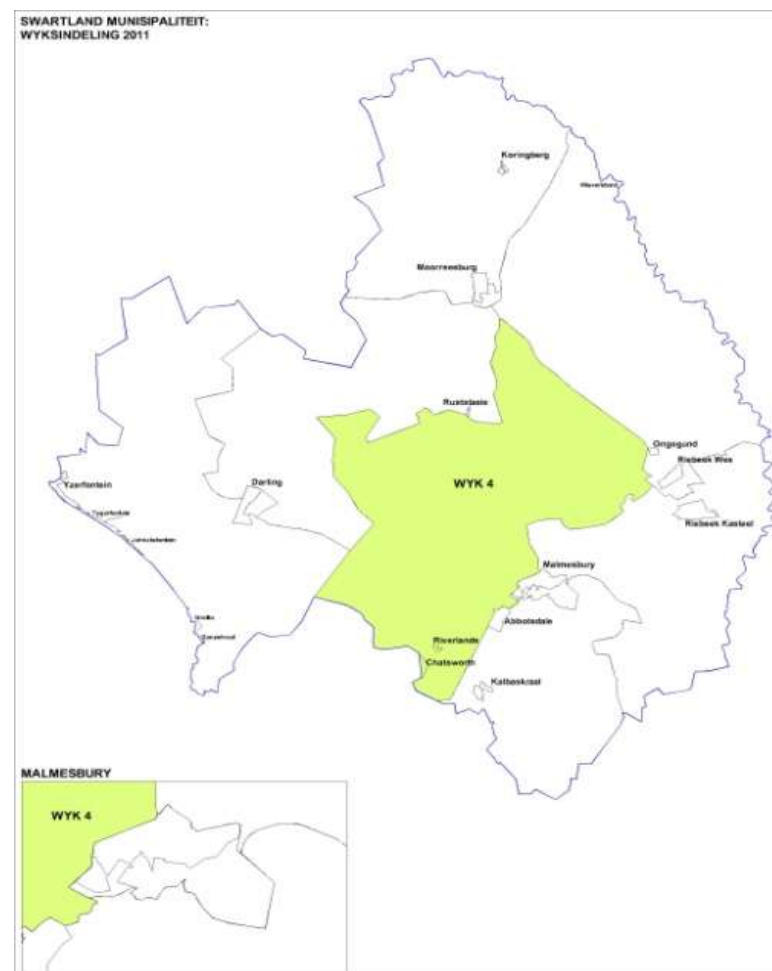
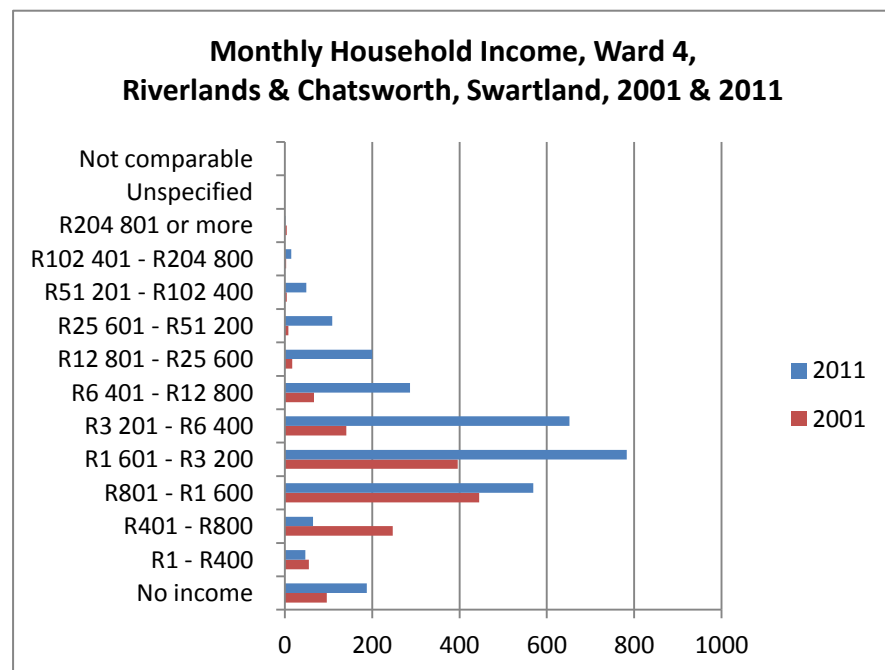


Figure 5: Swartland Ward 4

The 2014 waiting list indicates 899 (30%) and 25 (1%) households in need of subsidized and GAP housing respectively or 31% of the ward households in total.

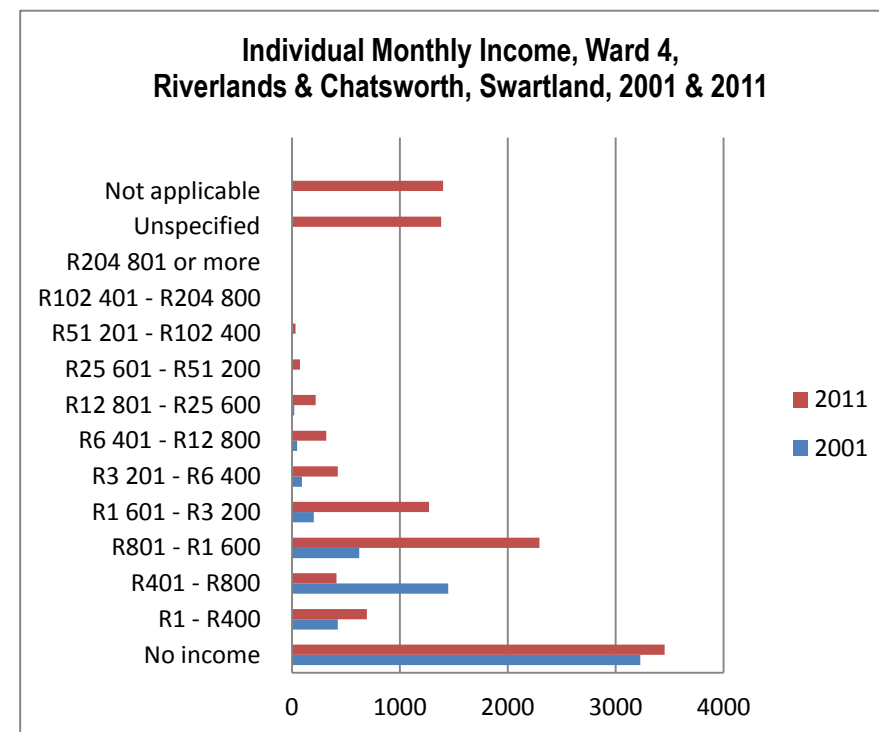
The Department of Human Settlements' provision of housing opportunities is guided by the demand as reflected on the waiting list. In order to provide housing opportunities to qualifying beneficiaries, they need to be listed on the housing demand data base / municipal waiting lists. The pipeline as per Annexure B and C partially addressed the current waiting list and should be updated on an annual basis to address the demand as far as possible.



Graph 17: Monthly Household Income, Swartland Ward 4, Riverlands & Chatsworth: 2001 & 2011 (StatsSA 2001 & 2011)

However, according to StatsSA, 56% or 1 652 of the households in Ward 4 qualify for subsidized housing whilst 32% or 939 of the households qualify for Affordable/ GAP housing. This could either indicate that these persons

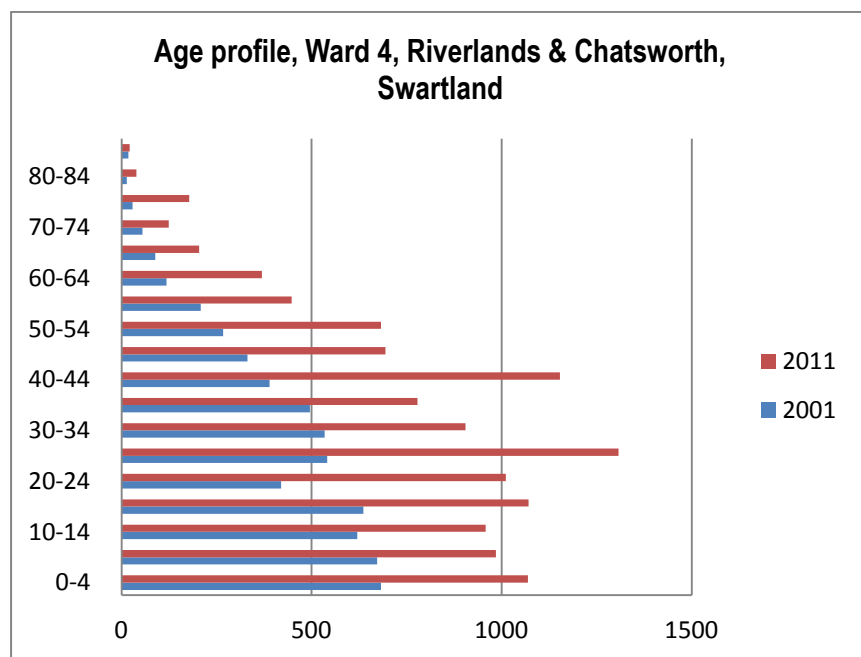
in possible need of assistance have not listed themselves on the list, or that they do not require housing assistance.



Graph 18: Monthly Individual Income, Swartland Ward 4, Riverlands & Chatsworth: 2001 and 2011 (StatsSA 2001 and 2011)

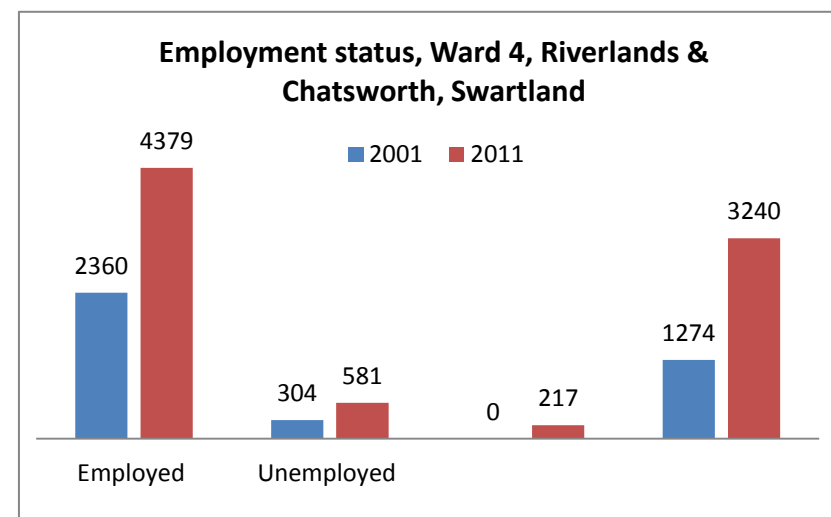
It should be noted that just more than half (53% or 869) of the households in Ward 4 that earn an income of less than R3 500 per month qualify as indigent households. Since 2001 the number of households in Ward 4 require subsidized housing increased by slightly more than 400 households.

The number of people who earn less than R3 500 has increased with over 2 200 people in Ward 4. Ward 4 has, like Wards 2, 9 and 12 the highest number of people (7500 and more) earning less than R 3 200 per month in the Swartland Municipal area.

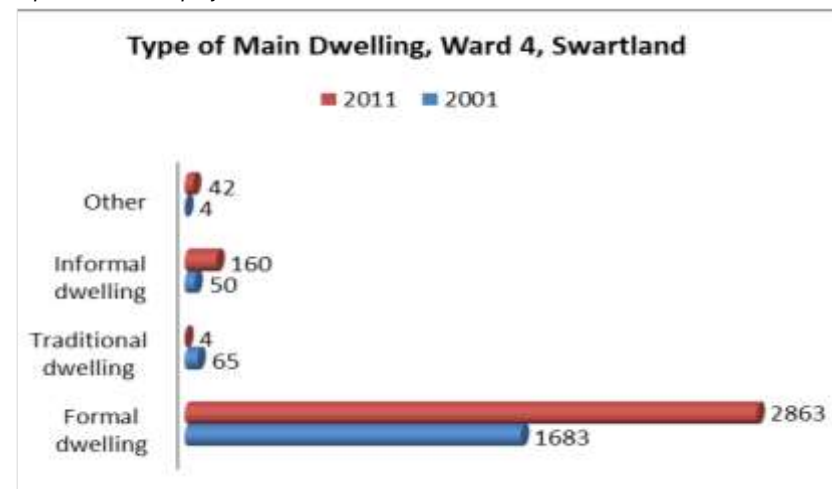


Graph 19: Age Profile Swartland Ward 4, 2001 and 2011

Twenty seven percent (26.6%) of the population in Wards 5 & 6 is 14 years of age and younger. The workforce constitutes 65.6% of the population.



Graph 20: Employment Status Swartland Ward 4, Riverlands & Chatsworth



Graph 21: Dwelling Type Profile, Swartland Ward 4, Riverlands & Chatsworth

The population of Ward 4 increased from 6 117 (2001) to 11 995 (2011) by 9.6% per annum.

The most significant increases in population can be found amongst those that constitute the labour force which increased by 5% per annum or 3 549 from 2001 - 2011.

For every two and a half persons working there is one dependant of 14 years of age and younger.

The labour force increased by 114% (4478) between 2001 and 2011. In 2011 7% of the labour force in Ward 4 was unemployed, whilst 38% was not economically active.

Dwellings in Ward 4 are predominantly formal. There are few higher density housing types such as apartments and group housing schemes in Ward 4.

There are 235 freestanding informal dwellings and 21 backyard dwellings within the townships of Riverlands and Chatsworth in Ward 4. The number of formal dwelling increased with 1 366 or 112%, whilst the number of informal dwellings increased by 152 or nearly 183%.

The majority of households have access to electricity (95%), the regional water scheme (46%) and flush toilets (49%). Four percent (4%) of the ward households uses candles and less than 1% has no energy for lighting.

Two percent (2%) of the ward households access water from a dam or pool or stagnant water source and one percent (1%) from a water vendor. Seven percent (7%) of ward households use the bucket system whilst four percent (4%) have no sewerage facilities.

There are 914 individuals (8% of the ward population) on the waiting list, with a preference to be accommodated in Riverlands and Chatsworth.

Engineering Services					
Electricity		Potable Water		Sewerage	
Electricity	2 818	Regional/ local water scheme	1 354	Flush toilet (connected to sewerage system)	1 465
Gas	4	Borehole	1 407	Flush toilet (septic tank)	927
Paraffin	5	Spring	63	Chemical toilet	10
Candles	125	Rainwater tank	21	Pit toilet with ventilation	30
Solar	8	Dam/ pool/ stagnant water	52	Pit toilet without ventilation	166
None	6	River/ stream	11	Bucket toilet	206
		Water vendor/ tanker	35	Other	44
		Other	22	None	117
Total	2 966	Total	2 965	Total	2 965

Table 13: Access to Municipal Services, Swartland Ward 4 (StatsSA 2011)

Key issues:

The socio-economic character of Ward 4 can be described as a ward with a high population growth rate (9.6%) accompanied by a high level of unemployment (7%) and high levels of economic inactivity amongst the workforce (38%) and very low income levels (56% of households earning R 3500 and less per month) of whom 53% of households qualify as indigent and could be grant-dependent. More than a third (36%) of the workforce can be classified as youth. It is highly likely that an increased dependency on state grants and housing subsidies will result as the dependency ratios may increase. Formalised and informal housing is predominantly free standing. A third (33%) of the ward households qualify for Affordable/ GAP housing.

3.2.3. Wards 5 & 6

(Yzerfontein, Darling, Ruststasie, Tygerfontein, Jakkalsfontein, Grottobaai, and Ganzekraal)

Population	Ward 5:	7 917
	Ward 6:	8 302
Total population Wards 5 & 6:		16 219
% of the total municipal population Ward 5 & 6:		7% & 7% = 14%
Number of households Ward 5:		2 448
	Ward 6:	2 143
Total number of households Wards 5 & 6:		4 591
Average number of persons per household:		3.2 & 3.9 = 3.55
Area:	Ward 5:	634km ²
	Ward 6:	509km ²
Density:		14 persons per km ²
Waiting list (% of ward population):		2 691 (18%)
Density proposed in SDF:		10 units (Darling); 7.8 units (Yzerfontein)

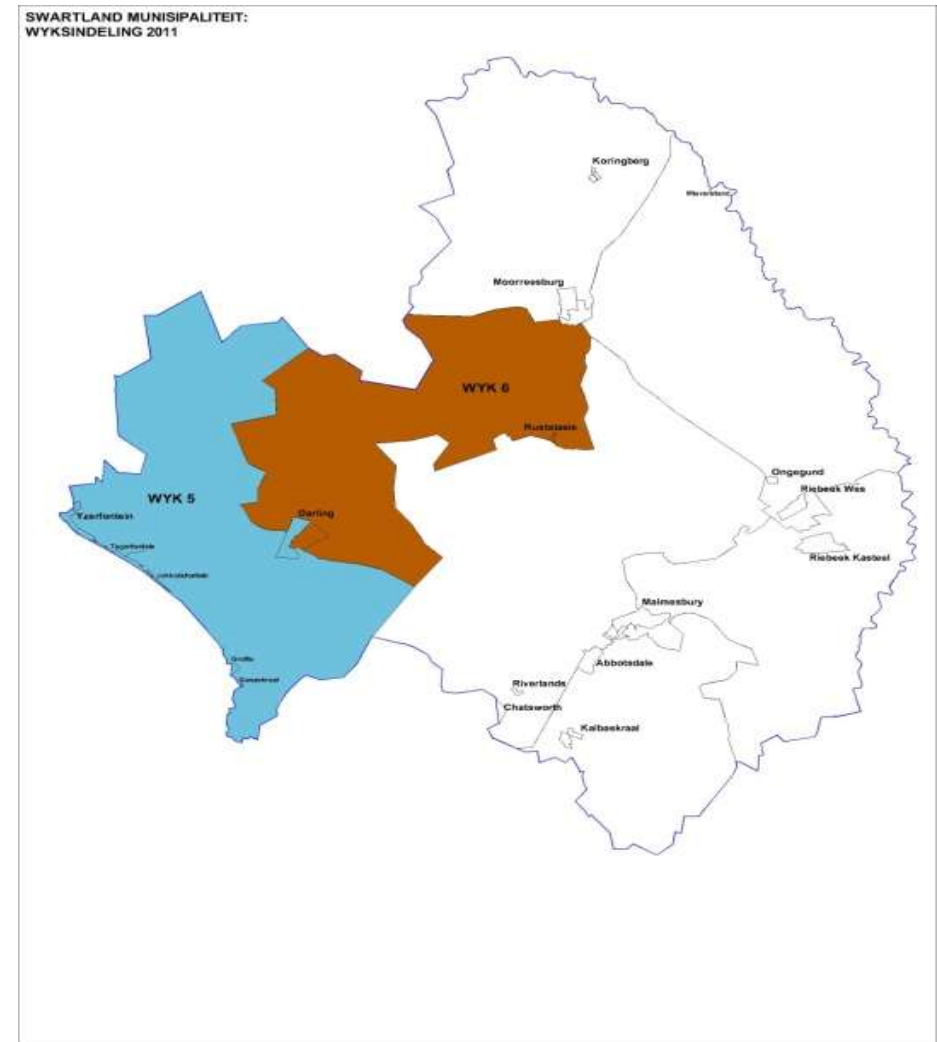
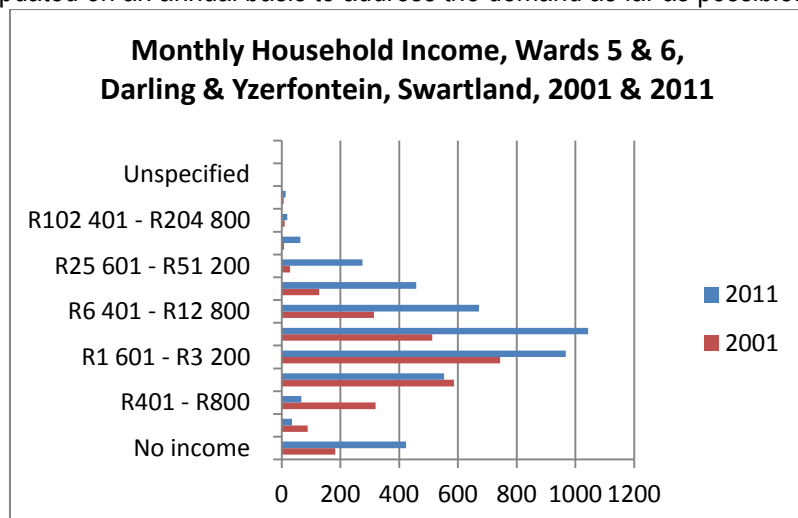


Figure 6: Swartland Wards 5 & 6

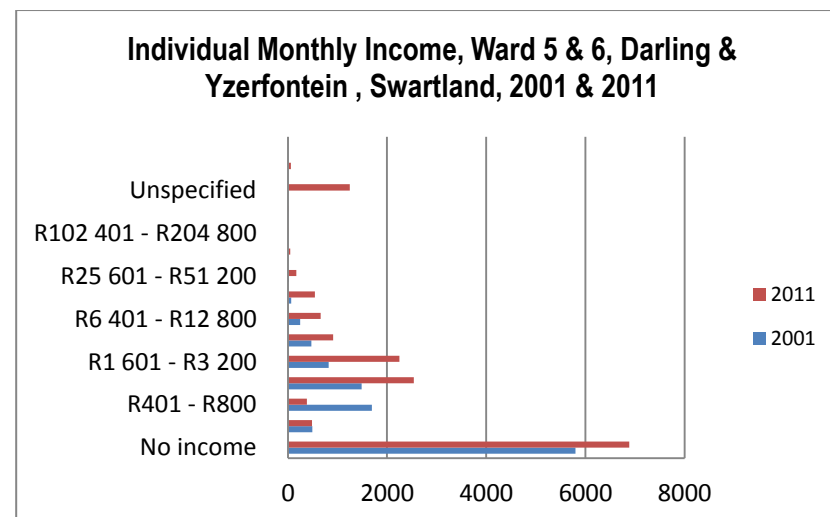
The 2014 waiting list indicates 2 091(46%) and 600 (13%) households in need of subsidized and GAP housing respectively or 59% of the ward households in total.

The Department of Human Settlements' provision of housing opportunities is guided by the demand as reflected on the waiting list. In order to provide housing opportunities to qualifying beneficiaries, they need to be listed on the housing demand data base / municipal waiting lists. The pipeline as per Annexure B and C partially addressed the current waiting list and should be updated on an annual basis to address the demand as far as possible.



Graph 22: Monthly Household Income, Ward 5 & 6, Darling & Yzerfontein: 2001 & 2011 (StatsSA 2001 & 2011)

However, according to StatsSA, 45% or 2 045 of the households in Wards 5 & 6 qualify for subsidized housing whilst 37% or 1 715 of the households qualify for Affordable/ GAP housing. This could either indicate that these persons in possible need of assistance have not listed themselves on the list, or that they do not require housing assistance.



Graph 23: Monthly Individual Income, Wards 5 & 6: 2011 (StatsSA 2011)

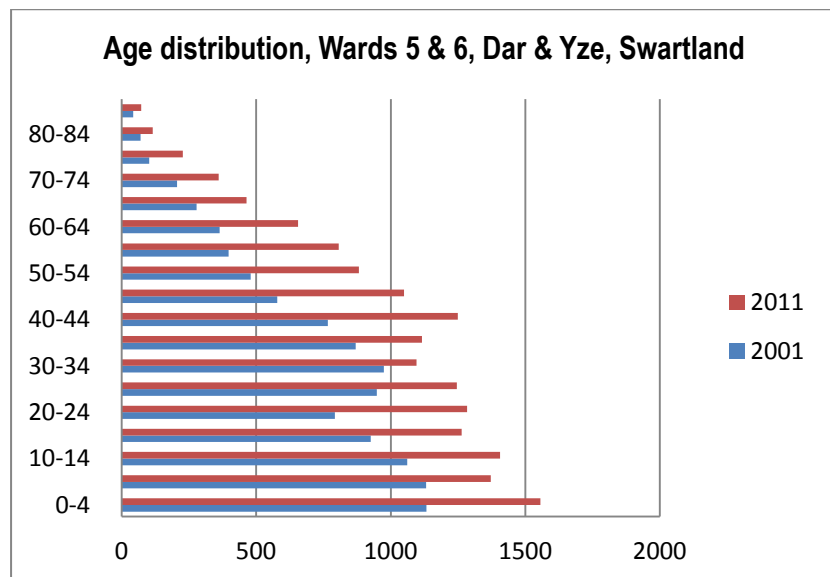
It should be noted that slightly more than half (53% or 1 078) of the households in Wards 5 & 6 that earn an income of less than R3 500 per month qualify as indigent households.

Since 2001 the number of households in Wards 5 & 6 requiring subsidized housing increased by 120 households. This increase occurred in Ward 5 as the number of households in Ward 6 decreased by nearly 40 households.

Not only did the number of households requiring subsidized housing increase, the number of people in Wards 5 & 6 earning less than R3 500 increased by just over 2 250 people.

The population of Wards 5 & 6 increased from 11 122 (2001) to 16 219 (2011) by 4.6% per annum. The population of Wards 5 and 6 increased by 4.9% and 4.3% per annum respectively.

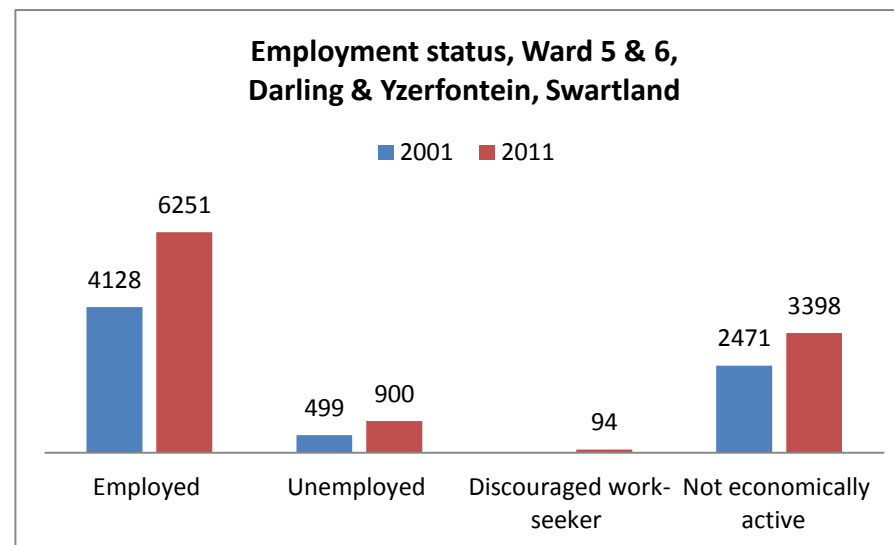
The most significant increases in population can be found amongst those that constitute the labour force which increased by 5% per annum or 3 549 from 2001 - 2011.



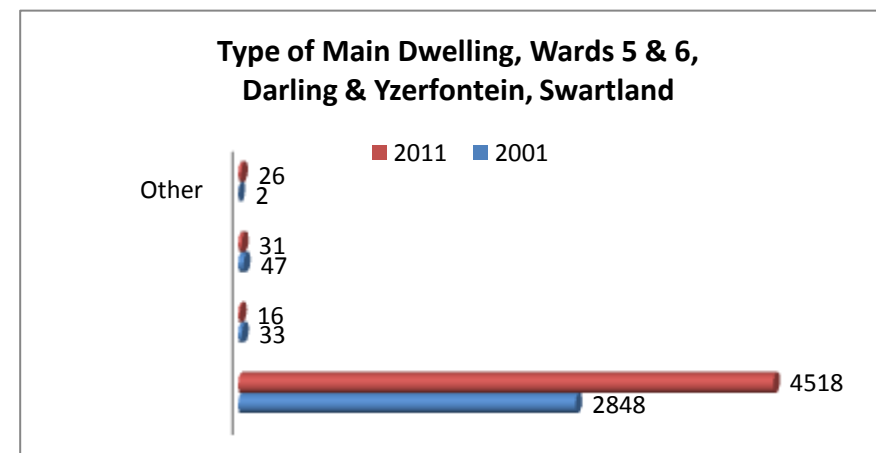
Graph 24: Age Profile Swartland Ward 5 & 6, 2001 and 2011 (StatsSA 2001 & 2011)

Twenty seven percent (26.6%) of the population in Wards 5 & 6 is 14 years of age and younger. The workforce constitutes 65.6% of the population. For every two and a half persons working there is one dependant 14 years and younger of age.

Not all those looking for work find work as the labour force increased by 50% (3 546) between 2001 and 2011. In 2011 8% of the labour force in Wards 5 & 6 was unemployed, whilst 32% was not economically active. In Wards 5 and 6, 7% and 10% of the labour force respectively was unemployed whilst 29% and 34% respectively was not economically active.



Graph 25: Employment Status Swartland Ward 5 & 6, 2001 and 2011 (StatsSA 2001 & 2011)



Graph 26: Dwelling Type Profile, Swartland Wards 5 & 6 (StatsSA 2011)

The majority of households have access to electricity (98%), the regional water scheme (81%) and flush toilets (72%). One percent (1%) of the ward households uses candles and less than 1% has no energy for lighting. One percent (1%) of the ward households access water from a dam or pool or stagnant water source and two percent (2%) from a water vendor. One percent (1%) of ward households uses the bucket system whilst three percent (3%) has no sewerage facilities.

Engineering Services					
Electricity		Potable Water		Sewerage	
Electricity	4 506	Regional/ local water scheme	3 728	Flush toilet (connected to sewerage system)	3 298
Gas	8	Borehole	640	Flush toilet (septic tank)	947
Paraffin	3	Spring	50	Chemical toilet	2
Candles	60	Rainwater tank	37	Pit toilet with ventilation	65
Solar	5	Dam/ pool/ stagnant water	33	Pit toilet without ventilation	28
None	10	River/ stream	-	Bucket toilet	40
		Water vendor/ tanker	81	Other	61
		Other	22	None	151
Total	4 592	Total	4 591	Total	4 591

Table 14: Access to Municipal Services, Swartland Wards 5 & 6 (StatsSA 2011)

There are 2 691 individuals (18% of the ward population) on the waiting list, with a preference to be accommodated in Darling.

Key issues Wards 5 & 6:

The socio-economic character of Wards 5 & 6 can be described as wards with an average population growth rate (4.6% per annum) accompanied by high levels of unemployment (8%), slightly high levels (32%) of economic inactivity amongst the workforce and low income levels (45% of ward households earns less than R3 500 per month) of whom 52% of households qualify as indigent and could be grant dependent.

A third of the workforce can be classified as youth (younger than 35). It is highly likely that an increased dependency on state grants and housing subsidies will result as the unemployment rate rises. This is the case particularly in Ward 5 & 6 as 57% and 49% respectively of those in need for subsidized housing (38% and 52% respectively) qualifies for an indigent grant. The need for affordable housing is historic as a slightly more than a third (37.5%) of the population of Ward 5 & 6 qualifies for GAP housing.

3.2.4. Ward 7 (Kalbaskraal & Abbotsdale)

Population:	13 018
% of the total municipal population:	11%
Number of households:	3 069
Average number of persons per household:	4.2
Area:	315 km ²
Density:	41 persons per km ²
Waiting list (% of ward population):	1 926 (15%)
Density proposed in SDF:	4.5 units / ha (Kalbaskraal) 8.5 units / ha (Abbotsdale)

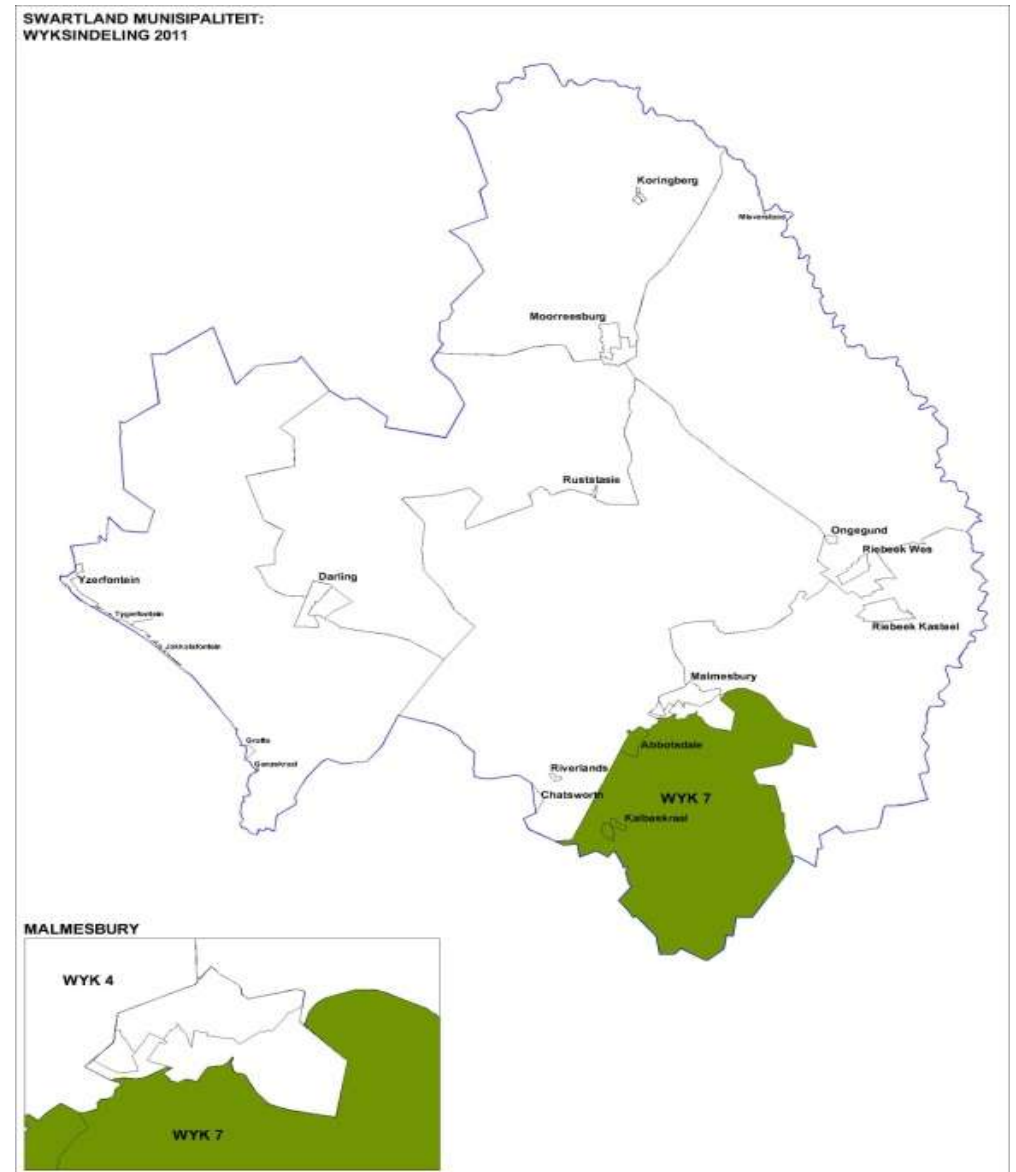
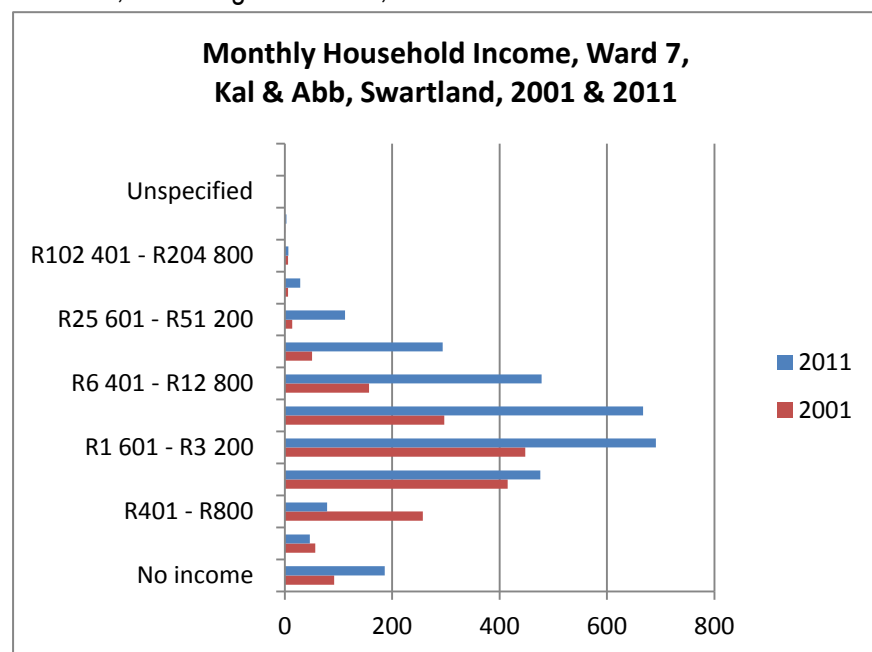


Figure 7: Swartland Ward 7 (Kalbaskraal & Abbotsdale)

The 2014 waiting list indicates 1 832 (60%) and 94 (3%) households in need of subsidized and GAP housing respectively or 63% of the ward households in total.

The Department of Human Settlements' provision of housing opportunities is guided by the demand as reflected on the waiting list. In order to provide housing opportunities to qualifying beneficiaries, they need to be listed on the housing demand data base / municipal waiting lists. The pipeline as per Annexure B and C partially addressed the current waiting list and should be updated on an annual basis to address the demand as far as possible. However, according to StatsSA, 48% or 1 479 of the households in Ward 7

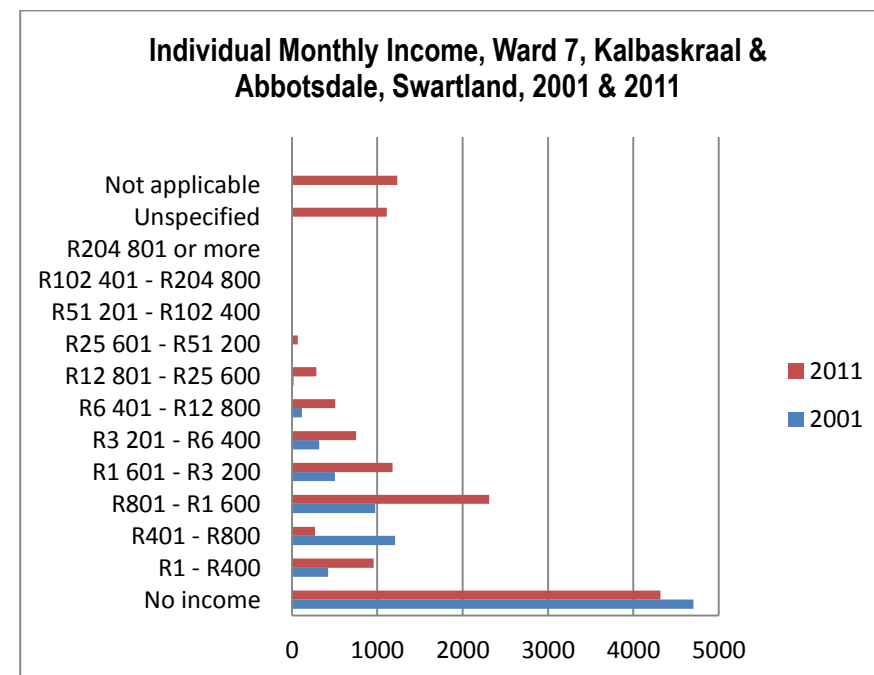


Graph 27: Monthly Household Income, Ward 7, Kalbaskraal & Abbotsdale: 2001 and 2011 (StatsSA 2001 & 2011)

qualify for subsidized housing whilst 37% or 1 145 of the households qualify for Affordable/ GAP housing. This could either indicate that these persons in possible need of assistance have not listed themselves on the list, or that they do not require housing assistance.

It should be noted that slightly more than half (53% or 788) of the households in Ward 7 that earn an income of less than R3 500 per month qualify as indigent households. Since 2001 the number of households in Ward 7 requiring subsidized housing increased by 210 households.

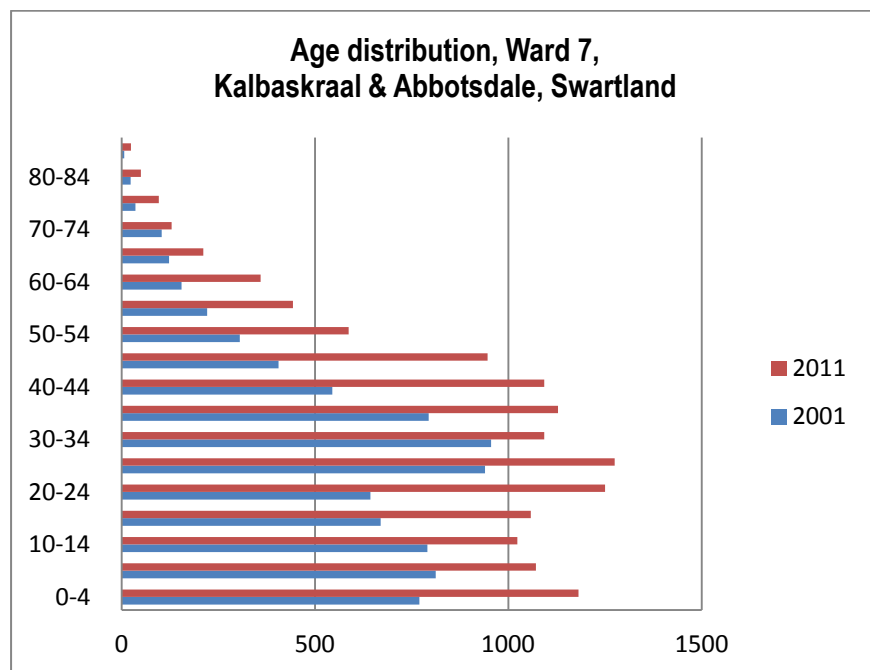
The number of people in Ward 7 who earn less than R3 500 has increased with slightly more than 1 200.



Graph 28: Monthly Individual Monthly, Ward 7: 2001 and 2011 (StatsSA 2001 & 2011)

The population of Ward 7 increased from 8 304 (2001) to 13 018 (2011) by 5.7% per annum.

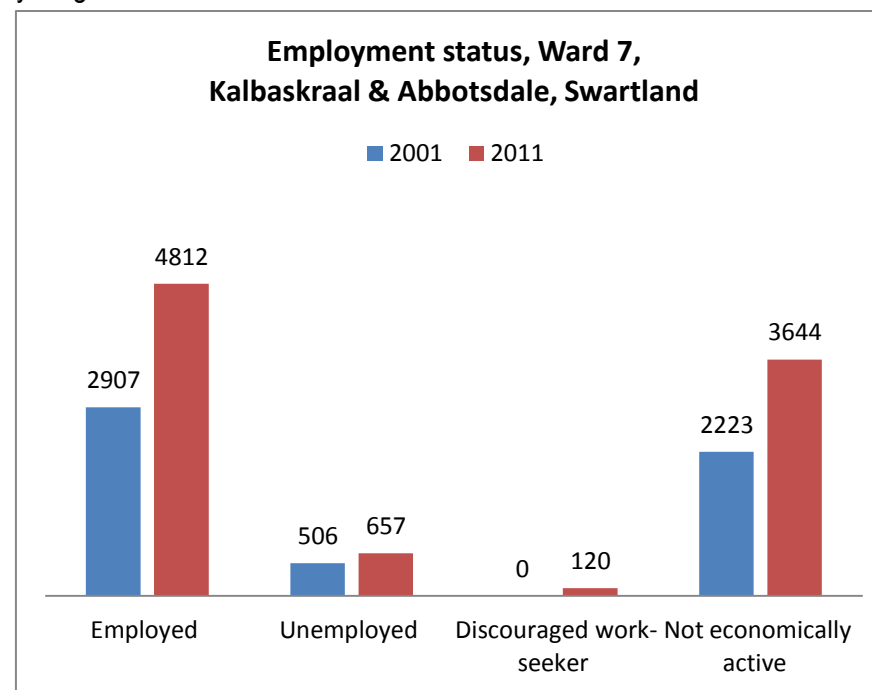
The most significant increases in population can be found amongst those that constitute the labour force which increased by 6.4% per annum or R3 597 from 2001 - 2011.



Graph 29: Age Profile Swartland Ward 7, Kalbaskraal & Abbotsdale, 2001 and 2011
(StatsSA 2001 & 2011)

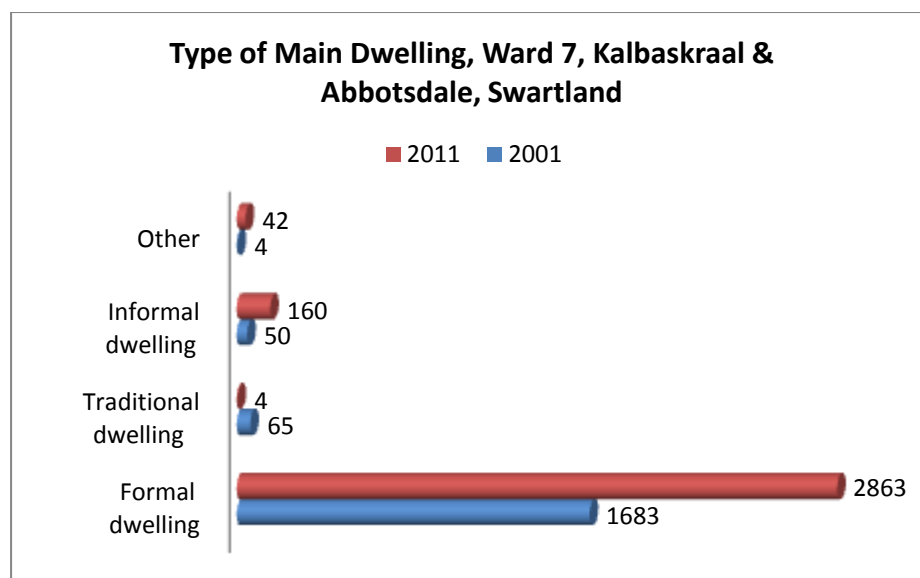
Twenty five percent (25%) of the population in Ward 7 is 14 years of age and younger. The workforce constitutes 71% of the population. For nearly

every three persons working there is one dependant 14 years of age and younger.



Graph 30: Employment Status Swartland Ward 7, Kalbaskraal & Abbotsdale, 2001 and 2011 (StatsSA 2001 & 2011)

The labour force increased with 64% (3 597) between 2001 and 2011. In 2011 7% of the labour force in Ward 7 was unemployed, whilst 39% was not economically active.



Graph 31: Dwelling Type Profile, Swartland Ward 7 (StatsSA 2011)

Dwellings in Ward 7 are predominantly formal. Some households are accommodated in higher density housing types such as apartments and group housing schemes. There are 160 informal dwellings and 80 backyard structures that are predominantly independent and freestanding.

According to StatsSA the number of formal dwellings increased by 1 180 dwellings or 70%, whilst the number of informal dwellings increased by 110 or 220%.

The majority of households have access to electricity (97%), the regional water scheme (64%) and flush toilets (67%). Three percent (3%) of the ward households uses candles and less than one percent (<1%) have no energy for lighting. Three percent (3%) of the ward households access

water from a dam or pool or stagnant water source and one percent (1%) from a water vendor.

Five percent (5%) of ward households uses the bucket system whilst seven percent (7%) have no sewerage facilities.

Dwellings in the ward are predominantly formal and free standing. A few informal dwellings, mainly freestanding are present in the Ward.

Engineering Services					
Electricity for lighting		Potable Water		Sewerage	
Electricity	2 971	Regional/ local water scheme	1 968	Flush toilet (connected to sewerage system)	2 070
Gas	6	Borehole	887	Flush toilet (septic tank)	374
Paraffin	1	Spring	20	Chemical toilet	9
Candles	78	Rainwater tank	9	Pit toilet with ventilation	49
Solar	6	Dam/ pool/ stagnant water	83	Pit toilet without ventilation	44
None	7	River/ stream	3	Bucket toilet	151
		Water vendor/ tanker	46	Other	167
		Other	53	None	206
Total	3 069	Total	3 069	Total	3 070

Table 15: Access to Municipal Services, Swartland Ward 7 (StatsSA 2011)

There are 1 926 individuals (15% of the ward population) on the waiting list, with a preference to be accommodated in Kalbaskraal.

Key issues:

The socio-economic character of Ward 7, which is mainly rural, can be described as a ward with a low population growth rate (5.7%) accompanied by high level of unemployment (7%) and high levels of economic inactivity (39%) amongst the workforce and low levels of income (48% of the ward households earn R3 500 and less per month) of whom 53% of households qualify as indigent and could be grant-dependent. More than a third (36%) of the workforce can be classified as youth. The demand for subsidized housing (48%) and GAP (37%) is high and catering for this need should be considered. Formalised housing is predominantly free standing.

3.2.5. Wards 8, 9, 10, 11 (Malmesbury)

Population Ward 8:	6 955
Ward 9:	8 532
Ward 10:	8 690
Ward 11:	9 304
Total population Wards 8-11:	33 481
% of the total municipal population:	6%, 7%, 8% & 8% (29%)
Number of households Ward 8:	1 686
Ward 9:	3 029
Ward 10:	2 425
Ward 11:	1 986
Total Wards 8 – 11:	9 126
Average number of persons per household:	4.1, 2.8, 3.6, 4.7 (3.8)
Area Ward 8 :	9.742km ²
Ward 10:	7.114km ²
Ward 11:	1.082km ²
Total Area Wards 8 – 11:	18.857km ²
Density	1 776 persons per km ²
Waiting list (% of ward population):	6 837 (20%)
Density proposed in SDF:	18 units / ha

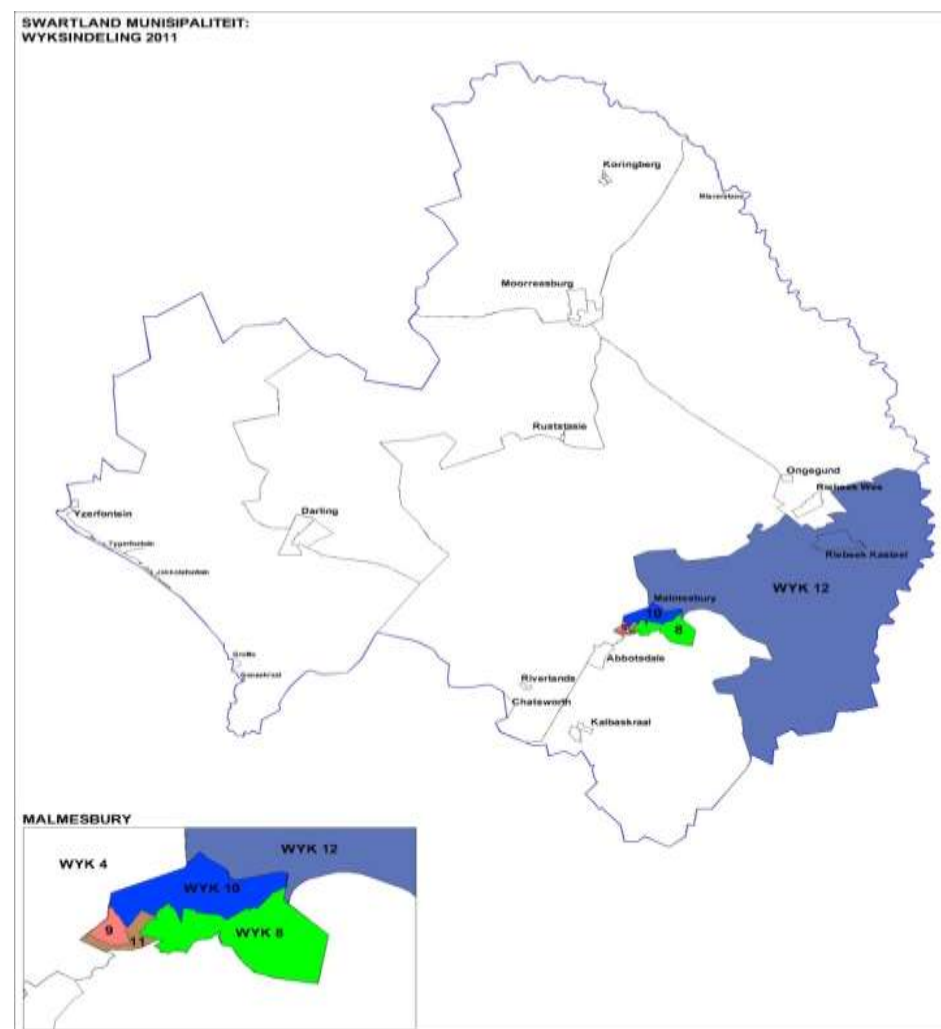
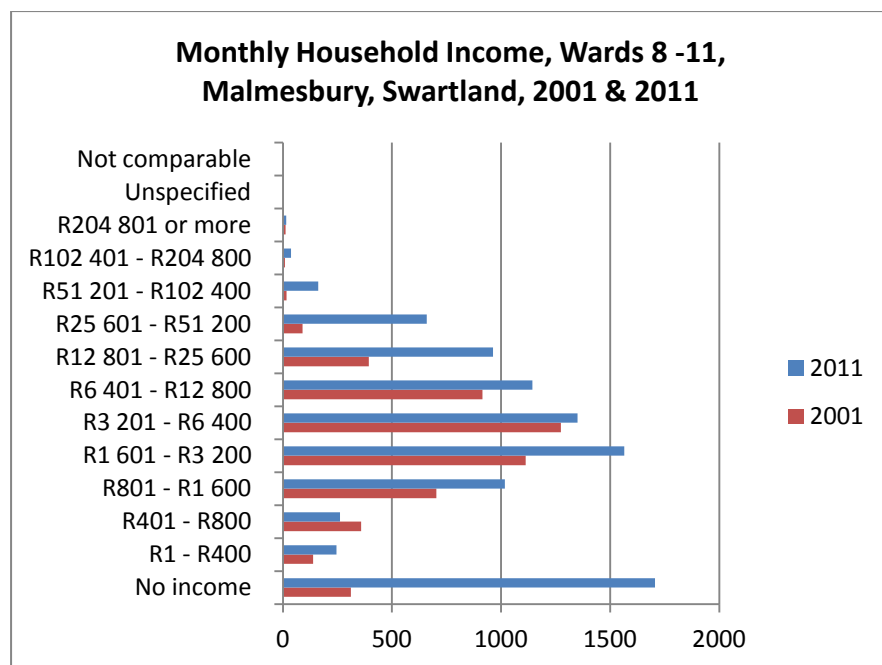


Figure 8: Swartland Wards 8, 9, 10, 11

The 2014 waiting list indicates 6 313 (69%) and 524 (6%) households in need of subsidized and GAP housing respectively or 75% of the ward households in total.

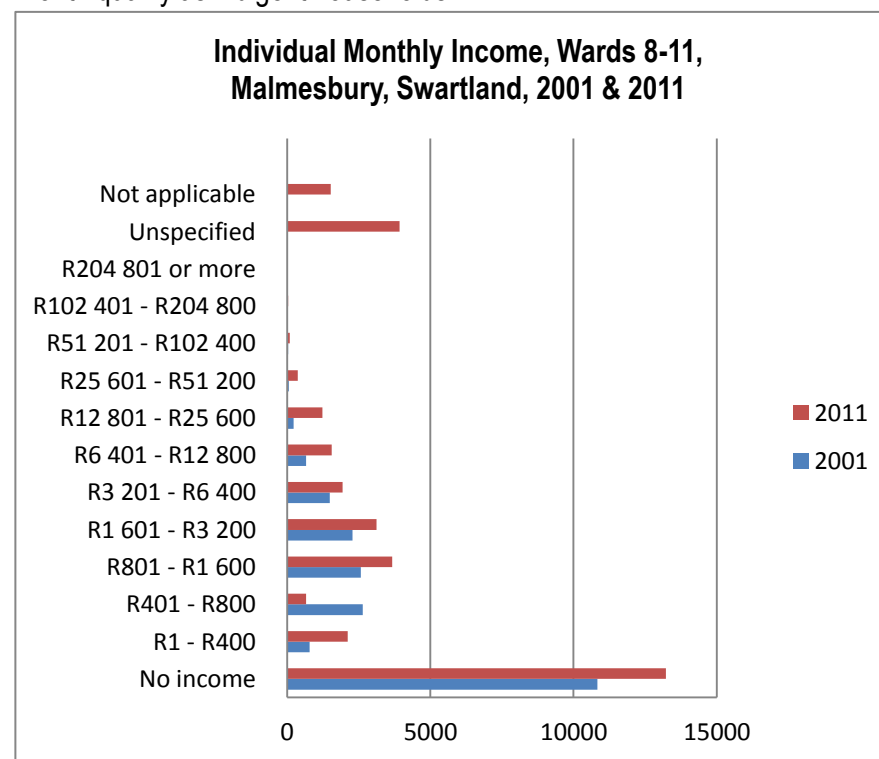
The Department of Human Settlements' provision of housing opportunities is guided by the demand as reflected on the waiting list. In order to provide housing opportunities to qualifying beneficiaries, they need to be listed on the housing demand data base / municipal waiting lists. The pipeline as per Annexure B and C partially addressed the current waiting list and should be updated on an annual basis to address the demand as far as possible.



Graph 32: Monthly Household Income, Wards 8-11: 2001 &2011 (StatsSA 2001 & 2011)

However, according to StatsSA, 53% or 4 794 of the households in Wards 8-11 qualify for subsidized housing whilst 27% or 2 495 of the households qualify for Affordable/ GAP housing. This could either indicate that these persons in possible need of assistance have not listed themselves on the list, or that they do not require housing assistance.

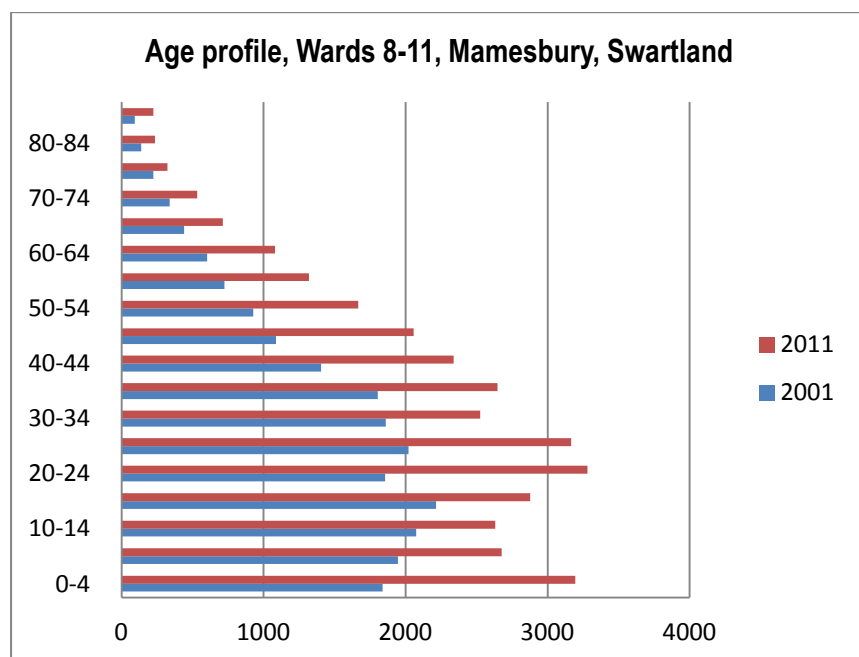
It should be noted that nearly seventy percent (67% or 1 524) of the households in Ward 8 - 11 that earn an income of less than R3 500 per month qualify as indigent households.



Graph 33: Monthly Individual Income, Wards 8-11: 2001 &2011 (StatsSA 2001 & 2011)

Since 2001 the number of households in Wards 8 -11 requiring subsidized housing has increased by 2 170 households. The Ward contributing most to the increase was Ward 9 with an increase of more than 1 700 households qualifying for subsidized housing.

The number of people in Wards 8 – 11 who earn less than R3 500 has increased by nearly 3 700 people with Ward 9 and 11 contributing 4 600 and 2 400 people respectively to the increase.



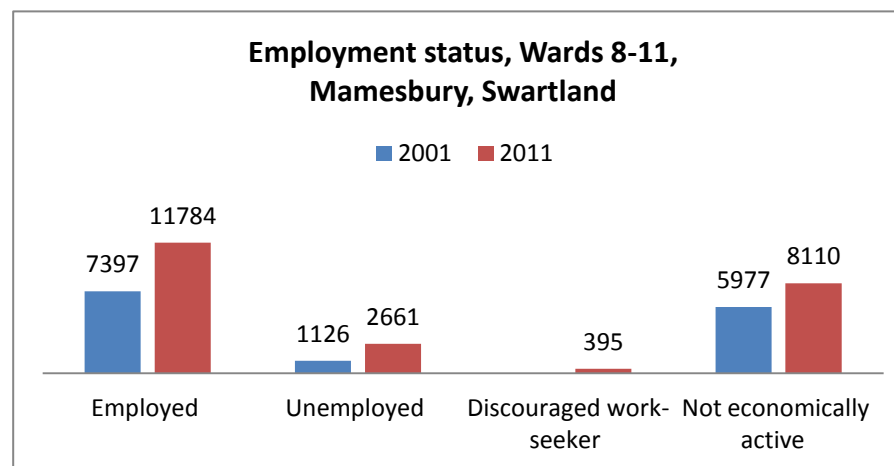
Graph 34: Age Profile Swartland Wards 8-11, 2001 and 2011 (StatsSA 2001 & 2011)

The population of Wards 8-11 increased from 21 590 (2001) to 33 481 (2011), by 5.5% per annum. The population in Wards 9 and 11 increased by 15.5% and 8.9% respectively representing the highest and third highest

increase in population in the Swartland Municipal Area. Wards 8 and 10 increased the least with 0.5% and 3% per annum respectively.

The most significant increases in population can be found amongst those that constitute the labour force which increased by 7.1% per annum or 7 906 from 2001 – 2011, with wards 9 and 11 representing increases of 15.8% and 9.9% or 3 673 and 3 043 people.

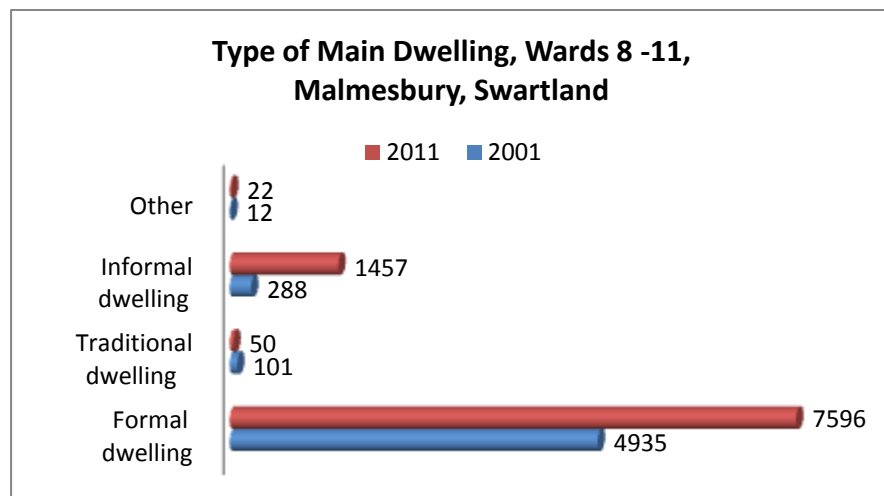
Twenty five and a half percent (25.5%) of the population in Wards 8 to 11 is 14 years of age and younger. The workforce constitutes sixty eight (68%) of the population. For every two and a half persons working there is one dependant 14 years of age and younger.



Graph 35: Employment Status Swartland Wards 8-11, Mamesbury, 2001 and 2011 (StatsSA 2001 & 2011)

Not all those looking for work find work as the labour force increased with 58% (8 451) between 2001 and 2011 and by 158% (3 670) and 99% (3 044) in Wards 9 and 11 respectively.

In 2011 12% of the labour force in Wards 8 -11 was unemployed, whilst 35% was not economically active. In wards 9 and 11, 7% and 10% of the labour force respectively was unemployed whilst 29% and 34% respectively was not economically active.



Graph 36: Dwelling Type, Swartland Ward 8-11, 2001 and 2011 (StatsSA 2001 & 2011)

Dwellings in Wards 8 - 11 are predominantly formal. Several households are accommodated in higher density housing types such as apartments and group housing schemes. There are 1 457 Informal dwellings and 165 backyard dwellings of which the majority (1 369) of informal dwellings (72) are located in Ward 9 and the majority of backyard dwellings are located in Ward 10.

According to StatsSA the number of formal dwellings increased by 2 661 dwellings or 54%, whilst the number of informal dwellings increased by 1 169 or 406%.

The majority of households have access to electricity (98%), the regional water scheme (89%) and flush toilets (98%). One percent (1%) of the ward households uses candles and less than 1% has no energy for lighting.

One percent (1%) of the ward households accesses water from a dam or pool or stagnant water source and none from a water vendor. One percent (1%) of ward households uses the bucket system whilst all have sewerage facilities.

Engineering Services					
Electricity for lighting		Potable Water		Sewerage	
Electricity	8 976	Regional/ local water scheme	8 118	Flush toilet (connected to sewerage system)	8 900
Gas	11	Borehole	906	Flush toilet (septic tank)	85
Paraffin	64	Spring	0	Chemical toilet	5
Candles	56	Rainwater tank	4	Pit toilet with ventilation	5
Solar	6	Dam/ pool/ stagnant water	58	Pit toilet without ventilation	1
None	13	River/ stream	1	Bucket toilet	46
		Water vendor/ tanker	17	Other	59
		Other	20	None	24
Total	9 126	Total	9 124	Total	9 125

Table 16: Access to Municipal Services, Swartland Wards 8-11 (StatsSA 2011)

There are 6 837 individuals (20% of the ward population) on the waiting list, with a preference to be accommodated in Malmesbury.

Key issues:

The socio-economic character of Wards 8 to 11 can be described as wards with a relatively high population growth rate (5.5% per annum) accompanied by very high levels of unemployment (12%), yet average levels (35%) of economic inactivity amongst the workforce and low income levels (53% of ward households earns less than R3 500 per month) of which 67% of households qualify as indigent and could be grant-dependent. More than a third of the workforce (35%) can be classified as youth. It is highly likely that an increased dependency on state grants and housing subsidies will result as the unemployment rate rises.

The demand for subsidized housing (53%) and Affordable/GAP (27%) is high and catering for this need should be considered. Formalised housing is predominantly free standing.

3.2.6. Ward 12: Riebeek Kasteel

Population:	10 438
% of the total municipal population:	9%
Number of households Ward 12:	2 560
Average number of persons per household:	4.1
Area:	417 km ²
Density:	25 persons / km ²
Waiting list (% of ward population):	1 221 (12%)
Density proposed in SDF:	8,5 units / ha

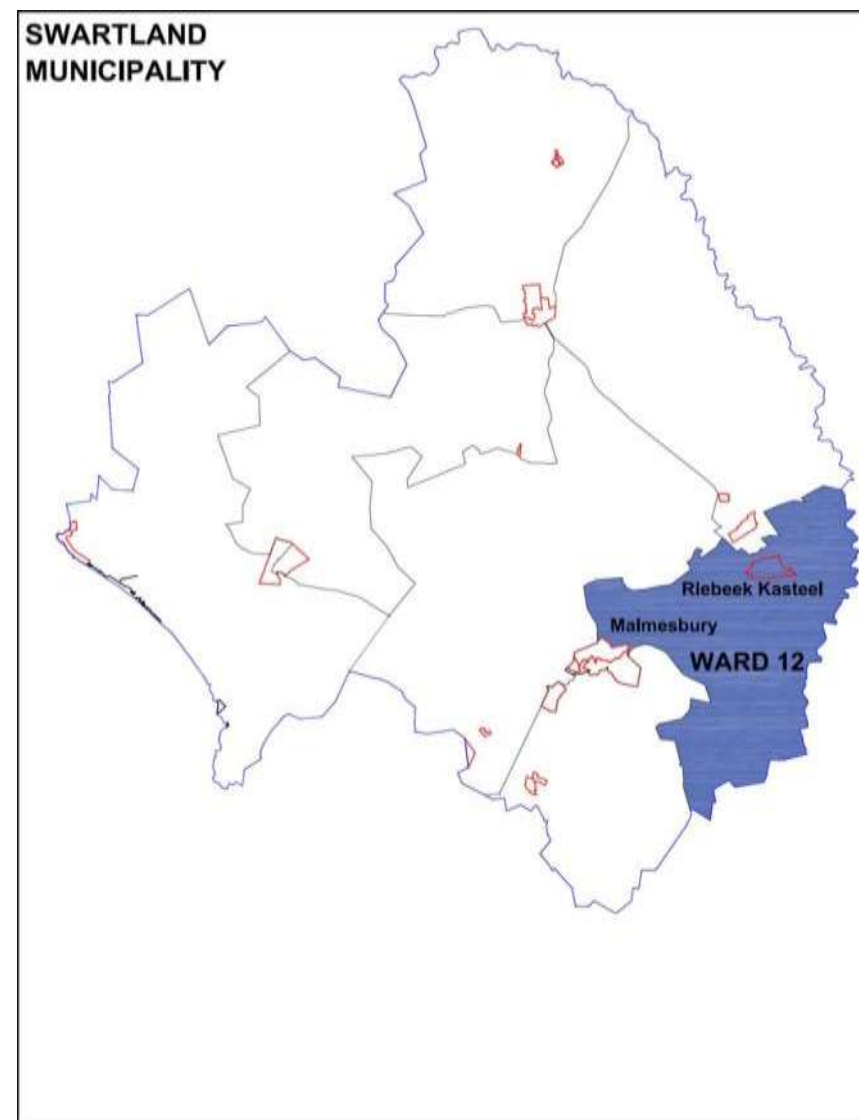
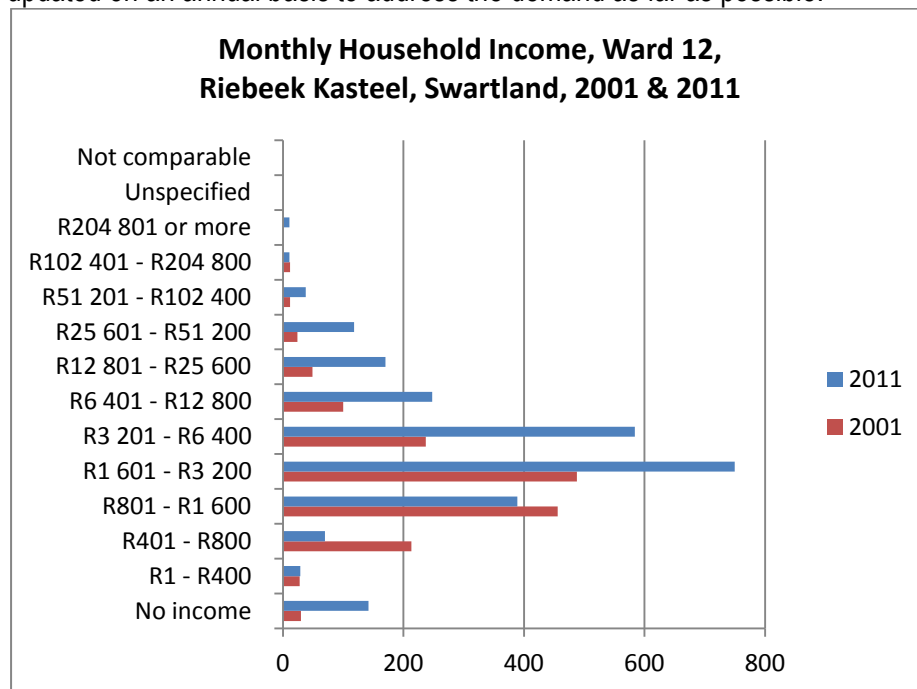


Figure 9: Swartland Wards 12

The 2014 waiting list indicates 1 044 (41%) of ward households in need of subsidized housing and no one listed for GAP housing.

The Department of Human Settlements' provision of housing opportunities is guided by the demand as reflected on the waiting list. In order to provide housing opportunities to qualifying beneficiaries, they need to be listed on the housing demand data base / municipal waiting lists. The pipeline as per Annexure B and C partially addressed the current waiting list and should be updated on an annual basis to address the demand as far as possible.



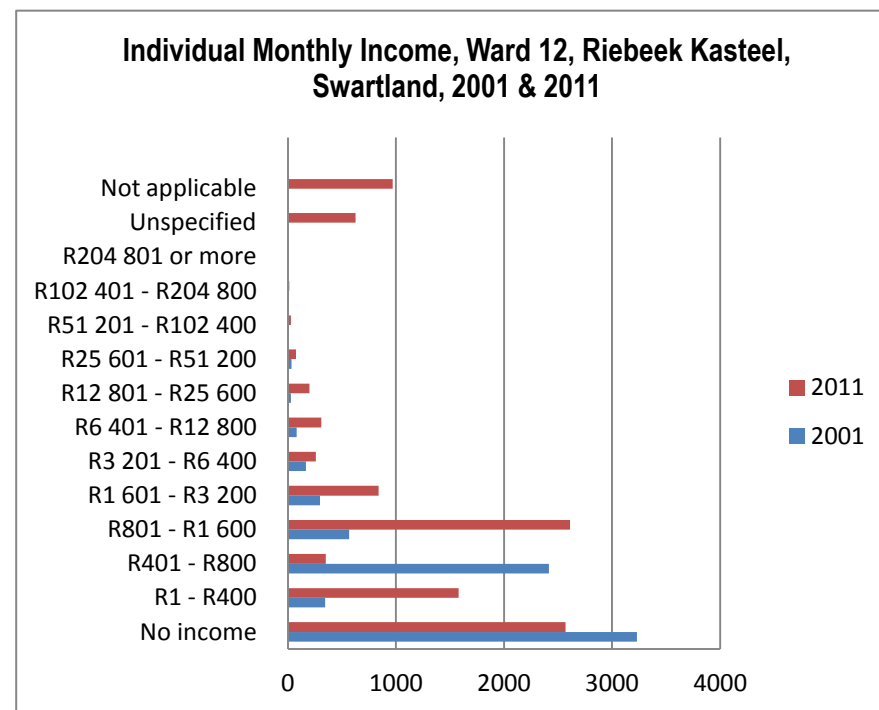
Graph 37: Monthly Household Income, Swartland Ward 12, Riebeek Kasteel, 2001 and 2011 (StatsSA 2001 & 2011)

However, according to StatsSA, 54% or 1 380 of the households in Ward 12 qualify for subsidized housing whilst 33% or 832 of the households qualify

for Affordable/ GAP housing. This could either indicate that these persons in possible need of assistance have not listed themselves on the list, or that they do not require housing assistance.

It should be noted that nearly half (46% or 630) of the households in Ward 12 that earn an income of less than R3 500 per month qualify as indigent households. Since 2001 the number of households in Ward 12 requiring subsidized housing increased by 165 households.

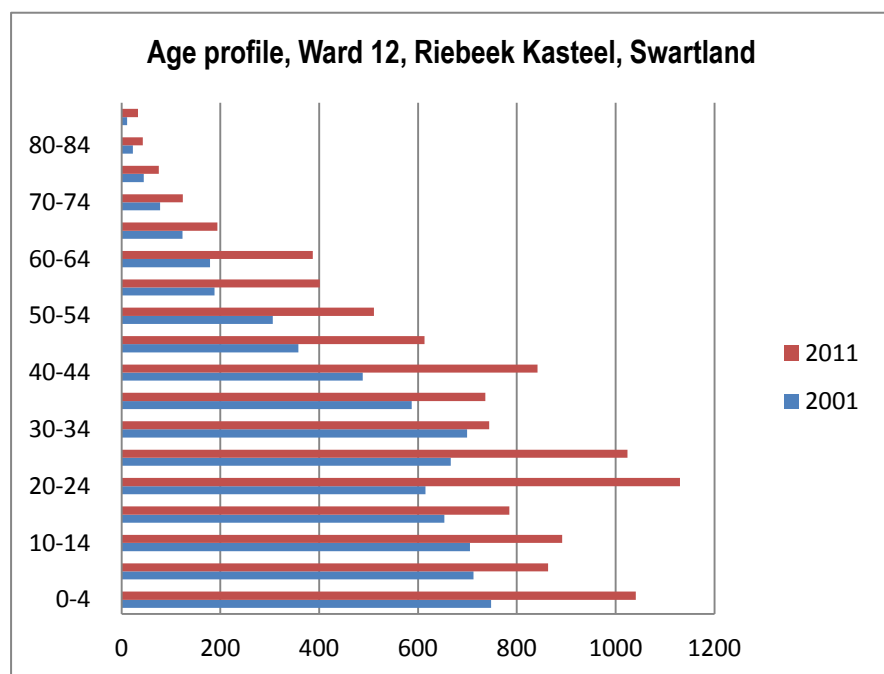
The number of people in Ward 12 who earn less than R3 500 has increased with just more than 1 000 people similar to Ward 10.



Graph 38: Monthly Individual Income, Swartland Ward 12, Riebeek Kasteel, 2001 and 2011 (StatsSA 2001 & 2011)

The population of Ward 12 increased from 7 182 (2001) to 10 438 (2011), by 4.5% per annum.

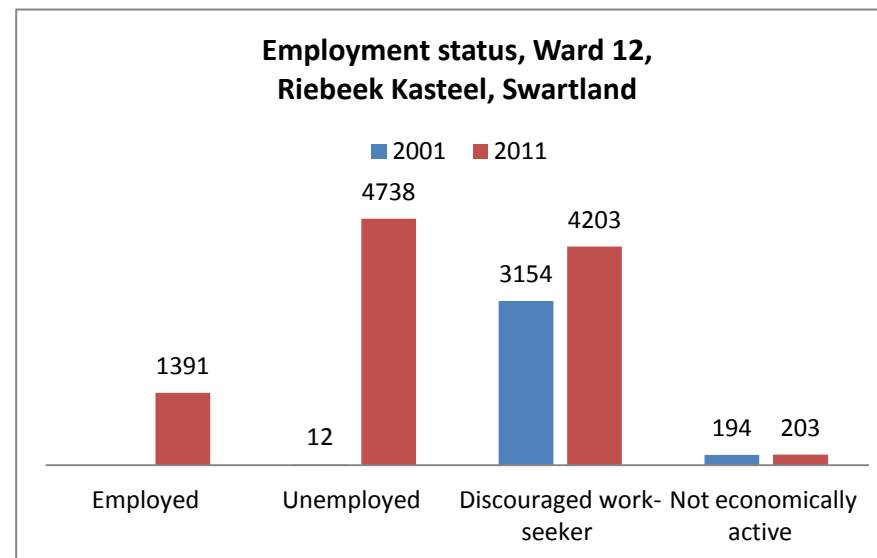
The most significant increases in population can be found amongst those that constitute the labour force which increased by 5.1% per annum or 2 434 from 2001 - 2011.



Graph 39: Age Profile Swartland Ward 12 Riebeek Kasteel, 2001 and 2011 (StatsSA 2001 & 2011)

Twenty seven percent (27%) of the population in Ward 12 is 14 years of age and younger. The workforce constitutes sixty nine (69%) of the

population. For every one and a half persons working there is one dependant 14 years of age and younger.

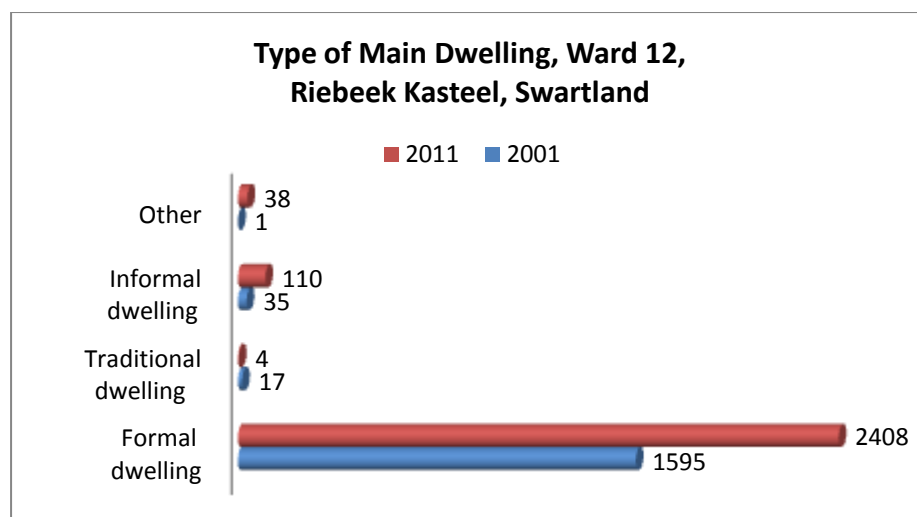


Graph 40: Employment Status Swartland Ward 12, 2001 and 2011 (StatsSA 2001 & 2011)

The labour force increased with 51% (2 436) between 2001 and 2011. In 2011 3% of the labour force in Ward 12 was unemployed, whilst 38% was not economically active.

Dwellings in Ward 12 are predominantly formal. Some households are accommodated in higher density housing types such as apartments and group housing schemes. There are 110 informal and 10 backyard dwellings that are predominantly independent and freestanding structures.

According to StatsSA the number of formal dwellings decreased with 813 dwellings or 51%, whilst the number of informal dwellings increased by 75 or more than 214%.



Graph 41: Type of Main Dwelling, Swartland Ward 12, Riebeek Kasteel, 2001 and 2011 (StatsSA 2001 & 2011)

The majority of households have access to electricity (99%), the regional water scheme (45%) and flush toilets (60%). None of the ward households uses candles and less than one percent (<1%) has no energy for lighting. Ten percent (10%) of the ward households access water from a dam or pool or stagnant water source and two percent (2%) from a water vendor. One percent (1%) of ward households uses the bucket system whilst three percent (3%) has no sewerage facilities.

There are 1 044 individuals (12% of the ward population) on the waiting list, with a preference to be accommodated in Riebeek Kasteel.

Engineering Services					
Electricity for lighting		Potable Water		Sewerage	
Electricity	2 532	Regional/ local water scheme	1 372	Flush toilet (connected to sewerage system)	1 538
Gas	13	Borehole	603	Flush toilet /septic tank	447
Paraffin	3	Spring	71	Chemical toilet	3
Candles	6	Rainwater tank	18	Pit toilet with ventilation	39
Solar	2	Dam/ pool/ stagnant water	259	Pit toilet without ventilation	182
None	6	River/ stream	184	Bucket toilet	38
		Water vendor/ tanker	50	Other	242
		Other	2	None	70
Total	2 562	Total	2 559	Total	2 559

Table 17: Access to Municipal Services, Swartland Ward 12 (StatsSA 2011)

Key issues:

The socio-economic character of Ward 12, which is mainly rural, can be described as a ward with a slightly lower than average population growth rate (4.5%) accompanied by low levels of unemployment (3%) and high levels of economic inactivity (38%) amongst the workforce and generally low income levels (54% of the ward households earn R3 500 and less per month) of whom 46% of households qualify as indigent and could be grant-dependent. More than a third (36%) of the workforce can be classified as youth. The demand for subsidized housing is high (54%) and a third (33%) of the population qualifies for Affordable/ GAP housing. Formalised housing is predominantly free standing.



4. INFRASTRUCTURE

4.1 General

In general there is sufficient sewerage and electrical capacity whilst water capacity needs long term upgrades while the sources are under pressure. Each service type is described in more detailed and capacity is assessed making use of a traffic light system:

Additional Capacity: can accommodate demand over the next 20 years	
Adequate/ Sufficient: can accommodate existing demand and units planned in pipeline	
Limited capacity / Making provision: can accommodate existing demand, but experience problems, cannot accommodate units planned in pipeline or capacity is created as projects are planned, budgeted and implemented	
Insufficient capacity: cannot accommodate existing demand	
Very high need for services as earmarked for settlement development	
High need for services as earmarked for limited settlement development	
Low need for services as not earmarked for settlement development	

A summary of all service infrastructure compared to the demographics, housing need and existing service provision according to StatsSA follows.

4.2 Water Supply

The table to follow provides a high level summary of the bulk water supply situation on a town by town basis within the Swartland Municipal Area. The Voëlvlei and Misverstand dams are the water sources for the West Coast.

The West Coast District Municipality provides water to Swartland Municipality. The water allocation to the Swartland, as 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, Riverlands and Chatsworth and Kalbaskraal. The system from the Misverstand dam services Moorreesburg and Koringberg.



Towns	Bulk Water Supply	Supply Capacity	Reticulation Capacity
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 in cut-off valves.
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.
Riebeek West (W 3), Riebeek Kasteel (W12) & Ongegund (W 3)	<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 is obsolete and must be upgraded
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.
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.
Riverlands & Chatsworth (W 4)	<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.
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.
Malmesbury (W 8–11) & Abbotsdale (W 7)	<ul style="list-style-type: none"> Requires new reservoir 	<ul style="list-style-type: none"> Storage capacity must be increased for further developments. 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 18: Bulk water supply situation on a town by town basis within the Swartland Municipal Area

4.3 Sewerage

The table below indicates the status of sewerage infrastructure and handling within the Swartland Municipality.

Towns	Treatment Capacity	Pipe Capacity	Notes
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
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
Riebeek-Kasteel (W12), Wes & Ongegund (W3)	<ul style="list-style-type: none"> New treatment works, sufficient capacity 	<ul style="list-style-type: none"> Riebeek Wes: Sewer reticulation network poorly developed and must be extended 	<ul style="list-style-type: none"> Extension of a flush toilet system
Darling (W 5 & 6)	<ul style="list-style-type: none"> Must be upgraded (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
Yzerfontein (W 5)	<ul style="list-style-type: none"> None, "honey sucker" (sewerage draining truck) collections 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Yzerfontein has no formal waste water treatment works with any water borne sewer 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
Kalbaskraal (W 7)	<ul style="list-style-type: none"> Sufficient 	<ul style="list-style-type: none"> Sufficient 	<ul style="list-style-type: none"> Maintenance on embankment and inlet work is needed
Malmesbury (W 8 – 12) & Abbotsdale (W 7)	<ul style="list-style-type: none"> Sufficient 	<ul style="list-style-type: none"> A detailed survey must be done to determine its actual capacity of sewer mains. Obsolete infrastructure causing regular blockages. Sewerage connector in Wesbank in the 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 19: Sewerage Management, Swartland Municipal Area

4.4 Electricity

The table below indicates the status of electrical infrastructure and distribution within the Swartland Municipality.

Towns	Supplier	Capacity	Reticulation Capacity	Notes
Moorreesburg (W 1& 2)	▪ Swartland Municipality	▪ Adequate	▪ Replacement of obsolete infrastructure including switchgear and low voltage networks	▪ None
Koringberg (W 1)	▪ Eskom	▪ Adequate	▪ Adequate	▪ None
Riebeek Kasteel (W 12), Wes & Ongegund (W3)	▪ Eskom	▪ Capacity for development is limited	▪ Replacement of obsolete infrastructure including switchgear, mini-substations and low voltage networks	▪ Former PPC town's network ▪ Street lighting inadequate
Darling (W 5 & 6)	▪ Swartland Municipality	▪ Adequate	▪ Adequate	▪ None
Yzerfontein (W 5)	▪ Eskom	▪ Adequate	▪ Adequate	▪ Development in Yzerfontein subject to: ▪ - Eskom application for increased capacity ▪ - 2nd supply line and cable ▪ Only smaller developments may continue in the short term
Riverlands & Chatsworth (W 4)	▪ Eskom	▪ Adequate	▪ Adequate	▪ Street lighting inadequate
Kalbaskraal & Abbotsdale (W 7)	▪ Eskom	▪ Adequate	▪ Adequate	▪ Street lighting inadequate
Malmesbury (W 8 – 12)	▪ Swartland Municipality	▪ Projects for the upgrading of supply capacity are in process to make provision for proposed developments	▪ Replacement of obsolete infrastructure including switchgear, mini-substations and low voltage networks	▪ None

Table 20: Electricity Supply and Reticulation, Swartland Municipal Area

4.5 Summary of Swartland Service Infrastructure

A Summary of Wards' Population Statistics(2011), 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	Moo & Kor	Moo	Rie-W	Cha & Riv	Yze & Dar	Dar	Kal & Abb	Mal	Mal (Ilg)	Mal	Mal (Saa)	Rie-K
Population	10 558	9 166	8 888	11 995	7 917	8 302	13 018	6 955	8 532	8 690	9 304	10 438
Number of households	2 086	2 568	2 359	2 965	2 448	2 143	3 069	1 686	3 029	2 425	1 986	2 560
Population growth rate	6.2%	7.2%	4.9%	9.6%	4.6%	4.3%	5.7%	0.5%	15.5%	3%	8.9%	4.5%
Dependency ratio	4.3	2.5	2.7	2.8	3	2.1	2.8	3.2	2.5	3.5	2.2	2.6
Unemployment rate	1.27	9.76	3.68	6.90	6.57	10.29	7.12	5.46	23.43	4.50	11.81	2.83
Waiting list	1853		1 221	914	2 691		1 926	6 837				1 044
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	Making provision	Making provision	Making provision	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	Require new reservoir	Require new reservoir	Require new reservoir	Require 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	Very high	Low	High	High	High	Low	High	Low	Very high	Low	Very high	Low

Table 21: Summary of Swartland Wards Population Statistics, Housing Demand and Availability of Services (2011)



5. DWELLING NEEDS ANALYSIS

5.1 Existing housing provision

The section deals with access to housing, tenure, informal settlements and housing supply.

5.1.1 Access to housing

Analysis of the 2011 census reveals that 89% of households (26 068) living in 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 or 8%) households live in informal backyard accommodation on another person's property.

Type of Dwelling	2001	% of Total	2011	% of Total
Formal Dwelling	16 255	93	26 649	91
Informal dwellings	632	4	2 206	8
Traditional material / houses	474	3	97	<1
Other	40	<1	372	1

Table 22: Dwelling Type occupied by Swartland Household, 2001 and 2011 (Source: StatsSA, 2001 and 2011)

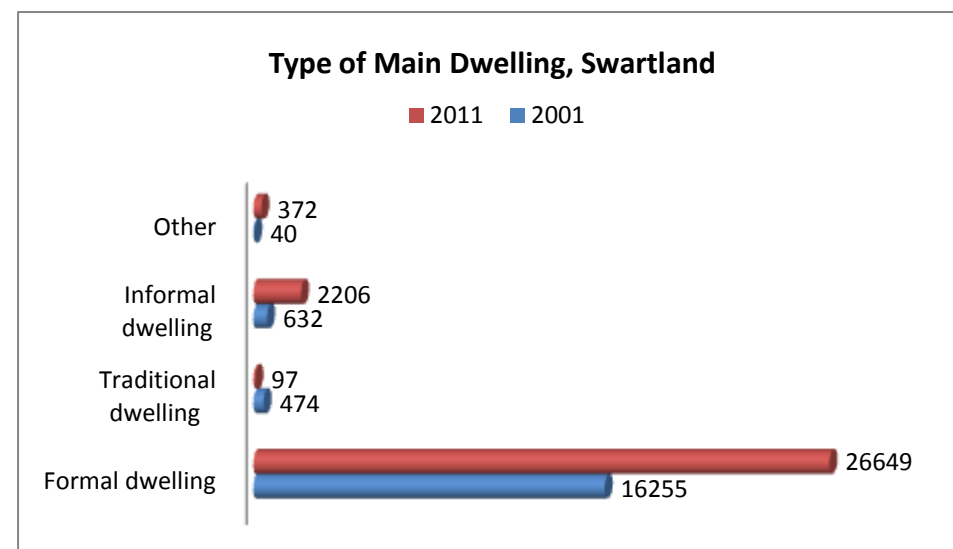
The graph in this section provides the number of households living in the different types of dwelling units within Swartland according to Census 2001 and 2011.

Even though the percentage of households in formal housing increased over this time (an increase of 10 934 formal dwellings), the proportion of households living in informal dwellings also increased for the same period

(an increase 1 574 informal dwellings and backyard dwellers, see graph and table in this section).

This demonstrates that there are a significant and increasing number of households living in informal structures. There has also been a significant increase in households living in backyard quarters being formal and informal.

There are 16 486 persons on the current municipal housing demand data base.



Graph 42: Dwelling types, Swartland 2001 and 2011 (Source: StatsSA, Ward Data 2001 and 2011)

According to StatsSA 49.8% of the households within the municipal area earned less than R3 500 per month (Census 2011).

5.1.2 Tenure

According to the 2001 Census, 7 431 households (43%) living in the Swartland Municipality at the time owned a house whilst 2 393 (14%) households were busy paying off a bond. Figures in the 2011 census indicate that 24% (4 276) of households own their house and 2 530 (14%) households are in the process of paying off a bond, which indicates a decrease in ownership since 2001. The percentage would also include retired people who have paid off their bond in full. In 2001 (3 552) households were renting and this number increased to (6 565) in 2011.

5.1.3 Informal Settlement Profiles

An informal settlement, Pola Park existed in Malmesbury within the Swartland Municipality. The informal settlement site was upgraded and serviced stands were provided to households. The area covers 6.1ha.

5.1.4 Existing Residential Property Supply

The table in this section provides a summary of the number of vacant and developed erven in the different settlements of the Swartland Municipality contained in the Swartland SDF (2012).

In 2008 there were 23 873 residential erven in the Swartland Municipal Area. Of these 23 686 (99%) were developed and 187 (1%) were vacant. Vacant erven will be taken into consideration in the development of a human settlement strategy for the municipality.

Settlement	Vacant Erven	No. of Residential Erven 2008
Abbotsdale	6	1 060
Chatsworth	7	1 084
Darling	11	2 317
Koringberg	-	438
Kalbaskraal	6	387
Malmesbury	56	10 272
Moorreesburg	15	2 927
Ongegund	6	Incl. in Riebeek Wes
Riebeek Kasteel	24	1 232
Riebeek Wes	38	1 458
Riverlands	7	300
Yzerfontein	11	2 398
Total	187	23 873

Table 23: Vacant & Developed Erven, Swartland (Source: Swartland SDF, 2012)

5.2 Existing Housing Need

The location of land to address the housing need should be strongly linked to urban structure and the SDF to guide the form, nature and direction of urban growth. The proposals as per this Human Settlement Plan are based on spatial planning directives reflected in the planned urban expansion as per Swartland SDF (2012) and land availability in the municipal area and the analysis of the existing housing backlog.

The housing need within Swartland Municipality exists primarily for lower income groups. The table below reflects the current waiting list which includes the housing backlog. The Municipality regularly updates the waiting list. These figures are thus subject to change.

Town	Housing Backlog: Subsidized	Housing Backlog: Affordable/ GAP & Flats
Abbotsdale	1 449	94
Chatsworth	696	25
Darling	2 084	600
Koringberg	233	-
Kalbaskraal	383	-
Malmesbury	6 033	(Affordable / GAP) 524
Ilingeethu	1 545	(Flats) 280
Saamstaan	3 278	
Moorreesburg	1 620	-
Riebeek Kasteel	1 221	-
Riebeek Wes	1 044	-
Riverlands	193	-
Yzerfontein	7	-
Sub-Totals	14 963	1 523
Total		16 486

Table 24: Swartland Waiting list, 2014.

The greatest need for housing exists in Malmesbury, Darling and Moorreesburg and the Riebeek Valley. Malmesbury, Darling and Moorreesburg were the three towns earmarked for economic development within Swartland Municipal area. The Swartland Municipality's SDF (2012) provides broad directives for residential development within each of the towns located in its municipal area.

It has also been established in consultation with municipal officials, that in the middle income groups, there is a lack of affordable housing in the market. This housing need is not currently provided for by the private or public sectors. The same applies to the social housing market. As a result

there is an associated lack of rental stock available to this middle income group.

The focus of the Swartland HSP will therefore be on the projected housing demand over the whole spectrum of socio-economic sectors and the associated projected future housing demand per sector.

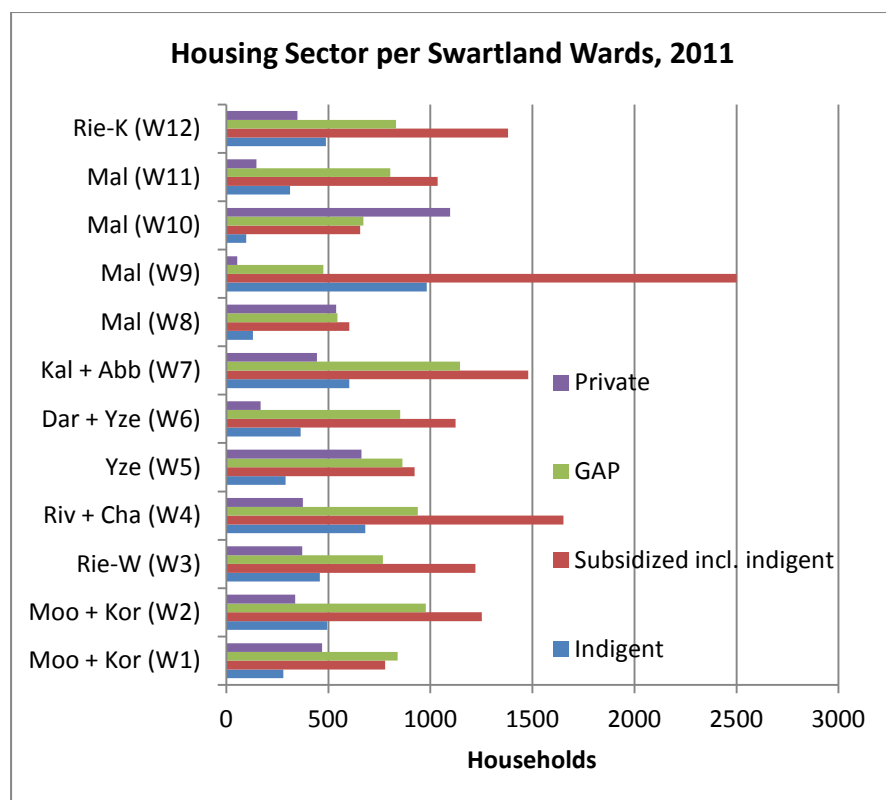
5.3 Future Housing Demand and Land Requirements

In order to determine the future housing demand in the Swartland Municipality, projections were based on a growth rate of 7% applied to Wards 1, 2, 5, 6, 8, 9, 10 and 11, whilst the average municipal growth rate (4.56%) was applied to the remaining wards.

It is noted that the highest growth rates (7% and more) are evident in wards 2, 4, 9 and 11. Wards 2 (Moorreesburg-7.2%), 9 (Ilingeethu-15.5%) and 11 (Saamstaan – 8.9%) are urban based whilst Ward 4 (Riverlands and Chatsworth- 9.6%) is rural. Hence the application of a growth rate of 7%.

In Ward 1 (Part of Moorreesburg and rural surroundings), Ward 3 (Riebeek Wes), 5 (Yzerfontein & Darling), 6 (a portion of Darling & its rural surroundings), 7 (Kalbaskraal), and 12 (Riebeek Kasteel) has an average growth rate of 4% to 7%. Wards 8 and 10 reflect the lowest growth rate of 0.5% and 3%. Hence the application of a growth rate of 4.56%.

Based on the future projections of the number of households, the 2011 income distribution was also utilised to project the future demand of different housing types.



Graph 43: Housing Sector per Swartland Wards, 2011

The table above reflects the different housing sectors per ward based on a breakdown of the 2011 household income. Wards 9 and 4 (Malmesbury – Illegelethu and Chatsworth & Riverlands) have the highest need for Subsidized housing whilst Ward 5-6 and 7 & 8-11 (Darling, Abbotsdale & and Malmesbury combined) have the highest need for GAP housing.

The existing housing backlog as defined by the Swartland housing waiting list and 5-year DoHS Project Pipeline were included in the evaluation, in

order to determine to what extent the current planned projects can address the existing housing need and to what extent land still needs to be made available to address the backlog, as well as providing for the projected 2031 housing demand.

For the purpose of determining associated land requirements, a differentiation has been made between the different housing delivery instruments, economic income bands and housing delivery by the public and the private sector.

The results were then measured against the proposals of the Swartland SDF (2012) in order to determine whether or not the SDF, which is also a 20 year plan, has made provision in its proposals to satisfy the projected housing demand.

To determine the viability of various programmes, pilot projects were implemented or initiated i.e. the GAP and future Community Residential Unit (CRU) pilot in Abbotsdale and the restructuring zone in Malmesbury to provide for social housing.

5.3.1 Projected Future Housing Demand (2031)

The table at the end of this section sets out three population projections per ward, one based on the current growth rate per ward, one based on the current average municipal growth rate and one based on the municipality's current drive to focus development within three towns earmarked for growth and development. The current household size per ward was used to determine the number of additional households in 2031, which represent the number of housing units that would be required per ward.

	2011		Growth Rate Projections per Ward according to individual ward rates			Municipal Growth Rate Projections (4.56%)			Proposed Growth Rate as per Municipal Foci Area (Preferred projection)		
Ward	2011 Population	2011 Households (Average Household size)	Current Ward Growth Rate	Projected 2031 Population	Projected 2031 Households	Current Municipal Growth Rate	Projected 2031 Population	Projected 2031 Households	Projected Ward Growth Rate	Projected 2031 Population	Projected 2031 Households
Wards 1 & 2 Moorreesburg	19 724 -10 558 - 9 166	4 654 (4.4) 2 086 (5.1) 2 568 (3.6)	6.2% 7.2%	71 981 (35 162) (36 819)	6 947 10 316	4.56%	25 757 22 361	5 089 6 265	7%	40 856 35 470	8 072 9 937
Ward 3 Riebeek Wes	8 888	2 359 (3.8)	4.9%	23137	6 141	4.56%	21 683	5 755	4.56%	21 683	5 755
Ward 4 Riverlands & Chatsworth	11 995	2 965 (4)	9.6%	75026	18 545	4.56%	29 263	7 233	4.56%	29 263	5 126
Ward 5 & 6 Darling & Yzerfontein	16 219 -7 917 -8 302	4 591 (3.6) -2 448 (3.2) -2 143 (3.9)	4.6% 4.3%	38 741 (19 462) (19 269)	6 018 4 974	4.56%	19 314 20 253	5 972 5 228	7%	30 636 20 253	9 473 5 228
Ward 7 Abbotsdale & Kalbaskraal	13 018	3 069 (4.2)	5.7%	39 450	9 300	4.56%	31 758	7 487	5%	31 758	7 487
Wards 8-11 Malmesbury	33 481 -6 955 -8 532 -8 690 -9 304	9 126 (3.5) 1 686 (4.1) 3 029 (2.8) 2 425 (3.6) 1 986 (3.6)	7% (0.5%) (15.5%) (3%) (8.9%)	226 872 (7 685) (152 297) (15 695) (51 195)	1 863 54 068 4 380 10 928	4.56%	16 967 20 814 21 200 22 698	4 113 7 389 5 916 4 845	7%	26 914 33 016 33 628 36 004	6 524 11 721 9 384 7 685
Ward 12 Riebeek Kasteel	10 438	2 560 (4.1)	4.5%	25 173	6 174	4.56%	25 464	6 245	4.56	25 464	6 245
Total Population & Households	113 763	29 170		500 371	139 654		277 532	71 538		364 994	92 638

Table 25: 20 year population and land requirement projections, Swartland

5.3.2 Future Land Requirements

Determined by density, erf sizes, programmes and income groups, future land requirements were calculated.

The Swartland SDF (2012) promotes densification to support sustainable development of the urban settlements. However, most of these urban settlements are small rural towns with a specific rural character. The proposed densities in these towns are therefore relatively low in terms of the provincial guidelines. The following table sets out the current and SDF proposed densities for each town.

Town	Current Density: du/ha	Proposed Density: du/ha
Abbotsdale (W 7)	6.8	8.5
Chatsworth (W 4)	8.8	10.3
Darling (W 5 & 6)	8.3	10
Koringberg (W 1)	4.9	5.5
Kalbaskraal (W 7)	2.9	4.5
Malmesbury (W 8 -11)	10.8	18
Moorreesburg (W 1 & 2)	5.2	7
Ongegund (W 12)	Unknown	8.5 (as Riebeeck Wes)
Riebeeck Kasteel (W12)	8.2	8.5
Riebeeck Wes (W 3)	7.4	8.5
Riverlands (W 4)	14.3	14.6
Yzerfontein (W 5)	6.8	7.8

Table 26: Proposed Densification Targets in Swartland Municipal Area (Source: Swartland SDF, 2012)

The Swartland SDF (2012) makes proposals for residential expansion areas, for all income groups for each settlement in the Municipality.

For the purposes of the evaluation of the SDF proposals, the land requirements were determined for the different DoHS programmed informed by income distribution (StatsSA 2011):

- Upgrading of informal settlements (UISP): income of R3 500 or less;
- Subsidized housing serviced site and top structures: income of R3 500 or less;
- Rental Stock: income of R3 500 or less & income R3 501 – R 7000
- Affordable/ GAP housing: potential FLISP subsidy income R3 501 – R 7000; and R7 001 – R15 000; and
- Other private sector developments.
- Transition sites and back yarders.

For the purpose of the assessment, the following standards were applied according to StatsSA income categories which do not correspond with the DoHS income categories. In the table below the DoHS categories are indicated in brackets.

	Housing Programme	Swartland Municipal Standards	StatsSA vs Income Categories
1	Upgrading of informal settlements (UISP)	90m ² + 20% provide for roads and open spaces (total 190m ²)	No income to R3 200 [R 3 500] /month
2	Subsidized housing, potential serviced sites & top structures IRDP (Integrated Residential Programme)	160m ² + 20% 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) (total 600m ²)	R12 801+ {R15 000}

Table 27: Housing programmes, Erf size standards and Income Categories

Land requirements per category are based on the plot size standards as per the table above, with the view of optimising the use of available land resources, without limiting the potential of the land owner to improve/ extend on the individual erf. The plot sizes represent the policy of Swartland Municipality and the plots are slightly bigger than the national norm.

Of note is the land requirement for social amenities according to the standards for the provision of social amenities:

- 1 crèche / 5 000 persons – 0.08ha
- 1 primary school/ 3 000 – 4 000 persons of 1 000 dwellings – 2.8ha
- 1 secondary school/ 6 000 – 10 000 persons/ 2 500 dwellings – 2.6ha
- 1 library/ 10 000 persons of 2 500 dwellings – 0.1ha
- 1 church / 1 000 persons – 0.015 – 0.3ha
- 1 mobile clinic / 5 000 persons of 1 250 dwellings
- 1 community hall/ 10 000 persons/ 2 500 dwellings – 0.2ha
- 1 police station/ 25 000 persons/ 6 250 dwellings – 0.1ha

The existing social amenities should be considered in determining the required social amenities as per growth projections for the Swartland.

The land required for future settlement development is tabulated below:

Wards	1 & 2	3	4	5 & 6	7	8 - 11	12
Land Required for:							
Subsidized Housing	140.1	46.5	37	131	76.4	360.2	41
Affordable Housing	156.5	39.8	29	117.3	55.5	256.6	30.6
Private housing	138.7	35.3	20.4	103.6	20.8	270.5	100
Total Land Required 5 years	35.2	19.8	17.7	57.7	37.5	130.3	23.1
Total Land Required 20 years	423.3	121.6	79.3	351.9	152.7	757	171.6
Land per SDF	56.4	57.1	27.9	484.9	152.6	1 234.5	67.3
Oversupply (Shortfall)	(378.9)	(65)	(51.4)	133	(0.1)	346.6	(104.3)
Total	(-120.1)						

Table 28: Land requirements based on growth rate applied

Land for future growth is slightly under provided for with 120ha. Whilst 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.



5.3.2.1 Wards 1 & 2: Moorreesburg and Koringberg

The projected land required for the period to 2017 and 2031 is 35.2.1ha and 400.2ha (193.2ha - Ward 1 and 207ha -Ward 2) respectively, and the total indicated in the Swartland SDF 2012 is 56.4ha.

Site(s)	A	B	Total
Extent	36.6ha	19,8 ha	56.4ha

For the 2 232 (Ward 1) and 3 594 (Ward 2) additional families projected to be in need of subsidized housing, 40.2ha and 64.7ha are required respectively. For the 2 409 (Ward 1) and 2 808 (Ward 2) additional families projected to be in need of Affordable/ GAP housing, 72.3ha and 84.2ha are required.

For the projected 1 345 (Ward 1) and 967 (Ward2) additional families in need of private housing 80.7ha and 58ha are required. A total of 400ha is required for the projected 13 355 additional families by 2031. Adding the 35.2ha of land required to provide for those on the waiting list that brings the total land required to 432.3ha.

There are currently 1 853 individuals residing in Moorreesburg and Koringberg on the waiting list. As the Swartland SDF proposes that Moorreesburg forms one of the focus areas for future subsidized housing in the municipality, the housing demand originating in Ward 1 (Koringberg) will need to be accommodated in Moorreesburg.

There are 15 vacant erven in Moorreesburg, whilst the projected private sector demand is 2 312 additional units or 138.7ha for the period. The Swartland SDF however earmarks slightly more than a quarter of the required land for this market (site A: ± 36.69ha).

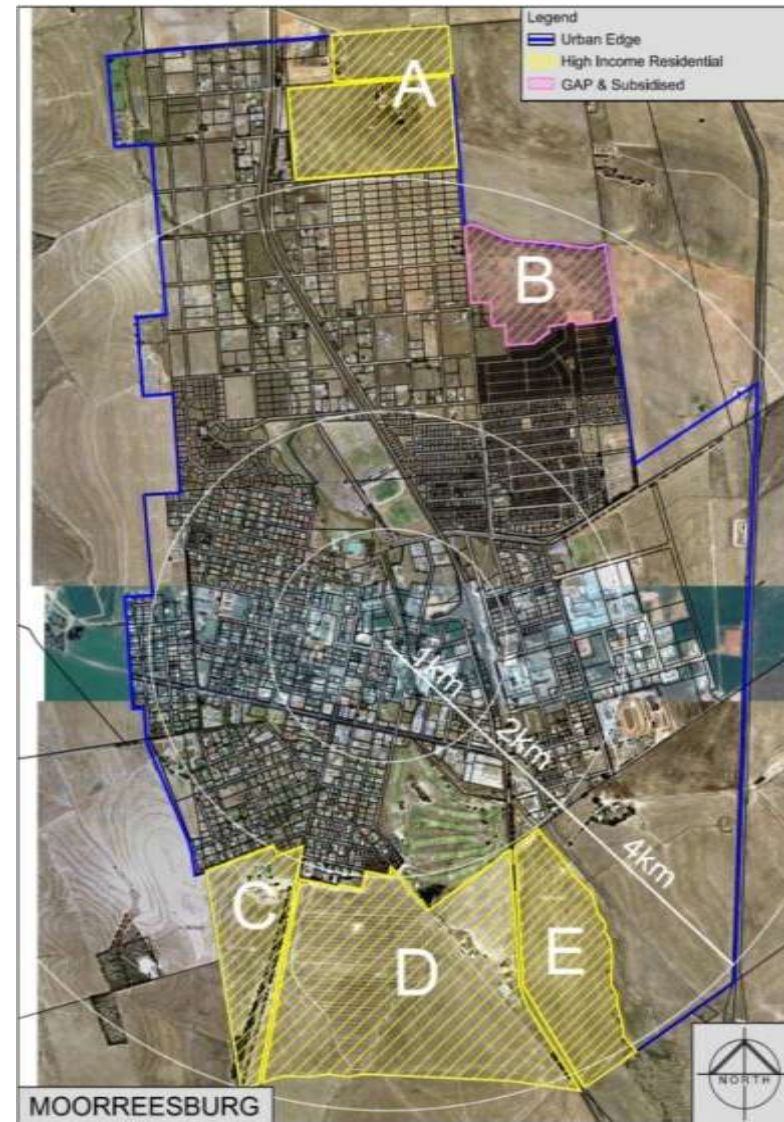


Figure 10: Moorreesburg: Proposed Residential Expansion Area and Housing Pipeline projects (Source Swartland SDF, 2012)

As private sector housing development is depending on real market demand, land should be provided according to uptake and not according to population growth in the private sector.

The Swartland SDF provides for sufficient land for the next 5 years, but additional land has to be identified for the projected need thereafter.

Recommendations:

- Monitor land requirements for housing delivery in the lower income bracket and particularly the Affordable/ GAP sector as the projections indicate that Moorreesburg requires nearly as many affordable units (5 217) as subsidized units (5 826);

- Identify additional land for subsidized and GAP housing during the SDF review cycle. A total of 35.2ha is required within the 5 year planning cycle and the SDF provides for 56.4ha. A total of 423.3ha is required within the 20 year cycle which results in an under supply of 379ha (See table below). The housing demand in Koringberg will be provided for in Moorreesburg.

- Identify densification zones for Affordable/ GAP housing as Moorreesburg is surrounded by high potential agricultural land; and

Promote higher density housing typologies to promote densification

Ward 1 & 2 (Moorreesburg & Koringberg)	5 years				20 years				
	Current Demand (Waiting List)	Housing Pipeline projects	Remaining Demand	Land Required	2031 Demand (2031Hh-2011Hh)	Additional Land Required	Total land Required	Available Land per SDF 2014	(Under)/ Over-supply of land as per SDF
Subsidized: Serviced Sites & Top Structure	233 1 620	500	1 353	4.4 30.8	2 232 (W1) 3 594 (W2)	40.2 (W1) 64.7 (W2)	140.1	19.8ha	(120.3)
Subsidized: Serviced Sites	-	-	-	-	-	-	-	-	-
Affordable/ GAP: incl. FLISP	Unknown	-	-	-	2 409 (W1) 2 808 (W2)	72.3 (W1) 84.2 (W2)	156.5	0	(156.5)
Private	Unknown	-	-	-	1 345 (W1) 967 (W2)	80.7 (W1) 58.0 (W2)	138.7	36.6	(102.1)
Total	1 853	500	1 353	35.2	13 355	400.2	432.2	56.4	(378.9)ha

Table 29: 5 and 20 year population and land requirement projection, Wards 1 & 2

5.3.2.2 Ward 3: Riebeek Wes, Ongegund and Misverstanddam

The projected land required for the period to 2017 and 2031 is 19.8ha and 101.8ha respectively and the total indicated in the Swartland SDF 2012 is 17.6ha (Riebeek Wes) and 39.5ha (Ongegund).

Site(s) Riebeek Wes	A	B	C	Total
Extent : Riebeek Wes	11.5ha	3.7ha	2.4ha	17.6ha
Extent: Ongegund	6.7ha	4.5ha	28.3ha	39.5h

For the 1 481 families projected as in need of subsidized housing, 26.7ha is required. For the 1 327 families projected as in need of Affordable/ GAP housing, 39.8ha is required.

For the projected 588 families in need of private housing 35.3ha is required. A total of 101.8ha is required for the projected 4 107 families by 2031. Adding the 19.8ha of land required to provide for those on the waiting list brings the total land required to 121.6ha.

There are currently 1 044 individuals on the waiting list.

As the Swartland SDF 2012 proposes that the backlog being addressed in Riebeek Kasteel and Ongegund and the projected demand are accommodated in Malmesbury (Wards 8 -11).

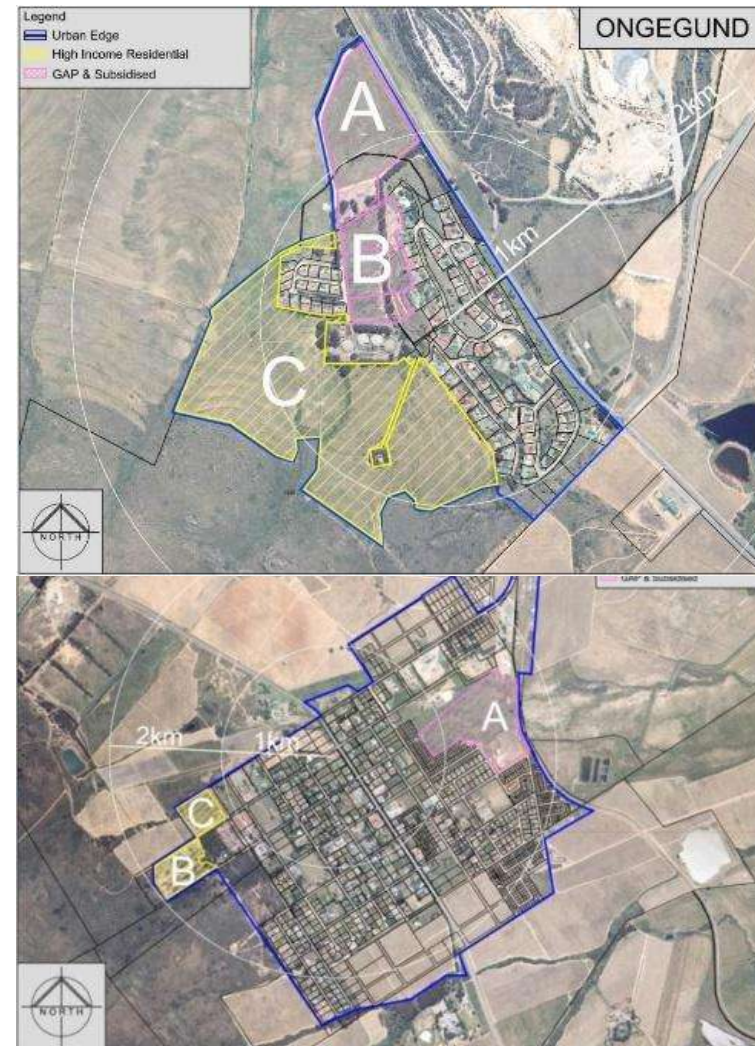


Figure 11: Riebeek Wes & Ongegund: Proposed Residential Expansion Area and Housing Pipeline projects (Source Swartland SDF, 2012)

There are 44 vacant erven in Riebeek Wes and Ongegund, whilst the projected private sector demand is 588 additional units or 35.3ha for the period. The SDF, however earmarks nearly sufficient land for this market (site A: ±34.6ha). As private sector housing development is dependent on real market demand, land should be provided according to uptake and not according to population growth in the private sector. A development of 270 middle income dwellings in Ongegund, is in its planning phase.

Recommendations

- Monitor land requirements for housing delivery in the lower income and Affordable/GAP sector as the projections indicate that Riebeek Wes requires as many affordable units (1 481) as subsidized units (1 327);

- As developable land is very limited in the Riebeek Valley, the housing need for the subsidized and Affordable/ GAP sector should be accommodated in Malmesbury as per SDF. A total of 19.8ha is required within the 5 year planning cycle and the SDF provides for 57ha. A total of 79.3ha is required within the 20 year cycle which results in an under supply of 65ha (See table below).
- Substantial portions of land were identified and approved for Affordable/ GAP and subsidized housing in Malmesbury;
- Promote higher density housing typologies to promote densification as Riebeek Wes has limited expansion possibilities.

Ward 3 Riebeek Wes & Ongegund	5 years				20 years				
	Current Demand (Waiting List)	Housing Pipeline projects	Remaining Demand	Land Required	2031 Demand (2031Hh-2011Hh)	Additional Land Required	Total land Required	Available Land per SDF 2014	(Under)/ Over-supply of land as per SDF
Subsidized: Serviced Sites & Top Structure	1 044	308	736	19.8	1 481	26.7	46.5	11.5 11.2	(23.9)
Subsidized: Serviced Sites	-	-							
Affordable/ GAP: incl. FLISP	Unknown	Unknown			1 327	39.8	39.8	0	(39.8)
Private	Unknown	Unknown			588	35.3	35.3	6.1 28.3	(1.4)
Total	1 044	308	736	19.8		101.8	121.6	57.1	(65)

Table 30: 5 and 20 year population and land requirement projection, Ward 3

5.3.2.3 Ward 4: Chatsworth and Riverlands

The projected land required for the period to 2017 and 2031 is 17.7 and 61.6ha and the total indicated in the SDF 2012 is 27.9ha.

Site(s)	A
Extent: Chatsworth	22ha
Extent: Riverlands	5.9ha

For the 1 118 additional families projected as in need of subsidized housing, 20.1ha is required. For the 703 additional families projected as in need of Affordable/ GAP housing, 21.1ha is required.

For the projected 341 additional families in need of private housing 20.43ha is required. A total of 61.6ha is required for the projected 2 161 additional families by 2031.

Adding the 17.7ha of land required to provide for those on the waiting list (16.9ha Subsidized and 0.8ha Affordable/ GAP) brings the total land required to 79.3ha.

There are currently 914 individuals on the waiting list who have expressed a desire to be accommodated in Chatsworth (696) and Riverlands (193).

The Swartland SDF 2012 proposes that the waiting list be addressed in Chatsworth and Riverlands and the projected housing demand be accommodated in Malmesbury.

There are 14 vacant erven in Chatsworth and Riverlands whilst the projected private sector demand is 341 additional units or 20.4ha for the period. The SDF however does not earmark any land for this market.



Figure 12: Chatsworth: Proposed Residential Expansion Area and Housing Pipeline projects (Source Swartland SDF, 2012)



Figure 13: Riverlands: Proposed Residential Expansion Area and Housing Pipeline projects (Source Swartland SDF, 2012)

As private sector housing development is depending on real market demand, land should be provided according to uptake and not according to population growth in the private sector.

Recommendations

- Monitor land requirements for housing delivery in the lower income and Affordable/ GAP sector as the projections indicate that Riverlands and Chatsworth require slightly more than 1.5x the number of subsidized units (1 118) than affordable units (703);
- As these towns are not earmarked for development, the housing need should be accommodated in Malmesbury as per Swartland SDF 2012. A total of 17.7ha is required within the 5 year planning cycle and the Swartland SDF 2012 provides for 27.9ha. A total of 79.3ha is required within the 20 year cycle which results in an under supply of 51.4ha (See table below) which should be provided in Malmesbury.
- Promote higher density housing typologies to promote limited densification
- Low economies of scale may inhibit the provision of GAP and potential FLISP housing opportunities.

Ward 4 Riverlands& Chatsworth	5 years				20 years				
	Current Demand (Waiting List)	Housing Pipeline projects	Remaining Demand	Land Required	2031 Demand	Additional Land Required	Total land Required	Available Land per SDF 2012	(Under)/ Over-supply of land as per SDF
Subsidized: Serviced Sites & Top Structure	696 +193	15	762 (excl.100 top structures)	13.2	1118	20.1	37	27.9ha	(9.1)
Subsidized: Serviced Sites	-	100		3.7					
Affordable/ GAP: incl. FLISP	25		25	0.8	703	21.1	29	0	(21.9)
Private	Unknown				341	20.4	20.4	0	(20.4)
Total	914	127	787	17.7	2161	61.6	79.3	27.9	(51.4)

Table 31: 5 and 20 year population and land requirement projection, Ward 4

5.3.2.4 Ward 5 & 6: Yzerfontein, Darling, Tygerfontein, Jakkalsfontein, Grottobaai, Ganzekraal & Dasseneiland

The projected land required for the period to 2017 and 2031 is 57.7ha and 351.9ha (190.6-Ward 5 and 103.6ha-Ward 6) respectively and the total indicated in the Swartland SDF 2012 is 484.9ha (144.6ha- Darling and 340.3ha Yzerfontein).

Site(s)	A	B	C	D	Total
Extent Darling	54.2ha	16.2ha	7.7ha	66.5ha	144.6ha
Extent Yzerfontein	107.2ha	230.9	2.2		340.3

For the 5 075 (3913 – Ward 5 and 1 162 – Ward 6) additional families projected as in need of subsidized housing, 131ha is required. For the 3 312 additional families projected to as in need of Affordable/ GAP housing, 117.3ha is required. For the projected 1 723 families in need of private housing 103.4ha is required. A total of 294ha is required for the projected 10 111 families by 2031. Adding the 57.7ha of land required to provide for these on the waiting list (39.7ha Subsidized and 18ha Affordable/ GAP) bring the total land required to 351.9ha.

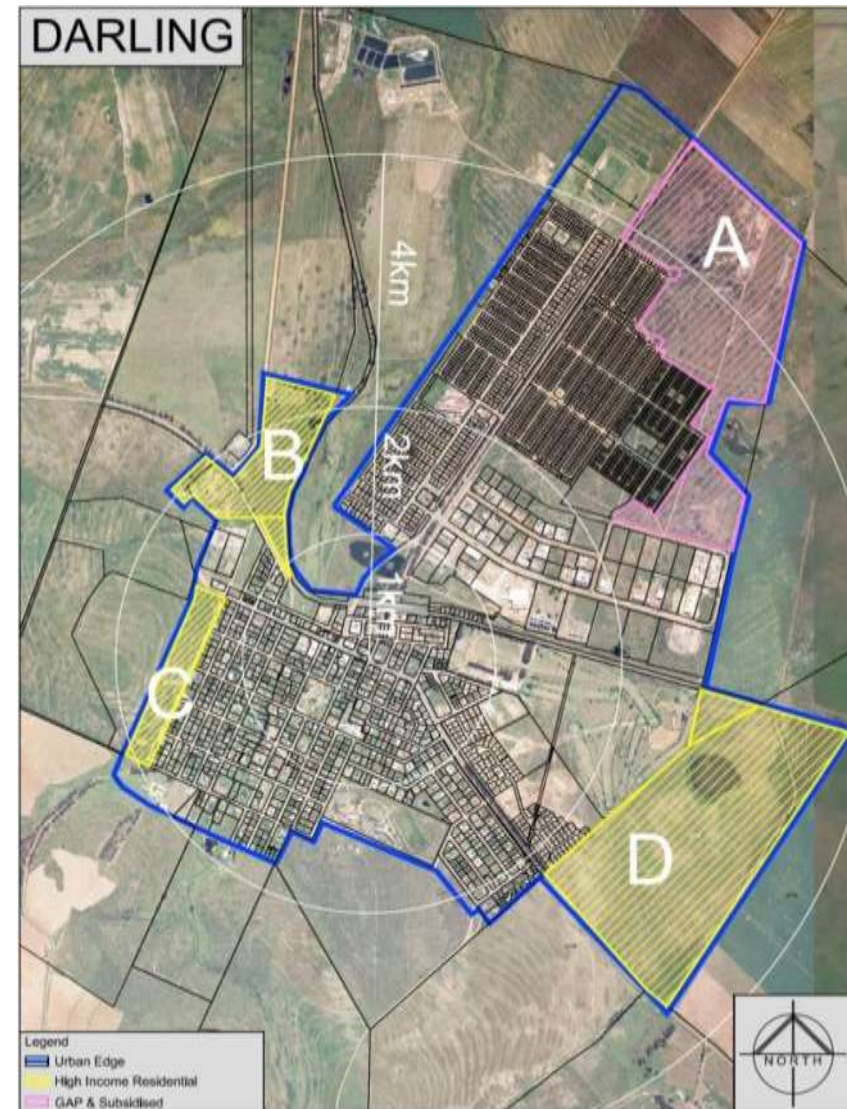


Figure 14: Darling: Proposed Residential Expansion Areas and Housing Pipeline Projects (Source Swartland SDF, 2012)

There are currently 2 691 individuals on the waiting list who have expressed a desire to be accommodated in Darling. Due to the fact that the Swartland SDF 2012 proposes that Darling forms one of the focus areas for future subsidized housing in the municipality, the housing demand originating in Ward 5 & 6 will need to be accommodated in Darling.

There are 22 vacant erven in Darling and Yzerfontein, whilst the projected private sector demand is 1 723 additional units or 103.6ha for the period. The SDF earmarks 484.9ha for this market. As private sector housing development is dependent on real market demand, land was provided according to uptake and not according to population growth in the private sector. This is particularly the case within Yzerfontein, which is a holiday destination.

Recommendations

- Darling is earmarked for development and it's subsidized and Affordable/ GAP housing need should be accommodated in Darling as per Swartland SDF 2012;
- Monitor land requirements for housing delivery in the lower income and Affordable/ GAP sector. It is projected that 5 075 subsidized and 3 312 affordable units will be required in the long term;
- Promote higher density housing typologies to promote limited densification.
- A total of 57.5ha is required within the 5 year planning cycle and the SDF provides for 484.9ha. A total of 351.9ha is required within the 20 year cycle which results in an oversupply of 133ha (See table below). Due to the fact that Darling is one of the towns earmarked for human settlement development, the additional land can be utilized to provide for the housing need in both wards 5 and 6.

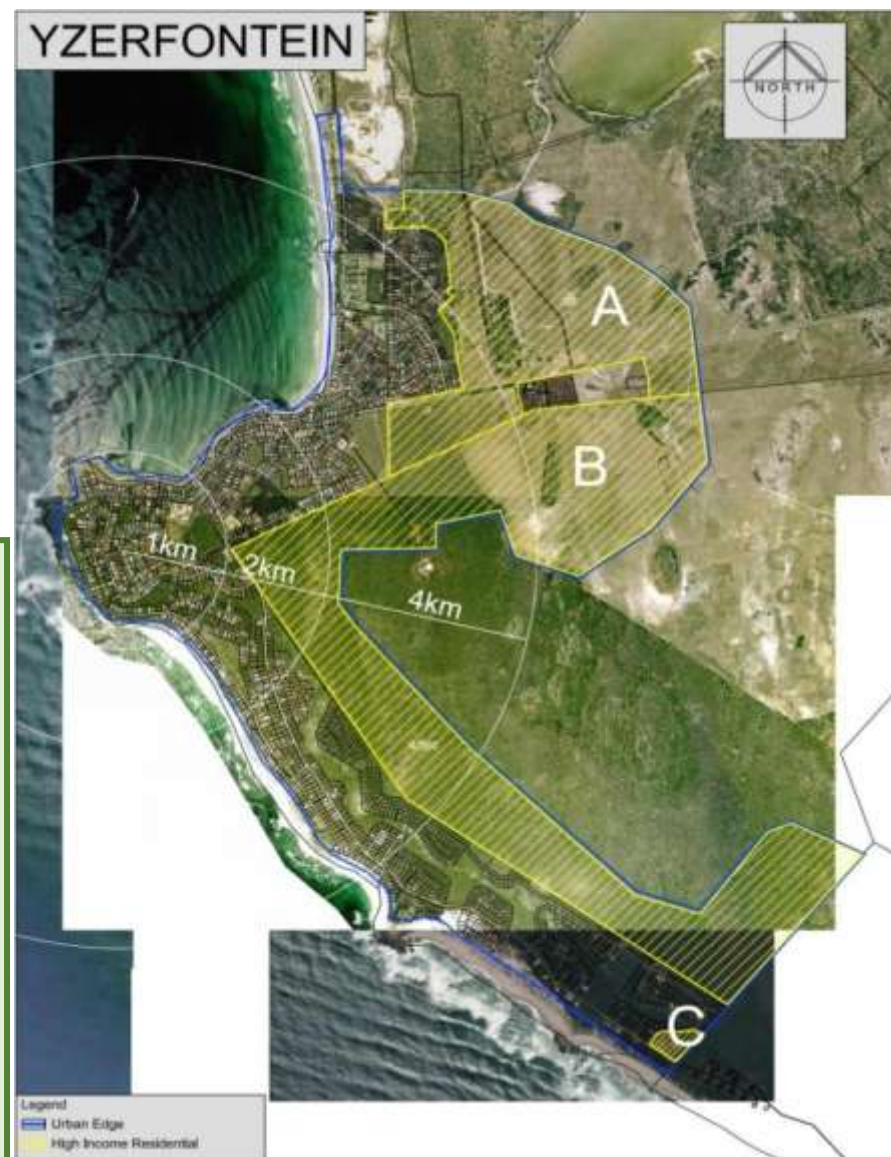


Figure 15: Yzerfontein: Proposed Residential Expansion Areas (Source Swartland SDF, 2012)

	5 years				20 years				
Wards 5 & 6 Darling & Yzerfontein	Current Demand (Waiting List)	Housing Pipeline projects	Remaining Demand	Land Required	2031 Demand (2031Hh- 2011Hh)	Additional Land Required	Total land Required	Available Land per SDF 2014	(Under)/ Over- supply of land as per SDF
Subsidized: Serviced Sites & Top Structure	2 091		2 091	39.7	3 913(W5) 1 162(W6)	70.4(W5) 20.9(W6)	131	54.2ha	(76.8)
Subsidized: Serviced Sites	-	-	-						
Affordable/ GAP: incl. FLISP	600	75	525	18	2 224(W5) 1 088(W6)	66.7(W5) 32.6(W6)	117.3	0	(117.3)
Private	Unknown	-	-		888(Yze) 835(Dar)	53.5 (Yze) 50.1(Dar)	103.6	340.3(Yze) 90.4(Dar)	327.1
Total	2 691	75	2 616	57.7	10 110	294	351.9	484.9	133

Table 32: 5 and 20 year population and land requirement projection, Wards 5 & 6

5.3.2.5 Ward 7: Abbotsdale and Kalbaskraal

The projected land required for the period to 2017 and 2031 is 37.5ha and 115.1ha respectively, and the total indicated in the SDF 2012 is 152.5ha.

Site(s)	A	B	C	D	Total
Extent : Abbotsdale	54.2ha	5.3	66		125.5
Extent: Kalbaskraal	4.5ha	6.6ha	13.8ha	2.2ha	27.1ha

For the 2 315 families projected as in need of subsidized housing, 41.71ha is required. For the 1 756 families projected as in need of Affordable / GAP housing, 52.7ha is required. For the projected 346 families in need of private housing 20.8ha is required. A total of 115.1ha is required for the projected 4 418 families by 2031. Adding the 37.5ha of land required to provide for those on the waiting list (34.2ha Subsidized and 2.8ha Affordable/ GAP) bring the total land required to 152.7ha.

There are currently 1 926 (1 543-Abbotsdale and 383- Kalbaskraal) individuals on the waiting list. As the SDF proposes that Malmesbury including Abbotsdale are the main focus areas for future subsidized housing in the municipality, the housing demand originating in Ward 7 will need to be accommodated in Malmesbury whilst it is currently being accommodated in Abbotsdale.

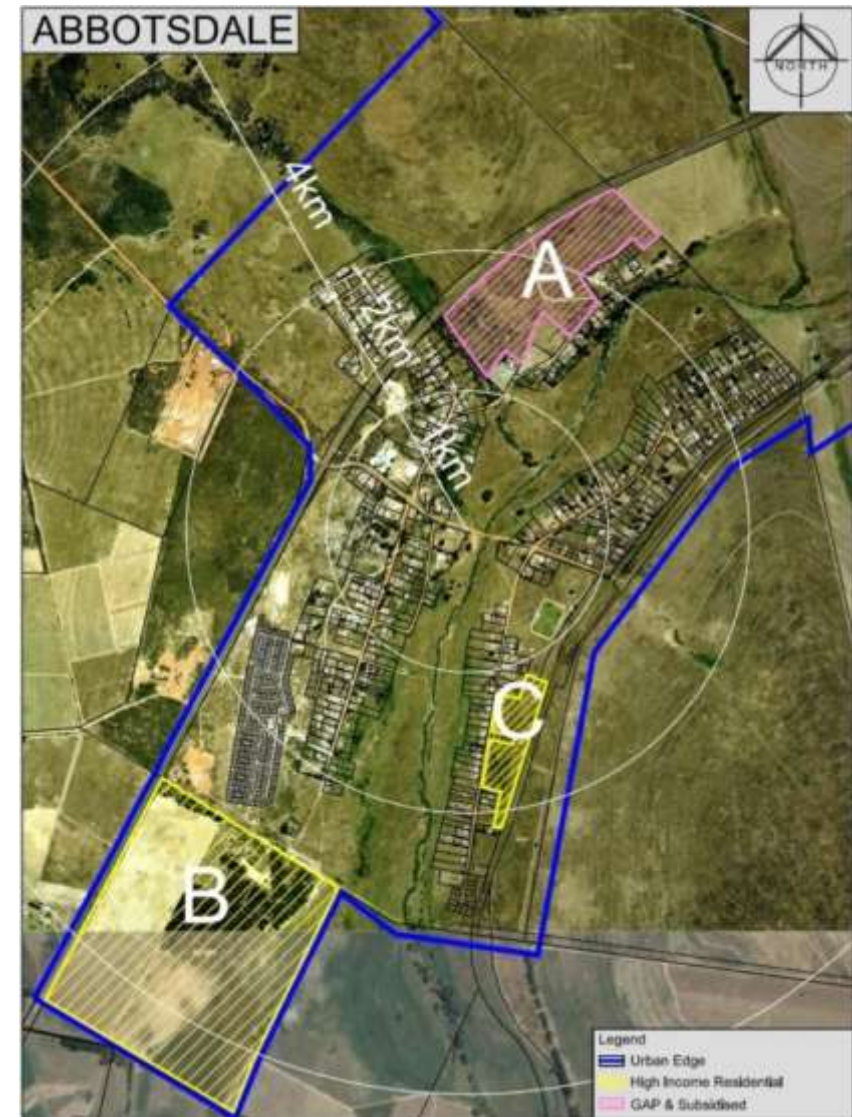


Figure 16: Abbotsdale: Proposed Residential Expansion Areas and Housing Pipeline Projects (Source Swartland SDF, 2012)

There are 12 vacant erven in Abbotsdale and Kalbaskraal, whilst the projected private sector demand is 346 additional units or 20.8ha for the period. The SDF earmarks 98.4ha for this market. As private sector housing development is dependent on real market demand and preference, given that land was provided for erven with a rural character and not according to population growth in the private sector. This is particularly the case within Kalbaskraal, which has erven much bigger than the norm of 600m² for single residential erven.

Recommendations

- Kalbaskraal is not earmarked for development and the existing subsidized and Affordable/ GAP housing backlog should be accommodated in the town as per Swartland SDF 2012.
- Abbotsdale is earmarked for development and all housing types should be accommodated in terms of the backlog and future projections i.e. the 2 315 families projected to be in need of subsidized housing and the 1 756 families projected in need of affordable housing.
- A total of 37.5ha is required within the 5 year planning cycle and the SDF provides for 152.6ha. A total of 152.7ha is required within the 20 year cycle which results in sufficient supply (See table below).
- Monitor land requirements for housing delivery in the lower income and Affordable/ GAP sector in Abbotsdale;
- Promote higher density housing typologies to promote limited densification in Abbotsdale and Kalbaskraal.



Figure 17: Kalbaskraal: Proposed Residential Expansion Area and Housing Pipeline Projects (Source Swartland SDF, 2012)

	5 years				20 years				
Ward 7 Abbotsdale & Kalbaskraal	Current Demand (Waiting List)	Housing Pipeline projects	Remaining Demand	Land Required	2031 Demand	Additional Land Required	Total land Required	Available Land per SDF 2014	(Under)/ Over- supply of land as per SDF
Subsidized: Serviced Sites & Top Structure	1 449 + 383	541 94	1 197	27.5ha (Abb) 7.2ha (Kal)	2 315	41.7	76.4	54.2ha (Abb)	(22.2)
Subsidized: Serviced Sites	-	-	-	-	-	-	-	-	-
Affordable/ GAP: incl. FLISP	94	0	94	2.8	1 756	52.7	55.5		(55.5)
Private	Unknown	-			346	20.8	20.8	71.3 (Abb) 27.1 (Kal)	77.6
Total	1 926	635	1 291	37.5	4418	115.1	152.7	152.6	(0.1)

Table 33: 5 and 20 year population and land requirement projection, Ward 7

5.3.2.6. Wards 8, 9, 10 & 11: Malmesbury

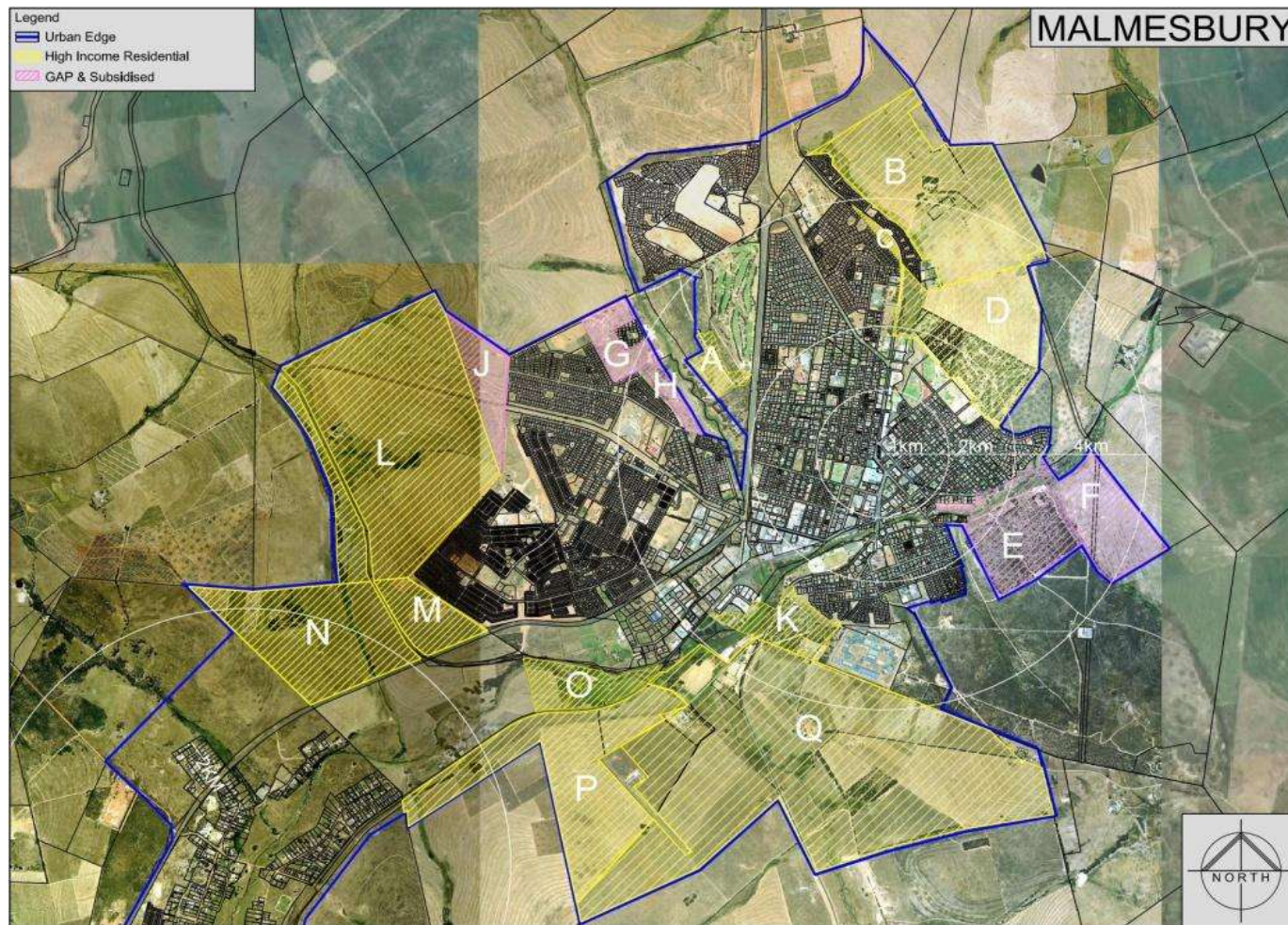


Figure 18: Malmesbury Proposed Residential Expansion Area and Housing Pipeline Projects (Source Swartland SDF, 2012)

Site(s)	A	B	C	D	E	F	G	H	J
Extent	9.2ha	124.4ha	2.2ha	85.7ha	53.7ha	43.1ha	16.6ha	6.3ha	23.2ha

Site(s)	K	L	M	N	O	P	Q	Total
Extent	25.3ha	222.8ha	25.1ha	92.2ha	25.1ha	110.9ha	368ha	1234.5ha

The projected land required for the period to 2017 and 2031 is 130.3ha and 757ha (Ward 8-4838ha, Ward 9-8692ha, Ward 10- 6959ha, Ward 11- 5 699ha) and the total indicated in the SDF 2012 is 1234.5ha.

For the 13 653 additional families projected as in need of subsidized housing, 245.8ha is required. For the 8 028 families projected as in need of Affordable/ GAP housing, 240.9ha is required. For the projected 4 508 families in need of private housing 270.5ha is required. A total of 757ha is required for the projected 26 188 families by 2031. Adding the 130.3ha of land required to provide for those on the waiting list (114.6ha Subsidized and 15.7ha Affordable/ GAP) brings the total land required to 883.3ha.

There are currently 6 837 individuals on the waiting list who have expressed a desire to be accommodated in Malmesbury. As the administrative centre of Swartland Municipality, and as the SDF proposes, Malmesbury will be the location where the majority of subsidized housing will be provided.

There are 56 vacant erven in Malmesbury, whilst the projected private sector demand is 4508 additional units or 270.5ha for the period. The SDF

earmarks 726.1ha for this market. As private sector housing development is depending on real market demand, land was provided according to uptake and not according to population growth in the private sector.

Recommendations

- Malmesbury is the centre earmarked for development and the existing subsidized and Affordable/ GAP housing backlog should be accommodated in the town as per SDF. As projections indicate 13 653 additional families to be in need of subsidized housing and 8 028 families to be in need of Affordable/ GAP housing.
- Monitor land requirements for housing delivery in the Affordable/ GAP income sector, of which some could be accommodated on land earmarked for private development.
- Promote higher density housing typologies to promote densification.
- Establish a site in Malmesbury for transitional housing arrangements.
- A total of 130.3ha is required within the 5 year planning cycle and the SDF provides for 1 234.5ha. A total of 887.3ha is required within the 20 year cycle which results in an oversupply of 347ha (See table below). As Malmesbury is one of the towns earmarked for human settlement development, the additional land can be utilized to provide for the housing needs of smaller towns where there is not sufficient additional land.

	5 years				20 years				
Wards 8,9,10,11 Malmesbury, Saamstaans, Ilingeethu	Current Demand (Waiting List)	Housing Pipeline projects	Remaining Demand	Land Required	2031 Demand (2031Hh – 2011Hh)	Additional Land Required	Total land Required	Available Land per SDF 2012	(Under) / Over-supply of land as per SDF
Subsidized: Serviced Sites & Top Structure	6 033	1 000 44 rectification	4 744	114.6	2 272 4 189 2 486 4 706 13 653	40.9 75.4 44.8 84.7 245.8	360.42	508.4	148
Subsidized: Serviced Sites	-	245	-	-	-	-	-	-	-
Affordable/ GAP: incl. FLISP	524	158	366	15.7	1 644 3 243 2 247 894 8 028	49.3 97.3 67.4 26.8 240.9	256.6	0	(256.6)
Social Housing	280	152	128	0	-	-	-	-	-
Private	Unknown	-	-	-	922 1 260 2 226 100 4 508	55.3 75.6 133.6 6.0 270.5	270.5	726.1	455.6
Total	6837	1 354+245 = 1 559	5 238	130.3ha	4 838 8 692 6 959 5 699 26 188	145.5 248.3 245.7 117.5 757	887.3	1234.5	346.6

Table 34: 5 and 20 year population and land requirement projection, Wards 8 - 11

5.3.2.7. Ward 12: Riebeek Kasteel



Figure 19: Riebeek Kasteel: Proposed Residential Expansion Area and Housing Pipeline Projects (Source Swartland SDF)

Site(s)	A	B	C	D	E	F	G	H	J	K	Total
Extent	2.7ha	11.1ha	4.1ha	1.4ha	6.7ha	1.8ha	8.9ha	5.3ha	6.3ha	16.1	48.3ha

The projected land required for the period to 2017 and 2031 is 23.1ha and 148.6ha) respectively, and the total indicated in the SDF 2012 is 67.3ha. For the 997 additional families projected to be in need of subsidized housing, 17.9ha is required. For the 1021 families projected to be in need of Affordable/ GAP housing, 30.6ha is required. For the projected 1 667 families in need of private housing, 100ha is required. A total of 148.6ha

is required for the projected 3 685 families by 2031. Adding the 23.1ha of land required to provide for those on the waiting list bring the total land required to 171.6ha. There are currently 1 221 individuals on the waiting list. Only the backlog will be accommodated in Riebeek Kasteel. The future demand for subsidized housing will be accommodated in Malmesbury.

There are 24 vacant erven in Riebeek Kasteel, whilst the projected private sector demand is 1 667 additional units or 100ha for the period. The Swartland SDF 2012 earmarks 48ha for this market. As private sector housing development is dependent on real market demand, land was provided according to uptake and not according to population growth in the private sector.

Recommendations

- Riebeek Kasteel is not earmarked for development and the existing subsidized and Affordable/ GAP housing backlog should be accommodated in the town as per Swartland SDF 2012.
- Monitor land requirements for housing delivery in the Affordable/ GAP income sector, of which some could be accommodated on land earmarked for private development as projections indicate 997 additional families are in need of subsidized housing and 1021 families are in need of Affordable/ GAP housing
- Promote higher density housing typologies to promote densification.
- A total of 23.1ha is required within the 5 year planning cycle and the SDF provides for 67.3ha. A total of 171.6ha is required within the 20 year cycle which results in an under supply of 104.3ha (See table below). However, in Malmesbury, adequate land has been provided for to address the housing need in Ward 12.

	5 years				20 years				
Ward 12 Riebeek Kasteel	Current Demand (Waiting List)	Housing Pipeline projects	Remaining Demand	Land Required	2031 Demand	Additional Land Required	Total land Required	Available Land per SDF 2014	(Under)/ Over- supply of land as per SDF
Subsidized: Serviced Sites & Top Structure	1 221	308	913	23.1	997	17.9	41	19ha	(22)
Subsidized: Serviced Sites	-	-	-	-	-	-	-	-	-
Affordable/ GAP: incl. FLISP	Unknown	-	-	-	1 021	30.6	30.6	0	(30.6)
Private	Unknown	-	-	-	1 667	100	100	48.3	(51.7)
Total	1 221	308	913	23.1	3 685	148.6	171.6	67.3	(104.3)

Table 35: 5 and 20 year population and land requirement projection, Ward 12

The table above provides a short, medium and long term housing demand projection over the period up to 2031, using different ward growth rates. Due to the misleading high growth rate individual growth rates should be applied, a growth rate of 7% was applied to Wards 1 & 2, 5 & 6 and 8 to 11. The average growth rate of 4.56% was applied to the remaining wards.

Housing demand in the short term (5 years) is 11 988, of which 14 661 (more than 100% or 123% is represented by the current waiting list (2013). The current 5-year project pipeline (2012 -2017) can deliver 2 795 serviced sites and 2 780 top structures. This will address approximately 23% of the projected demand in that sector.

The additional projected housing demand in the medium term (5 – 10 years) would be 20 679, and in the longer term 10 – 20 years, a further 18 848 units would need to be built.

Should the population growth rates in the municipal area change over this period, the projected housing demand would differ.

Note:

The projections set out in this report are based on current growth rates and in order for the HSP to remain current and relevant, population growth rates, average household size and income group distribution will need to be revisited bi-annually or in line with the release of the most recent StatsSA information.

Ward 9 has experienced the highest growth rate (15.5%) for this period. Ward 11 followed suit with the second highest growth rate. Ward 1 has the highest rural growth rate followed by Ward 7.



6. SWARTLAND HUMAN SETTLEMENT STRATEGY

The analysis and conclusions set out in the sections before serve as the basis for the Swartland Human Settlement Plan 2014 - 2017. The plan responds to the needs and projected demand within the municipality whilst considering the municipality's corporate capabilities at the same time. The plan is directed at addressing housing demands across the whole spectrum of income groups since this is key in supporting sustainable human settlement development within the municipality, over time. To strengthen sustainable settlement development, cost effective delivery of services, the core function Swartland Municipality, is a guiding principle of the strategy.

In keeping with the Comprehensive Plan for Sustainable Human Settlement (September 2004), the Swartland HSP focuses on improving the quality of housing and housing environments by integrating communities and settlements. Accordingly the focus is on the development of integrated human settlements in well located areas that provide convenient access to urban amenities, including places of employment. At the same time, it is recognised that the Swartland Municipality is characterised by a large rural population, whose needs would also need to be accommodated in the strategy. A key concern in the municipality, which is emphasised in the LED and the IDP, is the alignment of the municipality's ability to provide for basic services to the poorest of the poor within its corporate capabilities. The Swartland HSP therefore looks at the complete range of available housing instruments to address the current and projected future housing need within the municipality.

The HSP is directed at integration, consolidation and maintenance of the urban fabric, and the identification of well-located areas that support the sustainable development of communities. However, it recognises that a) where the need is high and a large number of households need to be provided for, that "Greenfields" development on the urban edge may be the most appropriate solution. The approach in such cases therefore places an emphasis on ensuring that social and community facilities are also provided for and where appropriate, commercial opportunities must be incorporated into the detailed development of new suburbs

and b) that the number of households provided for are being determined by the municipalities corporate capabilities.

Further, the HSP has evaluated the availability of land to accommodate the projected demand within the context of the Swartland SDF 2012. Where there are indications that insufficient land has been identified for future housing delivery, the Swartland SDF will need to be amended and the required land needs to be discounted.

The following section briefly describes the housing instruments that will inform the Swartland HSP. In the evaluation of the individual sites, proposals are made with regards to the housing instrument that would be applied for the implementation of individual projects.

In essence the Swartland Human Settlement Strategy has three thrusts:

- Responding to demand across the whole spectrum of income groups.
- Enhancing settlement integration.
- Delivery according to corporate capabilities.

6.1 Respond to demand across the whole spectrum of income groups

In order to respond to demand over the complete spectrum of income groups the needs and projected demands were established (See Chapter 5). A range of housing typologies (or instruments) will be made available whilst equal consideration will be given to rural and urban dwellers, back yard dwellers and inhabitants living in the Swartland Municipal area that are in transition. As the need and projected demand were established, this section to follow, deals primarily with public sector housing delivery (or instruments). A brief consideration of private sector housing follows as well as a strategy to provide for rural dwellers.

6.1.1 Available Housing Instruments accessible to the whole spectrum of income groups

A range of programmes with associated housing mechanisms are available from the DoHS. They vary in their intent and each is briefly discussed in the sections to follow.

Not all the available housing instruments are appropriate to the housing allocation that is currently made available from National Government.

6.1.1.1 Integrated Residential Development Programme IRDP

The IRDP is seen as one of the key programmes directed at promoting the sustainable development of settlements and thereby creating social cohesion. Funding is available to qualifying individuals/ households earning between R0 and R3 500 per month. It provides for the acquisition of land, servicing of stands for low and middle income groups, as well as land for commercial activities, recreation, schools and clinics. It has the potential to be undertaken in phases, where the initial phases provides for the servicing of stands and the second phase can provide for the construction of houses for qualifying beneficiaries. Stands may also be sold to non-qualifying persons or utilised for commercial purposes.

The IRDP provides a flexible tool that should also be considered for its potential to provide for stands that could be sold to non-subsidy qualifying individuals/households, in particular where projects directed at the Affordable/ GAP market are considered, or where qualifying individuals/households in the R3 501 to R7 000 income categories may take ownership of a serviced stand.

The IRDP, although traditionally applied to the subsidised programme only, may provide the municipality with an opportunity to provide for the larger range of income groups in a single project.

To qualify for the IRDP programme, applicants must meet the following criteria:

- Be a South African citizen or have a permanent residence certificate
- Married, cohabiting with a partner or single with dependants.

- Have never owned property.
- Have never received a Government Housing Subsidy.
- Be 18 years or older.
- Joint household income should not exceed R3 500 per month.

A recent policy directive limits the provision of top structures to persons 40 years and older

The allocation of housing stock will be dealt with in the Allocation Policy of Swartland Municipality. Swartland Municipality is in the process of developing such a policy and on completion thereof, it shall be included as an addendum of the Human Settlement Plan.

6.1.1.2 Upgrading Informal Settlement Programmes UISP

Although the UISP is considered one of the most important programmes of government to upgrade living conditions by providing secure tenure and access to basic services, it is directed at in situ upgrading of informal settlements. The programme only finances serviced stands, and funding for top structures is sourced from other housing programmes. The UISP project has been applied to service stands in Phola Park, Malmesbury and forms part of the 2012-2017 5-year housing pipeline.

The Swartland HSP therefore does not consider this housing instrument any further.

It is however recommended that the Municipality continue to actively restrict the establishment of informal settlements within the municipal area.

6.1.1.3 Emergency Housing Assistance Programme

The programme makes provision for the temporary relief to households in stress following on natural and man-made disasters until such a time that they can be provided with permanent accommodation or for the temporary relocation of households where this is required for the purpose of implementing a UISP programme.

Although it is not an envisaged immediate need within the Swartland Municipality at this time, the programme can benefit those persons who are not in a situation to address their own housing emergency from their own resources, or from other sources, such as housing insurance policies.

The programme is not available to fund normal housing projects. The National Housing Code requires that land identified for emergency housing should form part of the municipality's housing plan, and the Swartland HSP makes provision for individuals in transition in Sibanye in Moorreesburg.

6.1.1.4 Development of Rental Stock

There are several programmes that provide for the development of rental stock. In principle rental stock is required to provide for households that may not qualify to benefit from other housing instruments, do not have the financial means to participate in the free market-related housing rental sector, or choose not to own property.

Swartland Municipality has initiated two projects to determine the viability of such stock:

- a) A restructuring zone within Malmesbury
- b) Community Residential Units (CRU) in Abbotsdale and Riebeek West.

6.1.1.5 Finance Linked Individual Subsidy Programme FLISP

The FLISP provides a subsidy to qualifying beneficiaries who have secured mortgage finance to acquire an existing house or a vacant stand, linked to a house construction contract i.e. "plot and plan". The purpose of the programme is to reduce the initial mortgage amount to render the monthly loan repayment instalments affordable over the loan repayment term or to cover the shortfall between the qualifying loan amount and the total product price.

The programme is earmarked for households earning between R7 501 to R15 000.

Discussions with implementing agents indicated that it is only possible for developers to deliver the FLISP product within budget where there are economies of scale. The extent of current and projected FLISP demand within the Swartland Municipality does offer the economies of scale that are required for a private developer to develop dwelling units to service the FLISP market.

Although the evaluation of land suitability and the Swartland SDF have indicated suitable sites for FLISP as part of the HSP, it is proposed that in order to deliver units that can be offered to the FLISP market and within the programme's property value limitation, that the Municipality also act as the developer who would appoint contractors to execute their work.

Swartland Municipality is in the process of implementing a pilot project that will demonstrate how this could work. A carefully worked out business plan forming the framework within which the project is carried out and managed guides the initiative. A potential site has to been identified in Abbotsdale.

6.1.1.6 Private Sector Housing Initiatives

Private sector property development is required to cater for private sector housing demand and in particular for higher income households who are excluded from benefitting from any of the above mentioned state housing instruments.

As set out in Chapter 5 of this report, there is a demand for high income housing within each town, especially in Malmesbury, Darling and the Riebeek Valley.

6.1.2 Housing Delivery and Implementation Strategy

Considering the base information in the previous sections relating to the waiting lists and types of tenure, the following table presents possible key programmes and funding instruments.

Types of Housing Instrument	Malmesbury (W 8 – 11)	Moorreesburg (W 1 & 2)	Darling (W 5 & 6)
IRDP	X	X	X
UISP	X	-	X
FLISP	X	X	X
SOCIAL	X	-	-

Table 36: Possible Housing Delivery Funding instruments

6.1.3 Backyard Dweller Strategy

6.1.3.1 Context

The primary and immediate focus of the Swartland HSP is to address the housing needs of a significant number of households that are on the waiting list in the towns earmarked for development i.e. Malmesbury, Moorreesburg and Darling.

As funding opportunities present themselves, smaller projects in the smaller settlements will be implemented with the aim to address the current waiting lists only.

Individuals listed on the waiting list of the Swartland Municipality are currently housed as follows:

- In an upgraded informal settlement
- As part of a multiple household within a single formalized dwelling
- On farms and
- On existing residential properties in structures that are secondary to the primary dwelling unit, i.e. backyard dwellers.

Both within the Swartland Municipality and nationally, it is recognised that backyard dwellings play a significant role in addressing housing needs. Backyard dwellings provide an affordable and accessible alternative form of accommodation/ shelter to mainly the poorer sectors of the community or serve as an alternative form of housing where other forms of housing are not available/ accessible.

There are two distinct aspects to the backyard dwelling phenomenon that are important to recognise:

- Backyard dwellings form part of the housing rental stock but do not promote security of tenure;
- Backyard dwellings vary in terms of quality of accommodation and access to basic services is in many cases inadequate.

A key emerging issue within the Swartland relates to the need to address tenure and housing demand expressed by backyard dwellers within the municipal area.

6.1.3.2 Determination of Need

In order to develop a meaningful backyard dwellers strategy, the scale and distribution of backyard accommodation in the Swartland Municipal Area must be understood.

The below table sets out the Census 2011 and Western Cape Image Count 2014 distribution of households accommodated in non-primary dwellings/ alternative forms of accommodation per ward within the Swartland Municipal area relative to the Waiting List 2013.

Ward	Ward 1 & 2 Moo & Kor	Ward 3 Rie-W	Ward 4 Riv & Cha	Ward 5 & 6 Dar & Yze	Ward 7 Kal & Abb	Ward 8 – 11 Malmesbury	Ward 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	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
% of waiting list	18	15	49	6	90	25	14	22
Waiting list 2013	1 853	1 044	914	2 691	1 926	6 837	1 221	16 486

Table 37: Non-Primary/ Alternative Forms of Accommodation per Ward

[a. Statistics SA 2011, b. WC Image count, c. Municipal count]

From the above it is clear that there are areas in the municipality where a significant number of households are accommodated in informal structures and structures that are secondary to the main dwelling unit.

Swartland Municipality will categorize their waiting list and do a waiting list survey making use of EWP appointees. Categories to be included are:

- Disability
- Preference: serviced site, top structure, rental stock
- Housing topology options and choices
- Provide according to national categories and ratios
- Age
- Period living in Malmesbury
- Family size
- Disability of family members
 - Verify if disability is dependent on electricity
- Services required and service standards
- Backyard dweller/ Farm worker/ in transition

6.1.3.3 Types of Backyard Structures and Other Accommodation Types

From the above it is evident that informal and second dwelling units can be divided into three categories:

Category 1: Formal structures which include:

- A House/ flat/ room in backyard (formal); and
- Garden room/ flatlet/ servants quarters/ granny flat

These are structures that have been built according to approved plans. It may be that not all structures e.g. garden room/ room in backyard have been approved for living accommodation purposes and access to services may be an issue.

Category 2: Informal structures which include:

- Informal dwelling in backyard, and
- Informal dwelling

These structures are makeshift and have not been approved by the local authority and the area is not intended as a permanent dwelling. They are contrasted with formal and traditional dwellings (which are dwellings made primarily of clay, mud, reeds or other locally available materials).

Category 3: Other types of accommodation:

Other types which may need to be taken into account in the evaluation of adequate accommodation and access to services include:

- Household residents in the municipal area living in caravans, boats and tents;
- Traditional dwelling/ constructed of traditional materials. Note that this category needs to be carefully evaluated on a case by case basis, since structures that are adequate but are constructed from wood or corrugated iron fall into this category, and
- "Other" which is undefined in terms of location and construction type.

The distinction between formalised and informal structures assist the Swartland Municipal Council to establish the number of households that are accommodated in structures that do or do not have access to adequate services.

6.1.3.4 Definition of Backyard Dwelling and Strategy Informants

It is important to understand (i) the numbers of persons living in backyards, in formalised or informal structures, (ii) the relative distribution and number of backyard dwellers in the municipal area and, (iii) the relationship between the current accommodation of households in backyard structures and their relative proportion to individuals listed on the waiting list.

The towns with the highest number of households living in informal backyard structures are Malmesbury and in particular Wards 9 and 11 (Ilingeletu and Saamstaan) followed by Ward 12 (Riebeek Kasteel) and Ward 7 (Abbotsdale and Kalbaskraal), as illustrated in the table below. According to the Western Cape Image Count 2014 Moorreesburg (Ward 1 & 2) and Pholla Park is home to 141 and 590 informal structures respectively.

Ward	Ward 7	Ward 8–11	Ward 12	Total
Informal dwelling	35	36	3	74
Informal dwelling in backyard	125	1 421	107	1 653
Other	42	22	38	102
Total	202	1 479	148	2 217
W Cape Image Count 2014		590		
% of waiting list	10	22	14	15
Waiting list 2013	1 926	6 837	1 044	9 807

Table 38: Wards with highest number of informal dwellings in 2011 relative to the waiting list

The number of people living in formalised secondary dwelling units or accommodation within the main towns as illustrated in the table below, is significant, especially in Malmesbury.

Ward	Ward 1 & 2	Ward 3	Ward 4	Ward 5 & 6	Ward 7	Ward 8 – 11	Ward 12	Total
House/flat/ room in backyard (formal)	118	25	36	75	121	187	21	582
Total	118	25	36	75	121	187	21	582
% of waiting list	7	2	4	3	33	3	2	4
Waiting list 2013	1 853	1 221	914	2 691	1 926	6 837	1 044	16 486

Table 39: Formal Secondary Dwelling Structures per Ward in 2011 relative to the waiting List 2013

From the above it is evident that there are potentially significant numbers of households on the waiting list that live in informal structures. The highest incidence is evident in Abbotsdale and Kalbaskraal as a potential 33% of those in need of subsidized housing are backyard dwellers.

Although there are many issues that have been identified through research that could be taken into consideration in the development of a backyard dweller strategy, the immediate issues that exist and require consideration by the Swartland Municipality are:

- Perceptions that households in informal settlements are given preference in terms of the UISP projects to other individuals on the waiting list;
- High numbers of households that live in informal structures in backyards;
- High numbers of households that live in formalized but secondary structures in backyards;
- Tenure insecurity of tenants or even extended family members;
- Access to basic services and health and safety issues; and
- Bulk service capacity.

6.1.3.5 Backyard Dwellers Strategy

In the foreseeable future the Swartland Municipality will implement housing delivery through the IRDP program. It is clear that the housing allocation process must include allocation of housing opportunities to households that are accommodated in backyard structures.

Based on the above determination of need and the numbers of households accommodated in backyard structures relative to the waiting list the following is proposed (See also Annexure A: SALGA proposals):

- Potentially qualifying backyard dwellers must be encouraged to register on the waiting list in order to develop a definitive understanding of the extent of the phenomenon;
- Backyard dwellers must be taken into consideration in the allocation of housing opportunities in all IRDP projects,
- A pro-rata allocation, relative to the waiting list must be considered in the beneficiary identification process. The national directive is 5% (See table below);
- Preference should be given to backyard dwellers according to the municipal beneficiary allocation policy e.g. period on the waiting list, age of the beneficiary, health considerations etc.
- Health and safety issues indicate that preference be given to those households accommodated in informal structures. However, where significant numbers of potential beneficiaries are housed in informal structures that are secondary to the primary dwelling these households also need to be taken into consideration;
- Where particular health and safety issues exist within a particular location, Swartland Municipality could consider an area specific approach, and
- As with all IRDP projects the capacity of municipal bulk infrastructure to accommodate the development of new housing areas remains relevant.
- Appropriate zoning scheme parameters have to be developed to accommodate second dwellings.

A linked but separate aspect requires that the municipality monitor the re-occupation of backyard structures, in particular where informal structures pose health and safety risks.

Settlement	% Allocation to Households in Informal Backyard Structures	% Allocation to Households in Formal Backyard Structure	Other
Abbotsdale & Kalbaskraal	5%	Included in Informal Backyard Structure Allocation of 5%	0%
Malmesbury	5%		0%
Moorreesburg	5%		0%

Table 40: Pro-rata Allocations to Accommodate Backyard Dwellers in IRDP Projects

In the case of the smaller settlements, such as Kalbaskraal, households accommodated in informal settlements in backyards must also be acknowledged in the process of identification of beneficiaries and housing allocation. The numbers are relatively small compared to the waiting list and the projects identified in the HSP could within a period of two to three years address the waiting lists if implemented. Five percent (5%) would be a reasonable guideline to follow, but each of the smaller settlements must be evaluated according to its own need and the beneficiary waiting list.

6.1.3.6 The Role of the Municipality with respect to Backyard Rental Stock

Aspects related to the management of backyard dwellers and in particular backyard rental stock is influenced by the following:

- The property is mostly privately owned.
- The contractual relationship is between the landlord and the tenant, and there is no obligation to the municipality in terms of the contract/ agreement.

- Affordability of the rental structure is directly linked to the standard of the accommodation provided.
- Construction of a second dwelling should comply with the zoning scheme regulations and parameters.
- Impact of municipal enforcement of basic building standards on affordability,
- The financial ability of the landlord, who in many instances relies on the rental income as his primary income; and
- The duty of the municipality to provide basic services and to ensure the health and safety of the community and the impact on bulk service infrastructure and the ability of the municipality to recoup costs of service delivery.

Although backyard rental stock is an important sector within the housing sector, it must be recognised that all three parties involved are vulnerable from different perspectives. There is also a delicate balance between the level of municipal intervention and the potential impact that municipal intervention can have on the sector.

The following basic recommendations should be considered:

- The encouragement and facilitation of the construction of second dwelling units on single residential plots, where space and services capacity permits. This could be done through the incorporation of overlay zones in the zoning scheme in appropriate areas.
- The development of a range of basic/ standard designs that is compliant with the building regulations that could be obtained from the municipality to reduce the cost to the land owner.
- The development of 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 on the affordability of the backyard dwelling tenants.
- Permitting the construction of a temporary structure for accommodation for the purpose of a limited period only (i.e. a temporary use departure), where-

after the structure should be either formalized, removed or in proven exceptional circumstances of financial need the period may be extended.

- The facilitation and encouragement of land owners to comply with the minimum standard and active policing and removal of non-compliant temporary structures.
- The encouragement of the construction of outside ablution facilities to ensure consistent access to services from backyard structures.
- Consideration should be given to the implementation of second service meters, provided that the provision thereof does not result in a double subsidy to the landowner to address the issue of illegal connections and to improve the recovery rate of cost associated with service delivery.
- Each ward may require different considerations.
- Determine incentives i.e. paid up rates are one condition to qualify for an additional connection and maintained service provision.
- Provide separate bills.

The recommendations set out above are not intended to be a comprehensive strategy to manage backyard structures or to address the wide range of issues that are associated on multiple levels with this use of property. It is recommended that the Swartland Municipality take guidance from national and provincial policies and strategies that are being developed. In the future a municipal specific strategy may need to be developed on a more detailed level based on local circumstance.

6.1.4 Farm Workers

Analysing the current (2014) waiting list, 25% of the individuals reside on farms. This represents a large demand for subsidised housing. It can be expected that a large proportion of this demand is for retired or retiring farm workers. Although Swartland Municipality determined a norm that farm workers constitute 5% of beneficiaries per IRDP project, only farm workers on the waiting list can be accommodated.

In principle the beneficiary allocation process should therefore also include housing provision to farm workers with the emphasis on the period they are placed on the waiting list as well as how close the beneficiary is to retirement age, when the farm worker can no longer be economically active on the farm.

The percentage allocation per IRDP project should be evaluated on a case by case basis, depending on the above as well as the percentage of farmworkers that make up the waiting lists.

The Swartland SDF 2012 also supports the provision of commonage land in the larger towns for emerging farmers, including land for community gardens. The SDF also supports the initiative to apply for funding from the District Municipality for the upgrading of bathrooms in order to improve the provision of services in the rural areas.

A Housing Provision policy for farm workers specifically should be compiled considering the following:

- Agri villages as a settlement option
- Contributions by employers
- Access to education and social facilities
- Labour intensity vs provision options
- Occupation of and renting out units.

6.1.5 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 will be established within Moorreesburg at Sibanye.

Although criteria have to be developed the following criteria will apply in the interim to qualify to be housed in the transition area.

Initial criteria are:

- The household's occupants should have resided in the Swartland. A time period specifying how long the household occupants should have lived in the Swartland may be appropriate.
- The household became displaced because of a court order or a natural disaster.

The location should provide for 40 people at most. The transition site is identified in Moorreesburg at Sibanye. A family accommodated in the transition camp should be moved immediately when their house is available.

6.2. Enhancing settlement integration

Settlement integration will be achieved by locating development in areas that provide convenient access to urban amenities, including place of employment. Should large numbers of households need to be provided for, "Greenfields" development within the urban edges will take place. In cases where insufficient land for housing delivery has been identified, the SDF will be amended with particular emphasis on Malmesbury, Moorreesburg and Darling.

The available housing instruments include a programme that can give effect to this strategy:

6.2.1 Provision of Social and Economic Facilities Programme

This programme makes provision for the national funding (DORA) of primary social and economic amenities. Where funding is not available, other sources are pursued, i.e. the authorities responsible for the provision of facilities such as schools, clinics, community halls, recreational facilities and trading facilities. This programme has significant importance in the Swartland Municipality where IRDP programmes are considered, and in particular where large projects are required in catering for a significant demand into the future.

As part of the evaluation and housing delivery strategy Section 7 of the HSP has included in the evaluation of each land parcel, the suitability of available land with respect to its proximity to community facilities and made a determination of required additional social and community facilities required as a result of the projected housing demand. This serves to guide the Municipality with respect to planning and securing funding for community facilities such as schools and clinics form the responsible authority, or if required, in terms of the programme.

Swartland Municipality shall promote the provision of social facilities simultaneously with settlement establishment and in particular:

- Schools, clinics and libraries. The Department of Education, Health and Provincial Government will be approached to obtain commitment for proposed developments.
- The RSEP program will be included in HSP and particular in the layout of Greenfield developments.
- The pipeline should be promoted to other departments to ensure they plan for social facilities in advance.

No provision of housing should be considered if beneficiaries cannot pay for services and children are not close to school facilities.

Over and above the implementation of the programme the following will be pursued by Swartland Municipality:

- Create an enabling business environment as it should create the opportunity to provide GAP housing together with the private sector.
- Focus strongly on enhancing the provision of affordable/ GAP housing (this group can afford services) and assist people on the black list to obtain a loan.
- Promote design guidelines including development to be pedestrian orientated, space provided for children to play (street end circles, courtyards) and

enhancing the buying power of pedestrians who represent the majority of households in need of subsidized housing.

- Enhanced Criteria for the location of beneficiaries:
 - Families with children to be located close to play parks.
 - Families with older children to be located close to schools.
- Promote ownership and provide incentives for those community members looking after the play parks.
- Ensure the inclusion of Malmesbury into the Restructuring programme to provide for social housing.

6.3. Delivery according to corporate capabilities

This thrust will focus on :

- Servicing operational expenditure by balancing provision of basic service to the poorest of the poor (indigent households) with provision of basic services to users that are able to pay for their services. The detail of the model to balance service provision should be a separate study providing clear directives to Swartland Municipality over and above the housing pipeline on how to address the housing demand.
- Effective service delivery by limiting future provision of housing to Malmesbury, Moorreesburg and Darling. The Swartland SDF 2012 supports this approach, hence there is alignment between the SDF and Human Settlement Strategy.
- Increasing provision of affordable housing (Affordable/ GAP) to grow the number of households that can afford to maintain to pay for services. Both subsidized and private affordable housing developments should be promoted.

- Creating an enabling environment for business and industry to be located in the Swartland. An analysis of all by-laws and regulations applicable to business and industrial development (i.e. Integrated Zoning Scheme Regulations, Services Contributions, Health and Safety Regulations) should be conducted to establish how business and industrial development can be enhanced and encouraged.

The model should include how to determine a saturation point for each town:

- Consider the DORA allocation as it will influence delivery of houses.
- Consider former services supplied that cannot expand beyond a particular capacity (pipes too thin to carry additional capacity).
- Investigate the splitting of services according to areas:
I.e. First vs Third World services.
- Services may have to be scaled down into some areas:
I.e. when rubbish will be picked up and how often.
- Need to determine Best Practices and different Best Practices.
- Need affordable services in accordance with income.
- Obtaining buy-in that future provision of housing will be limited to Darling, Moorreesburg and Malmesbury.
- Determine the required number of households that can pay for services to balance non-paying households.
- Provide households with a serviced erf and allow them to build their house themselves as a pilot project.
- Ensure demolition of shacks as soon as those living in shacks are moved into a subsidized house.
- Prohibit illegal occupation of unoccupied shacks (even back yarders)
- Adjust required policies, i.e. billing, providing services, health and safety and town planning.



7. SUITABILITY OF AVAILABLE LAND

This analysis is giving effect to the strategy thrust: enhancing settlement integration. Hence each “Greenfield “site is evaluated and rated against all other sites identified in the same town or village.

7.1 Abbotsdale

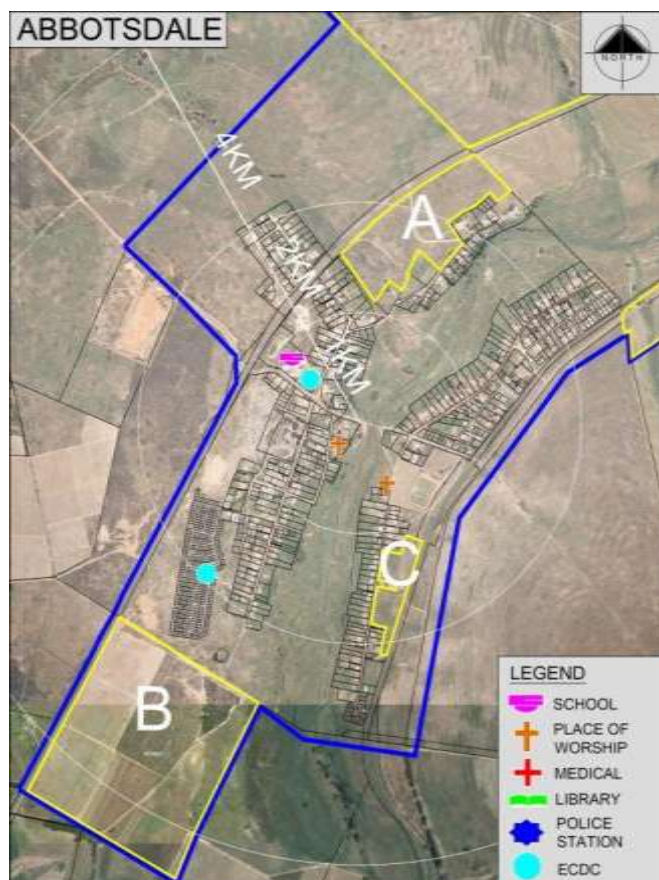


Figure 20: Abbotsdale: Future Residential Expansions

The adjacent figure illustrates the SDF proposed residential expansion areas for subsidised and private residential development.

The following table lists each site (or grouping of sites) earmarked for subsidized and Affordable/ GAP housing. The sites earmarked for high income, private residential development uses are excluded from the listing as their location is not dependent on social amenities and access to infrastructure.

Sites Available: Abbotsdale		
Current waiting list: 1543 (Abbotsdale-1449, Affordable/ GAP-94)		
Projected subsidised housing demand:		
Site(s)	A	Total
Extent	19,8 ha	19,8 ha
Housing	Integrated housing	
Potential units	660	
Addressing backlog	43%	
Provision of Community Facilities		
Facilities	Distance (km) from site (nearest facility)	D:EA&DP Parameter
School	0,8	1 primary/ 1 000 dwelling units 1 secondary/ 2 500 dwelling units
ECDC	0,8	1 crèche/ 1 250 dwelling units
Library	-	1 library/ 2 500 dwelling units
Clinic	-	1 mobile clinic/ 1 250 dwelling units
Police Station	-	1 station / 6 250 dwelling units
Place of worship	1	1 church / 250 dwelling units
Ranking	1	Individually site warrants no social facilities, however require cumulative evaluation.

Table 41: Abbotsdale: Subsidised Housing Sites Analysis.

Three land parcels for future residential development were identified as per Swartland SDF (2012), of which one (Site A) has been designated for subsidised housing as is tabulated above.

Parcels B and C are earmarked for conventional private low density residential development.

Bulk services availability and future bulk service capacity upgrades required in Abbotsdale are set out below:

General

There are overall sufficient services to develop the settlement of Abbotsdale. However water as a source is limited and the total capacity that Malmesbury can carry in future is an additional 1 000 units.

Water

As the water source is limited, desalination is a possible option. There is sufficient storage capacity. (See also Malmesbury).

Sewerage

There is sufficient sewerage capacity.

Electricity

The current bulk electrical infrastructure will accommodate settlement development and pipeline projects until 2017. To accommodate projects planned beyond 2017, bulk electrical infrastructure needs consideration.

Site	Type	No of units	AADD	Comment
A	Affordable / GAP	660	330 kl	Based on 0.5 kl /day /unit
Sub-Total (kl/d)		660		
Current actual AADD				
Fully occupied existing (kl/d)				Unknown
Total future demand (kl/d)				
Required 48 hours reservoir capacity (kl)				
Present reservoir storage (kl)			5 000 kl	
Future reservoir storage (kl)				

Table 42: Estimated water requirements: Abbotsdale

The identified sites for housing delivery in Abbotsdale are analysed individually on the pages to follow.

Abbotsdale: Site A

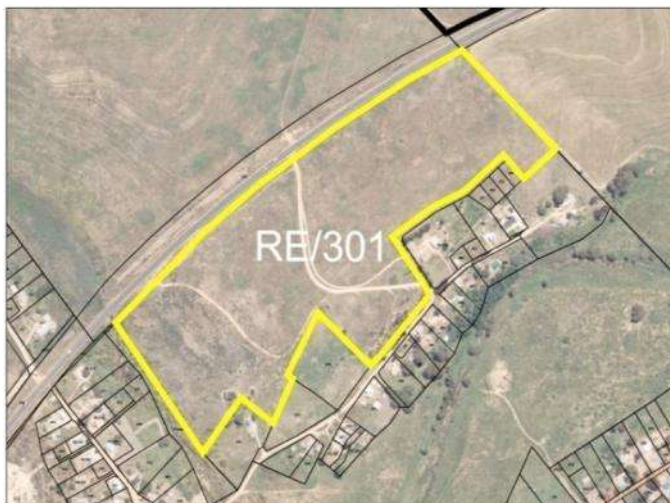
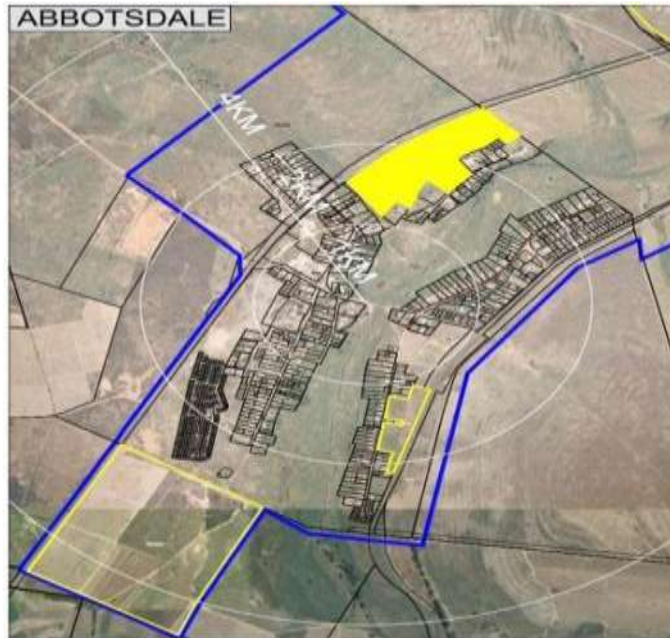


Figure 21: Abbotsdale Site A Future Residential Expansion

Property description:	Erf 301
Size:	168,4 ha
Developable area:	19,8 ha
Ownership:	Swartland Municipality
Current use:	Vacant
Zoning:	Residential zone 1
External access:	N7
Buildings:	None
Community facilities:	Within 970m (Community hall)
Schools:	Within 833m (Primary School)
Retail facilities:	Within 918m (CBD)
Negative:	<ul style="list-style-type: none"> - There is limited electrical capacity - Additional Sewage capacity is needed
Positive:	<ul style="list-style-type: none"> - EIA will likely not be needed - Close to School and ECDC
Proposed use:	Integrated residential use
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	2 – 3 years

7.2 Chatsworth

The figure below illustrates the SDF proposed residential expansion areas.

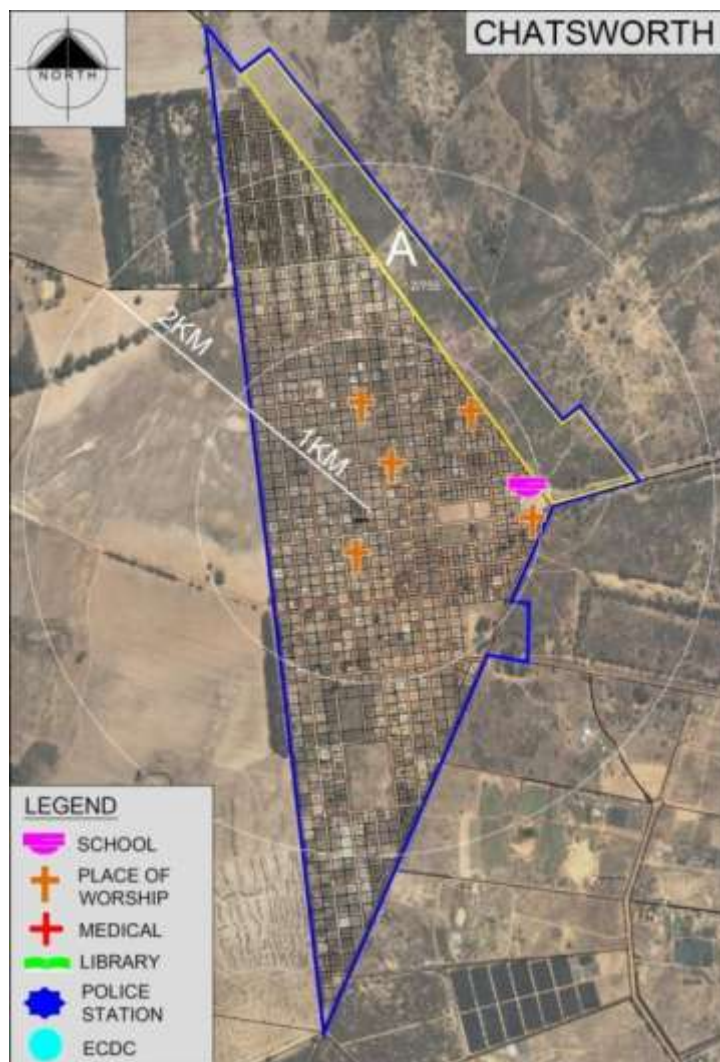


Figure 22: Chatsworth: Future Residential Expansions

The following table lists the site earmarked for subsidized and Affordable / GAP housing. There are no sites earmarked for high income, private residential development uses.

Sites Available: Chatsworth		
Current waiting list: 721 (Chatsworth & Chatsworth Affordable / GAP-)		
Projected subsidised housing demand:		
Site(s)	A	Total
Extent	22,0 ha	22,0 ha
Housing	Integrated housing	
Potential units	733	
Addressing backlog	102%	
Provision of Community Facilities		
Facilities	Distance (km) from site (nearest facility)	D:EA&DP Parameter
School	0,8	1 primary/ 1 000 dwelling units 1 secondary/ 2 500 dwelling units
ECDC	-	1 crèche/ 1 250 dwelling units
Library	-	1 library/ 2 500 dwelling units
Clinic	-	1 mobile clinic/ 1 250 dwelling units
Police Station	-	1 station / 6 250 dwelling units
Place of worship	0,5	1 church / 250 dwelling units
Ranking	1	Individually site warrants no social facilities, however require cumulative evaluation.

Table 43: Chatsworth: Subsidised Housing Sites Analysis.

A land parcel for future residential development was identified to address the backlog as per Swartland SDF (2012), of which the detail is tabulated above. On full utilization of the said land parcel, high growth potential towns will be prioritised for development.

Bulk services availability and future bulk service capacity upgrades required in Chatsworth are set out below:

General

Services are not sufficient for settlement development in Chatsworth.

Water

As the water sources are limited, desalination is a possible option.

(See Table 44: Estimated water requirements: Chatsworth)

Sewerage

Sewerage works should be upgraded.

Electricity

The current bulk electrical infrastructure will accommodate settlement development and pipeline projects until 2017. To accommodate projects planned beyond 2017, bulk electrical infrastructure needs consideration.

The identified site for housing delivery in Chatsworth is analysed individually on the pages to follow.

Site	Type	No of units	AADD	Comment
A	Integrated Housing	733	367kl	Based on 0.5kl/day/unit
Sub-Total (kl/d)		733	367kl	-
Current actual AADD		-	-	-
Fully occupied existing (kl/d)		-	-	Unknown
Total future demand (kl/d)				
Required 48 hours reservoir capacity (kl)			-	-
Present reservoir storage (kl)			2 400kl	-
Future reservoir storage (kl)			-	-

Table 44: Estimated water requirements: Chatsworth

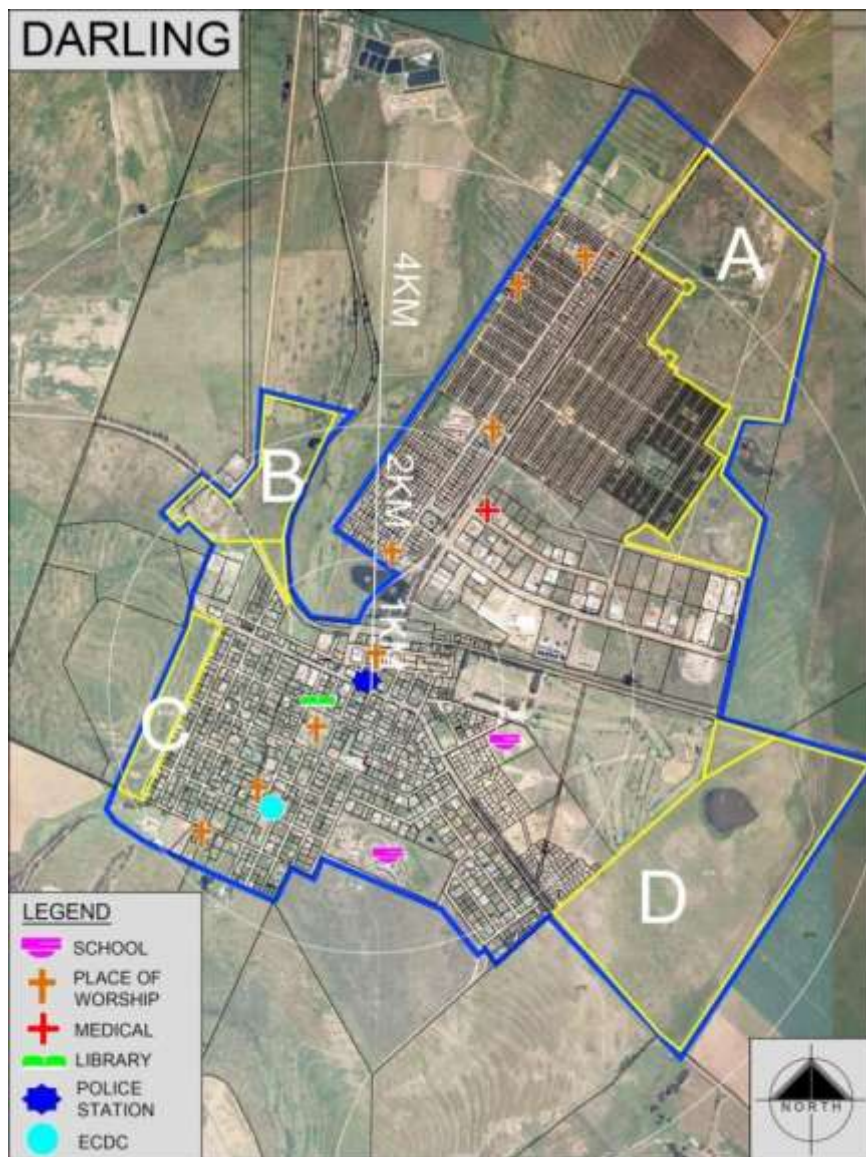
Chatsworth: Site A



Figure 23: Chatsworth Site A Future Residential Expansion

Property description:	Remainder portion 2 of the Farm 755
Size:	761,9 ha
Developable area:	22,0 ha
Ownership:	Transnet Ltd
Current use:	Vacant
Zoning:	Residential Zone 1
External access:	Randor Road
Buildings:	None
Community facilities:	Within 730m (Public sports field)
Schools:	Between 140m and 1,4km (Primary School)
Retail facilities:	Within 700m (Spaza shop)
Negative:	<ul style="list-style-type: none">- Additional Sewage pump station is needed- Electrical service will need upgrading- Shortage of community facilities
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	2 -3 years

7.3 Darling



The adjacent figure illustrates the SDF proposed residential expansion areas for subsidised and private residential development. The following table lists each site (or grouping of sites) earmarked for subsidized and Affordable/ GAP housing. The sites earmarked for high income, private residential development uses are excluded from the listing as their location is not dependent on social amenities and access to infrastructure.

Sites Available: Darling		
Current waiting list: 2684 (Darling – 2084, Darling Affordable/ GAP-600)		
Projected subsidised housing demand:		
Site(s)	A	Total
Extent	54,2 ha	54,2 ha
Housing	Integrated housing	
Potential units	±120	±120
Addressing backlog	45%	
Provision of Community Facilities		
Facilities	Distance (km) from site (nearest facility)	D:EA&DP Parameter
School	1,8	1 primary/ 1 000 dwelling units 1 secondary/ 2 500 dwelling units
ECDC	2,6	1 crèche/ 1 250 dwelling units
Library	2,3	1 library/ 2 500 dwelling units
Clinic	1,2	1 mobile clinic/ 1 250 dwelling units
Police Station	2	1 station / 6 250 dwelling units
Place of worship	1	1 church / 250 dwelling units
Ranking	1	Individually site warrants no social facilities, however requires cumulative evaluation.

Table 45: Darling: Subsidised Housing Sites Analysis.

One land parcel earmarked (Site A) for future residential development was identified as per Swartland SDF (2012) for subsidised housing as is tabulated above. Sites B and C are earmarked for infill low density development and site D is earmarked for low density mixed uses.

Bulk services availability and future bulk service capacity upgrades as required in Darling are set out below:

General

Adequate electricity is available but water and sewerage capacity is insufficient in Darling.

Water

As the water source is limited, desalination is a possible option.

Sewerage

The sewerage works requires an upgrade.

Electricity

The current bulk electrical infrastructure will accommodate settlement development and pipeline projects until 2017. To accommodate projects planned beyond 2017, bulk electrical infrastructure capacity needs consideration.

Site	Type	No of units	AADD	Comment
A		1 806	903 kl	Based on 0.5kl/day/unit
Sub-Total (kl/d)		1 806	903 kl	-
Current actual AADD		-	-	-
Fully occupied existing (kl/d)		1 685	1 305 kl	476 170 kl/a
Total future demand (kl/d)			1 684 kl	614 685
Required 48 hours reservoir capacity (kl)			2 610 kl	-
Present reservoir storage (kl)			2 500 kl	-
Future reservoir storage (kl)			-	-

Table 46: Estimated water requirements: Darling

The identified sites for housing delivery in Darling are analysed individually on the pages to follow.

Darling: Site A

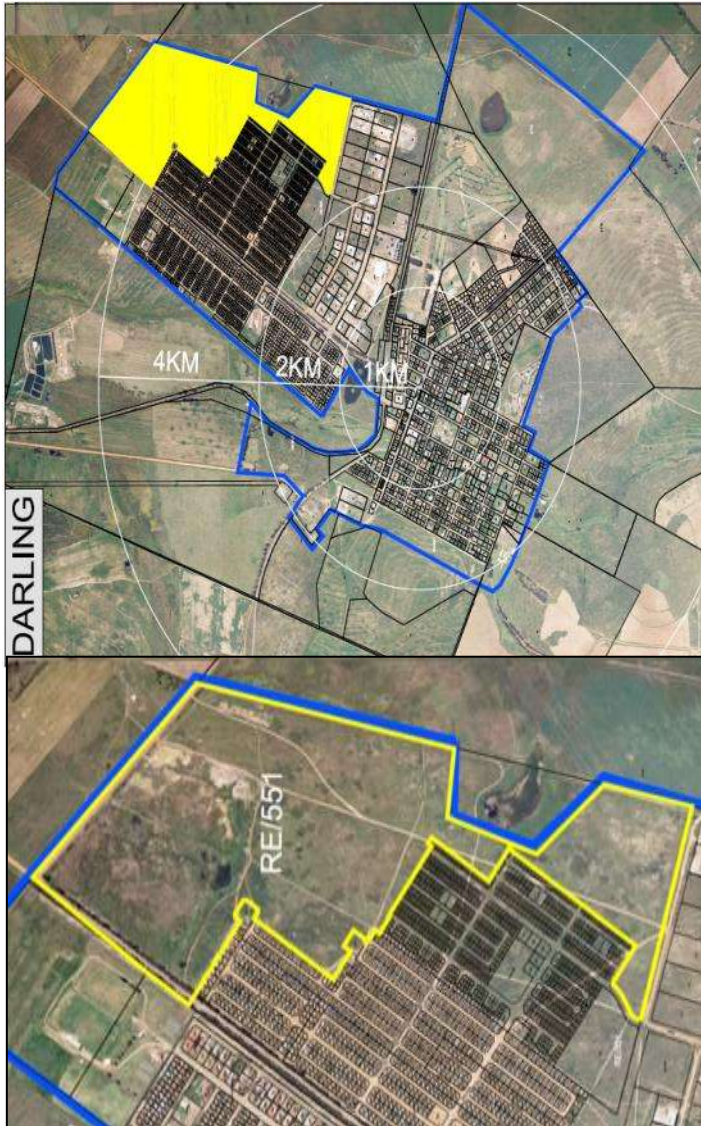


Figure 25: Darling Site A: Future Residential Expansion

Property description:	Remainder of erf 551
Size:	685,7 ha
Developable area:	54,2 ha
Ownership:	Swartland Municipality
Current use:	Vacant
Zoning:	Residential zone 1
External access:	R307
Buildings:	None
Community facilities:	Within 2km (Library)
Schools:	Within 1,5km (Primary School)
Retail facilities:	Within 1,6km (CBD)
Negative:	<ul style="list-style-type: none">- Additional water pump station is needed- Far from Community facilities
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	3 years

7.4 Kalbaskraal

The figure below illustrates the SDF proposed residential expansion areas.

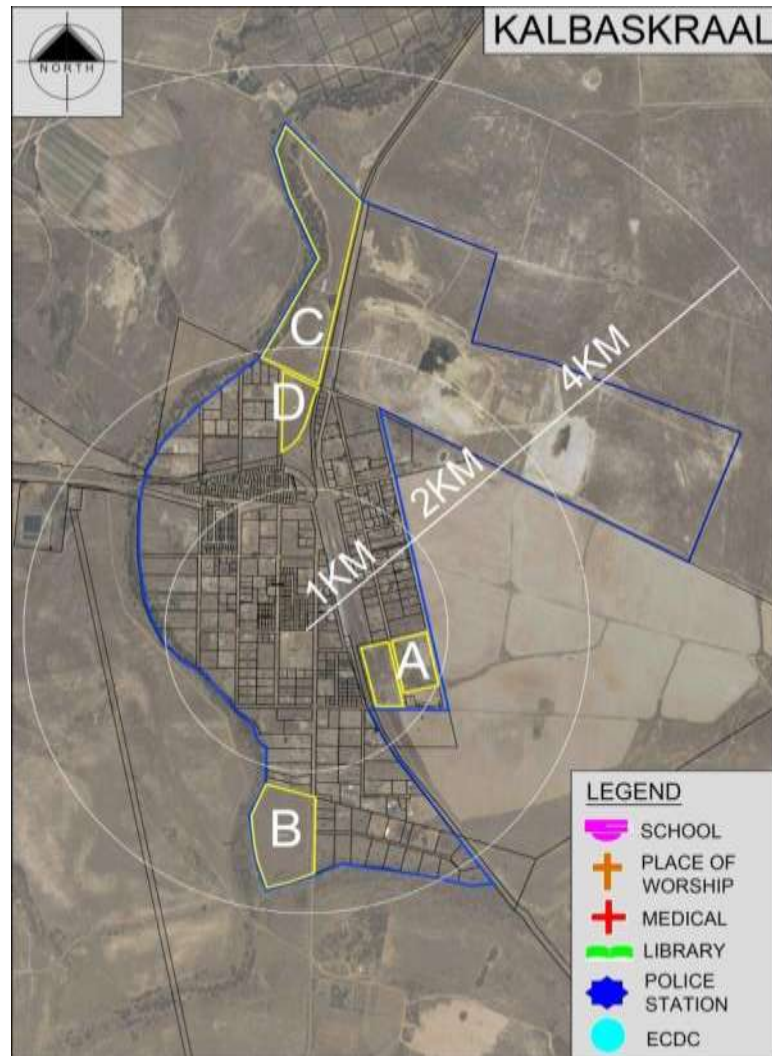


Figure 26: Kalbaskraal Future Residential Expansions

The sites illustrated are earmarked for high income, private residential development.

Bulk services availability and future bulk service capacity upgrades required in Kalbaskraal are therefore not outlined.

The identified sites for housing delivery in Kalbaskraal are therefore not analysed individually.

7.5 Moorreesburg

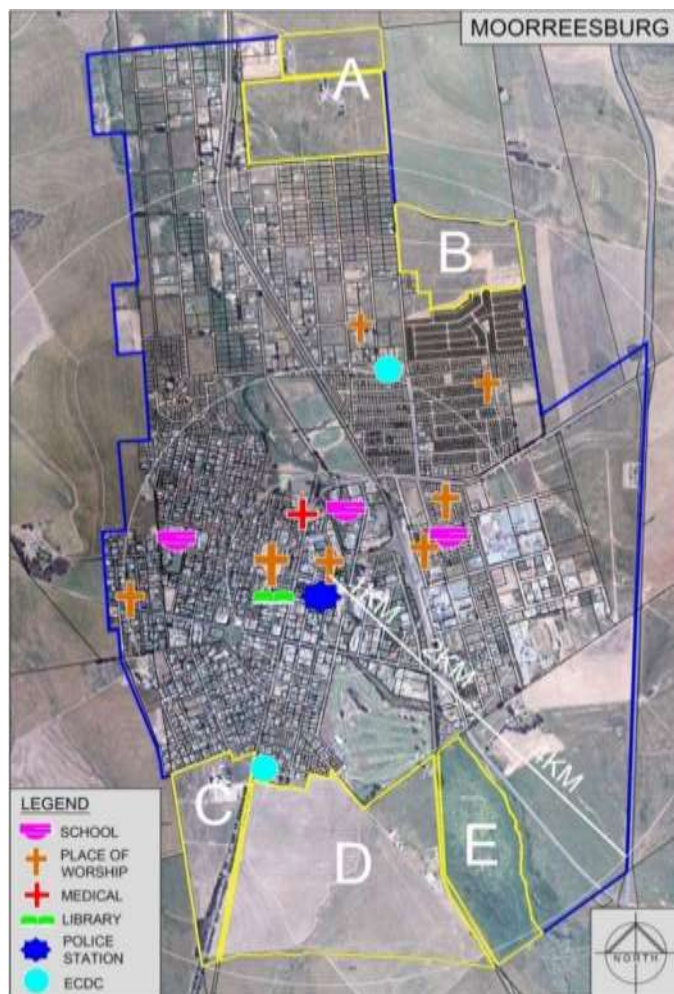


Figure 27: Moorreesburg: Future Residential Expansions

Site(s)	A	B	C	D	E	F	G	H	J	K	Total
Extent	2.7ha	11.1ha	4.1ha	1.4ha	6.7ha	1.8ha	8.9ha	5.3ha	6.3ha	16.1ha	148.3ha

The adjacent figure and table below illustrates the SDF proposed residential expansion areas for subsidised and private residential development.

The following table lists the site earmarked for subsidized and Affordable/ GAP housing. The sites earmarked for high income, private residential development uses are excluded from the listing as their location is not dependent on social amenities and access to infrastructure.

Sites Available: Moorreesburg		
Current waiting list: (Moorreesburg-1620)		
Projected subsidised housing demand:		
Site(s)	B	Total
Extent	19,8 ha	19,8 ha
Housing	Integrated housing including BNG and Affordable/ GAP housing	
Potential units	690	690
Addressing backlog	43%	
Provision of Community Facilities		
Facilities	Distance (km) from site (nearest facility)	D:EA&DP Parameter
School	1,3	1 primary/ 1 000 dwelling units 1 secondary/ 2 500 dwelling units
ECDC	0,6	1 crèche/ 1 250 dwelling units
Library	1,8	1 library/ 2 500 dwelling units
Clinic	1,4	1 mobile clinic/ 1250 dwelling units
Police Station	1,7	1 station / 6 250 dwelling units
Place of worship	0,5	1 church / 250 dwelling units
Ranking	1	

Table 47: Moorreesburg: Subsidised Housing Sites Analysis.

One land parcel for future residential development was identified as per Swartland SDF (2012), of which Site B has been designated for subsidised and Affordable/ GAP housing as is tabulated above.

Site A is earmarked for conventional private low density residential development.

The development of sites C, D and E has recently been abandoned after discussions with the National Department of Agriculture.

Bulk services availability and future bulk service capacity upgrades required in Abbotsdale is set out below:

General

Services are not sufficient for settlement development in Moorreesburg.

Water

As the water source is limited, desalination is a possible option. There is sufficient storage capacity.

Sewerage

Upgrade of sewerage works is required.

Electricity

The current bulk electrical infrastructure will accommodate settlement development and pipeline projects until 2017. To accommodate projects planned beyond 2017, bulk electrical infrastructure will need to be upgraded.

Site	Type	No of units	AADD	Comment
A	Subsidized	792	396 kl	Based on 0.5kl/day/unit
Sub-Total (kl/d)		792	396 kl	
Current actual AADD				
Fully occupied existing (kl/d) in 2008		2 581	2 384 kl	870 120 kl/a
Total future demand (kl/d) in 2032			3 407 kl	1 243 485 kl/a
Required 48 hours reservoir capacity (kl)			4 768 kl	
Present Byneskop reservoir storage (kl)			750 kl	
Future reservoir storage (kl)				

Table 48: Estimated water requirements: Moorreesburg

The identified sites for housing delivery in Moorreesburg are analysed individually on the pages to follow.

Moorreesburg: Site B

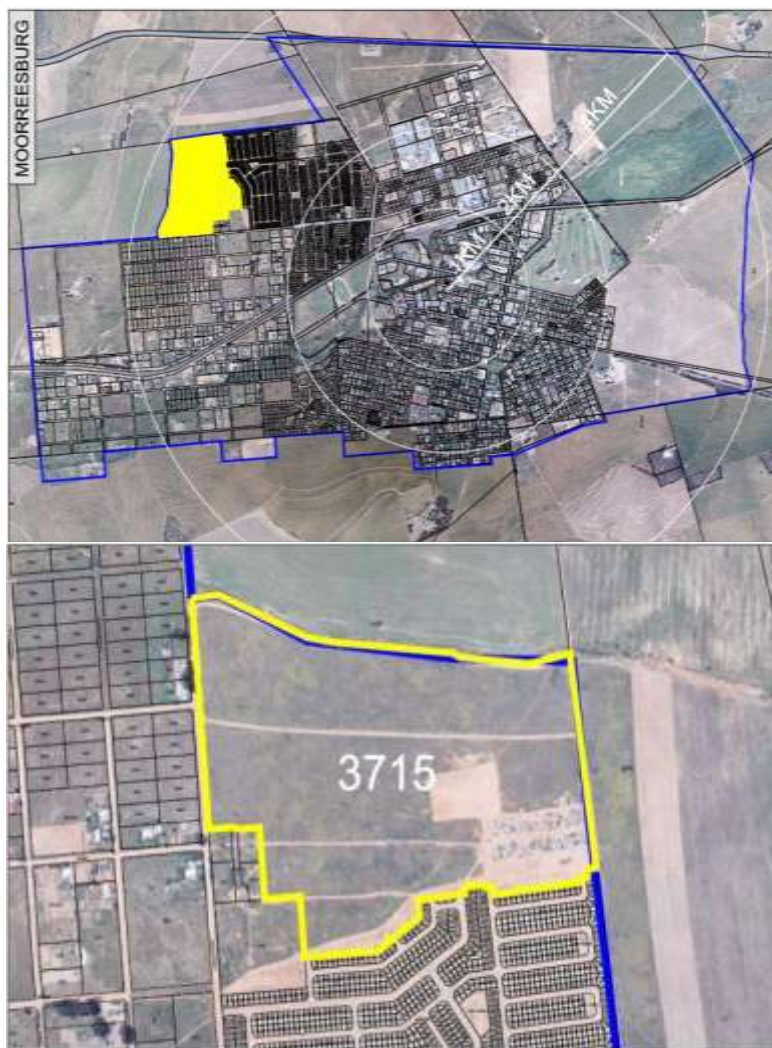


Figure 28: Moorreesburg Site B: Future Residential Expansion

Property description:	Erf 3 715
Developable area:	21,8 ha
Ownership:	Swartland Municipality
Current use:	Vacant
Zoning:	Residential Zone 1
External access:	Omega Street
Buildings:	Informal housing
Community facilities:	Within 1,8 km (Library)
Schools:	Within 1,3 km (Primary School)
Retail facilities:	Within 2 km (CBD)
Negative:	Insufficient sewage capacity.
Proposed use:	Proposed Residential area with mixed densities (SDF)
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
DP/SDF:	Yes
Estimated project timeframe:	2 -3 years

7.6 Ongegund

The figure below illustrates the SDF proposed residential expansion areas for subsidised and private residential development.

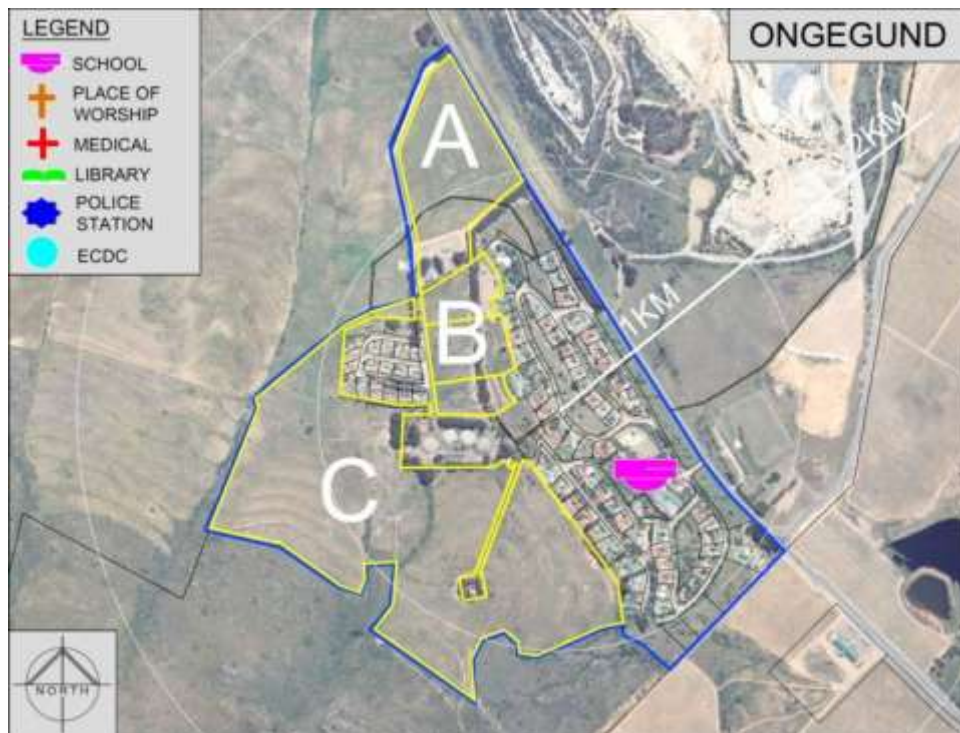


Figure 29: Ongegund: Future Residential Expansions

The following table lists each site (or grouping of sites) earmarked for subsidized and Affordable / GAP housing. The sites earmarked for high income, private residential development uses are excluded from the listing as their location is not dependent on social amenities and access to infrastructure. These sites will be developed as the need arises.

Sites Available: Ongegund				
Current waiting list: 0				
Projected subsidised housing demand:				
Site(s)	A		B	Total
Extent	6,7 ha		4,5 ha	11,2 ha
Housing	Integrated housing		Integrated housing	
Potential units	223		75	
Addressing backlog	Some of the backlog in Riebeek valley can be accommodated in Ongegund			
Provision of Community Facilities				
Facilities	Distance (km) from site (nearest facility)		D:EA&DP Parameter	
School	0,7	0,4	1 primary/ 10 00 dwelling units 1 secondary/ 2 500 dwelling units	
ECDC	-	-	1 crèche/ 1 250 dwelling units	
Library	-	-	1 library/ 2 500 dwelling units	
Clinic	-	-	1 mobile clinic/ 1 250 dwelling units	
Police Station	-	-	1 station / 6 250 dwelling units	
Place of worship	-	-	1 church / 250 dwelling units	
Ranking	2	1	Individually site warrants no social facilities, however requires cumulative evaluation.	

Table 49: Ongegund: Subsidised Housing Sites Analysis.

Two land parcels for future residential development were identified to address the backlog as per Swartland SDF (2012). Site A and B have been designated for subsidised housing as is tabulated above. Site C is earmarked for conventional private low density residential development. On full utilization of the land parcels A and B, high growth potential towns will be prioritised for development.

Bulk services availability and future bulk service capacity upgrades required in Ongegund is set out below:

General

At the time of the proposed development there will be sufficient services.

Water

As the water source is limited, desalination is a possible option. There is sufficient storage capacity. A new reservoir is required to accommodate the expansion in Ongegund. (See also Riebeek Wes).

Sewerage

The current upgrade of the sewerage works will provide sufficient capacity.

Electricity

The current bulk electrical infrastructure will accommodate settlement development and pipeline projects until 2017. To accommodate projects planned beyond 2017, bulk electrical infrastructure will need to be upgraded.

The identified sites for housing delivery in Ongegund are analysed individually on the pages to follow.

Ongegund: Site A

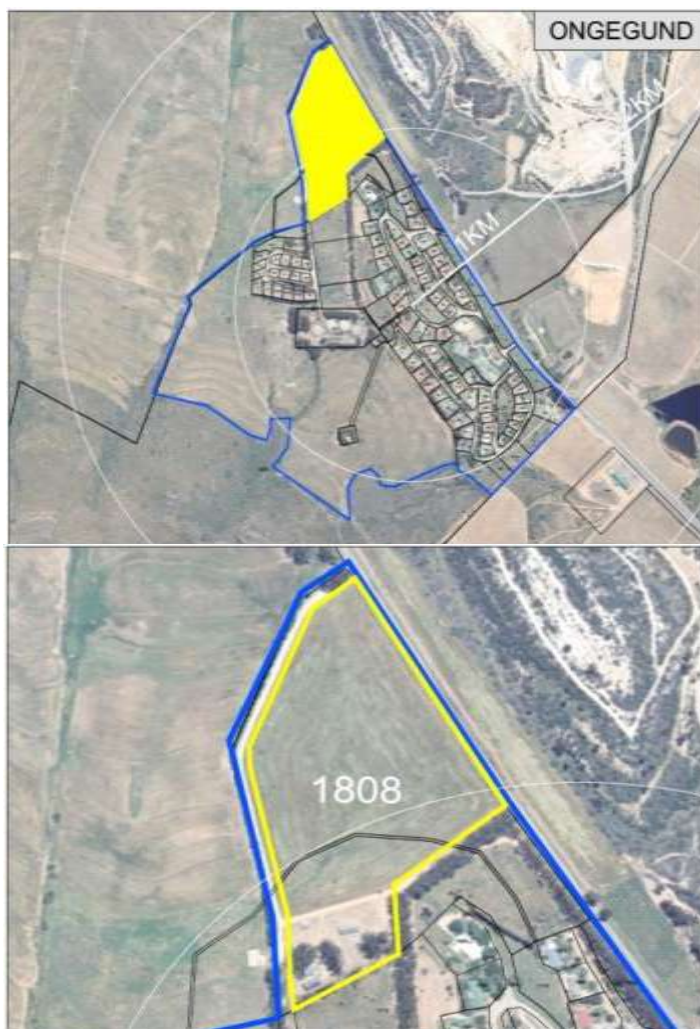


Figure 30: Ongegund Site A Future Residential Expansion

Property description:	Erf 1 808 (Unregistered part of farm 1 176)
Developable area:	6,7 ha
Ownership:	Pretoria Portland Cement Company Ltd
Current use:	Agricultural
Zoning:	Agricultural Zone 1
External access:	Geelhout Street
Buildings:	None
Community facilities:	Within 3,4 km (Library Riebeek West)
Schools:	Within 3 km (Primary School Riebeek West)
Retail facilities:	Within 3,4 km (CBD Riebeek West)
Negative:	<ul style="list-style-type: none"> - Service networks need to be upgraded - Far from economic opportunities - Far from community facilities
Positive:	<ul style="list-style-type: none"> - Sufficient electrical and reservoir capacity
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	4 – 5 years

Ongegund: Site B



Figure 31: Ongegund Site B Future Residential Expansion

Property description:	Erven 1 712, 1 713, 1 714
Size:	Erf 1 712
	Erf 1 713 2 ha
	Erf 1 714 1 ha
Ownership:	Erf 1 712 Carter Valerie Jean
	Erf 1 713 Berisford Colin Denis
	Erf 1 714 Raïel Le Roux Family Trust
Current use:	Vacant
Zoning:	Residential Zone 1
Buildings:	None
Community facilities:	Within 3,4 km (Library Riebeek West)
Schools:	Within 3 km (Primary School Riebeek West)
Retail facilities:	Within 3,4 km (CBD Riebeek West)
Negative:	<ul style="list-style-type: none"> - Service networks need to be upgraded - Far from economic opportunities - Far from community facilities
Positive:	<ul style="list-style-type: none"> - Sufficient electrical and reservoir capacity
Proposed use:	Proposed medium residential area (SDF)
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	

7.7 Riebeek Kasteel

The figure below illustrates the SDF proposed residential expansion areas for subsidised and private residential development.

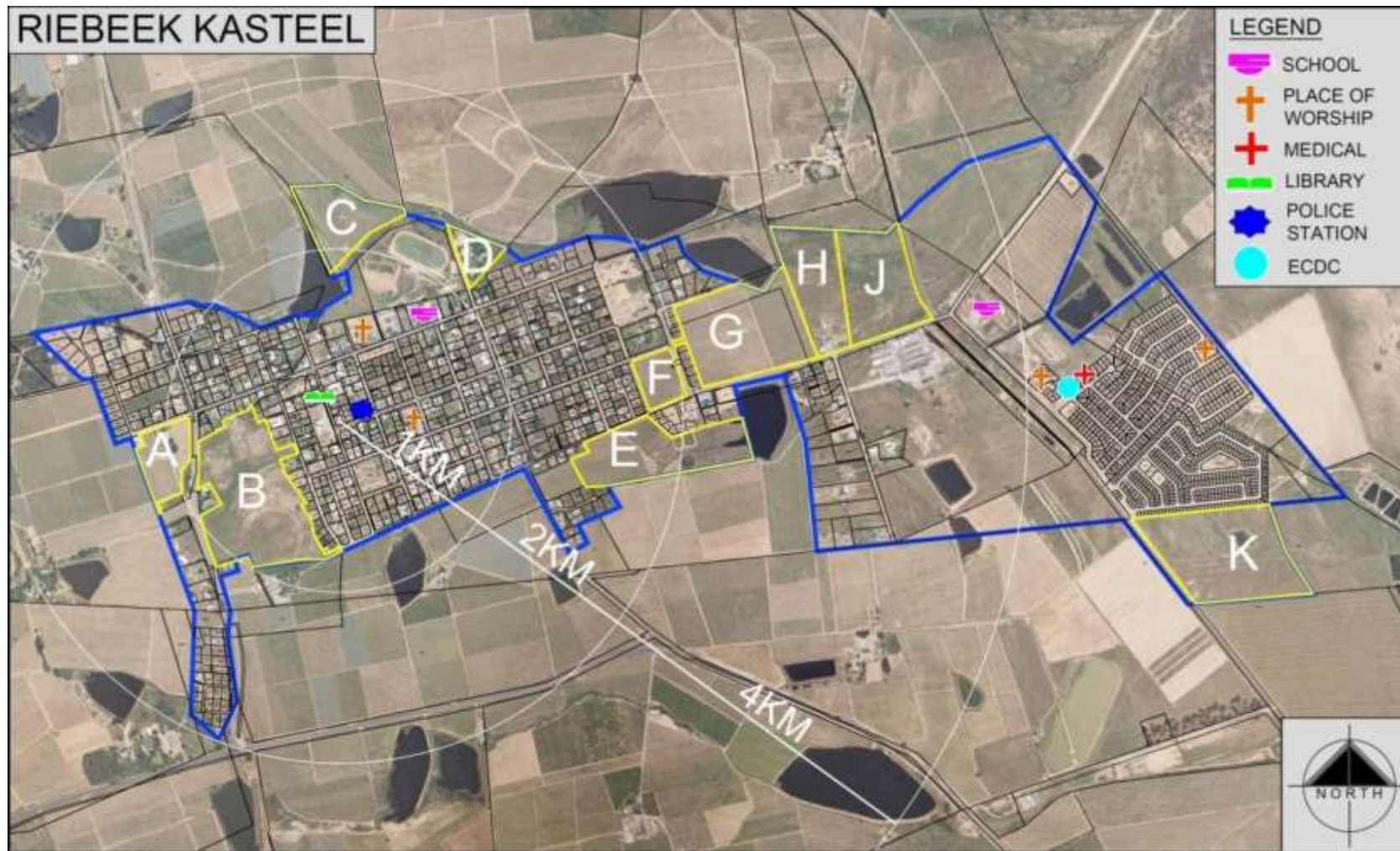


Figure 32: Riebeek Kasteel: Future Residential Expansions

The following table lists the site earmarked for subsidized housing. The sites earmarked for high income, private residential development uses are excluded from the listing as their location is not dependent on social amenities and access to infrastructure.

Sites Available: Riebeek Kasteel		
Current waiting list: 1221		
Projected subsidised housing demand:		
Site(s)	K	Total
Extent	9,7 ha	9,7 ha
Housing	Integrated housing	
Potential units	388	388
Addressing backlog	32%	32%
Provision of Community Facilities		
Facilities	Distance (km) from site (nearest facility)	D:EA&DP Parameter
School	1	1 primary/ 1 000 dwelling units 1 secondary/ 2 500 dwelling units
ECDC	0,6	1 crèche/ 1 250 dwelling units
Library	2,6	1 library/ 2 500 dwelling units
Clinic	0,6	1 mobile clinic/ 1 250 dwelling units
Police Station	2,5	1 station / 6 250 dwelling units
Place of worship	0,6	1 church / 250 dwelling units
Ranking	1	Individually site warrant no social facilities, however require cumulative evaluation.

Table 50: Riebeek Kasteel: Subsidised Housing Sites Analysis.

A land parcel for future residential development to address the backlog was identified as per Swartland SDF (2012). Site K has been designated for subsidised housing as is tabulated above. Sites A to J are earmarked for conventional private low density residential development. On full utilization of the said land parcel, high growth potential towns will be prioritised for development.

Bulk services availability and future bulk service capacity upgrades required in Riebeek Kasteel are set out below:

General

Overall there are sufficient services except for water for settlement development.

Water

As the water source is limited, desalination is a possible option. There is sufficient storage capacity.

Site	Type	No of units	AADD	Comment
A	Subsidized	388	194kl	Based on 0.5kl/day/unit
Sub-Total (kl/d)		388	194	
Current actual AADD				
Fully occupied existing (kl/d)		'592	636kl	232 047kl/a
Total future demand (kl/d)			796kl	290 467/a
Required 48 hours reservoir capacity (kl)			1 272kk	
Present reservoir storage (kl)			1 500kl	
Future reservoir storage (kl)				

Table 51: Estimated water requirements: Riebeek Kasteel

Sewerage

Sewerage works are being upgraded. There is sufficient capacity.

Electricity

There is sufficient electrical bulk infrastructure capacity to accommodate projects planned beyond 2017. **The identified sites for housing delivery in Riebeek Kasteel are analysed individually on the pages to follow.**

Riebeek Kasteel: Site K



Figure 33: Riebeek Kasteel Site K: Future Residential Expansion

Property description:	Portion 11 of the Farm 661
Size:	19 ha
Developable area:	9,7 ha
Ownership:	Swartland Municipality
Current use:	Vacant
Zoning:	Agricultural Zone 1
External access:	Lelie Street
Buildings:	None
Community facilities:	Within 2,6 km (Library)
Schools:	Within 900m
Retail facilities:	Within 600m (Clinic)
Negative:	-Portion of the area is included in the 500m buffer of the sewage works
Positive:	-Near economic opportunities and Community facilities -Bulk services is sufficient
Proposed use:	Proposed medium density residential use (SDF)
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	2 years.

7.8 Riebeek West

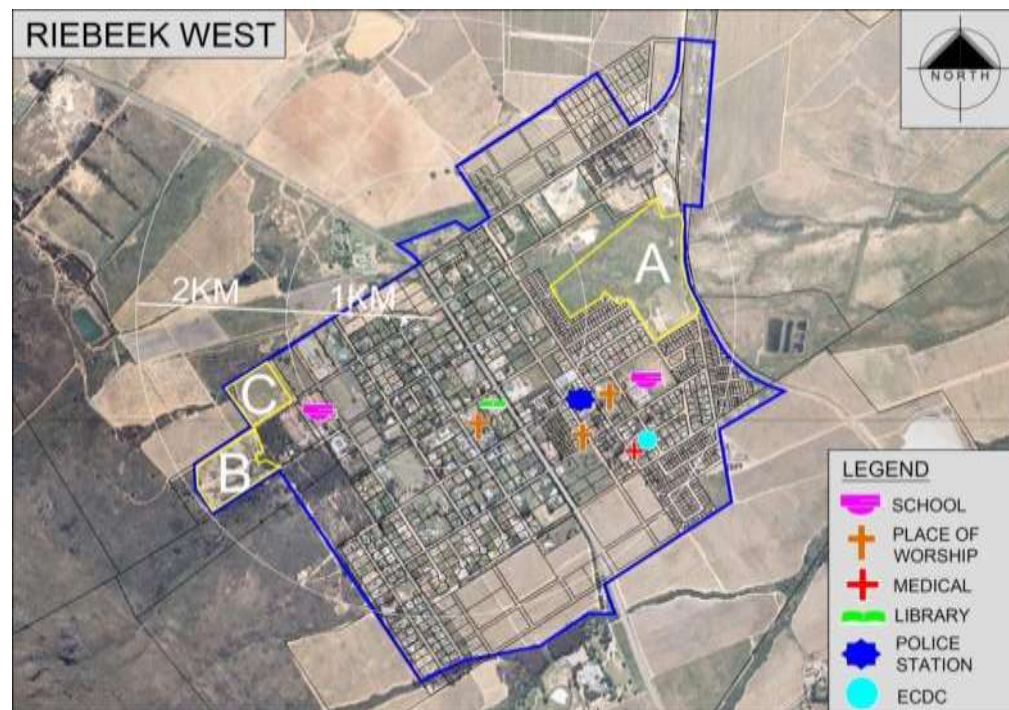


Figure 34: Riebeek West: Future Residential Expansions

The following table lists a site earmarked for subsidized housing in order to address the backlog. Future provision of subsidized housing will take place in Malmesbury. The sites earmarked for high income, private residential development uses are excluded from the listing as their location is not dependent on social amenities and access to infrastructure.

Sites Available: Riebeek West		
Current waiting list: 1 044		
Projected subsidised housing demand:		
Site(s)	A	Total
Extent	11,5 ha	11,5 ha
Housing	Integrated housing	
Potential units	217	217
Addressing backlog	21%	21%
Provision of Community Facilities		
Facilities	Distance (km) from site (nearest facility)	D:EA&DP Parameter
School	0,3	1 primary/ 1000 dwelling units 1 secondary/ 2 500 dwelling units
ECDC	0,5	1 crèche/ 1 250 dwelling units
Library	0,7	1 library/ 2 500 dwelling units
Clinic	0,6	1 mobile clinic/ 1250 dwelling units
Police Station	0,5	1 station / 6 250 dwelling units
Place of worship	0,4	1 church / 250 dwelling units
Ranking	1	Individually site warrants no social facilities, however require cumulative evaluation.

Table 52: Riebeek West: Subsidised Housing Sites Analysis

A land parcel for future residential development to address the backlog was identified as per Swartland SDF (2012). Site A is designated for subsidized housing as is tabulated above. Parcels B and C are earmarked for conventional

private low density residential development. On full utilization of the said land parcel, high growth potential towns will be prioritised for development.

Bulk services availability and future bulk service capacity upgrades required in Riebeeck-Wes are set out below:

General

Overall there are sufficient services for settlement development, except for water.

Water

As the water source is limited, desalination is a possible option.
There is sufficient storage capacity.

Site	Type	No of units	AADD	Comment
A	Subsidized	217	108.5	Based on 0.5kl/day/unit
Sub-Total (kl/d)		217	108.5	
Current actual AADD				See Ongegund
Fully occupied existing (kl/d)				See Ongegund
Total future demand (kl/d)				
Required 48 hours reservoir capacity (kl)				See Ongegund
Present reservoir storage (kl)				See Ongegund
Future reservoir storage (kl)				See Ongegund

Table 53: Estimated water requirements: Riebeeck Wes

See also Ongegund Estimated Water Requirement below.

Site	Type	No of units	AADD	Comment
A	Integrated housing: Affordable/ GAP	223	111.5 kl	Based on 0.5kl/day/unit
B	Integrated housing FLISP	75	37.5 kl	Based on 0.5kl/day/unit
Sub-Total (kl/d)		298	149 kl	
Current actual AADD				
Fully occupied existing (kl/d)		536	469 kl	171 013 kl/a
Total future demand (kl/d) in 2031			575kl	209 924 kl/a
Required 48 hours reservoir capacity (kl)			1 150 kl	
Present reservoir storage (kl)			1 750 kl	Kasteelberg Reservoirs
Future reservoir storage (kl)				

Table 54: Estimated water requirements: Ongegund

Sewerage

Sewerage works are being upgraded, there is sufficient capacity.

Electricity

There is sufficient electrical bulk infrastructure capacity to accommodate projects planned beyond 2017.

The identified sites for housing delivery in Riebeeck Wes are analysed individually on the pages to follow.

Riebeek West: Site A



Figure35: Riebeek West: Site A Future Residential Expansion

Property description:	Erf 327
Size:	16,1 ha
Developable area:	11,5 ha
Ownership:	Swartland Municipality
Current use:	Vacant
Zoning:	Undetermined zone
External access:	Remainder Street
Buildings:	None
Community facilities:	Within 700m (Library)
Schools:	Within 350m (Primary School)
Retail facilities:	Within 470m (CBD)
Negative:	<ul style="list-style-type: none"> - Environmental sensitive area, EIA might be needed
Positive:	<ul style="list-style-type: none"> - It is within 1km of all the selected community facilities - Bulk services is sufficient - Close to economic opportunities
Proposed use:	Proposed integrated residential developments
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	2 years

7.9 Riverlands

The figure below illustrates the SDF proposed residential expansion area for subsidised and private residential development



Figure 36: Riverlands: Future Residential Expansions

The following table lists each site (or grouping of sites) earmarked for subsidized and Affordable/ GAP housing. No sites are earmarked for high income, private residential development uses.

Sites Available: Riverlands		
Current waiting list: 193		
Projected subsidised housing demand:		
Site(s)	A	Total
Extent	5,9 ha	5,9 ha
Housing	Integrated housing	
Potential units	236	236
Addressing backlog	136%	130%
Provision of Community Facilities		
Facilities	Distance (km) from site (nearest facility)	D:EA&DP Parameter
School	0,6	1 primary/ 1 000 dwelling units 1 secondary/ 2 500 dwelling units
ECDC	-	1 crèche/ 1 250 dwelling units
Library	-	1 library/ 2 500 dwelling units
Clinic	-	1 mobile clinic/ 1250 dwelling units
Police Station	-	1 station / 6 250 dwelling units
Place of worship	0,5	1 church / 250 dwelling units
Ranking	1	Individually site warrant no social facilities, however require cumulative evaluation.

Table 55: Riverlands: Subsidised Housing Sites Analysis.

A land parcel for future residential development to address the backlog was identified as per Swartland SDF (2012) of which the detail is tabulated above. On full utilization of the said land parcel, high growth potential towns will be prioritised for development.

Bulk services availability and future bulk service capacity upgrades required in Riverlands are set out below:

General

Services are not sufficient for settlement development in Riverlands.

Water

As the water source is limited, desalination is a possible option.

Sewerage

Sewerage works should be upgraded.

Electricity

The current bulk electrical infrastructure will accommodate settlement development and pipeline projects until 2017. To accommodate projects planned beyond 2017, bulk electrical infrastructure needs consideration.

The identified site for housing delivery in Riverlands is analysed individually on the pages to follow.

Site	Type	No of units	AADD	Comment
A	Subsidized	236	118 kl/day	Based on 0.5kl/day/unit
Sub-Total (kl/d)		236	118 kl/day	
Current actual AADD				
Fully occupied existing (kl/d)				Unknown
Total future demand (kl/d)				
Required 48 hours reservoir capacity (kl)				
Present reservoir storage (kl)			2 400 kl	
Future reservoir storage (kl)				

Table 56: Estimated water requirements: Riverlands

Riverlands: Site A

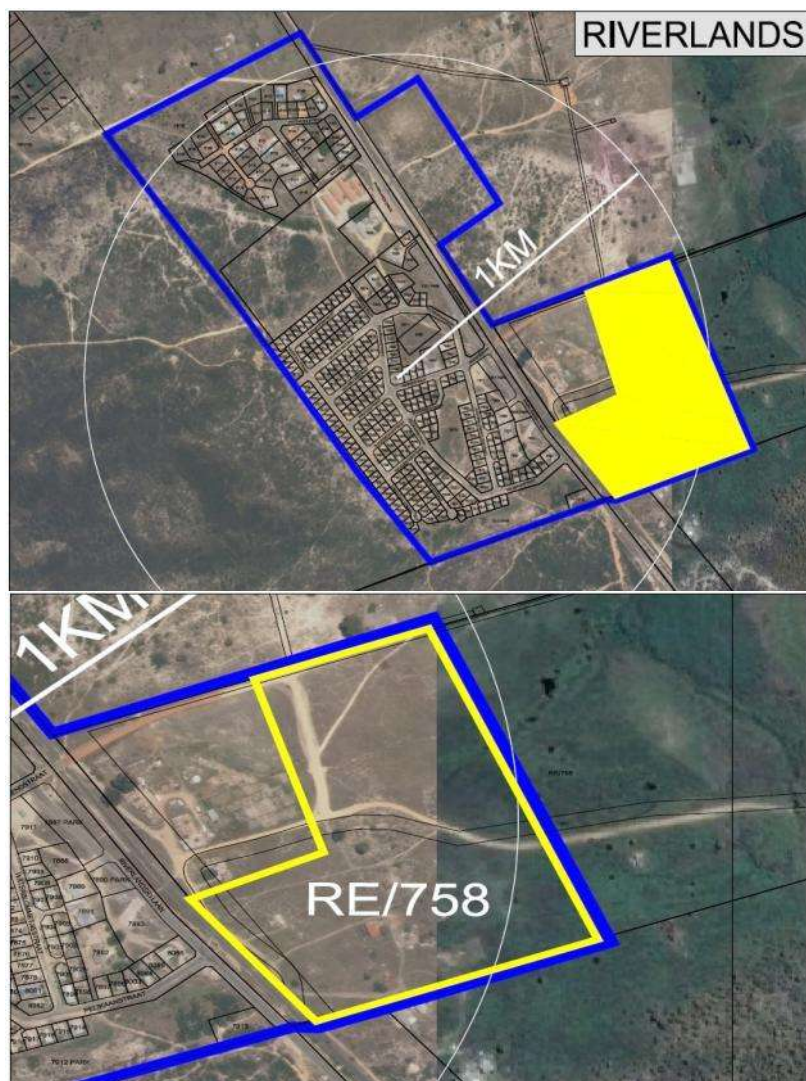


Figure 37: Riverlands Site A: Future Residential Expansion

Property description:	Remainder of the Farm Goede Hoop 75
Developable area:	5,9 ha
Ownership:	Arnold Stoch
Current use:	Vacant
Zoning:	Agricultural Zone
External access:	Riverlands Street
Buildings:	None
Community facilities:	Within 2,3km (Chatsworth Community hall)
Schools:	Within 540m (Primary School)
Retail facilities:	Within 450m (Spaza Shop)
Negative:	<ul style="list-style-type: none"> - A watercourse dissects the area - Far from economic opportunities - Far from community facilities
Positive:	<ul style="list-style-type: none"> - Bulk services is sufficient
Proposed use:	Proposed high-density residential formalisation (SDF)
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	3 years

7.10 Malmesbury

The figure below illustrates the SDF proposed residential expansion areas for subsidised and private residential development.

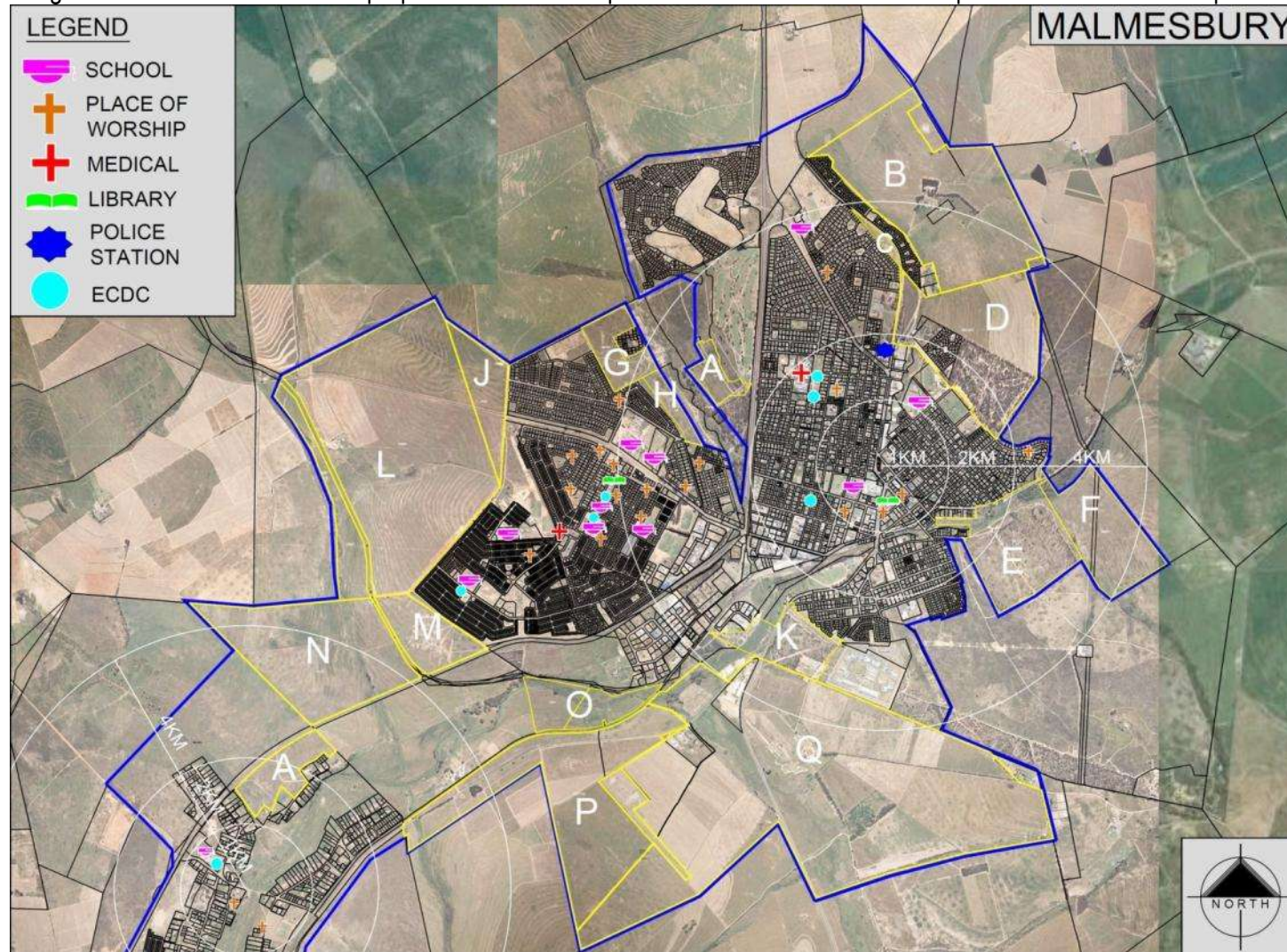


Figure 38: Malmesbury: Future Residential Expansions

The following table lists each site (or grouping of sites) earmarked for subsidized and Affordable/ GAP housing. The sites earmarked for high income, private residential development uses are excluded from the listing as their location is not dependent on social amenities and access to infrastructure.

Sites Available: Malmesbury						
Current waiting list: 6837(Ilingeletu – 2755, Saamstaan-3278, Flats-280 & Affordable/ GAP-524)						
Projected subsidised housing demand:						
Site(s)	E	F	G	H	J	Total
Extent	53,7 ha	43,1 ha	16,6 ha	6,3 ha	23,2 ha	[142.9ha]
Housing	Integrated housing	Integrated housing	Integrated housing	Integrated housing	Integrated housing	
Potential units	Await Development Proposal	Await Development Proposal	Await Development Proposal	Await Development Proposal	Await Development Proposal	
Addressing backlog	Indirectly	Indirectly	Indirectly	Indirectly	Indirectly	NA
Provision of Community Facilities						
Facilities	Distance (km) from site (nearest facility)					D:EA&DP Parameter
School	1,3	1,7	0,6	0,3	1,1	1 primary/ 1 000 dwelling units 1 secondary/ 2 500 dwelling units
ECDC	1,6	2,1	1	0,8	1,2	1 crèche/ 1 250 dwelling units
Library	0,9	1,5	0,9	0,6	1,2	1 library/ 2 500 dwelling units
Clinic	2,1	2	1,4	1,2	1,2	1 mobile clinic/ 1 250 dwelling units
Police Station	1,8	1,9	1,9	1,7	2,9	1 station / 6 250 dwelling units
Place of worship	0,8	0,7	0,3	0,3	0,8	1 church / 250 dwelling units
Ranking	6	7	2	1	3	Individually site may not warrant social facilities, however require cumulative evaluation.

Table 57: Malmesbury Subsidised Housing Sites Analysis

Sites Available: Malmesbury						
Current waiting list:6837 (Ilingeletu – 2755, Saamstaan-3278, Flats-280 & Affordable/ GAP-524)						
Projected subsidised housing demand:						
Site(s)	K	L	M	N	Q	Total
Extent	25,3 ha	222,8 ha	25,1 ha	92,2 ha	368,2 ha	876,5 ha
Housing	Integrated housing	Affordable/ GAP & single residential	Affordable/ GAP & single residential	Integrated housing	Integrated housing	
Potential units	Awaiting Development Proposal	1 417	568	Awaiting Development Proposal	Awaiting Development Proposal	
Addressing backlog	Indirectly	20%	8%	Indirectly	Indirectly	28%
Provision of Community Facilities						
Facilities	Distance (km) from site (nearest facility)					D:EA&DP Parameter
School	1,2	1	0,4	1,2	2	1 primary/ 1 000 dwelling units 1 secondary/ 2 500 dwelling units
ECDC	1	1,1	0,3	1,1	2,4	1 crèche/ 1 250 dwelling units
Library	1,2	1,5	1,7	2,5	2,5	1 library/ 2 500 dwelling units
Clinic	1,7	1,3	1,1	1,9	2,7	1 mobile clinic/ 1 250 dwelling units
Police Station	2,2	3,7	4,1	4,9	3,1	1 station / 6 250 dwelling units
Place of worship	1	1,3	0,9	1,8	1,9	1 church / 250 dwelling units
Ranking	5	8	4	9	10	The entire social infrastructure listed above is required.

Table 58: *continued: Subsidised Housing Sites Analysis*

Sixteen land parcels for future residential development were identified as per Swartland SDF (2012), of which sites E, F, G, H, J, K, N and O have been designated for subsidised housing, sites L and M have been designated for Affordable/ GAP and single residential development and site P for medium to High density residential development (medium income) as is tabulated above. Sites A, B, C, D, and Q are earmarked for conventional private low density residential development.

Bulk services availability and future bulk service capacity upgrades required in Malmesbury is set out below:

General

There is overall sufficient services to develop the settlement of Malmesbury. However water as a source is limited and the total capacity that Malmesbury can carry in future is an additional 1 000 units.

Water

As the water source is limited, desalination is a possible option.

Sewerage

There is sufficient sewerage capacity.

Electricity

The current bulk electrical infrastructure will accommodate settlement development and pipeline projects until 2017. To accommodate projects planned beyond 2017, bulk electrical infrastructure needs to be considered.

The identified sites for housing delivery in Malmesbury are analysed individually on the pages to follow.

Site	Type	No of units	AADD	Comment
E	Integrated: Low	53.7ha 895	447.5kl	Based on 0.5kl/day/unit
F	Integrated: Low	43.1ha 718	359kl	Based on 0.5kl/day/unit
G	Integrated: Low	16.6ha 276	148kl	Based on 0.5kl/day/unit
H	Integrated: Low	6.3ha 103	52.5kl	Based on 0.5kl/day/unit
J	Integrated: Low	23.3ha 388	194kl	Based on 0.5kl/day/unit
K	Integrated, Low	25,3 ha 422	211kl	Based on 0.5kl/day/unit
L	Affordable/ GAP & single residential	222,8 ha 1 417	708.5kl	Based on 0.5kl/day/unit
M	Affordable/ GAP & single residential	25,1 ha 568	284kl	Based on 0.5kl/day/unit
N	Integrated development: Low	92,2 ha 1 536	768kl	Based on 0.5kl/day/unit
Q	Integrated development: Low	368,2 ha 6 136	3 068kl	Based on 0.5kl/day/unit
Sub-Total (kl/d)			6 240kl	
Current actual AADD				
Fully occupied existing (kl/d)		7 436	7 910kl	2 887 201kl/a
Total future demand (kl/d)			11 812kl	4 311 645kl/a
Required 48 hours reservoir capacity (kl)			15 820kl	
Present reservoir storage (kl)			20 500kl	
Future reservoir storage (kl)				9.4MI planned

Table 59: Estimated water requirements: Malmesbury

Malmesbury: Site E

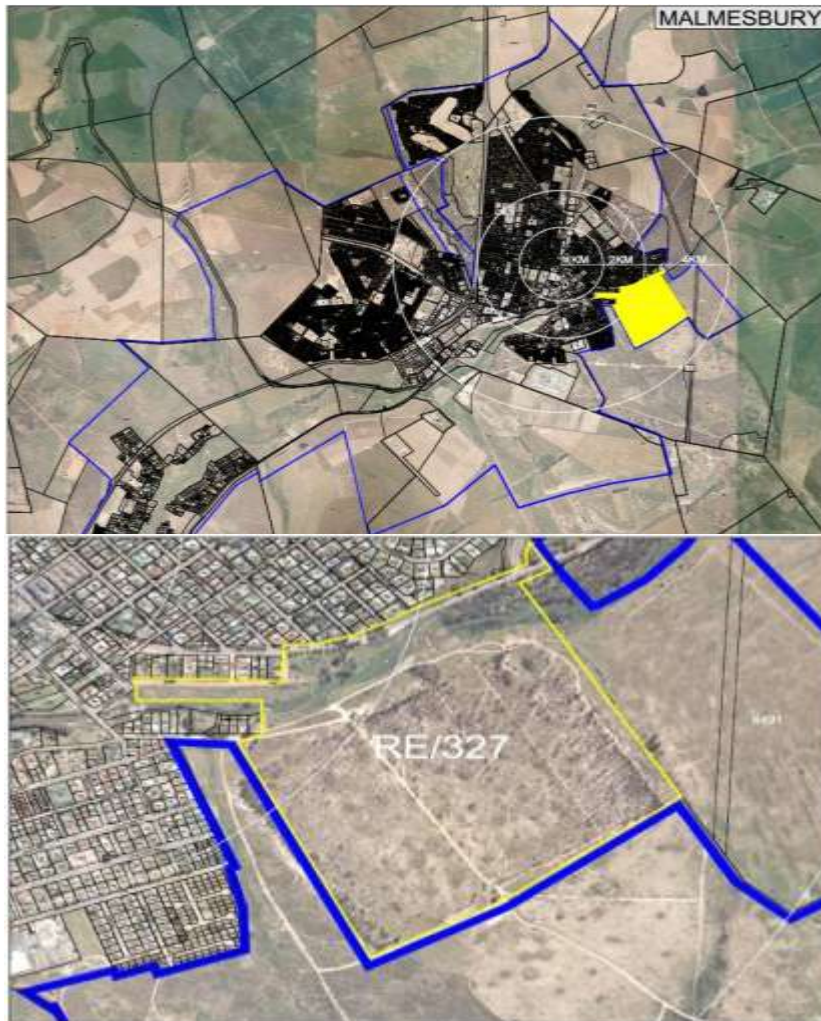


Figure 39: Malmesbury Site E: Future residential expansion

Property description:	Erf 327
Size:	779,9 ha
Developable area:	53,7 ha
Ownership:	Swartland Municipality
Current use:	Vacant
Zoning:	Residential Zone 1
External access:	Rabie Street
Buildings:	None
Community facilities:	Within 900m (Library)
Schools:	Within 1,1km (Swartland Primary School)
Retail facilities:	Within 1,6km (CBD)
Negative:	- Flood line determination will be needed
Positive:	- Bulk services are sufficient - Close to community facilities
Proposed use:	Proposed medium to high-density residential development (SDF)
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	2 -3 years

Malmesbury: Site F

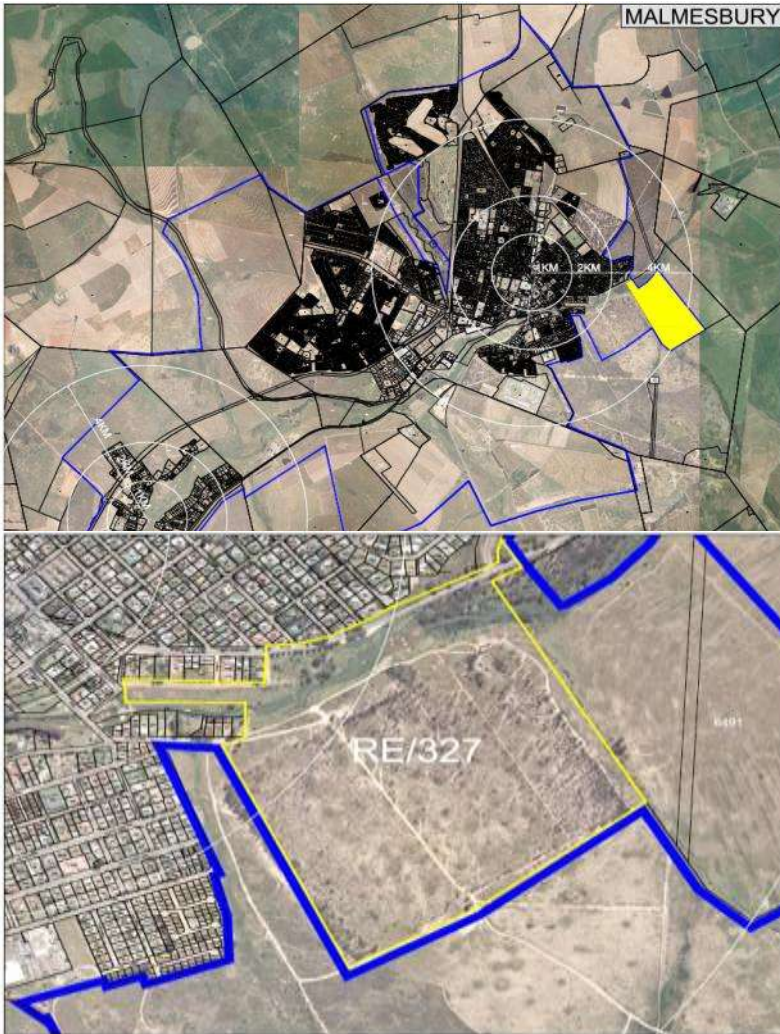


Figure 40: Malmesbury Site F: Future residential expansion

Property description:	Erf 6 491
Size:	84,7 ha
Developable area:	43,1 ha
Ownership:	Swartland Municipality
Current use:	Agriculture
Zoning:	Agricultural Zone 1
External access:	Barlinka Street
Buildings:	None
Community facilities:	Within 1,5m (Library)
Schools:	Within 1,7km (Swartland Primary School)
Retail facilities:	Within 2,1km (CBD)
Negative:	- Flood line determination will be needed
Positive:	- Bulk services is sufficient - Close to community facilities
Proposed use:	Proposed medium to high-density residential development (SDF)
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	2 – 3 years

Malmesbury: Site G

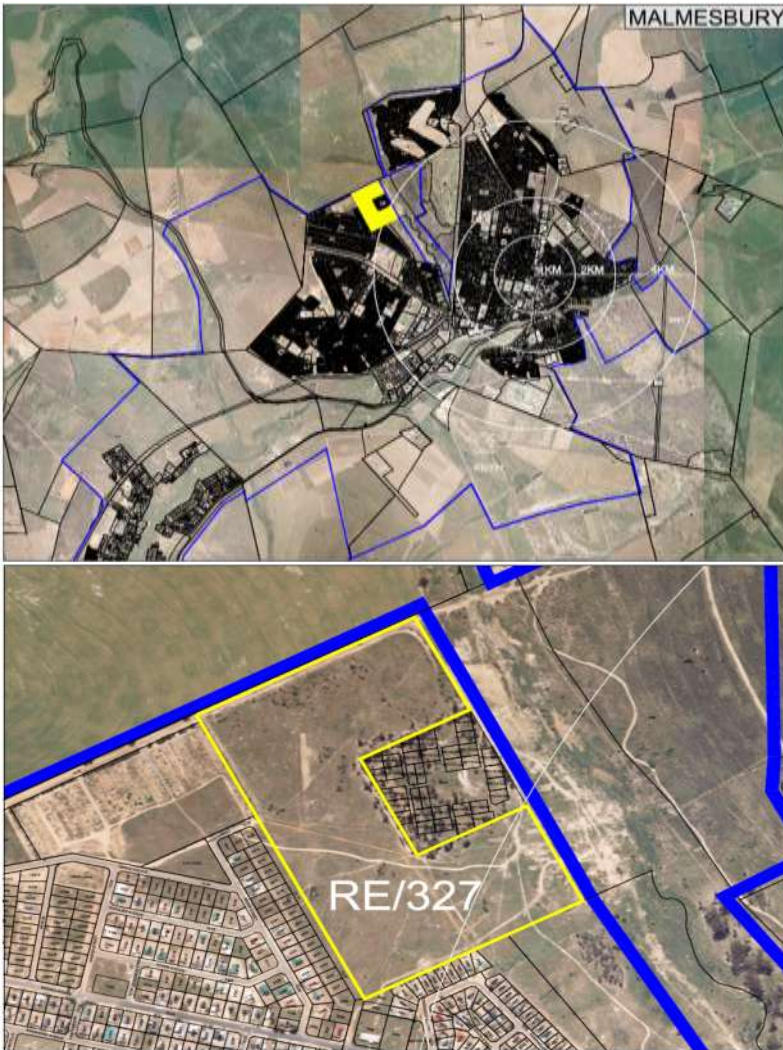


Figure 41: Malmesbury Site G: Future residential expansion

Property description:	Erf 327
Size:	779,9 ha
Developable area:	16,6 ha
Ownership:	Swartland Municipality
Current use:	Vacant
Zoning:	Open Space Zone 1
External access:	Olyf Street
Buildings:	None
Community facilities:	Within 870m (Westbank Library)
Schools:	Within 760m (Schoonspruit Secondary School)
Retail facilities:	Within 869m (Westbank Retail centre)
Negative:	-The Platteklip River is present and might require an environmental observation
Positive:	-Close to community facilities -Bulk services are sufficient
Proposed use:	Proposed medium density residential use (SDF)
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	2.- 3 years

Malmesbury: Site H



Figure 42: Malmesbury Site H: Future residential expansion

Property description:	Erf 3 494 (unregistered part of erf 3 490)
Size:	14,7 ha
Developable area:	6,3 ha
Ownership:	Malmesbury Municipality
Current use:	Vacant
Zoning:	Open space zone 1
External access:	Palmboom Street
Buildings:	None
Community facilities:	Within 720m (Westbank Library)
Schools:	Within 420m (Schoonspruit Secondary School)
Retail facilities:	Within 720m (Westbank Retail centre)
Negative:	Flood line determination will be needed Bulk services will be expensive to extend to the erf
Positive:	Close to community facilities
Proposed use:	Proposed medium residential fill in development (SDF)
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	2 – 3 years

Malmesbury: Site J

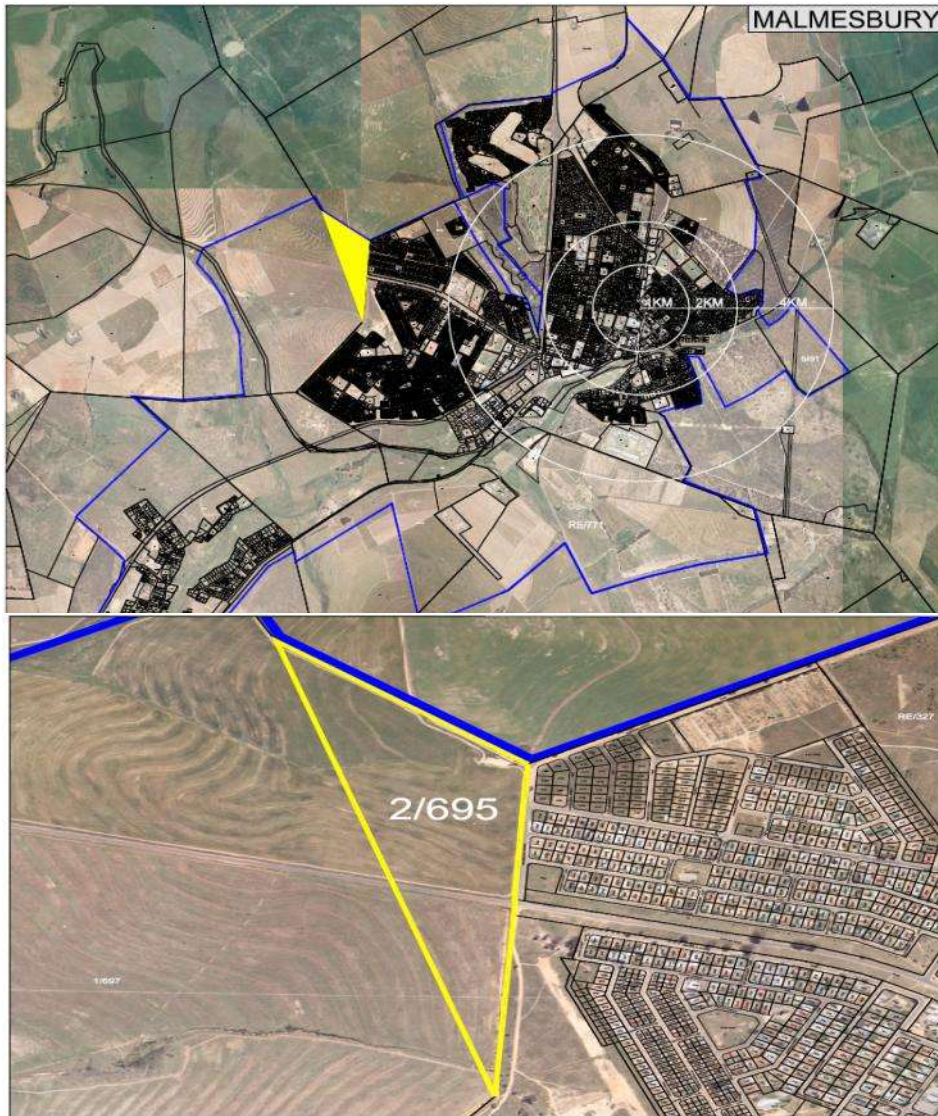


Figure 43: Malmesbury Site J: Future residential expansion

Property description:	Portion 2 of the Farm Outspan 695
Size:	23,4 ha
Developable area:	23,4 ha
Ownership:	UP Front Inv 173 Pty Ltd
Current use:	Agriculture
Zoning:	Agricultural zone 1
External access:	Pepperboom Avenue
Buildings:	None
Community facilities:	Within 1,1km (Westbank Library)
Schools:	Within 1,1km (Schoonspruit Secondary School)
Retail facilities:	Within 1,2km (Westbank Retail centre)
Negative:	-A main road, Darling road, dissects the site.
Positive:	-Close to community facilities -Bulk services are sufficient
Proposed use:	Proposed medium to high residential area (SDF)
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	3 years

Malmesbury: Site K

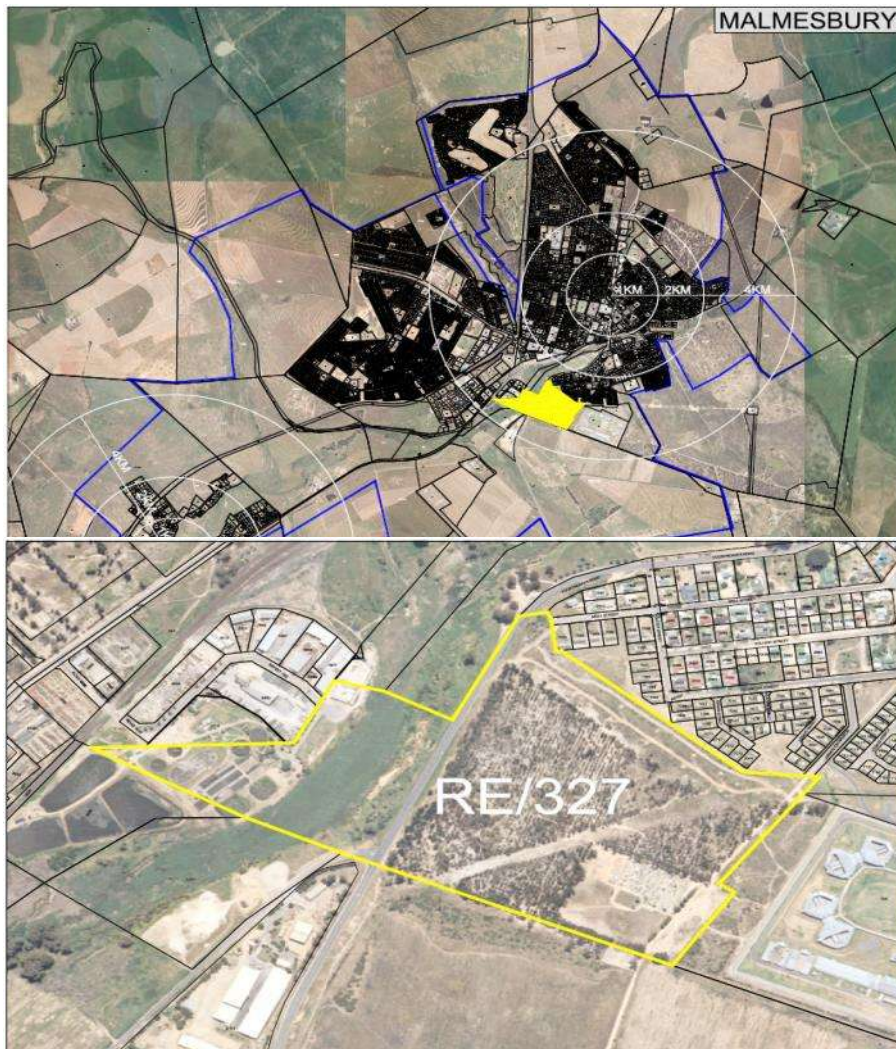


Figure 44: Malmesbury Site K: Future residential expansion

Property description:	Erf 327
Size:	779,9 ha
Developable area:	25,3 ha
Ownership:	Swartland Municipality
Current use:	Vacant
Zoning:	Residential zone 1
External access:	Voortrekker Road
Buildings:	None
Community facilities:	Within 1,2km (Library)
Schools:	Within 1,2km (Swartland Primary School)
Retail facilities:	Within 1,8km (CBD)
Negative:	-Flood line determination will be needed
Positive:	-Close to economic opportunities and community facilities -Bulk services are sufficient
Proposed use:	Proposed medium to high-density residential use (SDF)
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	3 – 4 years

Malmesbury: Site L

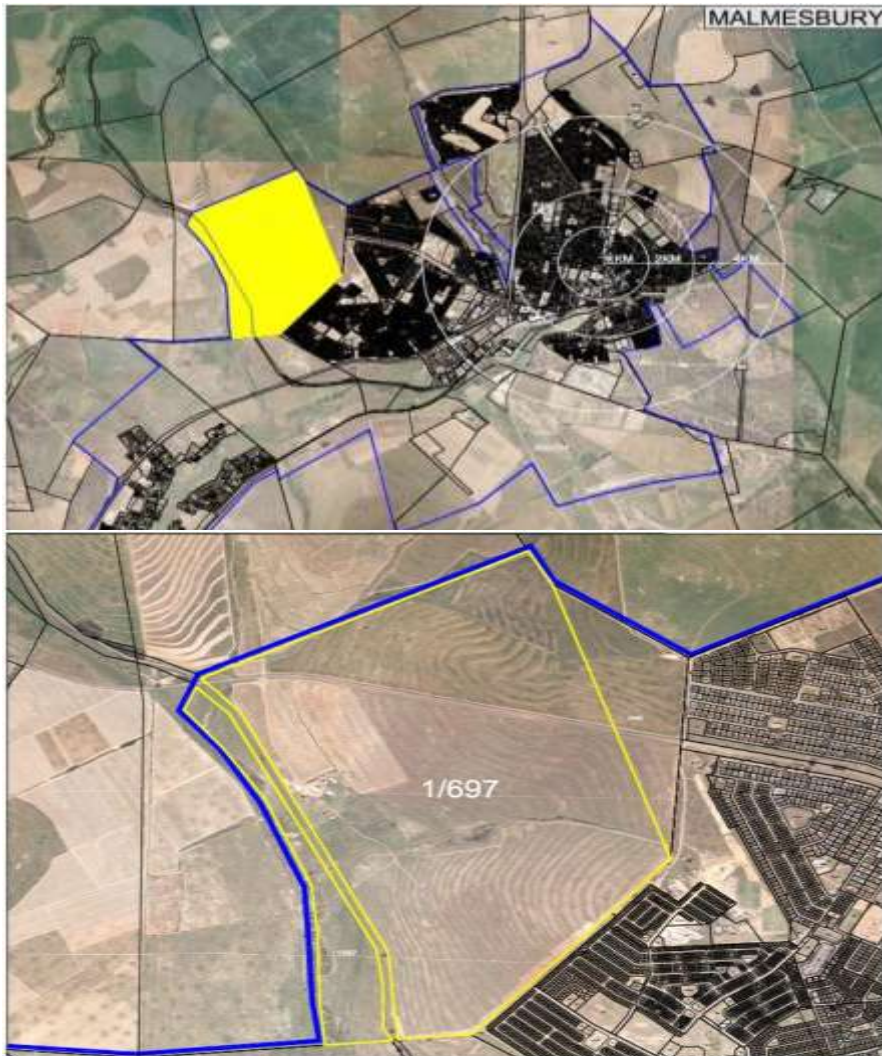


Figure 45: Malmesbury Site L: Future residential expansion

Property description:	Portion 1 of the Farm De Hoop 697
Size:	448,3 ha
Developable area:	222,8 ha
Ownership:	UP Front Inv 173 Pty Ltd
Current use:	Agriculture
Zoning:	Agricultural zone 1
External access:	Alfa Street
Buildings:	None
Community facilities:	Within 1,6km (Westbank Library)
Schools:	Within 1,8km (Schoonspruit Secondary School)
Retail facilities:	Within 1,6m (Westbank Retail centre)
Negative:	<ul style="list-style-type: none"> -Flood line determination will be needed -Providing bulk services will be difficult -Reservoirs and upgrading of sewage pumps will be needed -Far from community facilities and economic opportunities
Positive:	- Houses can be developed here to a great extent
Proposed use:	Proposed integrated residential development (SDF)
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	3 years+

Malmesbury: Site M

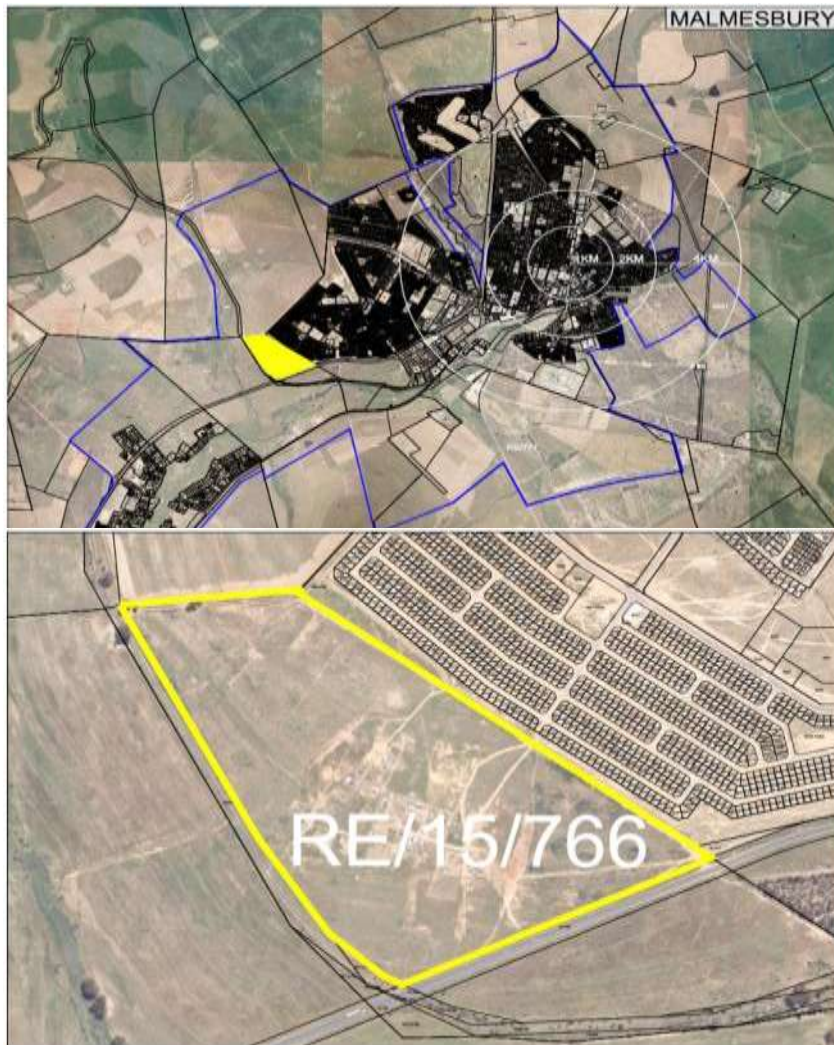


Figure 46: Malmesbury Site M: Future residential expansion: Future residential expansion: Future residential expansion

Property description:	Portion 15 of the Farm Olyphants Fontyn 766
Size:	32,8 ha
Developable area:	25,1 ha
Ownership:	Swartland Municipality
Current use:	Urban agriculture
Zoning:	Agricultural zone 1
External access:	Holomisa Street
Community facilities:	Within 1,8km (Westbank Library)
Schools:	Within 2,1km (Schoonspruit Secondary School)
Retail facilities:	Within 1,9km (Westbank Retail centre)
Negative:	- Bulk services will need to be brought in
Positive:	- Integration with existing residential area is ideal - Near community facilities
Proposed use:	Proposed integrated residential development for subsidised housing (SDF)
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
DP/SDF:	Yes
Estimated project timeframe:	3 years

Malmesbury: Site N

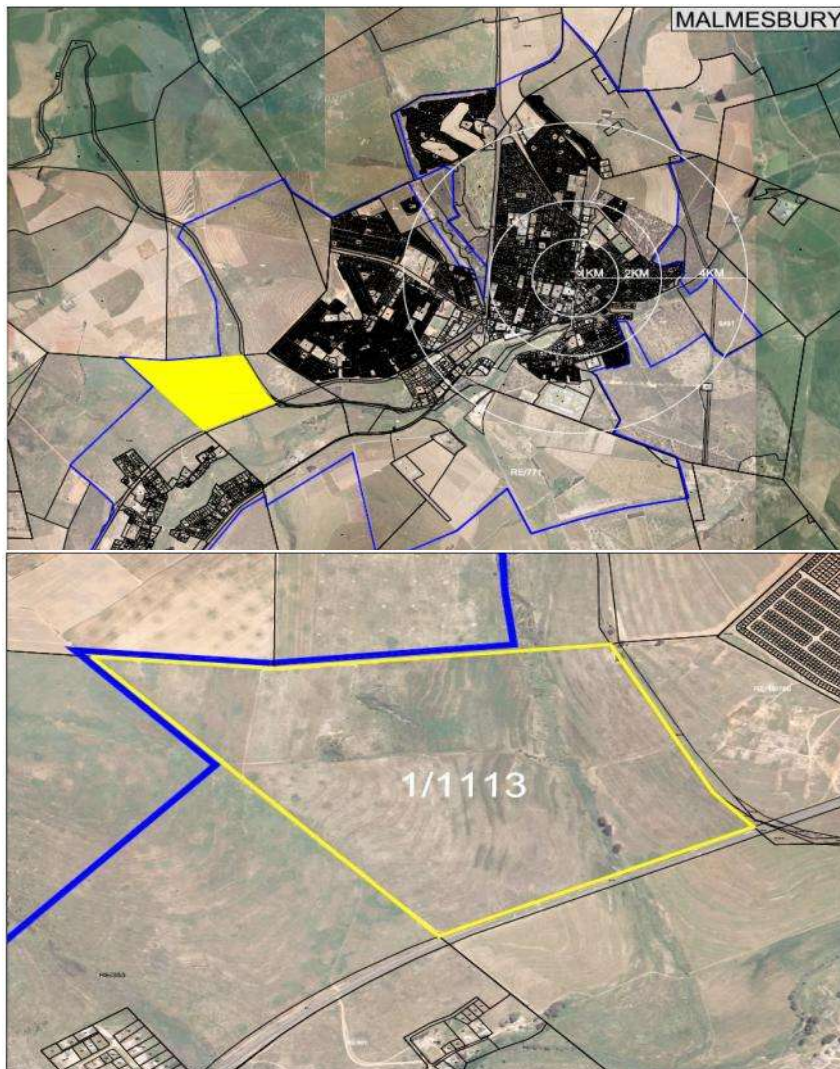


Figure 47: Malmesbury Site N: Future residential expansion

Property description:	Portion 1 of the Farm 1 113
Size:	92,2 ha
Ownership:	Swartland Municipality
Current use:	Agriculture
Zoning:	Agricultural zone 1
External access:	N7
Buildings:	None
Community facilities:	Within 2,5km (Westbank Library)
Schools:	Within 2,8km (Schoonspruit Secondary School)
Retail facilities:	Within 2,6km (Westbank Retail centre)
Negative:	-Bulk services will need to be brought in -Far from economic opportunities and community facilities
Positive:	-Being adjacent to the N7 makes transportation to economic opportunities more viable
Proposed use:	Proposed residential medium to high-density development (SDF)
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	3 years

Malmesbury: Site Q

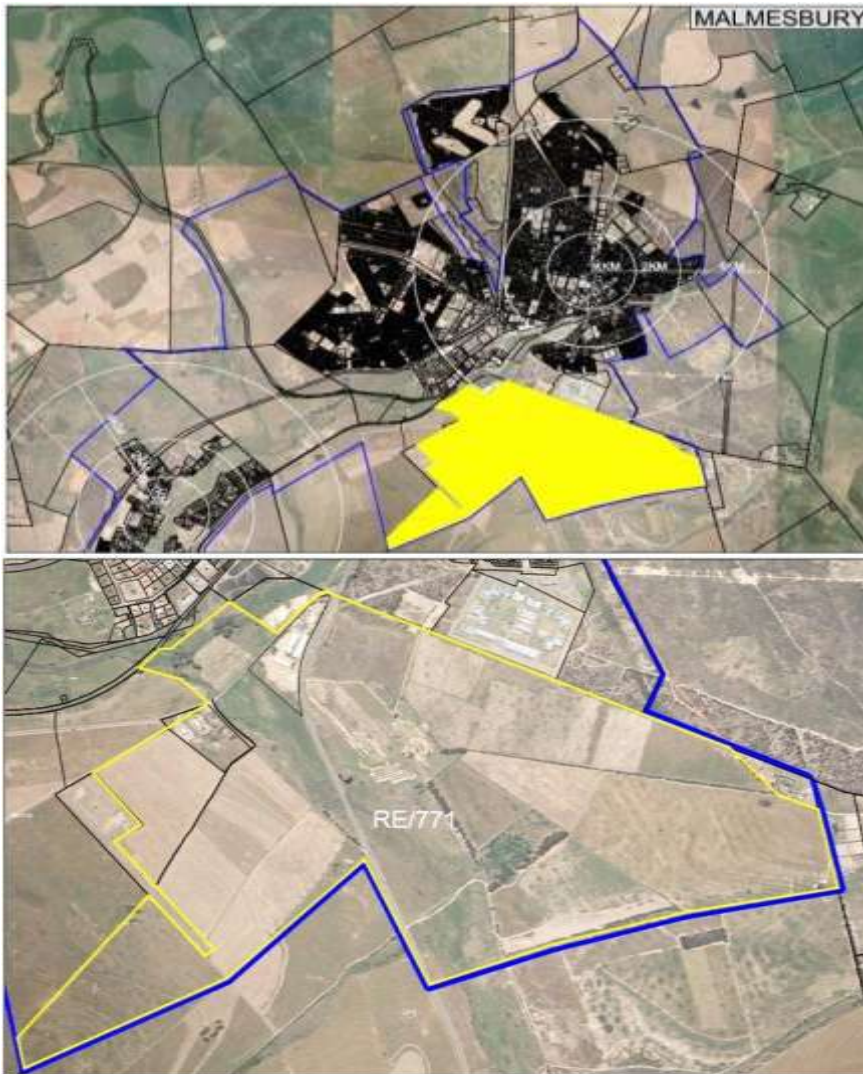


Figure 48: Malmesbury Site Q: Future residential expansion

Property description:	Remainder of the Farm Rozenberg 771
Size:	1 174,5 ha
Developable area:	368,2 ha
Ownership:	Van der Westhuizen Petrus Johannes
Current use:	Agriculture
Zoning:	Agricultural zone 1
External access:	Voortrekker Road
Buildings:	None
Community facilities:	Within 2,1km (Library)
Schools:	Within 1,9km (Swartland Primary School)
Retail facilities:	Within 2,5km (CBD)
Negative:	<ul style="list-style-type: none"> -Upgrading of bulk services will be required -Far from economic opportunities and community facilities
Positive:	-The development potential of the area includes creating economic opportunities and community facilities
Proposed use:	Proposed medium to high-density residential development (SDF)
Compliant with:	
National SO8:	Yes
PSDF SO6:	Yes
IDP/SDF:	Yes
Estimated project timeframe:	3 years+

7.11 Yzerfontein

The figure below illustrates the SDF proposed residential expansion areas.

There are no sites earmarked for subsidized and Affordable/ GAP housing in Yzerfontein.

The sites illustrated are earmarked for high income, private residential development.

Bulk services availability and future bulk service capacity upgrades required in Yzerfontein are therefore not outlined.

The identified sites for housing delivery in Yzerfontein are therefore not analysed individually.



Figure 49: Yzerfontein: Future Residential Expansions



8. RANKING OF SITES BASED ON SUSTAINABILITY CRITERIA AND PROJECT READINESS PER SETTLEMENT

8.1 Ranking of Sites per Settlement

The following tables provide a ranking per site per settlement based on project readiness. The social facilities ranking provides the Swartland Municipality with an indication of the position the particular site occupies relative to existing social facilities.

Recommendations are made as to the need to include additional social infrastructure such as schools, clinics, etc. with a particular project. No ranking was made for Moorreesburg, Riebeek Wes, Riebeek Kasteel, Riverlands, Chatsworth and Kalbaskraal as only one site was identified per town.

Site	Social Facilities Ranking	Site Readiness	Ownership	Size	Proposed Housing Type	Comments
A	None (3.5km)	2	Private	6.7	Affordable/ GAP & Subsidized	Use land available in Riebeek Wes first
B	None (3.5km)	1	Private	4.5	Affordable/ GAP & Subsidized	

Table 60: Ongegrond Subsidized Sites – Priority Ranking

Site	Social Facilities Ranking	Site Readiness	Ownership	Size	Proposed Housing Type
E	6	2 years	Swartland Municipality	53.7	Medium to high density
F	7	2 years	Swartland Municipality	43.1	Medium to high density
G	2	3 years	Swartland Municipality	16.6	Medium density
H	1	2 years	Swartland Municipality	6.3	Medium density
J	3	2 years	UP Front Inv 173 Pty Lit	23.2	Medium to high density
K	5	2 years	Swartland Municipality	25.3	Medium to high density residential
L	8	2 years	UP Front Inv 173 Pty Lit	222.8	Integrated residential development
M	4	2 years	Swartland Municipality	25.1	Integrated residential development
N	9	3 years	Swartland Municipality	92.2	Medium to high density
Q	10	4 years	Van der Westhuizen P	368.2	Medium to high density

Table 61: Malmesbury Subsidized Sites – Priority Ranking

8.2 Approved Project Pipeline

The approved pipeline provides for 2 242 sites and 2 789 Units for the period 2014 to 2021. The approved housing pipeline is based on the housing need in the Swartland and gets revised according to the DORA allocations at least annually or more regularly as the need requires.

8.3 Pipeline Timeframe Planning Tool

Annexure C includes a Pipeline Time Frame Planning Tool, which has been prepared to assist Swartland Municipality to develop and update their housing delivery pipeline over time.

It represents the various projects that have been identified in the HSP and presents them with respect to:

- Potential numbers of units (pre-allocation for other uses that may need to be provided for);
- The type of project (IRDP/ FLISP) envisaged;
- Number of opportunities remaining in 2022/2023 for the particular project, should the project be implemented as indicated

Relative scheduling to the current pipeline up to 2021 were purely indicative, as Swartland Municipality has not received confirmation of DORA and MIG funds beyond the existing pipeline. The time required becoming project ready and the number of potential sites/ units that could be delivered within the housing budget has not been illustrated.

The pipeline planning tool is illustrative and provides guidance only.

8.4 Pipeline Project Readiness Tool

Annexure D includes a Pipeline Project Readiness Tool based on projects that have been prioritised due to project readiness with the focus on the leader towns as per Growth Potential Study and/ or subsequently identified by the municipality.

In keeping with the approach put forward in the HSP, smaller projects in the rural settlements have also been included.

Project readiness pertaining to these projects is important, since they are proposed to be implemented as additional funding is made available by the DoHS.

The purpose of the Pipeline Project Readiness Tool is to illustrate what is possible within the current constraints of the municipal budget. The tool provides for flexibility in implementation and to accommodate additional funding allocations when made available.

The Municipality will still need to develop a final pipeline in accordance to their own priorities and needs over time.





9. INTEGRATED HUMAN SETTLEMENT DEVELOPMENT PRINCIPLES, GUIDELINES, AND STRATEGIES

The guidelines below are taken from the Bergrivier Human Settlement, Plan 2013 and the Draft Cederberg Spatial Development Framework, 2014.

9.1 Integrated Human Settlement Principles

Integrated human settlement development relies to a large extent on the application of the principles of sustainable urban development, socio-economic integration and densification.

9.1.1 Sustainable Urban Development Principles

A key objective of the Swartland HSP is to promote the socio-economic development, integration of human settlements and providing for the socio-economic gradient in part to achieve the integration of communities within the municipality.

The Swartland SDF provides, inter alia, the following key principles that should be applied to achieve functional settlements:

- Promote access to housing, employment, education and recreation;
- Promote the creation of a variety of housing options;
- Plan precincts so they are within walking distance of social services and employment opportunities to reduce the dependence on motorized transport;
- Promote the creation of high quality public areas;
- Promote the effective use of resources;

- Restructure and create integrated and compact urban settlements that provide proactively for growth;
- Promote the provision of subsidised housing on an equitable basis;\Promote positive place identity;
- Provide for mixed use development; and
- Protect open space, the agricultural landscape, natural beauty and critically endangered vegetation.

9.1.2 Transformation and Restructuring

The transformation and restructuring of urban settlements necessitates that all members of the community have access to a variety of social and economic opportunities.

A key concept is the utilisation of walking distance as a primary measure of access and convenience. At least 50% of activities and social services should be located within 20 minutes walking distance from where people live, i.e. within 1km. This principle is one of the most important informants of settlement design, as well as the selection of sites for housing delivery.

The analysis of each site identified within the HSP has therefore been performed to demonstrate the location of the site relative to social and economic services and infrastructure relative to this principle.

9.1.3 Socio-economic Integration and the Socio-economic Gradient

The principle of access and integration also requires that attention be given to the principle of socio-economic integration. As illustrated in Figure 52 the application of the socio-economic gradient should form a key informant leading to transformation within human settlements within the Swartland Municipality.

Application of the socio-economic gradient promotes the spatial integration of poor, middle and high income communities within settlements.

Its success relies on planning that allows for relatively small differences in property value between co-habiting sectors of the community to be reflected in the spatial location of different income groups to achieve an acceptable level of integration within human settlements.

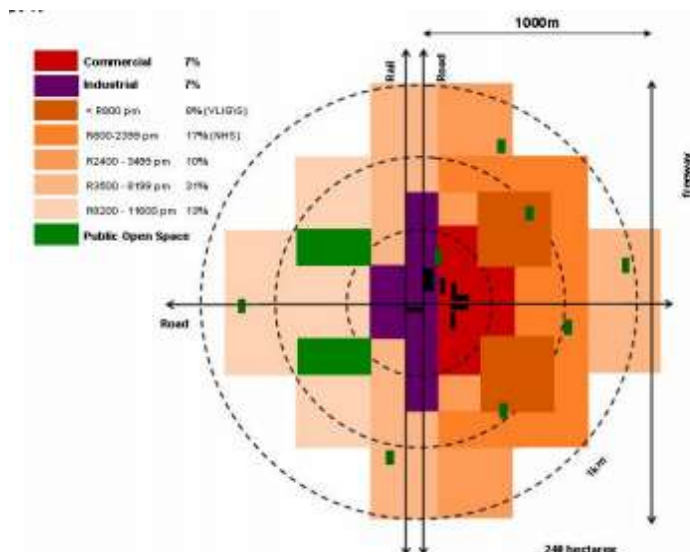


Figure 50: Principle of Socio-economic Integration (WCPSDF 2005)

The key guidelines that need to be taken into consideration in planning for socio-economic integration and the application of the socio-economic gradient include the following:

- Provide for as wide a spectrum of housing and tenure options that are as reasonable as possible to allow for flexibility and choice;
- Sensitive locate lower income groups within 1km radius of employment opportunities and to create incremental increases in economic groups;
- Arrange housing in the various income groups with the higher end of the market close to main thoroughfares and lower end of the market closer to places of employment; and
- Human settlements schemes should avoid targeting a single income group and aim at an integration of IRDP and Affordable/ GAP opportunities.

Design guidelines that promote the interface management include:

- Planning for the transition between different housing schemes or housing types along the midblock, and not along the street;
- The more formal the dwelling unit type, the closer they should be located to the main public thoroughfare and adjacent to higher income housing groups;
- At the same time however, care should be taken not to locate the lowest income groups on the periphery and away from social and commercial opportunities.

Within the Swartland Municipality Affordable/ GAP housing is considered one of the key opportunities that can be implemented to achieve the objectives of social integration.

9.1.4 Densification

Densification is a key strategy directed at improving the efficiency of human settlements through the creation of a compact urban form.

Key development principles include:

- Promote sensitively located infill development on vacant and under-utilised land;
- Promote land use intensification along main arterial routes and locations with good access and include provision for mixed use development in locations that are accessible to a wide range of the community and may fulfil a broad range of community needs;
- Promote development within the urban edge in order to protect valuable agricultural, natural and recreational resources;
- Considering higher density housing projects, reduction of erf size and more efficient design of buildings; and
- On a micro-scale, support the construction of second dwelling units on single residential properties. This not only promotes the incremental intensification of land use within the existing urban fabric, but also promotes the development of a diversity of housing options and choice within the municipal area.

9.2 Settlement Guidelines and Urban Design Principles

In order to satisfy the holistic definition of sustainability the continuous improvement of the general urban environment should be placed on the continuum along with the HSP. This requires that settlements are well managed with respect to crime, grime and urban quality. The responsibility does not only reside with the Municipality, but with the community as well.

It requires that the community be encouraged to take ownership of the spaces around them and neighbourhoods where they live.

9.2.1 A Holistic Approach to Housing

The development of integrated human settlements and place making should not be seen in isolation from the various public assets that constitute the urban public environment. It should emphasise the interrelationship between housing need, human need, housing support, dwelling issues and housing responses. The term 'housing' and its definition should take into account the occupants, social, cultural, economic, physical and psychological needs.

The concept of 'house' as a physical dwelling form needs to be expanded to create a home, being an emotional experience based on a meaningful relationship between dwellers and their dwelling place.

9.2.2 Developmental Objectives

The development objective of an urban design framework must promote more sustainable (healthier, lower carbon footprint, lower energy cost, lower resource dependence, more comfortable, more human friendly) affordable housing for the community.

This objective includes the regeneration of the existing urban environment with the purpose of improving it and transforming it into a sustainable settlement. The principles are equally relevant to existing housing projects as they are to new housing projects.

9.3 Urban Design Considerations for Neighbourhood Development and Integration

9.3.1 General Principles

The dwelling unit is a relatively small part of the overall criteria of healthy and enabling environments and attention to legibility and structure of urban environments and the provision of quality of the spaces are key. The following design principles should be applied:

- Improve the legibility of human settlements by creating and reinforcing main structuring routes with higher densities, landscaping and hierarchy of focal points;

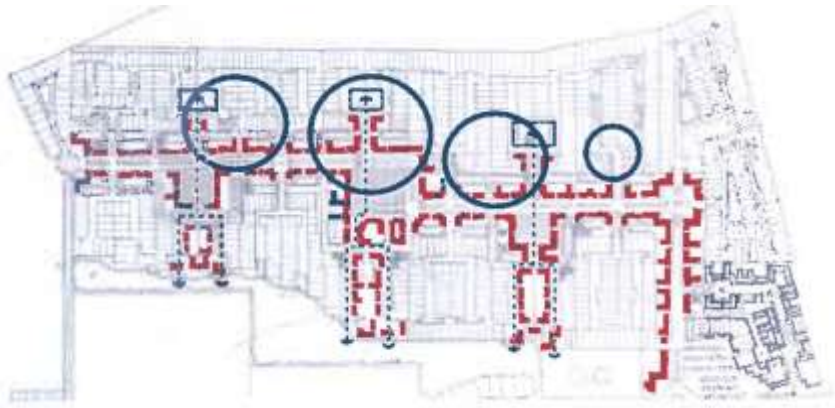


Figure 51: Reinforcing main structuring routes

- Utilise the structuring routes in a manner where integration of a diversity of destinations, areas for social interaction and multi-functional open spaces can be accommodated;



Figure 52: Reinforcing main structuring routes with landscaping

- Provide for a range of high quality and functional open spaces to accommodate both active and passive recreation, such as play parks, kick-about, landscaped gardens and sport facilities, in particular to provide for the range of needs expressed by different age groups. Consideration should also be given to the planting of fruit trees and food gardens.



Figure 53: Example of soft and hard open spaces

- Preserve and enhance well located open spaces as a community asset;

- Cluster community facilities on well-located and accessible locations along transport routes and main intersections. Provide for a mix of formalized and informal activities.
- Enhance the quality and micro-climate of the public street through avenue planting and providing dedicated pedestrian routes. In areas where space is limited, trees may be planted within erven, which encourages the community to take care of them.



Figure 54: Landscaping demarcating streets and walkways

- At a neighbourhood level and in particular in higher density areas, design for the creation of defensible space is needed. This requires consideration of opportunities for natural surveillance, consideration of scale and intimacy which fosters a sense of territoriality as opposed to disassociation from the environments that surround us.
- At the individual lot level plan and design, provide for a clear distinction between the public and the private realm. Although public areas may be shared, neighbourhoods should also foster a sense of shelter, privacy and security. At this level it is important that the interface with the public realm be considered and that provision is made for space that is private and secured from the public space.

Possible design solutions include:

- Placement of the dwelling unit close to the street with space provided for gardens behind; and
- Application of the “woonerf” concept where parking and play areas are shared.



Figure 55: Examples of urban design and use of space

These urban design considerations should be included at the earliest stage in project development.

9.3.2 Urban Design Framework

Human settlement development must therefore be driven by a strong emphasis on urban design qualities that focuses on public streetscape and also transitional space between public and private spaces.

The following design principles promote the development of the public street as a quality space that supports the concept of place making, community identity and uplifts the quality of the neighbourhoods within which people live.

It encourages homeowners to take ownership of the places where they live and thereby to participate in the building of communities as part of the regeneration and restructuring process.

Street interface design guidelines that may be considered include:

- Low garden walls;
- Entrances facing the street;
- Spaces between prioritised pedestrians rather than vehicles;
- Houses placed close to street edges with strong surveillance of the shared public space ('eyes on the street');
- Strong built edges that define the street and public street;
- Shared and active street spaces;
- Outdoor living spaces (including a safe street environment); and
- Public and community activities on the street



Figure 56: Street Interface Management as a Place-Making Tool

9.3.3 Precedent as a Design Informant

The Swartland municipal area is not homogenous in character and place specific precedent serves as a key design informant in reinforcing the place specific character of the settlements. The objective of drawing on the place-making precedent is to move away from the “one size fits all” approach that is evident in many large scale housing projects.

The following provides some typical architectural typologies that occur in the Swartland municipal area:

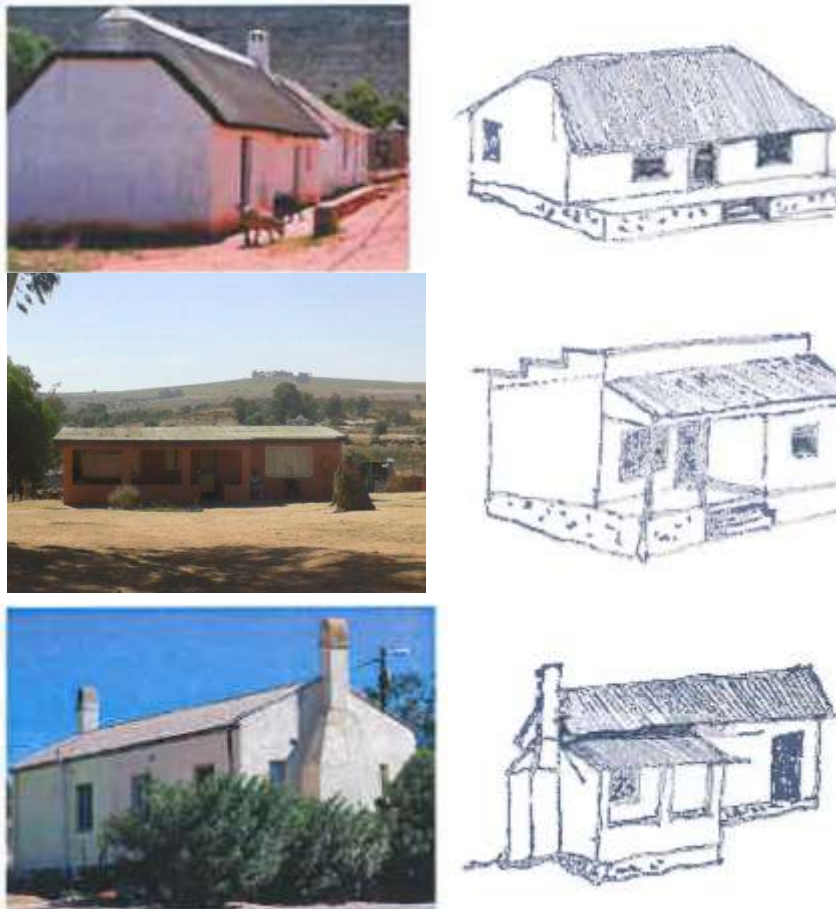


Figure 57: Swartland Architectural Typologies

9.3.4 Planning and Urban Design Principles as Socio-economic Stimuli

The provision of public space is essential as a socio-economic stimulus inviting private informally-run micro-enterprises to operate within certain parameters. It creates opportunities for economic survival and provides a platform for social activity, conversations and a place of gathering.

In principle multi-functional interactive public spaces should be located in areas of high accessibility. These spaces should serve as areas where social and economic interaction of the community is encouraged and must be flexible and adaptable. At the same time the following guidelines should be considered to improve the quality of life of the community;

- Provide for informal economic activities in and around housing projects and may include purpose designed spaces or the design of houses/individual lots that permit home-based enterprises like the instance of urban agriculture;
- Promote food security by using existing commonage and open space for community-based agricultural programmes.
- Consider making land available for the creation of community based nurseries aimed at tree planting programmes to enhance the urban fabric and to provide food security. Municipal waste recycle programmes could be geared at organic compost production in support of tree planting programmes;
- Tree planting programmes improve the quality of public spaces and in particular the streetscape, as well as providing micro-climatic advantages such as shade and shelter;
- Encourage the planting of at least one fruit bearing tree inside properties on the street side of the house;

- Include projects in local area plants; and
- Small scale low technology home industries can be created that are aimed at very affordable yet high impact home improvements, whereby inhabitants could produce elements such as perimeter fencing, shaded awnings, privacy screens, etc.



An example of a thriving vertical organic vegetable garden that creates food for the household. Rain water can be harvested from the roof and stored on site to feed a slow drip gravity fed irrigation system consisting of any type of uPC pipe with holes made into it.



Hand crafted timber screens made from Port Jackson Trees: An example of an informal home industry low skill level product that can be used for all sorts of architectural purposes like for instance garden fencing, privacy screens and shaded awnings.



Large organic compost filled bags is the simplest way to start with backyard organic farming for domestic use purposes.



A simple concrete slab with seating provided at a township water well illustrates a symbolic overlay to an already existing infrastructure that, at an elementary level, creates an informal public space that encourages the inhabitants to come together.

9.4 Design Considerations for Subsidy Housing

Given current municipal need, capacity and constraints the Swartland HSP relies on the following housing delivery instruments:

- The enhanced serviced site (IRDP);
- The IRDP with top structure;
- Affordable/ GAP serviced site only; and
- Affordable/ GAP FLISP.

This section of the HSP explores the design consideration that inform the manner in which choices made with respect to the provision of basic services and how the placement thereof and starter structures influence the future use and incremental improvement of properties over time.

A key consideration also, in particular with respect to the provision of serviced lots and housing delivery at the lower income band, is planning for informalities. Since urbanization is linked to ambitions of a wider range of expectations, opportunities and choices that the urban environment can offer, planning for informalisation is an important mechanism to create flexibility and dynamism. It creates an environment that can offer a wider range of economic opportunities to citizens and allows for greater levels of individual and collective creativity, experimentation and entrepreneurship.

The purpose is to demonstrate that the decisions taken at the earliest stage in the development process have a fundamental role to play in the ultimate potential of the dwelling unit to be enhanced and extended as principle fixed asset that most individuals/families will have/acquire in their lifetime.

Two key aspects are demonstrated in the following examples:

- allowing for the relaxation of zoning parameters to increase usable space on small properties, and
- accepting that within the context of housing delivery and securing of tenure, the starter house/the second dwelling/the extension to a home may not be a formalized (brick and mortar) house.

9.4.1 Incremental Improvement as a Design Informant

Although the design quality of the subsidy dwelling is a function of economy (available funds) and the minimum deemed to satisfy building standards, the further improvement of the dwelling unit should be left up to the beneficiaries and the gradual enhancement of the property's value over time should be facilitated. Layout and design considerations in the starter structure are therefore important. Sufficient space must be provided in order to enable not only the basic enhancement of the starter structure, but the extension thereof as well.

The following design considerations are important for future extension:

- Lot size should be at least 3 times that of the basic starter dwelling;
- Placement of structures close to the street to allow for backward extension;
- Semi-detached units increase lateral expansion opportunities;
- Orientation with respect to the street to permit logical extension; and
- Roof form and gable ends.



Figure 58: Examples of incremental improvements

9.4.2 Layout and Design Guidelines for Subsidy Housing Products

ENHANCED SERVICE SITE

The positioning of the subsidy wet core is viewed as the nucleus for the future development of the enhanced serviced site by the beneficiaries over time. **Figures 59 and 60** below illustrate the following principles:

- Subsidy wet core structures clustered together in close proximity to each other on, or as near as possible to, the junction of lateral and rear boundaries:
- encourage the construction of 2 hour fire resistant masonry walls on the same boundary junctions to serve as structural support for shelters, serve as privacy screens between land units and also to prevent the spread of fire between adjacent shelters; and
- to form fully functional wet core areas between adjacent 'start-up' shelters that may potentially include beneficiary installed showers and wash basins that are annexed to the subsidy precast wet core structure.

The Figure below illustrates some typical extension scenarios (yellow highlights) to the two most commonly found subsidy dwelling types, that being the mono pitch roof type and the most commonly found double pitched roof type, both of which are normally associated with 40m² square plan forms.

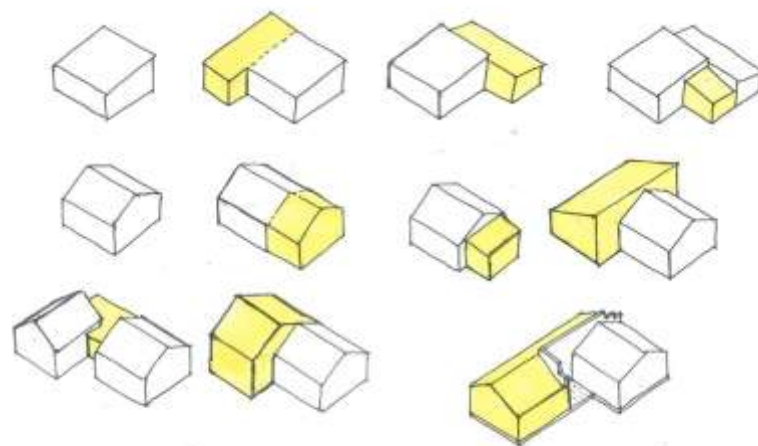
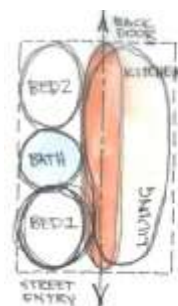


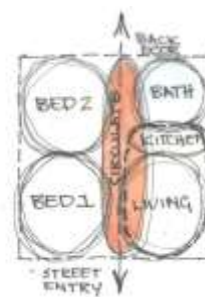
Figure 61: Typical improvement scenarios to pitched roof type dwellings with additions indicated by the colour yellow.

SPATIAL ARRANGEMENT PRINCIPLES FOR A 40m² HOUSE



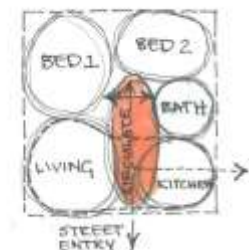
PROTOTYPE A

Spatial diagram for a 40m² rectangular (long) house with a front and back door only



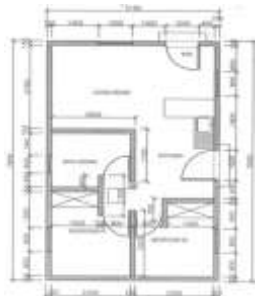
PROTOTYPE B

Spatial diagrams for a 40m² house with a front & back door



PROTOTYPE C

Spatial diagram for a 40m² house with a front door



**PROTOTYPE
A: PLAN**



**PROTOTYPE
B: PLAN**

**PROTOTYPE
C: PLAN**

Prototype A

... is ideal for narrow sites and can be applied to both single storey IRDP and FLISP housing. It also provides the ideal layout for narrow plan form double storey and loft room FLISP housing. A disadvantage of this layout is that bedroom and living spaces could become too narrow and impractical. The provision of a front and a back door is essential for functional flow and cross ventilation.

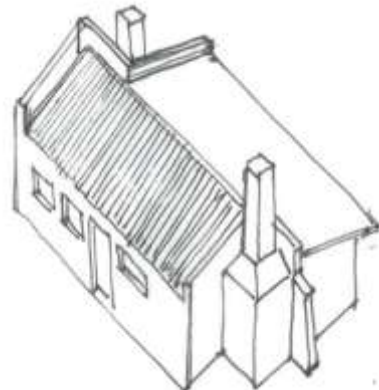
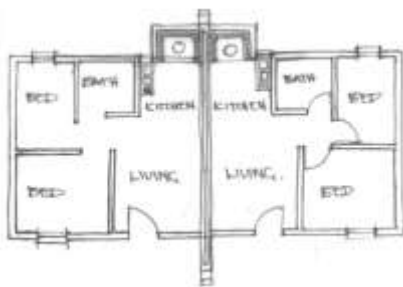
Prototype B

...is the most commonly applied IRDP house layout that provides the most spacious bedrooms. The provision of an optional back door will improve functional flow and cross ventilation and at the same time it provides for logical expansion to the front and back. The back door should preferably be a stable door with optional glass inserted into the top door to improve natural light quality inside.

Prototype C

...is also a popular IRDP house layout. Compared to Prototype B one bedroom will always be smaller and functional flow as well as cross ventilation is restricted. The optional provision of a second door in the kitchen will improve functionality and cross ventilation.

The figures below illustrate the adaptations of the **Prototype C** plan form in a semi-detached dwelling application. Fire places have been added as a functional energy saving element and it also serves as an aesthetical improvement and also as contextually appropriated reference to the regional vernacular architecture.



PROTOTYPE D:
40m² SEMI-DETACHED FOR IRDP and (Affordable/ GAP) FLISP WITH FIRE PLACE IN THE KITCHEN

ADVANTAGES:

- Vernacular reference to the traditional fire place and the buttress wall as an

PROTOTYPE E:
40m² SEMI-DETACHED FOR IRDP and (Affordable/ GAP) FLISP WITH FIRE PLACE IN THE KITCHEN / LOUNGE

ADVANTAGES:

- Vernacular reference to the traditional fire place and the

- architectural improvements;
- fossil fuels used for space heating and cooking;
- additional thermal and acoustic insulation achieved by double block cavity wall between units;
- Verandah or 'afdak' possible and easy to construct over front door.

DISADVANTAGES:

- only square plan form possible;
- Second or back door not possible;
- future expansion to the back restricted, the house can only extend forwards;
- restricted internal circulation;
- limited cross ventilation in living spaces; and
- Only a small window possible in kitchen that will impact on natural light quality.

buttress wall as contextually appropriate architectural improvements

- major plan forms can slide up or down around central axis
- fossil fuels used for space heating and cooking;
- additional thermal and acoustic insulation achieved by double block cavity wall between units;
- Verandah or 'afdak' possible and easy to construct over front door.

DISADVANTAGES:

- Second or back door not possible;
- future expansion to the back restricted, the house can only extend forwards or sideways subject to wall plate height;
- restricted internal circulation;
- limited cross ventilation in living spaces; and
- Only a small window possible in kitchen that will impact on natural light quality.

The figure below is a more detailed illustration of typical expansion scenarios that include both semi-detached and freestanding examples of the mono-pitch roof type dwelling and also the pitched roof type dwelling. Other conceptual improvement scenarios illustrated include shaded carports; semi enclosed Verandas; entrance verandas with pergolas and 'stoep' rooms.

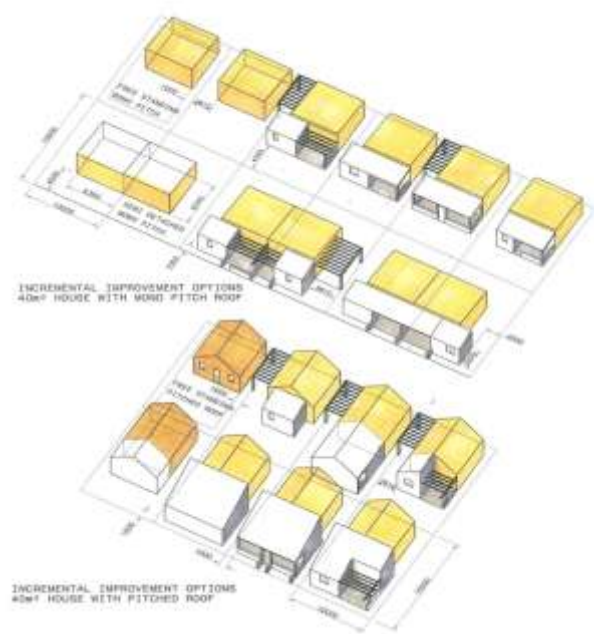


Figure 62: Examples of typical additions to pitched roof prototype 40 m² houses

(Affordable/ GAP) FLISP HOUSING

The Swartland Municipality has identified existing serviced land units for potential (Affordable/ GAP) FLISP projects with a view to increase the municipality's revenue base. Land units of an average of 250m² have been earmarked for these types of projects. The potential open market value of serviced land units that are bigger than 250m² should be taken into consideration. The HSP recommends that the Swartland Municipality considers the feasibility of subdividing land units that are bigger than 250m².

The Figure on the right illustrates a typical example of a township layout with land units of an average of 294m² that have been subdivided into smaller land units of 150m² and 220m² respectively. The proposed subdivision layout makes provision for the larger 220m² land units in a mid-block position with vehicular access. The smaller 150m² land units have been positioned around the perimeter of the street block.

The proposed subdivision has the potential for a 50% increase in available land units and the potential revenue base may also increase at the same margin.

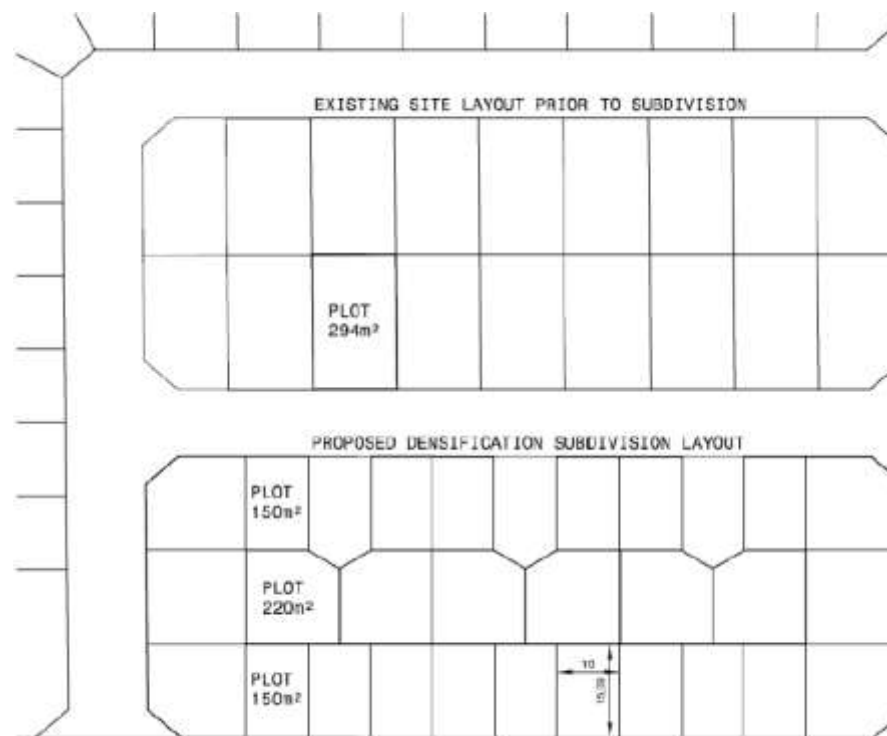


Figure 63: Urban densification and possible need for subdivision of existing (Affordable/ GAP) FLISP land units

The figure below illustrates the spatial impact of the subdivided land units relative to 40m² dwelling units. Semi-detached double or single storey dwelling units are recommended for the smaller land units situated around the block perimeter and freestanding dwelling units for the larger land units situated at mid-block.

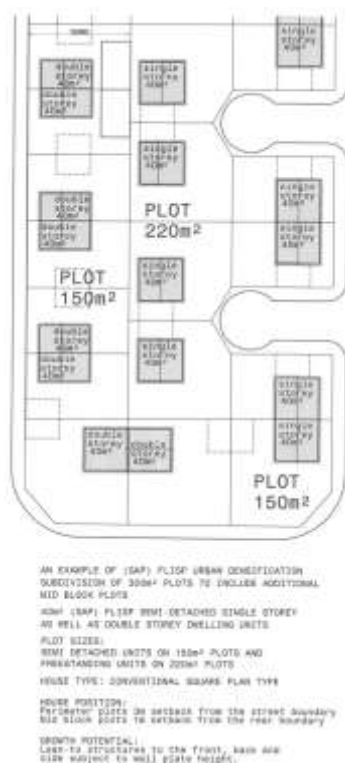


Figure 64: Layout for 40m² dwelling units



Figure 65: Typical layout of 40m² dwelling units

Typical layout of 40m² (Affordable/ GAP) FLISP dwelling units (freestanding and semi-detached) for subdivided land units as previously illustrated in above.

9.5 Conclusion

Chapter 9 of the Swartland HSP contains a broad spectrum of illustrative principles that are also reflected in the *National Housing Code; Part 3 - Technical and General Guidelines Volume 2*. Cross referencing between these documents is recommended for any municipal decision maker that is concerned with subsidy housing schemes.

The Swartland HSP has set a goal to find appropriate precedent of housing typologies in the Swartland Municipal area that have been combined with other visual illustrations that are meant to give general guidance and also assist the Swartland Municipality in the process of assessment and evaluating future housing delivery strategies and design proposals.

These general design guidelines should be considered on a project to project basis whereby each individual subsidy housing project may potentially have its own unique and contextual specific design criteria, as well as special community requirements.

Of equal importance is that Swartland Municipality takes into consideration the provisions of *Variation Manual of the National Housing Code* in terms of the geographical location of sites earmarked for development and also special housing needs and requirements for people with disabilities.

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ANNEXURE A: BACKYARDER PROPOSALS BY SALGA

	1. To improve situation of tenants currently living in backyards	2. To increase supply of decent, affordable rental units in backyards
On State-owned land	<p>For municipalities:</p> <ul style="list-style-type: none"> Install single on-site connection in backyard to provide access to services (water, electricity, sanitation), and enable eligible backyarders to access free basic services from municipality—using MIG or USDG funds. <p>Actions for SALGA:</p> <ul style="list-style-type: none"> Lobby NDHS for changes to USDG to allow its use on state-owned land for upgrading current bulk and connector services to accommodate additional service load from backyard tenants, and for installing one additional point in the backyard for access to basic services Lobby for extension of USDG to additional large cities Lobby COGTA for changes to MIG to enable municipalities to use MIG for the same purposes on state-owned land as described above. 	<p>For municipalities:</p> <ul style="list-style-type: none"> Pro-active design proposals (stand size; house design; site layout; extra service connections and separate metering; bulk infrastructure service capacities) to accommodate higher densities and anticipated backyard dwellings. <p>Actions for SALGA:</p> <ul style="list-style-type: none"> Lobby NDHS to consider allowing use of HSDG for construction of raft foundation in backyard of new BNG houses. This option needs further research and development.
On Privately-owned land	<p>For municipalities:</p> <ul style="list-style-type: none"> Obtain landlord's permission to install single on-site connection in backyard to provide access to services (water, electricity, sanitation), and enable eligible backyarders to access free basic services from municipality—using MIG or USDG funds. New affordable credit product—targeted to landlords—to enable private landlords to improve existing dwellings and/or install services. <p>Actions for SALGA:</p> <ul style="list-style-type: none"> Lobby NDHS for changes to USDG to allow its use on private land, as per recommendation for state-owned land. Lobby COGTA for changes to MIG to enable municipalities to use MIG on private land, as per recommendation for state-owned land. Work with NDHS and relevant housing finance institutions to explore possibility of developing loan product targeted at landlords, to provide them with funds to be used to install service or upgrade top structures in backyards 	<p>For municipalities:</p> <ul style="list-style-type: none"> Facilitate planning and plan approval procedures for private small-scale landlords renting units in backyards. Develop programmes to provide technical support to backyard landlords to help them to upgrade their rental units (e.g. generic product design, facilitated access to building materials, pre-fabricated units or components). <p>Actions for SALGA:</p> <ul style="list-style-type: none"> Work with NDHS to explore possibility of new capital grant for landlords.

ANNEXURE B: PROVISIONAL SWARTLAND MUNICIPALITY: HUMAN SETTLEMENTS PIPELINE FOR 5 YEAR PERIOD 2014/15 TO 2020/21

PIPELINE PROJECTS			2014/15				2015/16				2016/17				2017/18				2018/19				2019/20				2020/21			
			Funding Available				DCRA Allocation				DCRA Allocation																			
Project Name	Total Sites	Total Units	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	Sites	Units	Other	Funding Required	Sites	Units	Other	Funding Required
Abbotsdale																														
Abbotsdale IRDP		182		182		21 840 000																								
Abbotsdale FUSP		56		56		2 700 000																								
Social & Economic Facilities						2 000 000																								
Abbots CRU											95			14 250 000																
Chatsworth																														
Riverlands IRDP	15	15									15			2 595 000																
Chatsworth FUSP		12		12		1 560 000																								
Chatsworth UISP	100		100			4 000 000																								
Darling																														
Darling FUSP	75	75									75			3 375 000	75			10 500 000			3 225 000									
Kalbaskraal																														
ECD Facility																		6 000 000												
Kalbaskraal IRDP	94	94													94	94		18 330 000												
Malmesbury																														
Municipal Flats		152				1 000 000	77			11 000 000	75			11 250 000																
Phola Park		245		50		6 000 000	100			13 000 000	95			13 300 000																
Wesbank Thusong														7 700 000																
Malmesbury FUSP	158	158									158			6 794 000	158			22 120 000												
Malmesbury IRDP	1000	1000													300			13 500 000	700			31 500 000	500			60 000 000	500			60 000 000
Malmesbury: Purchasing of Land										1 000 000																				
Moorreesburg																														
Moorreesburg IRDP	500	500																			500				22 500 000	500			55 000 000	
Riebeeck Wes																														
Riebeeck Wes IRDP	300	300					300	0		14 000 000	100			10 600 000	200			21 200 000												
TOTAL	2242	2789	100	300	0	39 100 000	300	177	0	39 000 000	233	380	0	69 864 000	394	527	0	91 650 000	700	0	0	34 725 000	500	500	0	82 500 000	0	1000	0	115 000 000
OTHER POSSIBILITIES			2014/15				2015/16				2016/17				2017/18				2018/19				2019/20				2020/21			
Project Name	Total Sites	Total Units	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	Sites	Units	Other	Funding Required	Sites	Units	Other	Funding Required
Malmesbury UISP	600		600			18 000 000																								
Emergency Housing	60													2 700 000																

ANNEXURE C: PIPELINE TIMEFRAME PLANNING TOOL

ANNEXURE D: PIPELINE PROJECT READINESS PLANNING TOOL