

Swartland Municipality

Swartland South Area Plan 2025/2026

Abbotsdale / Kalbaskraal / Chatsworth / Riverlands
WARDS 4 and 7



May 2025
Annexure 2 of the Integrated Development Plan for 2025

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1 OUR VISION FOR THE FUTURE

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

During the Strategy Workshop with Council and management held from 23-25 November 2022, participants were divided into five groups. Each group was tasked with envisioning their dream of a desired future for Swartland. The desired future described below is a consolidation of the work generated by the five groups.

COMMUNITY SAFETY AND WELLBEING

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

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

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

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

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

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

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

ECONOMIC TRANSFORMATION

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

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



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

QUALITY AND RELIABLE SERVICES

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

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

A HEALTHY AND SUSTAINABLE ENVIRONMENT

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

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

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

A CONNECTED AND INNOVATIVE LOCAL GOVERNMENT

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

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

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

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



(b) Our future Swartland

We dream of Swartland 2040 that is valued for -

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

(c) Vision

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

Swartland vooruitdenkend 2040 - waar mense hul drome kan uitleef

(d) Strategic goals

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



2 INTRODUCTION

(a) General

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

The following five planning areas were identified:

- North: Moorreesburg, Koringberg and Ruststasie (Wards 1 and 2);
- East: Riebeek West, Riebeek Kasteel and Ongegund (Wards 3 and 12);

(b) Structure of document

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

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

(c) Compilation of the area plans

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

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

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

The area plans are finished by the end of May each year and approved by council together with the Integrated Development Plan.

(d) The IDP and Area Plans

The five area plans include the following:



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

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

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



3 SUMMARY OF DEMOGRAPHIC DATA

The information in the section was obtained from the Western Cape Government's 2024 Socio-economic Profile (SEP) Report and Census 2022.

Swartland: At a Glance

Demographics

Census 2022 (StatsSA)



Population

148 331



Households

44 856

Population Estimates, 2024 (MYPE); Household estimates, 2024 (MYPE)

Education

2023



Matric Pass Rate

79.4%

Learner Retention Rate

84.1%

Learner-Teacher Ratio

30,6

Poverty

2023



Gini Coefficient

0.58

Poverty Head Count Ratio (UBPL)

76.0%

Health

2023/24



Primary Health
Care Facilities

7

(excl. mobile/satellite
clinics)

Immunisation
Rate

65.6%

Maternal Mortality Ratio
(per 100 000 live births)

0

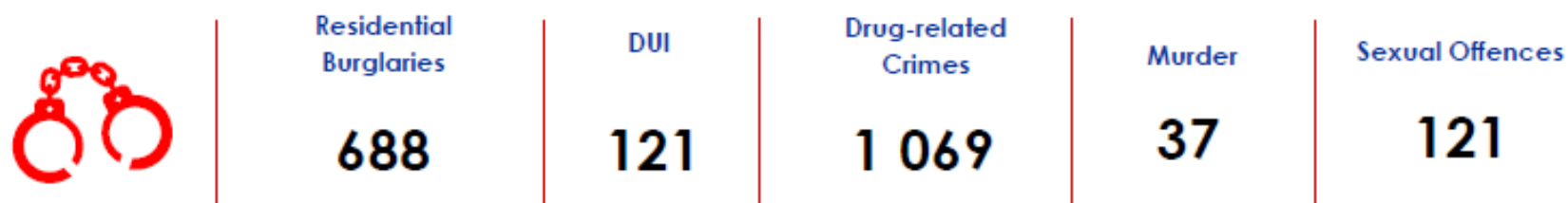
Teenage Pregnancies –
Delivery rate to women
U/18

16.5%



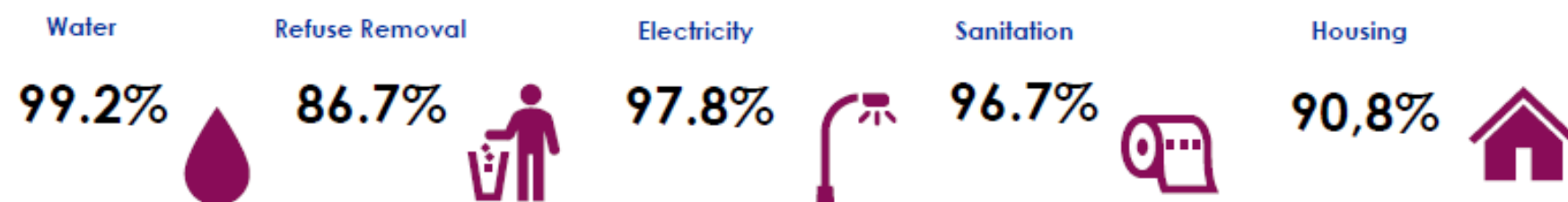
Safety and Security

Actual number of reported cases in 2023/24



Access to Basic Service Delivery

percentage of households with access to basic services, 2023 (Quantec)



Labour

2023

Unemployment Rate
(narrow definition)

13.6%



Socio-economic Risks

Risk 1	Job losses
Risk 2	Low learner retention
Risk 3	Low skills base (Labour)

Largest 3 Sectors

Contribution to GDP, 2023

Manufacturing

21.9%



Agriculture, forestry and fishing

17.9%



Community, social and
personal services

15.0%



4 TOWNS IN THE AREA

(a) Riverlands and Chatsworth

HISTORICAL BACKGROUND

Riverlands

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

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

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

Chatsworth

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

(b) Kalbaskraal and Abbotsdale

HISTORICAL BACKGROUND

Kalbaskraal

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

Abbotsdale

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



DEVELOPMENT PERSPECTIVE

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

(c) Service backlogs

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



5 TOWN STATISTICS

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

Population Composition and Growth for Swartland

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

PLEASE NOTE: At the time of finalising this area plan, the results of the 2022 Stats SA Census were not yet available at ward or sub-area level. Consequently, the statistical information presented below continues to reflect the 2016 Community Survey data. This information is supplemented by projections and planned interventions identified by the Swartland Municipality to inform future development priorities.

(i) Population per group

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



(ii) Age distribution per category

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

(iii) Average household size

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



(iv) Dwelling types

Town	House or brick/concrete block structure on a separate stand or yard or on a farm	Traditional dwelling/hut/structure made of traditional materials	Flat or apartment in a block of flats	Cluster house in complex	Town-house (semi-detached house in a complex)	Semi-detached house	House/flat/room in backyard	Informal dwelling (shack in backyard)	Informal dwelling (shack not in backyard e.g. in an informal/squatter settlement or on a farm)	Room/flat let on a property or larger dwelling/servants quarters/granny flat	Caravan/tent	Other
Riverlands	426	4	0	1	0	11	7	27	60	3	1	29
Chatsworth	1 345	0	0	0	0	0	10	44	262	3	3	80
Kalbaskraal	734	0	0	22	0	32	0	115	13	0	7	26
Abbotsdale	1 282	0	3	0	0	3	128	66	27	3	8	10

(v) Official employment status

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



(vi) Individual monthly income

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

(vii) Human settlement overview (Housing)

Town	Waiting list	Financial year
Riverlands	216	2024/25
Chatsworth	787	2024/25
Kalbaskraal	526	2024/25
Abbotsdale	1185	2024/25



(viii) Household source of energy for lighting

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

(ix) Household source of refuse disposal

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



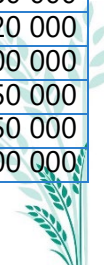
(x) Household source of water (Tap information)

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



6 CAPITAL BUDGET FOR THE AREA

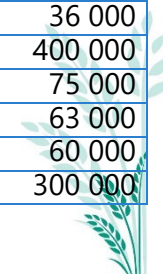
Project Description	Budget for 2025/2026
WARD 4	
New Cemetery: Chatsworth	300 000
Chatsworth/Riverlands upgrade bulk water supply (CRR + WRG)	6 043 470
Riverlands Social Economic Facility (Prof. Fees)	600 000
Silvertown: including Professional Fees	2 107 132
Silvertown: Bulk Services (Prof Fees / Construction)	1 400 000
WARD 7	
Kalbaskraal Booster: Replace pumpsets	480 000
Kalbaskraal SEF (Prof. Fees/Construction)	9 300 000
VARIOUS WARDS	
Malmesbury WWTW: Replace Clarifier Mechanical Equipment	3 060 870
Darling WWTW: SCADA Systems	3 350 000
Moorreesburg WWTW: SCADA Systems	3 350 000
Malmesbury SMW1.3 Wesbank Reservoir to Malm/Abb pipeline	800 000
Malmesbury De Hoop Serviced Sites (Prof Fees)	4 061 518
Malmesbury De Hoop Serviced Sites (Sewerage)	6 923 312
Malmesbury De Hoop Serviced Sites (Water)	5 830 157
Malmesbury De Hoop Serviced Sites (Streets & Stormwater)	23 685 013
De Hoop Bulk: Prof Fees (Phase 4)	200 000
Malmesbury De Hoop Development: Electrical Bulk supply upgrading	17 821 124
Malmesbury De Hoop 132/11kV Substation, 132kV transmission line, servitudes and 132kV Eskom connection (CRR + Loan)	34 278 876
Malmesbury De Hoop Serviced Sites (2000)	10 315 000
ALL WARDS	
Electricity Distribution	
Replace oil insulated switchgear and equipment	4 500 000
LV Upgrading: Swartland	1 250 000
MV Upgrading: Swartland	1 300 000
Streetlight, kiosk and polebox replacement: Swartland	650 000
Protection and Scada Upgrading: Swartland	380 000
Substation Fencing: Swartland	220 000
Streetlights Eskom AOS	400 000
Connections: Electricity Meters (New/Replacements)	950 000
Replacement of obsolete air conditioners	250 000
Emergency Power Supply	300 000



Project Description	Budget for 2025/2026
Traffic Light Controlling Equipment	150 000
Malmesbury Security Operational Centre: Communication, Monitoring and Other infrastructure equipment	200 000
Darling 187 IRDP erven. Electrical bulk supply, infrastructure and connections	5 168 000
Moorreesburg Development 645 IRDP erven. Electrical infrastructure and connections	7 550 000
Sewerage Service	
Replace: Mobile Generator	380 000
Pipe Replacement: Obsolete Infrastructure	1 500 000
Sewerage Works: Darling	500 000
Schoonspruit: Pipe Replacement	1 400 000
Buildings & Maintenance	
Painting Machine: Mechanical drive	350 000
New Cherry Picker	800 000
Riebeek Kasteel Stores: Ablution Facilities	280 000
Monitoring Office/Building: YZF	100 000
Refuse Removal	
Highlands: Development of new cell (CRR + Loan)	23 435 581
Highlands: Security Wall (CRR + MIG)	9 600 000
Koringberg: New Transfer Station	580 000
ICT Services	
Terminals	40 000
Monitor Replacements	45 000
Printers	60 000
Desk Tops	306 000
Notebooks	485 500
Communications and Equipment: Time and Attendance	1 071 030
Parks and recreation	
Ward Committee Projects: Parks	1 100 000
Sports Grounds	
Sports grounds: Blower Mower: sn 15678 (replace)	85 215
Sports grounds: Blower Mower: sn 12803 (replace)	85 215
Sports grounds: Blower Mower: sn 34299-13011 (replace)	85 215
Sports grounds: Water Canon: sn 17945(replace)	53 000
Koringberg Sport Field: Ablution Facilities	650 000
Roads and Stormwater	
Roads Swartland: Resealing of Roads (CRR + MIG)	20 500 000
Roads Swartland: Construction of New Roads (CRR + MIG)	39 027 405
Ward Committee Projects: Roads	1 100 000



Project Description	Budget for 2025/2026
Stormwater Network	550 000
Water Distribution	
Water networks: Upgrades and Replacement (CRR + WSIG)	10 700 000
Safeguarding Water Infrastructure	3 644 000
Water: Upgrading water reticulation network: PRV's, flow control, zone metering and water augmentation	800 000
Upgrading: Ongegund Water Supply System (Reservoir and Pumpstation)	500 000
Riebeek Kasteel: New Reservoir	500 000
Swartland System S12.2 CoCT WTP to Swartland WTP pipe connection	500 000
Bulk water emergency spending	700 000
Connections: Water Meters (New/Replacements)	1 035 092
Financial Services	
Meter reading Handhelds	80 000
Indigent Screening Solution	25 000
Protection Services	
New Firearms & Replacements	250 000
Fire Fighting: Hazmat Equipment	478 261
Development Services	
Darling Intercultural Space: Stage Roofstructure Design	78 261
Corporate Services	
Expropriation of Splays	400 000
Equipment	
Equipment: Civil	58 000
Equipment: Sewerage Telemetry	220 000
Equipment: Sewerage	36 000
Equipment: Buildings & Maintenance	32 000
Equipment: Parks	152 000
Equipment: Streets and Stormwater	68 000
Equipment: Water	55 000
Equipment: Refuse bins, traps, skips	700 000
Equipment: Refuse Removal	30 000
Equipment: Development Services	50 000
Equipment: YZF Caravan Park	36 000
Equipment: Electric	400 000
Equipment: Information Technology	75 000
Equipment: Financial	63 000
Equipment: Protection	60 000
Equipment: Fire Fighting	300 000



Project Description	Budget for 2025/2026
Equipment: MM	12 000
Equipment: Council	12 000
Equipment: Corporate	30 000
Equipment Corporate: Buildings & Swartland Halls	100 000
Equipment: Libraries	43 478
Vehicles	
Roads Vehicles	113 894
Refuse Vehicles	4 600 880
Traffic and Law Enforcement Vehicle	712 020

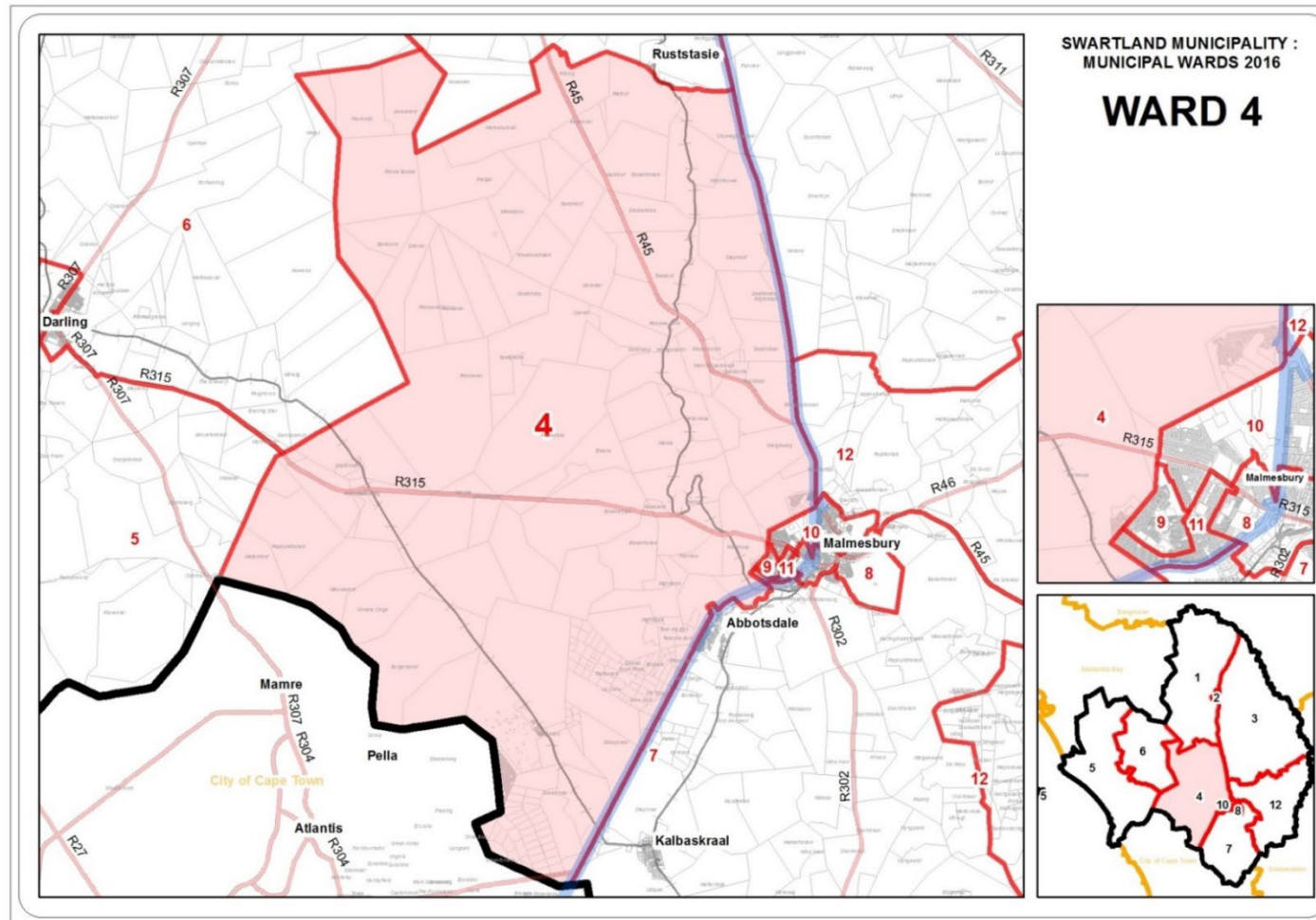


7 WARD DETAIL

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

WARD 4 DESCRIPTION:

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



WARD 4 COMMITTEE INFORMATION

Ward Councillor: **Richard Jooste**

Members of the ward committee

Member	Town	Contact Detail	Email
Johny De Jongh	Riverlands	081 067 1068	-
Royden SJ Manuel	Riverlands	072 037 6400	roydenmanuel1@gmail.com
Nicolaas Bester	Riverlands	-	-
Anton Petersen	Riverlands	-	-
Maxwell Mthethwa	Chatsworth	071 9861 217	mmthethwa@gmail.com
Mario Landsman	Chatsworth	083 279 7443	-
James Milanzi	Chatsworth	072 120 9916	jamesmilanzi0088@gmail.com
Fikile Mgoqi	Chatsworth	071 229 7639	silvertownchatsworth@gmail.com
Kariema Bruiners	Chatsworth	076 148 8822	bruinersk@gmail.com

WARD 4 STATISTICS

PLEASE NOTE: At the time of finalising this area plan, the results of the 2022 Stats SA Census were not yet available at ward or sub-area level. Consequently, the statistical information presented below continues to reflect the 2016 Community Survey data. This information is supplemented by projections and planned interventions identified by the Swartland Municipality to inform future development priorities.

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

(i) Population per group

Town	Black African		Coloured		Indian or Asian		White		Other		Total	
	No	%	No	%	No	%	No	%	No	%	No	%
Riverlands	15	0.6%	2 261	98.3%	3	0.1%	9	0.4%	12	0.5%	2 300	100.0%
Chatsworth	553	9.2%	5 114	85.5%	136	2.3%	39	0.6%	138	2.3%	5 980	100.0%



(ii) Age distribution per category

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

(iii) Average household size

Number of households	Average household size
2 134	4.0

(iv) Dwelling types

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

(v) Official employment status

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



(vi) Individual monthly income

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

(vii) Household source of energy for lighting

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

(viii) Household source of refuse disposal

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

(ix) Household source of water (Tap information)

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



WARD 4 NEEDS

Most important needs prioritised

The following priorities were obtained from the Municipality's public participation process during September and October 2022 and were revised in October and November 2023 as well as in October and November 2024 at ward committee meetings. The ward committees used a prioritisation model (MS Excel) to determine the top ten priorities of the ward based on the scoring of each ward committee member. Using the same Excel model, the top ten priorities of all the wards were determined by totalling the individual ward scores. The top ten ward committee priorities are shown in the tables below.

Swartland Municipality functions

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



Western Cape Government functions

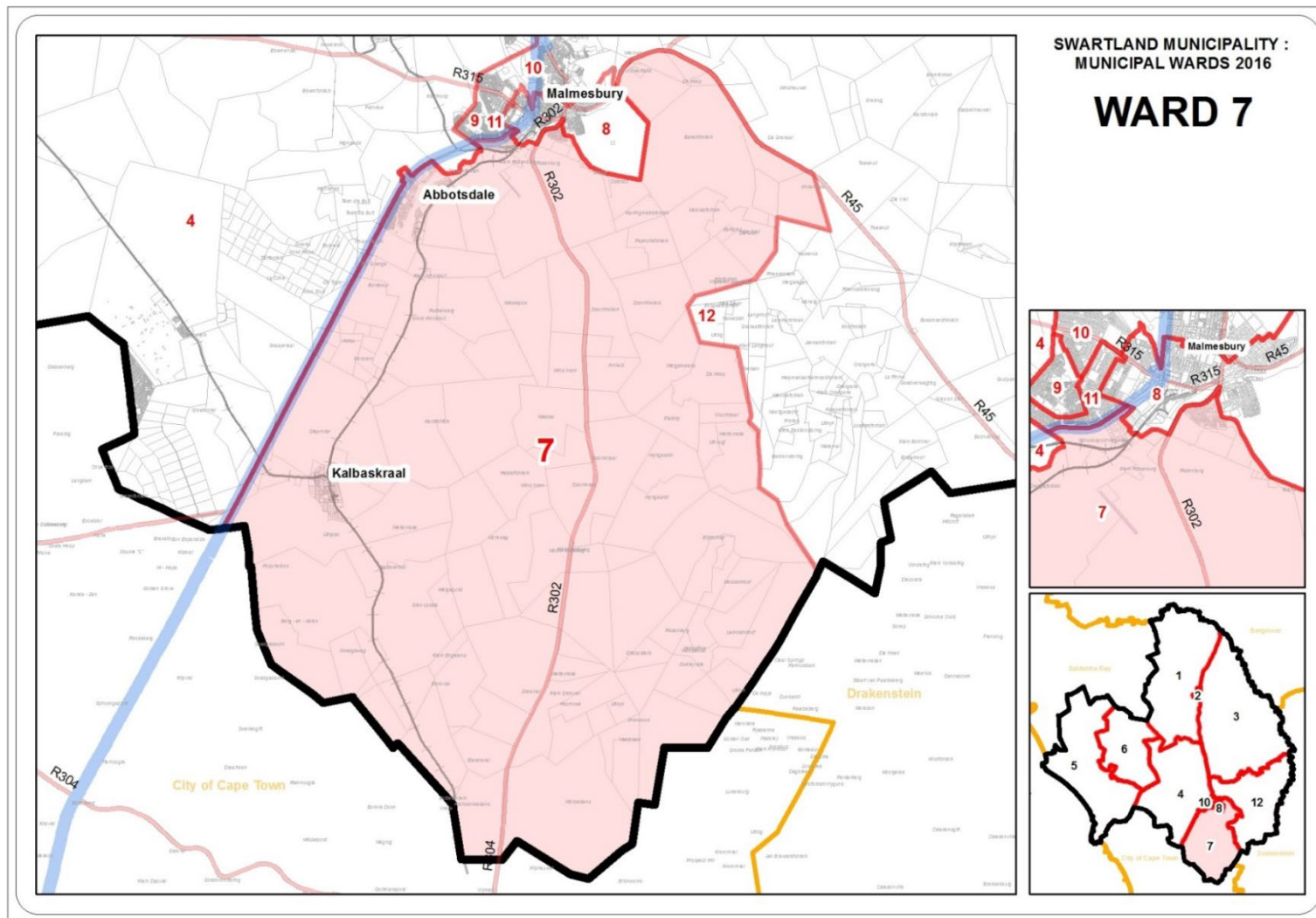
	Priority	Detail	Provincial Department
1	Health care availability of services	Extend clinic days (Monday – Friday)	Health
2	Police station	A police station in Chatsworth	Community Safety
3	Sustainable affordable housing	Housing in Chatsworth and Riverlands	Housing
4	Upgrading of library	The library requires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



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

WARD 7 DESCRIPTION:

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



WARD 7 COMMITTEE INFORMATION

Ward Councillor: **Allan Williams**

Members of the ward committee

Member	Town	Contact Detail	Email
Elizabeth Daniels	Kalbaskraal	079 126 9065	elizabethdaniels897@gmail.com
Emily Trantaal	Kalbaskraal	076 314 6614	-
Ashley Abrahams	Kalbaskraal	071 961 4458	-
Roger C Levendall	Abbotsdale	067 119 9734	-
Paulina Onverwach	Abbotsdale	072 830 9111	paulineonverwacht65@gmail.com
Gavin Sampson	Abbotsdale	078 399 8957	gavinsampson26@gmail.com
Avron Abrahams	Abbotsdale	078 980 2463	avronabrahams@gmail.com
Wayne P Thyssen	Abbotsdale	074 866 2192	-
Jeanene Blackbeard	Kalbaskraal	076 976 3626	blackbeardjeanene@gmail.com

WARD 7 STATISTICS

PLEASE NOTE: At the time of finalising this area plan, the results of the 2022 Stats SA Census were not yet available at ward or sub-area level. Consequently, the statistical information presented below continues to reflect the 2016 Community Survey data. This information is supplemented by projections and planned interventions identified by the Swartland Municipality to inform future development priorities.

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

(i) Population per group

Town	Black African		Coloured		Indian or Asian		White		Other		Total	
	No	%	No	%	No	%	No	%	No	%	No	%
Kalbaskraal	812	23.4%	2 271	65.5%	9	0.2%	331	9.5%	47	1.4%	3 470	100.0%
Abbotsdale	260	4.2%	5 946	95.3%	12	0.2%	10	0.2%	12	0.2%	6 240	100.0%



(ii) Age distribution per category

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

(iii) Average household size

Number of households	Average household size
3 434	4.2

(iv) Dwelling types

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

(v) Official employment status

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

(vi) Individual monthly income



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

(vii) Household source of energy for lighting

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

(viii) Household source of refuse disposal

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

(ix) Household source of water (Tap information)

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



WARD 7 NEEDS

Most important needs prioritised

The following priorities were obtained from the Municipality's public participation process during September and October 2022 and were revised in October and November 2023 as well as in October and November 2024 at ward committee meetings. The ward committees used a prioritisation model (MS Excel) to determine the top ten priorities of the ward based on the scoring of each ward committee member. Using the same Excel model, the top ten priorities of all the wards were determined by totalling the individual ward scores. The top ten ward committee priorities are shown in the tables below.

Swartland Municipality functions

	Priority	Detail	Municipal service
1	Food security	Assist with vegetable gardens in the community	Social development
2	New Street lights	Lighting required (Abbotsdale)	Street lights
3	Upgrading of stormwater system	Upgrade the stormwater system to enhance drainage capacity, prevent localised flooding, and protect infrastructure and property.	Streets and Stormwater
4	Upgrading and fencing of community hall.	Netball court upgrade and lighting (Abbotsdale)	Building and Infrastructure Maintenance
5	Upgrading of low-water bridge in Abbotsdale	Upgrade the low-water bridge in Abbotsdale to improve all-weather accessibility	Streets and Stormwater
6	Road safety	Speed bumps in Lang- and Viooltjie Street, Abbotsdale	Streets and Stormwater
7	Library	A library in Kalbaskraal	Libraries
8	Road infrastructure (Kalbaskraal and Abbotsdale)	Tarring of streets in Kalbaskraal (De Oewer, Kerk, and Skool Street). Tarring of streets in Abbotsdale (Hoog, Spoorweg, Winkel, Kerk, and Kloof Street)	Streets and Stormwater
9	Upgrading of sport facilities (Kalbaskraal and Abbotsdale)	Upgrading of Kalbaskraal and Abbotsdale sports field. Upgrading of netball court in Abbotsdale.	Sports fields



	Priority	Detail	Municipal service
10	Upgrading the Kraaltjie	Upgrading and fencing of the Kraaltjie, Kalbaskraal	Social development

Western Cape Government functions

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



ANNEXURE1: SPATIAL DEVELOPMENT FRAMEWORK PROPOSALS

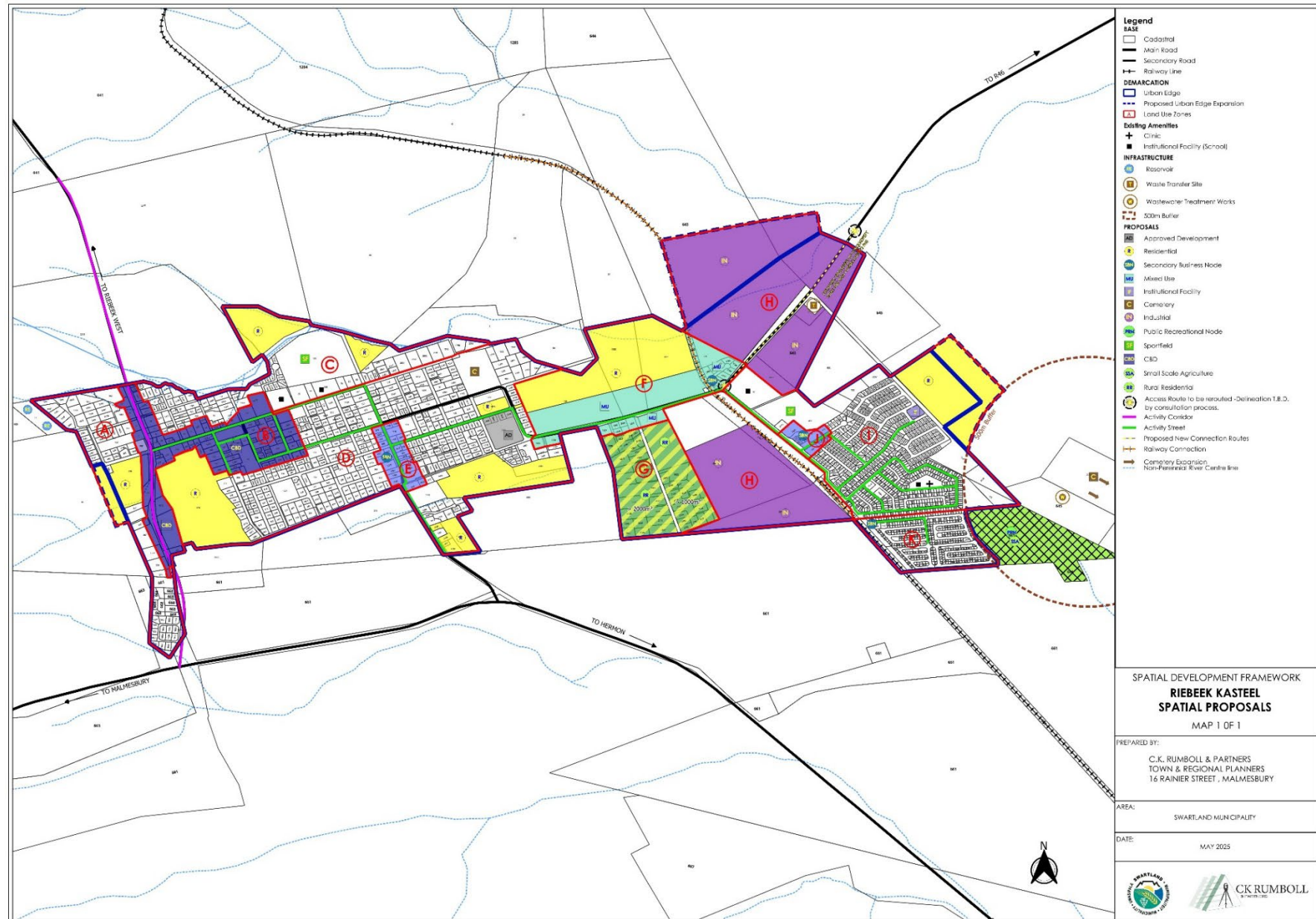
The Swartland Spatial Development Framework outlines the guiding principles required to achieve the intended spatial form and offers a project timetable for implementing the SDF's suggestions into reality.

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

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

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





The map displays the Chatsworth area with various land use zones and infrastructure. Key features include:

- Activity Nodes:** Labeled A, B, C, D, E, F, and G. Node F is the Central Urban Community Node, and Node G is the Activity Node.
- Land Use Zones:** Residential (yellow), Secondary Business Node (orange), Central Business District (green), Institutional Facility (blue), Medical Facility (purple), Cemetery (pink), Mixed Uses (brown), Sport Facilities (light blue), Small Scale Agriculture (light green), and Limited Expansion Possibility (light yellow).
- Infrastructure:** Activity Corridors (red), Activity Street (orange), Taxi Terminal (blue), Bus Route (green), River Open Space Corridor (light blue), Wastewater Treatment Works (purple), Future Upgrading (pink), and Waste Transfer Site (brown).
- Other Features:** Earmarked for Small Scale Farming (light green), Chatsworth Urban Edge (red line), and Chatsworth Urban Edge (red line).

KEY

URBAN EDGE

RESIDENTIAL

SECONDARY BUSINESS NODE

CENTRAL BUSINESS DISTRICT

INSTITUTIONAL FACILITY

MEDICAL FACILITY

CEMETERY

MIXED USES

SPORT FACILITIES

SMALL SCALE AGRICULTURE

LIMITED EXPANSION POSSIBILITY

COMMUNITY NODE

ACTIVITY NODE

INFRASTRUCTURE

ACTIVITY CORRIDORS

ACTIVITY STREET

TAXI TERMINAL

BUS ROUTE

RIVER OPEN SPACE CORRIDOR

WASTEWATER TREATMENT WORKS

FUTURE UPGRADING

WASTE TRANSFER SITE

PROJECT
SWARTLAND
SPATIAL DEVELOPMENT FRAMEWORK

CLIENT
SWARTLAND MUNICIPALITY

**CHATSORTH
SPATIAL DEVELOPMENT
LAND USE PROPOSALS**

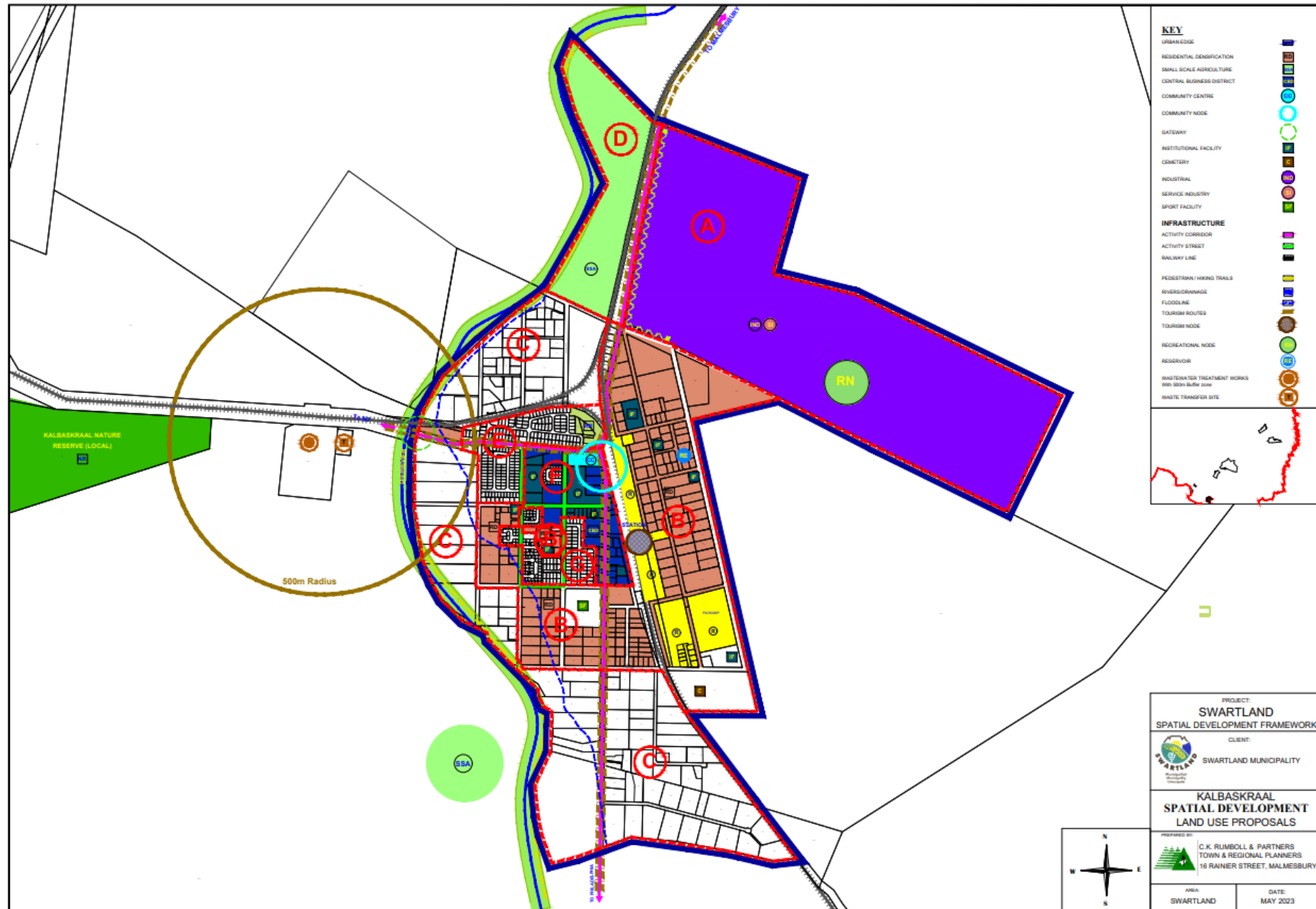
PREPARED BY
C.K. RUMBOLD & PARTNERS
TOWN & REGIONAL PLANNERS
16 PARKER STREET, MALMESBURY

AREA:
SWARTLAND

DATE:
MAY 2023



Kalbaskraal



Abbotsdale

