



Langeberg Local Municipality

Human Settlement Plan

Review and Update 2024

Final Draft

Contents

INTRODUCTION:.....	10
1.1. Background	10
1.2. Roles and Responsibilities.....	10
1.3. Purpose of the Langeberg Human Settlement Plan	11
1.4. Methodology.....	11
2. POLICY REVIEW.....	13
2.1. National Policy.....	13
2.1.1. The Constitution of the Republic of South Africa, 1996 – Chapter 2: Bill of Rights:.....	13
2.1.2. The National Environmental Management Act no. 107 of 1998:	14
2.1.3. Housing Act No. 107 of 1997:.....	14
2.1.4. Social Housing Act no. 16 of 2008:.....	15
2.1.5. Breaking New Ground: from housing to sustainable human settlements (2004):	16
2.1.6. Toolkit for the Management of Social Housing (2022):	17
2.1.7. Integrated Urban Development Framework (2016):	17
2.1.8. Medium Term Strategic Framework (2019-2024):	18
2.1.9. National Development Plan (2030):	18
2.1.10. The National Spatial Development Framework (2022):.....	19
2.1.11. The Spatial Planning and Land Use Management Act (no.16 of 2013):.....	19
2.1.12. Towards a Policy Foundation for the Development of Human Settlements Legislation (2015): 20	
2.1.13. National Department of Human Settlements Strategic Plan 2020 – 2025:	21
2.2. Provincial policy:	22
2.2.1. Living Cape: A Human Settlement Framework (2019):.....	22
2.2.2. Western Cape Informal Settlement Strategic Framework (2016)	22
2.2.3. The Multi-Year Human Settlements Plan (Department of Human Settlements Strategic Plan 2020-2025)	23
2.2.4. Western Cape Land Use Planning Act (2014):	23
2.2.5. Provincial Spatial Development Framework (2014)	24
2.2.6. Western Cape Department of Human Settlements Strategic Plan 2020 – 2025:.....	25

2.3.	Local Policy.....	25
2.3.2.	Municipal Profile: Langeberg Municipality (2024):.....	25
2.3.2.	Langeberg Municipality Spatial Development Framework Draft 2 (2023-2028):	26
2.3.3.	Langeberg Integrated Development Plan (2023/2024):	27
2.3.4.	Langeberg LM Local Economic Development Strategy (2023):	27
3.	SPATIAL ANALYSIS	29
3.1.	Location and regional context:.....	29
3.1.1.	Major urban nodes	31
3.1.2.	Terrain	32
3.1.3.	Transport links.....	32
3.2.	Conclusion	33
4.	BASELINE ASSESSMENT	34
4.1.	Introduction.....	34
4.2.	Demographic profile.....	34
4.2.1.	Population and households.....	34
4.2.2.	Age and Gender	37
4.2.3.	Education.....	39
4.2.4.	Dwelling.....	42
4.2.5.	Tenure Status	44
4.2.6.	Geography	46
4.3.	Economic profile	47
4.3.1.	Labour Market.....	47
4.3.2.	Household income.....	54
4.3.3.	Gross Value Added (GVA).....	57
4.4.	Access.....	61
4.4.1.	Basic service access	61
4.4.2.	Amenities.....	62
4.4.3.	Other amenities	65
4.3.	Conclusion	65
5.	Household surveys.....	66

5.1.	Survey methodology	66
6.	Settlement profiles.....	67
6.1.	Robertson.....	67
6.1.1.	Robertson North.....	67
6.1.2.	Nkqubela.....	72
6.2.	McGregor.....	79
6.3.	Ashton	82
6.3.1.	Cogmanskloof	82
6.3.2.	Zolani.....	83
6.4.	Bonnievale	89
6.4.1.	Mountain View and Happy Valley.....	89
6.4.2.	Boekenhoutskloof	92
6.5.	Montagu	98
6.5.1.	Mountain View	100
6.5.2.	Mandela Square	102
6.6.	Conclusion	105
7.	Household survey results	105
7.1.	Introduction.....	105
7.2.	Demographics.....	106
7.2.1.	Household size	106
7.2.2.	Housing demand database.....	107
7.2.3.	Migration into the Langeberg LM	109
7.2.4.	Housing in the Langeberg LM	115
7.2.5.	Access to amenities and job opportunities	118
7.3.	Economic Profile	123
7.3.1.	Employment.....	123
7.3.2.	Employment and travel.....	127
7.3.3.	Employment and housing.....	130
7.3.4.	Household income.....	134
7.3.5.	New accommodation.....	135

7.3.6.	Additional comments.....	139
7.4.	Conclusion	139
8.	RESIDENTIAL PROPERTY DEMAND MODELS	141
8.1.	Introduction.....	141
8.2.	The Model Approach.....	141
8.3.	Langeberg LM housing demand model.....	144
8.4.	Robertson housing demand.....	147
8.5.	Conclusion	156
9.	Critical human settlement challenges.....	158
9.1.	Introduction.....	158
9.2.	Rural dwellers.....	158
9.3.	In-migration.....	159
9.3.1.	Illegal land occupation	160
9.3.2.	Settlement sprawl	161
9.3.3.	Illegal immigration.....	161
9.3.4.	Crime and violence	162
9.4.	Rental housing	162
9.5.	Conclusion	163
10.	Strategy development	164
10.1.	Introduction.....	164
10.2.	Robertson.....	165
10.3.	Ashton.....	170
10.4.	McGregor.....	173
10.5.	Bonnievale	176
10.6.	Montagu	178
10.7.	Summary of housing pipeline.....	182
10.8.	Conclusion	185
11.	Implementation phase:.....	186
11.1.	Introduction.....	186
11.2.	Criteria for assessing housing projects.....	186

11.3.	Prioritisation of projects.....	187
11.4.	Implementation timeline Summary.....	190
11.5.	Critical steps and partnerships.....	202
11.6.	Conclusion	204
12.	Conclusion	205
	Bibliography.....	208
	Appendix A: Demographics.....	209
A.1.	Housing typology	209
A1.1.	Robertson North	209
A1.2.	Nkqubela.....	210
A.1.3.	Montagu	211
A.1.3.	Bonnievale.....	212
A.2.	Housing satisfaction	213
A.2.1.	Robertson North.....	213
A.2.2.	Nkqubela	214
A.2.3.	Montagu.....	215
A.2.4.	Bonnievale	216
	Appendix B: Economics.....	217
B.1.	Bonnievale – looking for new accommodation.....	217
B.2.	Montagu – looking for new accommodation.....	217

Table of Figures

Figure 3.1:	Location of Langeberg LM in the Western Cape.....	29
Figure 3.2:	Location of Langeberg LM in relation to the local municipalities of the Cape Winelands DM	30
Figure 3.3:	Location of settlements in the Langeberg LM.....	31
Figure 3.4:	Road network in the Langeberg LM	32
Figure 3.5:	Rail line through the Langeberg LM.....	33
Figure 4.1:	Population proportions of Cape Winelands DM	35
Figure 4.2:	Population proportions of Langeberg LM.....	36
Figure 4.3:	Age distribution of Langeberg LM, Cape Winelands DM and WC.....	38
Figure 4.4:	Age and gender dynamics of the Langeberg LM	39

Figure 4.5: Educational attainment within the Langeberg LM, Cape Winelands DM, and Western Cape	40
Figure 4.6: Educational attainment within the major Langeberg LM settlements	41
Figure 4.7: Dwellings in Langeberg LM, Cape Winelands DM and Western Cape	42
Figure 4.8: Dwellings in major Langeberg LM settlements	43
Figure 4.9: Tenure status in the Langeberg LM, Cape Winelands DM and Western Cape	45
Figure 4.10: Tenure status in major Langeberg LM settlements.....	46
Figure 4.11: Dwelling geography in the Langeberg LM, Cape Winelands DM and Western Cape	47
Figure 4.12: Employment and unemployment in the Langeberg LM, Cape Winelands DM and Western Cape	48
Figure 4.13: Employment and unemployment in the major Langeberg LM settlements	49
Figure 4.14: Formal and informal employment in the Langeberg LM, Cape Winelands DM and Western Cape	51
Figure 4.15: Sectors of employment in the Langeberg LM, Cape Winelands DM and Western Cape	52
Figure 4.16: Formal and informal employment in major Langeberg LM settlements.....	53
Figure 4.17: Sectors of employment in major Langeberg LM settlements.....	54
Figure 4.18: Annual household income in the Langeberg LM	55
Figure 4.19: Annual average household income in LM and major settlements	56
Figure 4.20: Growth in GVA for the Langeberg LM, Cape Winelands DM and Western Cape	57
Figure 4.21: Contribution of Langeberg LM to total GVA of Cape Winelands DM	58
Figure 4.22: Proportional contributions to GVA by sector for the Langeberg LM, Cape Winelands DM and Western Cape	59
Figure 4.23: Gross Value Added per industry in the Langeberg LM, Cape Winelands DM and Western Cape	60
Figure 4.24: Location of educational facilities in the Langeberg LM	62
Figure 4.25: Police stations in Langeberg LM.....	64
Figure 5.1: Field workers who assisted in survey data collection.....	67
Figure 6.1: Map of Robertson illustrating locations of Môreson and Droëheuwel	68
Figure 6.2: Designated erfs within Môreson and Droëheuwel	69
Figure 6.3: Backyard dwellings in Môreson.....	70
Figure 6.4: Street view in Môreson	71
Figure 6.5: Backyard dwelling in Droëheuwel.....	71
Figure 6.6: Street view in Droëheuwel.....	72
Figure 6.7: Location of Nkqubela on the southern edge of Robertson.....	73
Figure 6.8: Map of designated erfs in Nkqubela.....	74
Figure 6.9: Map of suburbs within Nkqubela	76
Figure 6.10: View of Nkqubela from the R60	77
Figure 6.11: View of Lawaaiakamp, Enkanini and Kanana from Paris	78
Figure 6.12: Street view of Paris.....	79
Figure 6.13: Location of White City and informal settlement in McGregor	80

Figure 6.14: Map of McGregor.....	80
Figure 6.15: View of White City.....	81
Figure 6.16: Front view of houses in White City.....	81
Figure 6.17: Differently styled houses in White City.....	82
Figure 6.18: Map of Ashton showing Cogmanskloof and Riemvasmaak.....	83
Figure 6.19: Entrance to Zolani.....	84
Figure 6.20: Location of Zolani.....	85
Figure 6.21: Satellite image of Zolani in 2016	Figure 6.22: Satellite image of Zolani in 2023.....86
Figure 6.23: Houses in north-eastern Zolani.....	87
Figure 6.24: Indication of expansion of Zolani.....	88
Figure 6.25: Map of Bonnievale settlements.....	89
Figure 6.26: Households in Happy Valley.....	90
Figure 6.27: Housing in Happy Valley.....	90
Figure 6.28: View from top of Mountain View - Bonnievale.....	91
Figure 6.29: Backyard dwellings in Mountain View - Bonnievale.....	92
Figure 6.30: Boekenhoutskloof 2003	Figure 6.31: Boekenhoutskloof in 2016.....93
Figure 6.32: Boekenhoutskloof in 2023.....	94
Figure 6.33: Road leading to Boekenhoutskloof from Happy Valley	95
Figure 6.34: informal households in Boekenhoutskloof.....	95
Figure 6.35: Informal housing in Boekenhoutskloof	96
Figure 6.36: Construction vehicles in Boekenhoutskloof	97
Figure 6.37: Water supply to entire settlement of Boekenhoutskloof	98
Figure 6.38: Location of Ashbury in Montagu.....	99
Figure 6.39: Locations of surveyed settlements in Montagu.....	99
Figure 6.40: Map of Mountain View and Klein Iraq.....	100
Figure 6.41: Free-standing dwellings in Mountain View.....	101
Figure 6.42: Informal dwellings in Mountain View	101
Figure 6.43: Informal nature of Klein Iraq	102
Figure 6.44: Map of Mandela Square.....	103
Figure 6.45: Mix of housing typologies in Mandela Square	104
Figure 6.46: Informal housing in Mandela Square	104
Figure 7.1: Average household size.....	107
Figure 7.2: Knowledge of and registration on the HDD.....	108
Figure 7.3: HDD status.....	109
Figure 7.4: Time lived in the area	110
Figure 7.5: Proportion of residents not born in current settlement of residence.....	111
Figure 7.6: Place of origin - Langeberg LM.....	112
Figure 7.7: Place of origin per settlement.....	113

Figure 7.8: Reason for migration to current settlement.....	115
Figure 7.9: Housing typology per settlement.....	116
Figure 7.10: Housing satisfaction per settlement	117
Figure 7.11: Access to health facilities.....	119
Figure 7.12: Access to educational facilities.....	120
Figure 7.13: Access to transport facilities.....	121
Figure 7.14: Access to shops/retail facilities.....	122
Figure 7.15: Access to job opportunities	123
Figure 7.16: Employment status of household head	124
Figure 7.17: Sector of employment.....	126
Figure 7.18: Travel time to place of employment.....	128
Figure 7.19: Mode of transport to place of employment.....	129
Figure 7.20: Housing availability.....	130
Figure 7.21: Willingness to relocate closer to work	132
Figure 7.22: Preference of relocation location	133
Figure 7.23: Monthly household income.....	135
Figure 7.24: Respondents looking for new accommodation	136
Figure 7.25: Tenure preference	137
Figure 8.1: Basic model approach	142
Figure 8.2: Housing demand model.....	143

Table of tables

Table 4.1: Population and household dynamics	34
Table 4.2: Distribution of household size in Langeberg LM	36
Table 4.3: Gender distribution for the Langeberg LM, Cape Winelands DM and Western Cape	37
Table 4.4: Dwelling comparison in major Langeberg LM settlements.....	44
Table 4.5: Unemployment and labour force participation rates in the Langeberg LM, Cape Winelands DM and Western Cape	48
Table 4.6: Unemployment and labour force participation rates for the major Langeberg LM settlements ..	50
Table 4.7: Average annual household income of the Langeberg LM, Cape Winelands DM and Western Cape	54
Table 4.8: Average annual household income thresholds in Langeberg LM	55
Table 4.9: Access to basic services in the Langeberg LM, Cape Winelands DM and Western Cape	61
Table 7.1: Household surveys completed.....	105
Table 7.2: Frequency of responses regarding migration.....	110
Table 7.3: Rental affordability ranges.....	139

Table 8.1: Definitions of rates applied in housing demand models	143
Table 8.2: Langeberg LM bonded housing demand.....	145
Table 8.3: Langeberg LM rental housing demand.....	146
Table 8.4: Robertson bonded housing demand - conservative.....	148
Table 8.5: Robertson bonded housing demand - broad	149
Table 8.6: Robertson rental housing demand - conservative	150
Table 8.7: Robertson rental housing demand - broad.....	151
Table 8.8: Ashton bonded housing demand - conservative.....	153
Table 8.9: Ashton bonded housing demand - broad	154
Table 8.10: Ashton rental housing demand - conservative.....	155
Table 8.11: Ashton rental housing demand - broad.....	156
Table 9.1: Informal settlement structure count 2020-2023.....	160
Table 10.1: Robertson project pipeline.....	165
Table 10.2: Ashton project pipeline.....	170
Table 10.3: McGregor project pipeline.....	173
Table 10.4: Bonnievale project pipeline.....	176
Table 10.5: Summary of housing pipeline.....	182
Table 10.6: Housing pipeline by typology	184
Table 11.1: First priority projects	187
Table 11.2: Priority 2 projects.....	188
Table 11.3: Priority 3 projects	189
Table 11.4: Implementation timeline - implementation phase projects	191
Table 11.5: Implementation timeline - medium-term projects.....	Error! Bookmark not defined.
Table 11.6: Implementation timeline - long-term projects	Error! Bookmark not defined.
Table 11.7: Key steps to be undertaken by Langeberg LM.....	203
Table 12.1: Housing demand summary - 2039	205

Table of Maps

Map 10-1: Location of Robertson housing pipeline projects	168
Map 10-2: Location of Ashton housing pipeline projects.....	172
Map 10-3: Location of McGregor housing pipeline projects.....	175
Map 10-4: Location of Bonnievale housing pipeline projects.....	177
Map 10-5: Location of Montagu housing pipeline projects	181

INTRODUCTION:

“Everyone has a right to have access to adequate housing” – the Constitution of the Republic of South Africa, 1996.

The provision of access to affordable housing opportunities is one of the Primary Development Objectives of the Langeberg Local Municipality (Langeberg LM), as outlined in the Integrated Development Plan (IDP) (2023 -2028).

Housing needs to be sustainable, self-sufficient and integrated into surrounding communities, economic opportunities, as well as transport, educational, health, recreational and social amenities. In this way, housing developments can contribute to a healthy, prosperous local economy and social and economic development, leading to improved wellbeing all around.

Urban-Econ Development Economists has been appointed by the Langeberg Local Municipality to review and update the Human Settlements Plan. The previous plan was developed for the 2014-2018 period. This document presents the Human Settlements Plan for the period 2024-2028.

1.1. Background

The development of an integrated Human Settlement Plan (HSP) underpins the goal of the Langeberg Local Municipality (Langeberg LM) to pursue the delivery of affordable housing and enable the development of integrated and sustainable housing in the municipality.

The previous Langeberg LM HSP prepared by CNdV Africa, for the Department of Environmental Affairs and Development Planning and the Langeberg LM, was used as a background and guide in the preparation of this document.

1.2. Roles and Responsibilities

The Human Settlements Plan is developed in a way that aligns with and compliments the Local Municipality Spatial Development Framework (SDF), Integrated Development Plan (IDP) and Local Economic Development Plan. This section outlines the roles and responsibilities of each tier of government with respect to the provision of housing.

The National Government must establish and facilitate a sustainable national housing development process and determine national housing policy.

Provincial Government must do everything in its power to promote and facilitate the provision of adequate housing in its province within the framework of national housing policy.

Local Government must take all necessary steps within the framework of national and provincial housing legislation, by setting housing delivery goals and identifying land for housing development, efficiently providing basic services and ensuring that residents have access to adequate and affordable housing.

1.3. Purpose of the Langeberg Human Settlement Plan

The primary goal of this project is to review and update the previous Langeberg Local Municipality Human Settlement Plan and provide an updated and revised 5-year Human Settlement Plan. The goal of the project presented in this document is to provide a strategic planning document for the municipality that responds to the human settlement challenges in the municipality and enables the municipality to achieve its responsibilities as outlined in the Constitution of South Africa and the National Housing Act, No. 107 of 1997.

To achieve this, the Langeberg LM Human Settlement Plan will be used to:

- Respond to housing development challenges in the municipality;
- Identify strategic housing priorities in the LM;
- Identify areas for strategic housing development as well as the quantity and type of housing required;
- Provide a housing pipeline by guiding the prioritisation and implementation of housing and land for housing;
- Match housing demand and supply;
- Contribute to a Human Settlement Plan for the greater Cape Winelands District Municipality;
- Link spatial and transportation planning;
- Comply with the development framework of the IDP and principles of the SDF;
- Retain alignment with provincial and national housing legislation, strategies, delivery systems and other related initiatives;
- Serve as a planning and measuring instrument for the delivery of housing; and finally
- Establish a medium to long term (20 Year) strategy;

1.4. Methodology

The methodology followed in the preparation of this review and update to the Langeberg LM Human Settlement Plan is as follows:

First, a review of the relevant legislation, policies and frameworks which influence human settlements was conducted to give context to the plan that follows, as this review discusses the implications of the legislation, policies and frameworks for the development of a human settlements plan in the Langeberg LM.

Within the first phase of the project, a desktop analysis of both primary and secondary data was conducted. First, secondary data was used to provide a baseline review of the current socio-economic dynamics within the Langeberg LM. This presents data from a range of sources and a discussion of the current socio-economic

features of the municipality. Primary data was then gathered through a process of surveying the local informal settlements in the major urban areas of the municipality. The data collected pertains to current housing dynamics, economic and demographic profiles and basic service access in the informal settlements of municipality, as well as the willingness of community members to alter their housing situation if the opportunity were to be presented.

The next step was engagement with relevant stakeholders. These stakeholders provided additional important information that is used to inform the plan development process.

The next step in the development of the Human Settlements Plan was the plan development. This required determining the supply and demand for housing in the municipality and using this to create a strategic plan that can be used to assist the municipality in the effective delivery of housing to residents of the Langeberg LM.

Following this, a validation workshop will be held to present preliminary findings, as well as receive comments from stakeholders. The draft plan will then be submitted for comments, based on which the plan will be revised, before the final plan is submitted.

The total methodology can thus be clearly described by the steps presented below.

- Desktop research, consolidation and analysis
- Surveys
- Stakeholder engagement
- Plan development
- Close out

2. POLICY REVIEW

This section outlines the policy and legislative environment that pertains to human settlements development in South Africa. It also indicates the implications of each of the relevant documents with respect to the development of the Langeberg Local Municipality Human Settlements Plan.

2.1. National Policy

2.1.1. The Constitution of the Republic of South Africa, 1996 – Chapter 2: Bill of Rights:

The following sections are of importance to a Human Settlements Plan: section 24: The environment; section 25: property; section 26: housing. They are as follows:

Section 24: The Environmental Right:

Everyone in the Republic has the right to live in an environment that is safe for their health, and which is protected.

Section 25: The Property Right:

The property rights of citizens of the Republic of South Africa can be summarised as follows: no one can be arbitrarily deprived of property, and property may only be expropriated in cases which benefit the public interest or where the residents of such property are fairly compensated and to which the resident has agreed. With regards to public interest, it is important to note that this includes South Africa's commitment to land reform and to reforms that bring about equitable access to all of the nation's natural resources. Additionally, it is stated that property is not limited only to land.

Additionally, the Constitution determines that the state must take reasonable measures, within its available resources, to create an enabling environment for citizens to gain equitable access to land. Finally, Communities or individuals who do not have access to secure tenure as a result of past racial discrimination are entitled to legally secure tenure or comparable redress.

Section 26: the Housing Right:

"Everyone has the right to have access to adequate housing". Additionally, the State must take reasonable measure to realise this right. Finally, the State may not arbitrarily evict anyone from their home or demolish a home without a court order made after consideration of all relevant circumstances.

Implications for the Langeberg Local Municipality:

The Constitution of South Africa provides the legislative framework for the Republic. The Bill of rights sets out the rights of all South African citizens, and this provides a legal framework within which all housing development must take place. This means that any Human Settlements Plan and resulting development

projects must be designed in such a manner that is in line with the rights of the citizens of South Africa. In this regard, the development of new human settlement properties may not cause damage to the environment in such a way that will cause or lead to the deprivation of human health. Additionally, no proposed developments may arbitrarily expropriate the property of individuals and must provide individuals with legally secure forms of tenure. Finally, these proposed developments may not result in arbitrary evictions or the demolition of any homes without the proper consideration of all relevant circumstances and a signed court order permitting this demolition.

2.1.2. The National Environmental Management Act no. 107 of 1998:

The National Environmental Management Act 107 of 1998 lays out the rights of the Citizens of South Africa in terms of environment and natural resources. This Act therefore provides the general principles that all activities affecting the environment must adhere to. This has implications for development and, therefore, Human Settlements Plans. The environmental rights of citizens of South Africa are identical to those stated in the Constitution.

Implications for the Langeberg Local Municipality:

The environmental rights of South African Citizens must be upheld in any Human Settlement Plans and, therefore, the Langeberg Local Municipalities' Human Settlements Plan must be developed in such a way as to have as small of a negative environmental impact as possible, as well as being ecologically sustainable. In addition to this, it is important that the environmental management of proposed human settlement projects is coordinated between local, provincial and national government and that cooperation between these spheres of government leads to a holistic approach to environmental management in human settlement development.

2.1.3. Housing Act No. 107 of 1997:

The Housing Act no. 107 of 1997 sets out general principles with respect to housing development in all spheres of government and aims to promote the facilitation of a sustainable housing development process. The general principles with respect to National, Provincial and Local governments, and which have applicability to the Langeberg Local Municipality (Langeberg LM) Human Settlements Plan are set out as follows:

1. Priority must be given to the poor in respect of housing development;
2. Communities affected by housing development must be consulted in a meaningful way;
3. Housing developments should provide as many tenure options as can reasonably be expected;
4. Housing developments must be economically, socially, and financially sustainable and feasible;
5. Housing development should take place in a transparent and accountable manner and promote equitable outcomes;
6. Government should promote spatial integration in all respects in both rural and urban areas;

7. Prevention of discrimination in the housing development process; Increase density of housing developments to promote efficient use of land and services;
8. The inclusion of recreational facilities in the development of new residential areas;
9. Promote diversity and cultural identity;
10. Meet the needs of marginalised groups as well as those with special needs;
11. Facilitation of active participation by all stakeholders;
12. Limit the environmental impact of developments.

Implications for the Langeberg Local Municipality:

the Human Settlements Plan should be developed in such a way as to realise the key principles as laid out above. The Human Settlements Plan facilitates consultation with stakeholders as well as affected and interested parties. Tenure options need to be as wide ranging as possible. The Human Settlements Plan will advocate for the development of economically, socially, and financially feasible projects that are integrated into the communities in which they are based, as well as being high density, making efficient use of land and services while limiting environmental impact. This entire process will take place in a transparent manner. The review and update of the Langeberg LM Human Settlement Plan will also be developed through a consultative process with the community and other stakeholders throughout the entire process.

2.1.4. Social Housing Act no. 16 of 2008:

The Social Housing Act no. 16 of 2008 is aimed at setting out the basic principles of creating a sustainable social housing environment, providing definitions of the roles of national, provincial, and local governments in respect of social housing, as well as laying the groundwork for the establishment of the Social Housing Regulatory Authority (SHRA).

With respect to the Langeberg Human Settlements Plan, the general principles that relate to the provision of social housing are of utmost importance. In this regard, the Act states that it is the responsibility of national, provincial, and local governments to prioritise marginalised households and differently abled individuals, and in no way, allow for discrimination of any kind within the social housing sector. It is also imperative that government promote the provision of social housing which aids in the prevention of slum conditions. Furthermore, governments should encourage the development of social housing which aids in improving the efficiency of resource usage, promotes integration, and improves economic opportunities. This is in aid of the development of sustainable communities. In addition to these principles, the development of social housing should be done with the involvement and inclusion of relevant stakeholders, as well as provide for the education and training of other interested parties. Finally, government is required to ensure secure tenure for residents of social housing, encourage diversity within social housing projects, and promote good governance in social housing administration.

Implications for the Langeberg Local Municipality:

The principles laid out here will need to be considered in the development of a Human Settlements Plan for the Langeberg Local Municipality, especially with respect to any planned development of social housing in the municipality. It is important that the Langeberg LM Human Settlements Plan promote projects which prioritise low- and medium-income as well as differently abled individuals, are safe and clean. Additionally, promoting the development of higher density settlements will aid in efficient use of land and services, as well as promoting social, economic and financial integration. Proposed developments also need to be close to job opportunities in order to promote socially, economically and financially sustainable communities. Finally, the development of the Langeberg LM Human Settlement Plan will be done in consultation with all relevant stakeholders.

2.1.5. Breaking New Ground: from housing to sustainable human settlements **(2004):**

The Purpose of Breaking New Ground is to outline a plan for the development of sustainable human settlements. After 1994, the new South African Government was faced with a framework in which almost all social, financial, and economic institutions were inequitable and racially biased. It thus became a priority of government to eradicate these fractures in South African society and, through the Housing Policy and Strategy (1994), address the housing backlog.

While the fundamentals of this policy are still considered important, a new policy has been designed to improve upon and enhance existing mechanisms to achieve more responsive and effective solutions to housing needs. The fundamental principles of this new policy are to “*achieve a non-racial, integrated society, through the development of sustainable human settlements and sustainable human housing*”.

Thus, equality, integration and sustainability are key components of this policy. Additionally, this policy aims to increase the density of urban settlements by designing more compact settlements which are integrated with public transport and mixed-use land development.

Sustainable human settlements are defined as:

“Well managed entities in which economic growth and social development are in balance with the carrying capacity of the natural systems on which they depend for their existence and result in sustainable development, wealth creation, poverty alleviation, and equity.”

Implications for Langeberg Local Municipality:

The Langeberg Local Municipality will need to provide land on which to develop human settlements which is close to economic and employment opportunities. These communities will also need to be integrated into existing urban areas in terms of public services, transport, and social and recreational facilities.

2.1.6. Toolkit for the Management of Social Housing (2022):

This toolkit is a guide for the operation and management of Social Housing Institutions in South Africa. It lays out how to operate efficient and effective Social Housing Institutions. The content of this toolkit is focused on the core business areas of client services management and property management, as well as the core support business areas of financial and internal management. It is primarily aimed at individuals who are interested in participating in Social Housing, including the staff of Social Housing Institutions, as well as officials from municipalities and provincial governments who are responsible for rental housing in their respective areas.

Implications for the Langeberg Local Municipality:

The Human Settlements Plan will need to promote housing developments which are financially sustainable. This will be influenced by the tenure options provided as well as the suitability of housing typologies which are dependent on the income of communities and their respective housing demand profile.

For the Langeberg Local Municipality what is important to take from this toolkit is the fact that developments by Social Housing Institutions need to be self-sufficient in terms of financial feasibility and sustainability. This also relates to the efficiency of these developments and will be influenced by the location of developments in relation to job opportunities and density as this influences the efficiency of land and service usage.

2.1.7. Integrated Urban Development Framework (2016):

The Integrated Urban Development Framework (IUDF) was developed by the national government as a guide to inform the future growth and management of urban areas. The overall objective of the IUDF is spatial transformation through a sustainable urban growth model which promotes compact, connected, and coordinated cities and towns. There are four strategic goals which have been developed as tools by which to achieve this overall outcome.

These goals are:

1. Spatial integration;
2. Inclusion and access;
3. Growth; and
4. Governance.

These goals can jointly be understood as the aim to develop new urban areas in which there is an integration of transport, social and economic facilities, with improved access to these facilities for all. This type of spatial integration and inclusion should be used as a vessel to achieve inclusive, sustainable economic growth and development, as well as the increased capacity of the state and citizens to work together to further this cycle of improved spatial economic and social integration.

Implications for the Langeberg Local Municipality:

The overarching goals through which the IUDF aims to achieve spatial transformation have several implications for the Langeberg Local Municipalities Human Settlements Plan. These goals are in line with key objectives which have been seen in national legislation such as the Housing Act (no. 7 of 1997). The goals function as a guide to any Human Settlements Plan which aims to improve the living conditions of residents of informal settlements and promote integration and urbanisation to encourage spatial transformation. Urbanisation should therefore aim to increase access to economic, social and transport infrastructure and opportunities, as well as enhancing the capacity of citizens to work with the municipality and further sustainable economic growth and development.

2.1.8. Medium Term Strategic Framework (2019-2024):

The Medium-Term Strategic Framework (MSTF) 2019-2024 outlines government implementation priorities. This is aimed at achieving national development goals. Setting measurable objectives with high developmental impacts and that can be realistically implemented promotes the achievement of these goals. Chapter 5 of 7 in the MSTF is dedicated to spatial integration, human settlements, and local government. The spatial inequalities of the apartheid era have been linked to the long-lasting and persistent poverty and economic inequality in South Africa. It is for this reason that spatial transformation and integration is prioritised in order to address inequality and promote sustainable economic growth and development.

To address the need for spatial transformation, the MSTF is focused on three outcomes:

1. *“National frameworks and guidance towards coordinated, integrated and cohesive national spatial development.*
2. *Regional-level interventions to unlock opportunity, ensure redress and respond to environmental risks and vulnerabilities.*
3. *Interventions to ensure integrated service delivery and transformation in all places.”*

Implications for the Langeberg Local Municipality:

It is important that any planned human settlement development is aimed at achieving these outcomes. The Langeberg Local Municipality Human Settlements Plan should prioritise development opportunities which achieve these outcomes. Though the Human Settlements Plan cannot impact the development of national frameworks or guidance, these frameworks and guidance are thoroughly considered in the development of this Plan.

2.1.9. National Development Plan (2030):

The objectives of the National Development Plan (NDP) are to improve economic growth and development in South Africa, thereby reducing poverty and inequality and improving quality of life while reducing the lasting impact of the apartheid era. The NDP sets out several objectives and recommendations to improve growth, development, and infrastructure in a range of sectors of the economy. One of the goals of the plan

is to achieve an integrated and inclusive rural economy in South Africa. This echoes the goals of many other policies and legislations surrounding human settlement in South Africa and the Western Cape.

The NDP calls for rural towns to be afforded greater opportunities, socially, economically, as well as politically. This is important given the predominantly rural nature of the Langeberg LM. To achieve this, the NDP recommends introducing land-reform and job creation in the agricultural sector to improve employment opportunities in rural areas. In addition to this, the NDP recommends improving access to health, education, food security and other basic services.

Implications for the Langeberg Local Municipality:

For the purposes of the Langeberg LM Human Settlements Plan, the objectives with regards to the rural towns in South Africa is most pertinent. The goals of the NDP with respect to rural communities can be aided by the development of sustainable Human Settlements in rural areas. The Langeberg Local Municipality Human Settlements Plan should therefore promote human settlement projects which improve access to employment opportunities, as well as transport, education, health, and other basic services. This will aid in creating more integrated rural towns and promote economic, social, and financial sustainability.

2.1.10. The National Spatial Development Framework (2022):

The National Spatial Development Framework is aimed at making contributions to bringing about the peaceful, prosperous, and truly transformed South Africa. This is in line with the Post-Apartheid, National Development Paradigm which, among others, include a set of spatial development objectives as well as a national legal and framework policy. Within this is the National Spatial Development Framework (NSDF).

The purpose of the National Spatial Development Vision as outlined here, is *“to provide a long-term guiding light for realising our desired Post-Apartheid National Spatial Development Pattern”*. To this end, the NSDF uses several other guiding frameworks developed within the developmental space. Spatial Planning and Land Use Management Act (SPLUMA), 2013 is one such Act. The principles of the SPLUMA are a guiding driver of the NSDF, and these include Spatial Justice, Accountability, and Resilience, as well as Efficiency and Good Administration.

Implications for the Langeberg Local Municipality Human Settlements Plan:

For the Human Settlements Plan to be in line with the NSDF, it requires adhering to the key principles outlined in the SPLUMA. Therefore, the Human Settlements Plan needs to promote the principles of spatial justice, accountability, and resilience, as well as efficiency and good administration.

2.1.11. The Spatial Planning and Land Use Management Act (no.16 of 2013):

The Spatial Planning and Land Use Management Act no.16 of 2013 (SPLUMA) provides a framework for spatial planning and land use management in the Republic of South Africa in addition to many other functions. The Act applies to the entire area of the Republic, and is legislation enacted in terms of the

Constitution of South Africa. There are several objectives of the Act, namely, to provide for a comprehensive system of spatial planning and land use management and ensure that this system promotes social and economic inclusion. Additionally, the Act provides for development principles, norms and standards, sustainable and efficient use of land, cooperative government, and intergovernmental relations, and finally, aims to redress the imbalances of the past and ensure equity in the application of spatial development planning and land use management systems.

The Act lists several key development principles which must be considered in spatial planning, land development and land use management. These are the principle of spatial justice, spatial sustainability, spatial resilience, the principle of efficiency and the principle of good governance.

The principle of spatial justice refers to correcting spatial, social, and economic inequities through increased access to land, especially for disadvantaged persons and communities. This includes provisions for the management of disadvantaged areas, informal settlements, and former homeland areas, as well as accommodation of access to secure tenure in informal areas. The principle of spatial sustainability refers to the need for spatial developments to be financially, economically, socially, environmentally, and agriculturally sustainable in all senses. The principle of spatial resilience requires that accommodation is made to secure the livelihoods of individuals and households in areas likely to be impacted by negative economic or environmental shocks. The principle of efficiency requires optimisation in the use of resources by minimising negative economic, social, financial, or environmental impacts. Finally, the principle of good administration refers to an integrated governmental approach to spatial development that is guided by this Act, obeys laws relating to land use and development, and is transparent in nature.

Implications for the Langeberg Local Municipality:

The Langeberg Local Municipality Human Settlements Plan will need to be cognisant of the Act described above and the key principles thereof in any land use or development proposed. In addition, the proposed developments must be in line with national, provincial, and local spatial and land use frameworks.

2.1.12. Towards a Policy Foundation for the Development of Human Settlements Legislation (2015):

Previous legislation, frameworks, and policies have gaps in recommendations as well as divergence in implementation strategies. One of these shortcomings is that previous policy has failed to achieve the provision of different housing typologies for different income brackets, as well as the development of housing in proximity to schools, clinics, businesses, and job opportunities as a result of poor spatial planning.

This publication is the outcome of a review of previous legislation, frameworks and policy and explains their shortcomings, and recommends goals for a new policy aimed at achieving the primary goal of the development of sustainable human settlements and improving the quality of household life in South Africa.

The recommendations with respect to the achievement of the main goal are as follows. Human settlement projects should be aimed at achieving:

1. The development of integrated communities and neighbourhoods, both socio-economically and spatially;
2. Improved access to housing and good quality living environments;
3. Promoting and supporting the development of a more functional and equitable residential property market; and finally
4. Improving institutional capacity and capabilities.

Implications for the Langeberg Local Municipality:

The Langeberg Local Municipality Human Settlements Plan should be aimed at providing housing of different typologies and tenure options on well-located land to promote the social and economic integration of communities and provide access to education, health, social and transport facilities, as well as access to job opportunities. This will promote the development of sustainable human settlements and the achievement of improved quality of life for households of the Municipality.

2.1.13. National Department of Human Settlements Strategic Plan 2020 – 2025:

This document sets out the mandate, strategic focus and methods of measuring the performance of the National Department of Human Settlements for the 2020 – 2025 period. The Department sets its vision as “a nation housed in sustainable human settlements with improved quality of household life”. An important feature of the priorities of the National Department of Human Settlements Strategic plan 2020 – 2025, is the newly identified priority beneficiary groups for top structure opportunities. These groups are the following:

1. Beneficiaries aged 60 years and older;
2. Disabled-headed households;
3. Households led by military veterans;
4. Backyarders;
5. Projects prioritising well-located higher-density developments, and;
6. Child-headed households.

Implications for the Langeberg Local Municipality:

This human settlements plan will aid in prioritising these groups as beneficiaries of top structure development plans to be in line with the priorities as set out by the National Department of Human Settlements.

2.2. Provincial policy:

2.2.1. Living Cape: A Human Settlement Framework (2019):

The Living Cape Human Settlement Framework aims to aid in shifting the Western Cape to a new way of thinking about urban settlement development. The focus of this framework is to improve the quality of human settlements in South Africa. One important goal is the development of sustainable human settlements, defined as spaces which bring together housing and land, spatial and economic services, networked infrastructure, as well as communities and social fabric. In this way, the sustainable human settlements described in this framework require economic and social integration. This framework is aligned with other national, provincial, and local policies towards urban human settlement and focuses on two aims:

1. Economic development; and
2. Strategic use of the investment of public funds.

Ultimately, the vision set out in the framework is that *“by 2040, human settlements in the Western Cape will support the social and economic needs and empowerment of the people and communities. Communities, the private sector, NGOs, and the state will work collaboratively and effectively to realise this vision”*.

Implications for the Langeberg Local Municipality:

The Langeberg Local Municipality Human Settlements Plan will need to improve the quality of life for households in urban areas, as well as aid in the provision of education and economic opportunities for these communities. It will also need to promote the development of social facilities and aid in developing communities rather in addition to the provision of housing.

2.2.2. Western Cape Informal Settlement Strategic Framework (2016)

The guiding principles of informal settlement development encourage improved safety, health, and tenure security. It also promotes the involvement of organisations, private sector institutions, and community participation in the development process. This also includes investment in education and training of interested individuals. Additionally, spatial sustainability, efficiency, resilience, and good administration are key principles. The realisation of these principles is aided when the development process is planned in advance, so that land can be earmarked for development and spatial, social, and economic integration of the community can be achieved. This is also to be done with the goal of minimising relocations, so as not to disrupt community ties. Additionally, the rights of socially marginalised groups need to be protected, and finally, the overarching goal should be the improvement of the quality of life in informal settlements.

Implications for the Langeberg Local Municipality:

The key principles outlined here will need to be carefully considered and applied in the development of the Human Settlement Plan for the Langeberg Local Municipality.

2.2.3. The Multi-Year Human Settlements Plan (Department of Human Settlements Strategic Plan 2020-2025)

The Multi-Year Human Settlements Plan (Department of Human Settlements Strategic Plan 2020-2025) is a strategic document, which sets out the plan of the Department of Human Settlements (DoHS) to address human settlement issues in the Western Cape. The goal of the DoHS is to “*accelerate delivery, while promoting social cohesion through the development of sustainable, integrated and resilient settlements in an open society.*” To this end, the department wants to develop settlements which have access to basic and socio-economic services, as well as encourage participation by citizens to promote continued development through the collaboration of citizens and government. Finally, the department would like as many different tenure options to be available as possible, so as not to exclude anyone based on their preferences for tenure type. While these are the overarching goals of the department, the strategic plan for the period 2020-2025 has a dual focus. Firstly, improving opportunities for people to live in better locations, and secondly improving the locations in which people currently live. This is because, although providing opportunities for individuals to move to better locations is ideal, the department knows that, for a number of reasons, people may continue to live in informal settlements for some time and would like to improve these settlements to improve living conditions.

The department aims to do this by targeting Priority Housing Development Areas (PHDA's), which are earmarked for high-density, mixed-use developments which will be available to individuals ranging in income levels and tenure preferences. This will be aided by an area-based planning approach to ensure that a variety of areas contribute to the human settlement development process.

Implications for the Langeberg Local Municipality:

For the Langeberg Local Municipality Human Settlements Plan to contribute to the broader goals of the Western Cape Department of Human Settlements, the Plan should aim to prioritise development projects which are high density, integrated, mixed-use and cater for a range of income levels as well as tenure preferences. This will aid in the goal of providing better places for individuals to live.

2.2.4. Western Cape Land Use Planning Act (2014):

The Western Cape Land Use Planning Act is legislation that governs the use and development of land within the Western Cape. The Act sets out the functions of the provincial and municipal government with respect to land use and development. Additionally, it identifies key principles of spatial and land use planning, municipal development management, provincial development management, and making provisions for exemptions and authorisations as well as a planning advisory committee.

The Act states that provincial government must adopt a provincial spatial development framework and must monitor the impact of several matters on provincial land use planning. Included in these matters are housing,

regional planning and development and urban rural development. The Act also sets out the aspects of land use planning which the municipal government must regulate.

Finally, the Act states that land use planning in the Western Cape is to be guided by the following key principles:

1. Spatial justice;
2. Spatial sustainability;
3. Efficiency;
4. Good administration; and
5. Spatial resilience.

Implications for the Langeberg Local Municipality:

Important for the purposes of the Langeberg Local Municipality Human Settlement Plan are the functions of the provincial and municipal government with respect to land use planning, as well as the key land use planning principles. The Langeberg Local Municipality Human Settlement Plan must therefore be in line with both provincial and municipal land use planning frameworks. Additionally, the Plan must consider the key principles of land use planning as determined by the Act, namely, spatial justice, sustainability, resilience, good administration, and efficiency.

2.2.5. Provincial Spatial Development Framework (2014)

According to the Constitution, the Provincial Government is responsible for provincial and regional planning. The Spatial Planning and Land Use Management Act (2013) as well as the Land Use Planning Act require the Premier to compile and publish a spatial development framework (SDF) for their province. It is further required that the development strategies of the PSDF align with those of the national government, provincial departments, and those of municipalities. Thus, the PSDF “*requires coordination, integration and alignment between all spheres of government*”.

The PSDF of 2014 proposes several guiding principles in the development of human settlements in the Western Cape. These are:

1. Spatial Justice;
2. Sustainability and Resilience;
3. Spatial Efficiency;
4. Accessibility; and
5. Quality and Liveability.

Spatial Justice refers to there being equal opportunity, social justice, and inclusion in human settlement development. Sustainability and Resilience promote the efficient use of land and resources, as well as prevention of the deterioration of ecosystems and conversion of high value agricultural land. Spatial efficiency requires that human settlements be developed in a compact, mixed-use manner close to

employment opportunities and public transport facilities. Accessibility - to services, facilities, employment, training, and recreation, as well as transport nodes. Finally, quality and liveability are co-dependent features of human settlements and rely on good, unique, and diverse design as well as maintenance of infrastructure and safety.

Implications for the Langeberg Local Municipality:

The Langeberg Local Municipality Human Settlement Plan should promote developments which are in line with the guiding principles above. This would allow alignment with not only the PSDF (2014) but also the SPLUMA (2013) and the Land Use Management Act.

2.2.6. Western Cape Department of Human Settlements Strategic Plan 2020 – 2025:

This document sets out the priorities of the Western Cape Department of Human Settlements for the 2020 – 2025 period. In order to achieve the progressive realisation of the right of all South Africans to access to adequate housing the government will require “boldness and radicalism in decision making”. With this goal in mind, the Western Cape Department of Human Settlements has developed the following strategic priorities:

1. The acceleration of housing opportunities with a focus on providing access to serviced sites rather than top structure houses;
2. A more integrated approach to human settlements, with housing opportunities being better located close to urban cores;
3. Innovation in human settlement solutions such as alternative building technologies, and;
4. Supporting economic growth and job creation through the location of new housing developments and the use of local labour.

Implications for the Langeberg Local Municipality:

This human settlements plan aims to be in line with these strategic objectives by shifting the focus of housing solutions from the wide-spread provision of top structures to the provision of serviced sites, as well as other innovative solutions, such as the renting of serviced sites to non-qualifiers, the use of “super blocking” to provide overarching services to informal communities, and recommendations regarding the development of affordable and gap housing that contributes to the fiscal position of the municipality and aids in the subsidisation of other developments for informal settlement service provision.

2.3. Local Policy

2.3.2. Municipal Profile: Langeberg Municipality (2024):

This Municipal Profile gives insight into the status of informal settlements in the Langeberg Local Municipality and indicates that there are many basic services which are currently not being met in these

areas. This has implications for the Langeberg Local Municipality Human Settlement Plan. The most important basic services which need to be accessible to the residents of these communities are;

1. Water and sanitation.
2. Shelter.
3. Electricity.
4. Employment opportunities.

These basic services are vitally important to the economic and social sustainability of communities and require a range of interventions to improve.

Implications for the Langeberg Local Municipality:

The Langeberg Local Municipality Human Settlement Plan needs to be developed in such a way as to promote the improvement of the provision of these basic services. With the development of social housing in the region, access to water and sanitation, shelter and electricity will be greatly improved. Additionally, any development of human settlements in the municipality will need to be situated in such a way as to create integration with other urban areas, to improve access to employment opportunities.

2.3.2. Langeberg Municipality Spatial Development Framework Draft 2 (2023-2028):

The Langeberg Municipality Spatial Development Framework (MSDF) is a guide to sustainable growth and development in the Langeberg municipal area. It proposes a spatial vision and principles that are aimed at protecting and developing integrated, sustainable settlements and liveable environments and promote economic and social prosperity. The MSDF hopes to achieve this vision by utilising the key principles put forward by the Spatial Planning and Land Use Management Act (SPLUMA). These principles guide the performance qualities which determine how well settlements perform. These qualities are liveable environments and sustainable settlements.

Implications for the Langeberg Local Municipality Human Settlement Plan:

The Langeberg Human Settlement Plan will need to be designed in such a way as to promote the achievement of liveability and sustainability by focusing on the SPLUMA principles in land use and development. This spatial development framework also contains information regarding housing demand, land supply and guidelines for settlement development, as well as detailed information regarding priority areas for housing development in every major town in the Langeberg LM. This document is therefore vital to the development of this human settlements plan. The priorities and guidelines detailed in this document will be used to guide the development of this plan and engagement with the municipality regarding these priorities will continue throughout the process.

2.3.3. Langeberg Integrated Development Plan (2023/2024):

The Langeberg Municipality Integrated Development Plan of 2023/2024 is the primary strategic plan and prioritises the most important developmental and governance needs of the municipality. Thus, the Langeberg has developed five key goals with respect to this plan. These are as follows:

- *“Ensure efficient administration for good governance;*
- *Provide infrastructure for sustainable and affordable basic services;*
- *Promote a safe and secure environment;*
- *Promote and facilitate investment and local economic development; and*
- *Provide sustainable financial management”.*

Two key predetermined objectives relating to the provision of infrastructure for sustainable and affordable basic service are:

1. The provision and management of affordable and low-cost housing; and
2. The provision and maintenance of recreational, educational and community facilities.

It is further noted that in support of providing affordable and low-cost housing, an updated Human Settlements Plan needs to be developed for the municipality.

The municipality also notes that access to adequate housing is a constitutional right of all citizens, and adequate housing also includes access to basic services as well as a decent standard of living. Finally, the IDP indicates that housing development should be integrated into existing urban areas to limit the negative effects of urban sprawl.

Implications for the Langeberg Local Municipality:

This Human Settlements Plan is the first step to achieving the goal of providing affordable and low-cost housing. For the IDP to be in line with the other objectives and goals of the municipality, it is important that housing development plans which are integrated into urban areas are promoted. This will reduce the negative impacts of urban sprawl and aid in providing access to existing recreational, educational and community facilities. In addition, the location of housing developments within urban areas will promote economic growth and development due to the increased access to job opportunities and shopping infrastructure. Finally, to aid the goal of sustainable financial management, the Human Settlement Plan should promote financially, economically, and socially sustainable housing developments to make efficient use of the limited resources of the municipality. The IDP and SDF are interrelated documents that set out the plans for development in the Langeberg LM. The human settlements plan will therefore also focus on taking into account the priorities and limitations as outlined in the IDP, as well as continuing to have communication with the municipality in this regard.

2.3.4. Langeberg LM Local Economic Development Strategy (2023):

The Local Economic Development (LED) strategy is a guiding document with regards to the approach to local economic development over a 5 year period. This guide aims to promote economic growth and job creation

in the Langeberg LM. The vision of the LED strategy is “to be the most inclusive, sustainable and responsible municipality through collaboration, service excellence, skills development and marketing to achieve local economic growth”.

The following goals are aimed at achieving this vision:

- Economic growth and transformation;
- Sustainable growth, and;
- Inclusive development.

One of the programmes aimed at strengthening and developing local businesses is the attraction of new investment. Within this programme, an objective is to develop a property database which lists the serviced sites in the municipality that could be developed. A project within the objective of optimally using and managing resources is to conduct a municipal infrastructure audit. This would determine the current state of infrastructure and level of maintenance required. This would aid in future planning to ensure that infrastructure does not fall into a state of disrepair. Additionally, within this objective is a project which aims to identify the land which is available for development and the establishment of services required for the effective development of this land.

Implications for the Langeberg Local Municipality:

The Langeberg LM Human Settlements Plan, to be in line with the Langeberg LM LED, should promote the development of a property database, listing the sites that could be developed with respect to human settlement. Additionally, the Human Settlements Plan should call for the determination of the state of municipal infrastructure and identification of the level of upgrades and maintenance required. This implies the identification of land available for development and determination of level of services available as well as the infrastructural requirements for development with respect to human settlements. These objectives are addressed in this Plan, aligning the Langeberg LM LED and Human Settlements Plan.

3. SPATIAL ANALYSIS

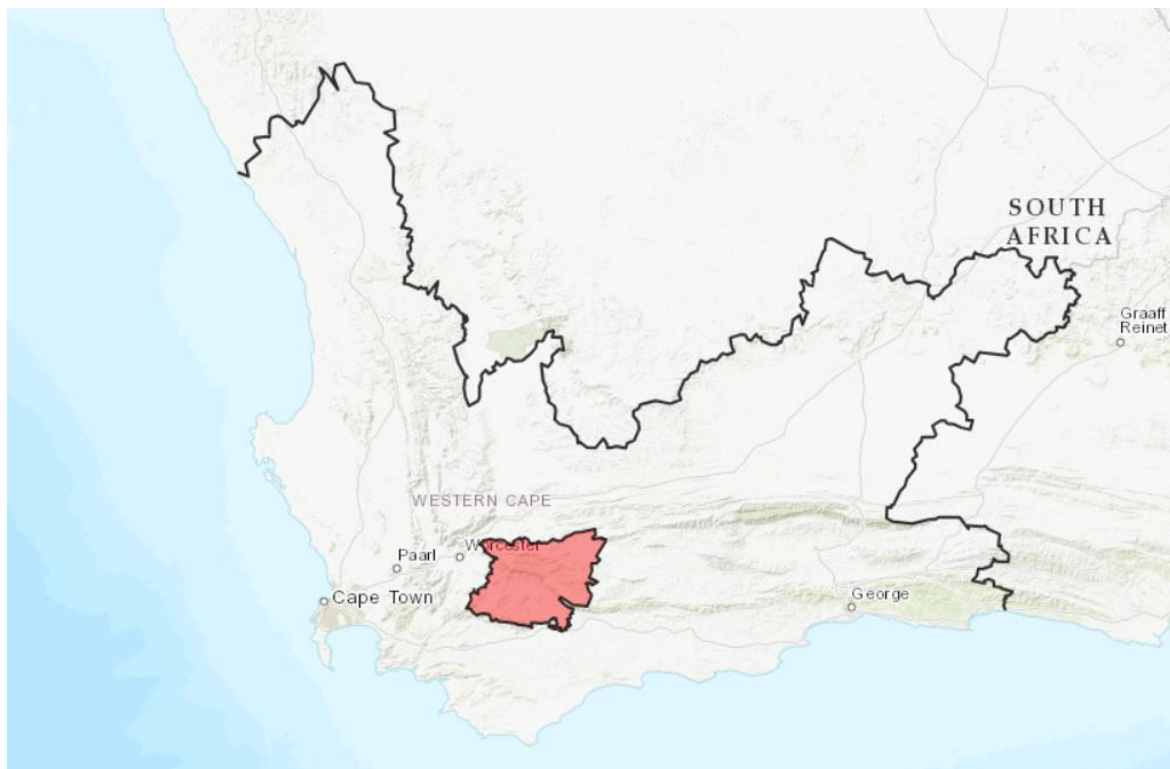
This section provides an overview of the location of the Langeberg Local Municipality (Langeberg LM) within the provincial and regional context, as well as its terrain and transport linkages to the rest of the country. The purpose of this is to provide an understanding of the terrain and infrastructural environment of the Langeberg LM, as this is the context in which this plan is developed.

3.1. Location and regional context:

The Langeberg LM is located in the central-eastern part of the Western Cape and is a part of the bigger Cape Winelands District Municipality (Cape Winelands DM). The Langeberg LM is one of five local municipalities included in the Cape Winelands District Municipality. The other four are the Breede Valley, Drakenstein, Stellenbosch and Witzenberg Local Municipalities.

The map below illustrates the location of the Langeberg Local Municipality within the Western Cape.

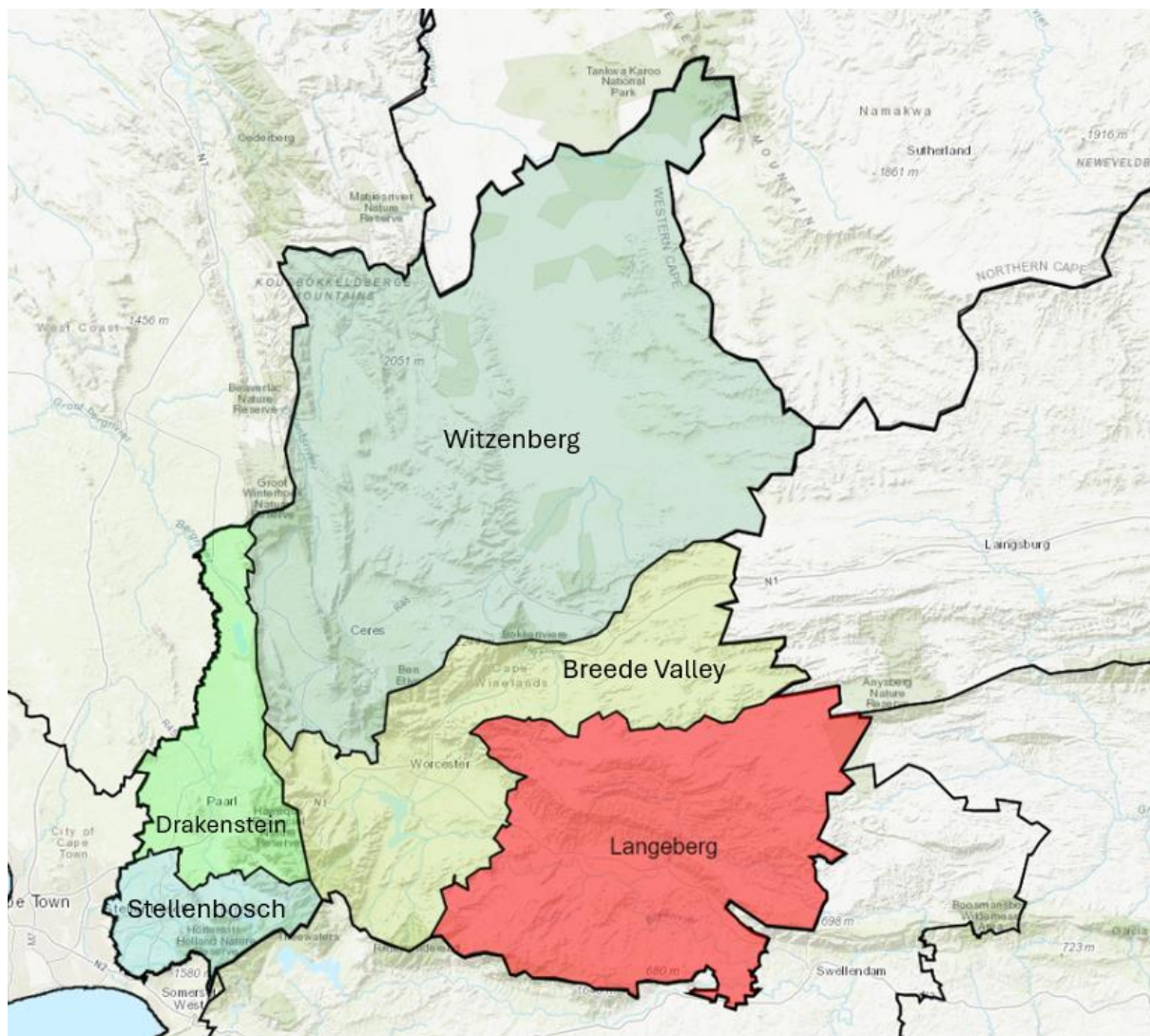
Figure 3.1: Location of Langeberg LM in the Western Cape



(Mapable, 2024)

The map below shows the location of the Langeberg LM in the context of the other four local municipalities which make up the Cape Winelands DM.

Figure 3.2: Location of Langeberg LM in relation to the local municipalities of the Cape Winelands DM



(Mapable, 2024)

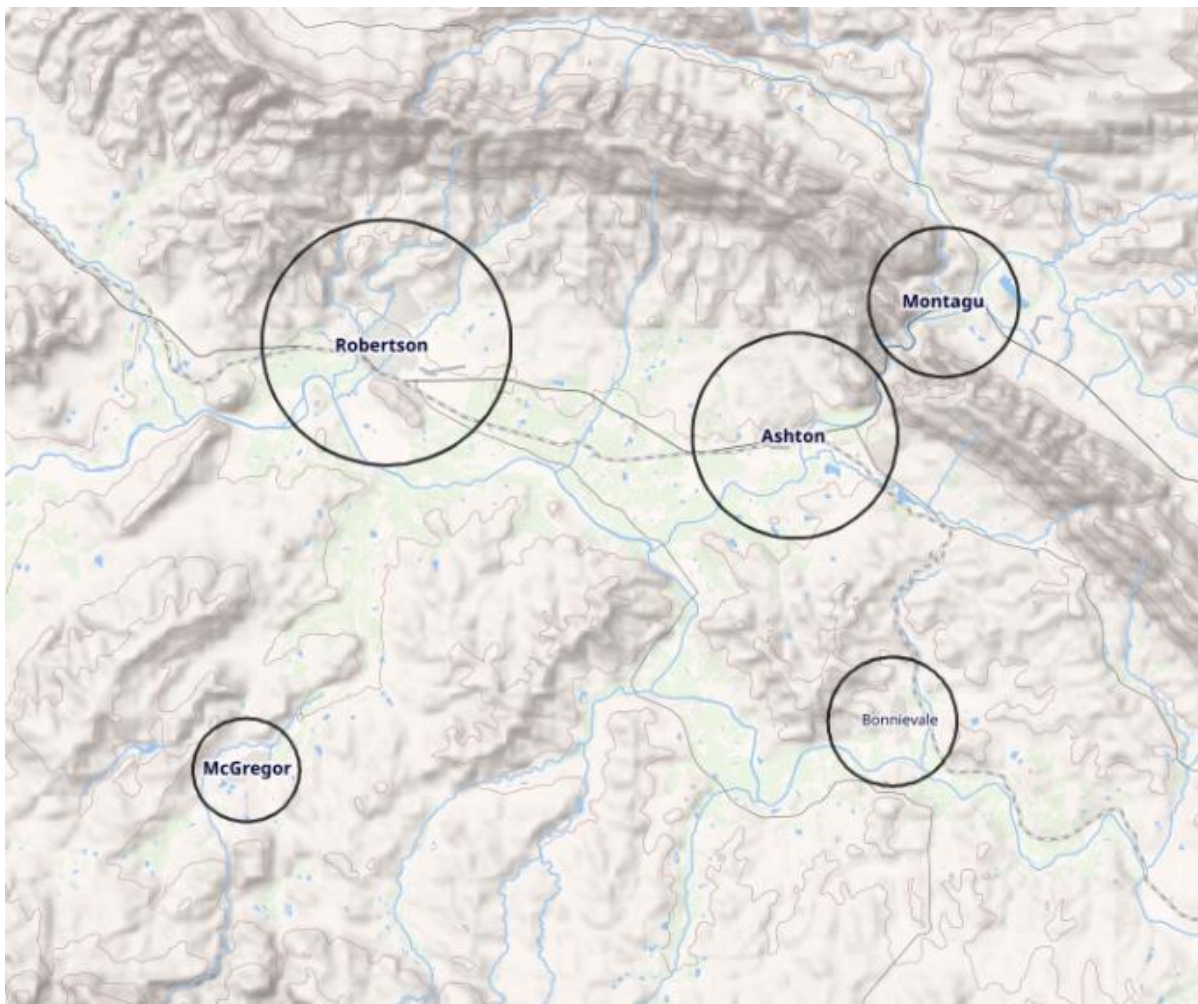
The map presented above illustrates that the only local municipality in the District that borders the Langeberg LM is the Breede Valley LM. The Langeberg LM is bordered on the south by the Overberg DM, on the east by the Hessequa LM, and on the north-east by the Kannaland LM, both of which are a part of the Garden Route DM.

The total area of the Cape Winelands DM is 21 473 square kilometres (Quantec, 2024). The largest local municipality in the District is the Witzenberg LM, with a land area of 10 753 square kilometres. Langeberg is the second largest local municipality in the District with an area of 4 518 square kilometres and covers approximately 21% of the total land area of the Cape Winelands DM (Quantec, 2024). After Langeberg, the Breede Valley LM is the next largest, followed by the Drakenstein LM, and then the smallest local municipality in the District is Stellenbosch LM.

3.1.1. Major urban nodes

The Langeberg LM consists of five main settlement areas, namely; Robertson, Montagu, McGregor, Ashton and Bonnievale. Robertson and Montagu are classified as first order settlements, while McGregor, Bonnievale and Ashton are classified as second order settlements (Langeberg, 2014-2018). These towns are all located on the southern side of the Langeberg Mountain, with the exception of Montagu, which is located at the top of the Cogmanskloof pass and situated at the confluence of the Keisie and Kingna rivers which join to become the Cogmanskloof river. The location of these areas within the municipality are presented in figure 3 below.

Figure 3.3: Location of settlements in the Langeberg LM



(Mapable, 2024)

These five towns are the main nodes of economic activity in the Langeberg LM. The sum of the land area of these towns is roughly 129 square kilometres, which is just 3% of the total land area of the municipality, however, 59% of the population of the municipality are employed in these towns, with most of these people being employed in Robertson, Montagu and Bonnievale. The rest of the land area (97%) of the Langeberg LM is entirely farmland (Quantec, 2024).

3.1.2. Terrain

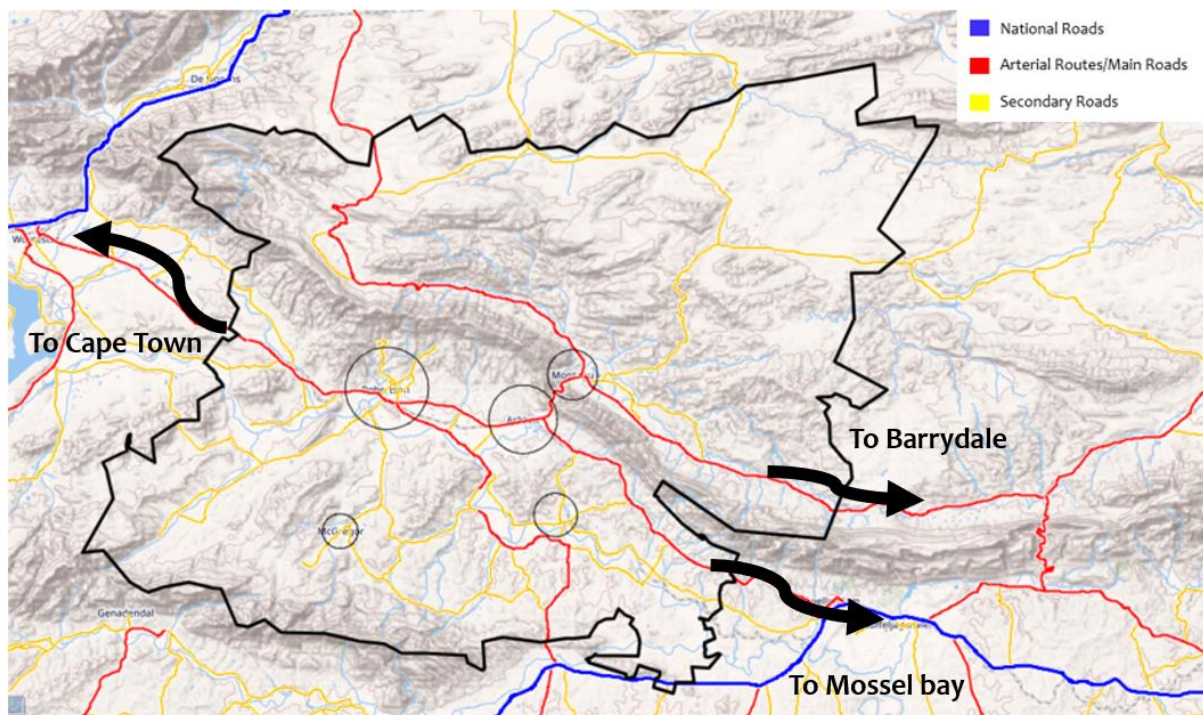
As mentioned above, Montagu is located at the top of the Cogmanskloof pass. This pass is a gateway from the Breede river valley into the Karoo and is the only major pass over the Langeberg Mountain in the Langeberg LM. It should also be noted that the Cogmanskloof River flows from Montagu into Ashton, after which it joins with the Breede River, which has come from Worcester, passed Robertson, and will continue to pass Bonnievale before leaving the Langeberg LM in its south-eastern corner. This confluence of several rivers in the Langeberg LM provides a significant source of water, which is crucial to the many farms in the region. It is therefore no surprise that the municipality has a strong agricultural industry which employs many residents. Much of this land is used for the farming of grapes and the subsequent production of wine in the municipality which has links to all other industries in the surrounding areas.

3.1.3. Transport links

3.1.3.1. Roads

The Langeberg LM is passed on the north by the N1 and on the south by the N2. This makes the municipality easily accessible from Cape Town and allows the easy transport of people and products into and out of the municipality. Between the N1 and the N2 there are a number of arterial routes/main roads as well as secondary roads which connect the settlements illustrated above. The figure below shows the road network within the Langeberg LM.

Figure 3.4: Road network in the Langeberg LM

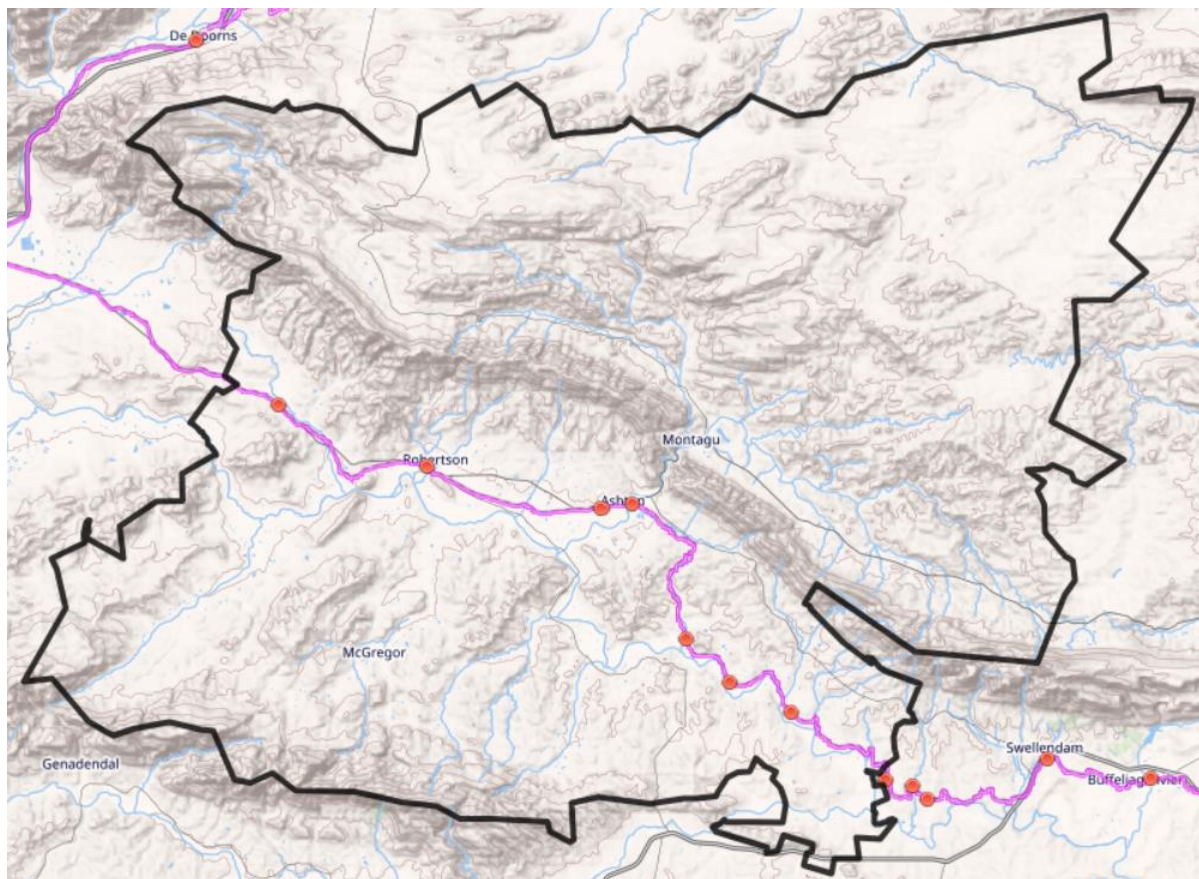


(Mapable, 2024)

3.1.3.2. Rail

In addition to the road networks in the Langeberg LM, there is also a commercial train track passing through the municipality. This railway line carries cargo from Swellendam, through the Langeberg LM, to Worcester, where it either goes north towards Johannesburg or south towards Cape Town. This train line goes through Bonnievale, Ashton and Robertson on between Swellendam and Worcester. The figure below presents this train line.

Figure 3.5: Rail line through the Langeberg LM



(Mapable, 2024)

3.2. Conclusion

This section has provided an overview of the area in which the Langeberg LM is located as well a broad description of the features of this area. This gives a clear understanding of the size and location of the municipality and its urban and non-urban areas. This understanding lays the groundwork for the analyses and discussions that follow.

4. BASELINE ASSESSMENT

4.1. Introduction

This chapter presents an overview of the demographics, economic profile and access to basic services and amenities in the Langeberg LM. The overview of demographics provides an insight into the current demographic profile of the municipality by presenting current information regarding population and households, gender, age, education, as well as the dynamics regarding dwellings, tenure status and geography of areas in which residents of the towns and farms reside.

The economic profile of the discusses the labour market, household income and important economic activities in the major settlements as well as farming areas of the municipality. Additionally, the access that residents have to basic services as well as amenities such as recreational facilities and local government services is discussed.

This section provides context for the sections that will follow. The socio-economic dynamics of the municipality are important to understand as it will inform the recommendations regarding human settlement developments in the municipality.

4.2. Demographic profile

4.2.1. Population and households

Table 1 below illustrates the population, number of households and their average size, as well as population and household density of the Langeberg Local Municipality (Langeberg LM) in the context of the Cape Winelands District Municipality (Cape Winelands DM) and the Western Cape. Additionally, the Cape Winelands DM population is presented as a percentage of the total population of the Western Cape, and the Langeberg LM population is presented as a percentage of the Western Cape and the Cape Winelands DM.¹

Table 4.1: Population and household dynamics

	Western Cape	Cape Winelands	Langeberg
Population (Number)	7 321 277	980 987	126 531
Households (Number)	2 031 949	244 330	32 063
Average household size (Number of persons per household)	3,60	4,02	3,95
Population density (Number of persons per square kilometre)	56,55	45,68	28,01
Households density (Number of households per square kilometre)	15,70	11,38	7,10

¹ This is based on the official data published by StatsSA, but it has been brought to our attention that these figures are not accurate. We are in contact with StatsSA regarding a meeting to discuss what can be done about any inaccuracies in the published data.

	Western Cape	Cape Winelands	Langeberg
Percent share of Western Cape population		13,00	2,00
Percent share of Cape Winelands DM population			13,00

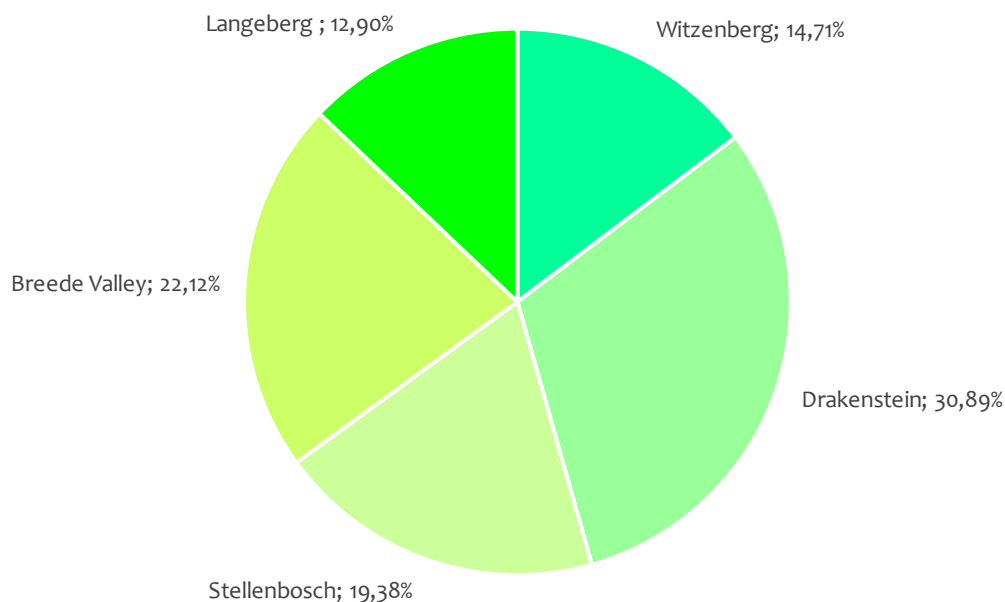
(Quantec EasyData, Urban-Econ calculations 2024)

The table above indicates that the Langeberg LM is a sparsely populated local municipality within the broader Cape Winelands DM with 28,01 persons per square kilometer and is far below the average population and household density of the Western Cape (56,55). This is an expected result due to the rural nature of most of the municipality. This will have impacted settlement patterns within the municipality as well as basic service delivery and economic opportunity.

The population of the Cape Winelands DM is 13% of the population of the Western Cape while the population of the Langeberg LM is 13% of the Cape Winelands DM, and 2% of the population of the Western Cape.

Figure 1 below presents the relative distribution of the population of the Cape Winelands DM. As the table above shows, the Langeberg LM accounts for 13% of the population of the Cape Winelands DM. Thus, the Langeberg LM has the smallest population of the local municipalities that make up the Cape Winelands DM.

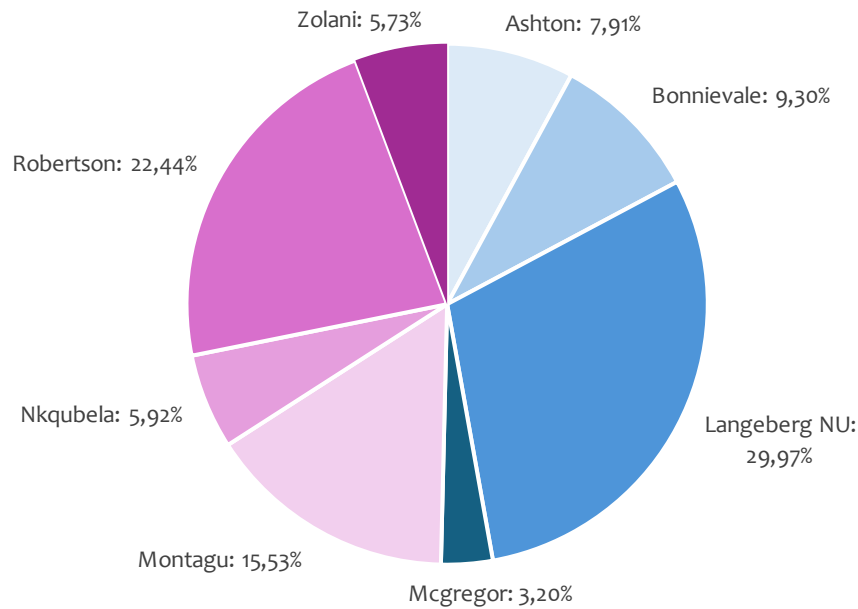
Figure 4.1: Population proportions of Cape Winelands DM



(Quantec EasyData, Urban-Econ calculations 2024)

The distribution of relative populations is presented for the areas within the Langeberg LM in Figure 2 below.

Figure 4.2: Population proportions of Langeberg LM



(Quantec EasyData, Urban-Econ calculations 2024)

As the figure shows, nearly a third (30%) of the population of the municipality live in non-urban areas. Robertson and Montagu are the most populous towns in the municipality, with 22% and 16% of the population, respectively. The high proportion of the population living in non-urban areas is not surprising given due to the extensive largescale agriculture taking place in the municipality, which causes low population density (28,01 individuals per square kilometre) and large proportion of the municipality which is non-urban (97%).

Next, the distribution of household size within the municipality is presented in Table 4.2 below.

Table 4.2: Distribution of household size in Langeberg LM

	Average household size
Langeberg LM	3,95
Ashton	4,34
Bonnievale	3,83
Langeberg NU	4,08
Mcgregor	4,77
Montagu	3,77
Nkqubela	3,13
Robertson	3,86
Zolani	3,55

(Quantec EasyData, Urban-Econ calculations 2024)

The average household size in the Langeberg LM is 3,95 members. We can therefore see that Ashton and non-urban areas have above average household sizes for the municipality. The area with the lowest average household size is Nkqubela, followed by Zolani. It is illustrated below that Nkqubela and Zolani are also the areas with the highest proportion of young individuals, aged 0-14, and youth, aged 15-43. The smaller average household sizes in Zolani and Nkqubela are likely to be due to the younger average age of these areas when compared to the other major settlements in the municipality.

4.2.2. Age and Gender

This section presents the age and gender profile of the Langeberg LM. First, the age and gender profiles of the Langeberg LM are compared to that of the Cape Winelands DM and the Western Cape, before further investigating the age-gender profile of the Langeberg LM. Table 3 below presents the gender profile of the three focus areas.

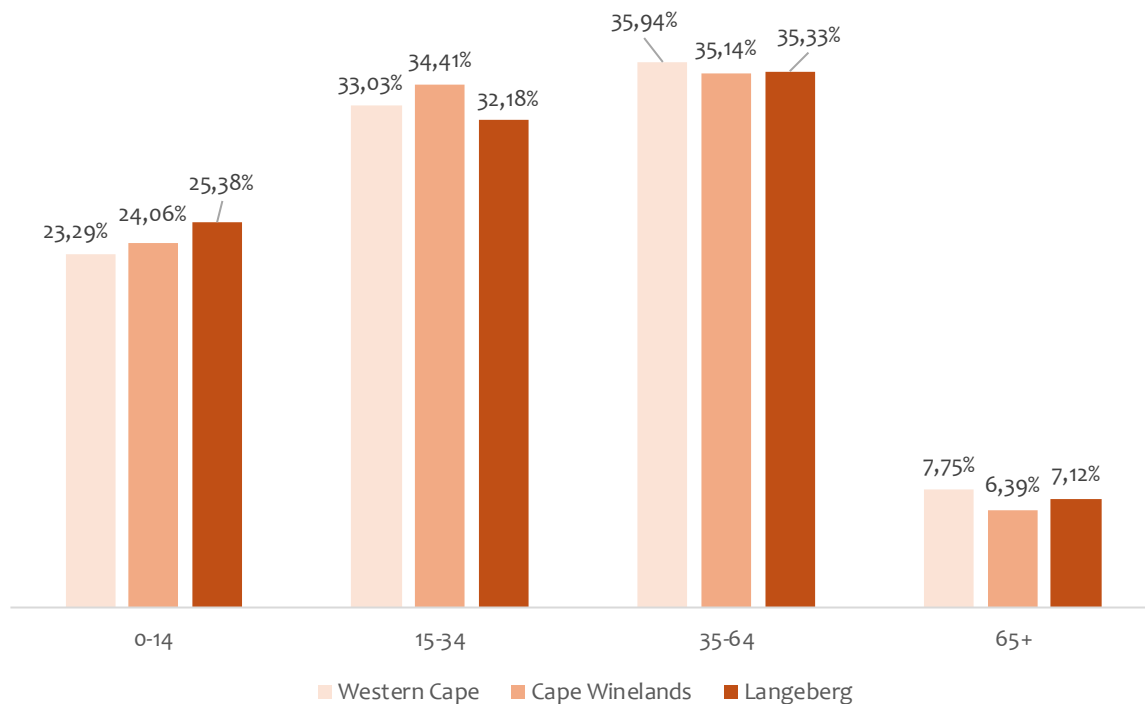
Table 4.3: Gender distribution for the Langeberg LM, Cape Winelands DM and Western Cape

	Western Cape	Cape Winelands	Langeberg
Male	49,09%	49,30%	49,01%
Female	50,91%	50,70%	50,99%

(Quantec EasyData, Urban-Econ calculations 2024)

As the table indicates, the Cape Winelands DM has a slightly higher proportion of males than the average for the Western Cape, however, the Langeberg LM has an ever so slightly lower than average proportion of males. These differences are very small, however. It is interesting to note that females are a greater proportion of the population in all three areas.

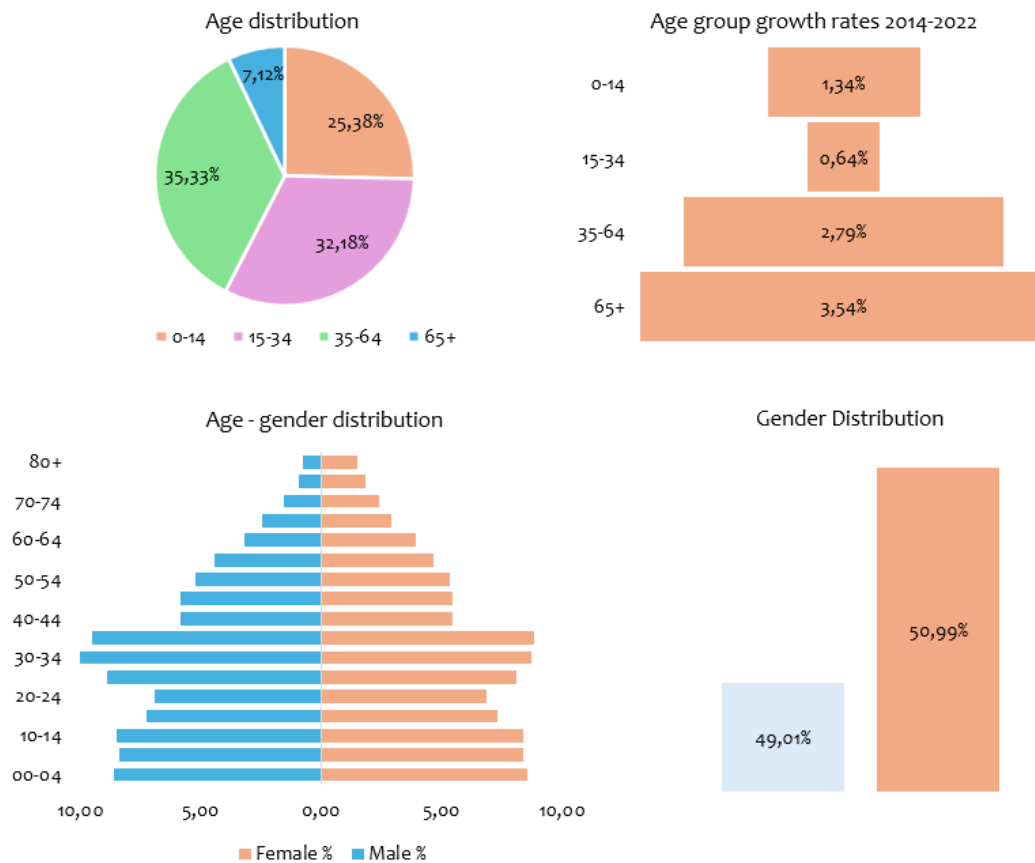
Figure 4.3: Age distribution of Langeberg LM, Cape Winelands DM and WC



(Quantec EasyData, Urban-Econ calculations 2024)

The age distribution of the Langeberg LM is similar to that of both the Western Cape and the Cape Winelands DM. However, the Langeberg LM has an above average proportion of young individuals, aged between 0 and 14 (25,38%). The proportion of youth, aged 15-34 years (32,18%), is slightly lower in the Langeberg LM than it is in the Cape Winelands and Western Cape. The proportion of adults aged 35-64 (35,33%) is, however, higher in the Langeberg LM than average for the Cape Winelands DM but slightly lower than that of the Western Cape and the same is true for the retirement age individuals, aged 65+ years. The age-gender dynamics will now be explored in more detail for the Langeberg LM. distribution will now be explored in each of the areas within the Langeberg LM. Figure 4 below presents a stylized review of the data.

Figure 4.4: Age and gender dynamics of the Langeberg LM



(Quantec Easydata, Urban-Econ calculations 2024)

The age and gender dynamics of the Langeberg LM presented in Figure 4.4 above indicate that the largest proportion of the population (35,33%) are adults between the ages of 35-64. Additionally, in the years between 2014 and 2022, the retirement-age population aged 65+ has grown faster than the other age groups in the population with an average growth rate of 3,54% per annum. The age-gender pyramid further indicates the proportions of the population falling into each age category and shows clearly the large proportion of adults between the ages of 35 and 64. This illustration also indicates the larger proportion of females over the age of 65 while the rest of the age groups appear to be fairly even in terms of gender proportions. This is likely to be the reason for the fact that females are a greater proportion of the population in the municipality, making up 50,99% while 49,01% of the population are male.

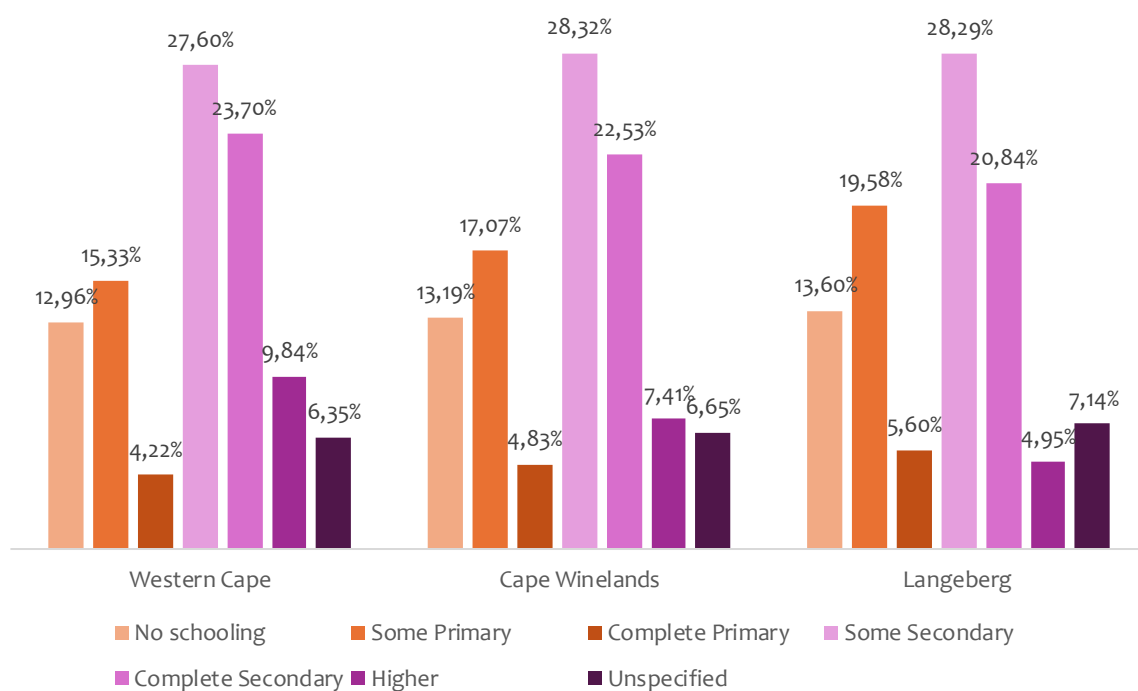
The next section will discuss education dynamics.

4.2.3. Education

Education will first be explored by comparing the education levels of the population of the Langeberg LM with that of the Western Cape and the Cape Winelands DM, followed by a breakdown of education levels within the Langeberg LM.

Figure 4.5 presents average educational attainment within the three areas discussed above.

Figure 4.5: Educational attainment within the Langeberg LM, Cape Winelands DM, and Western Cape

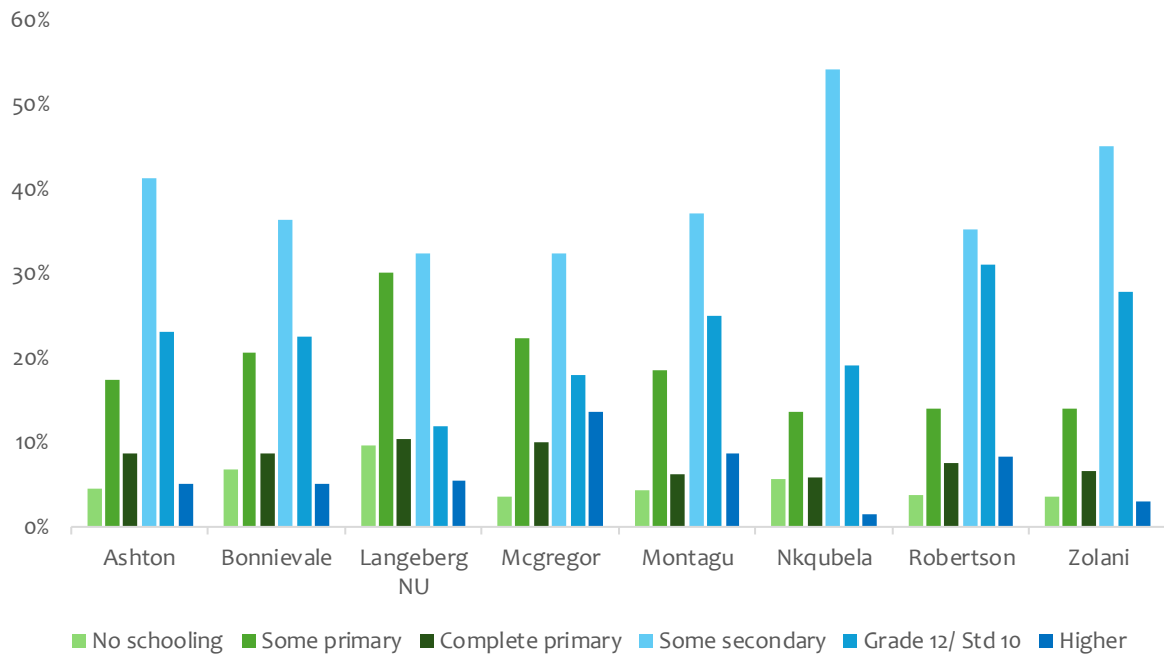


(Quantec EasyData, Urban-Econ calculations 2024)

While the Langeberg LM has greater proportions of individuals who have some primary or have completed their primary school education, it also has the highest proportion of individuals with no schooling, albeit by a small margin. The proportion of individuals with some secondary education is equal, and accounts for the largest proportion of individual educational attainment, in all three areas. The educational attainment of individuals in the Langeberg LM differs most significantly from that of the other two areas presented here once we look at the completion of secondary school and higher education. While the proportion of individuals who have completed secondary schooling in the Langeberg LM is only 2% and 3% less than that of the Cape Winelands DM and the Western Cape, respectively, the proportion of individuals with higher education in the Langeberg Municipality is half of the average for the Western Cape, and 2% lower than that of the Cape Winelands Municipality.

Next, the educational attainment in the areas within the Langeberg LM is discussed.

Figure 4.6: Educational attainment within the major Langeberg LM settlements



(Quantec EasyData, Urban-Econ calculations 2024)

The distribution of educational attainment is presented in Figure 4.6 above. First, non-urban areas within the municipality have the highest proportion of individuals with either no schooling or only some primary education, as well as, to a lower extent, the highest proportion of individuals with only complete primary education. This makes individuals in non-urban areas less educated, on average, than individuals in the rest of the areas within the municipality. This is due to the distance from educational facilities that most individuals in non-urban areas of the municipality live. This is discussed in further detail later on in this chapter.

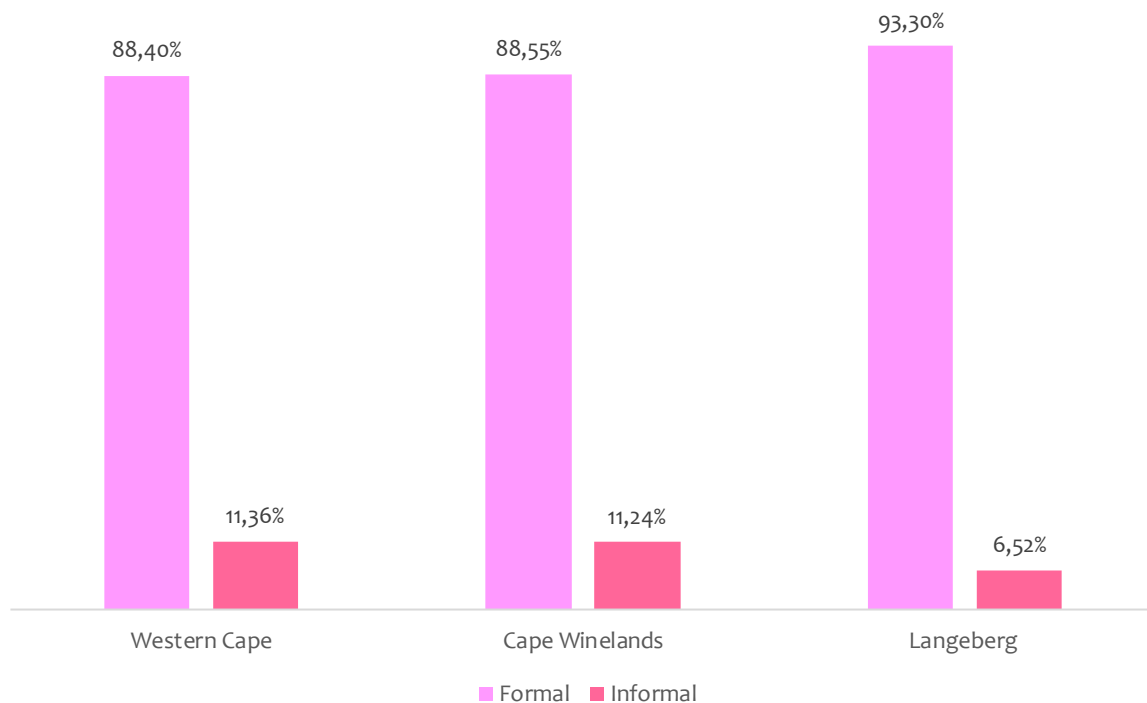
Next, Nkqubela and Zolani have the highest proportion of individuals who had completed some, but not all secondary education. Finally, it is evident that McGregor has the highest proportion of residents with some higher education. This is followed by Robertson and Montagu. Robertson appears to have high proportions of individuals with greater levels of educational attainment, with Zolani also exhibiting high proportions of individuals with either some or completed secondary education, although a relatively low proportion of individuals with some higher education (3%). This phenomenon may be linked to the high growth of retirement-age individuals (65+) in the municipality, who move to areas such as Robertson, McGregor and Montagu to retire. An ability to retire indicates a higher level of wealth and is therefore correlated with educational attainment.

4.2.4. Dwelling

The types of dwelling in which individuals reside is investigated, starting by looking at the proportions of individuals living in formal or informal dwellings in the Langeberg LM, compared to that of the Western Cape and Cape Winelands DM. This is followed by the same analysis for areas within the Langeberg LM.

Figure 4.7 below presents the proportions of individuals residing in formal or informal dwellings in the Western Cape, Cape Winelands DM, and the Langeberg LM.

Figure 4.7: Dwellings in Langeberg LM, Cape Winelands DM and Western Cape

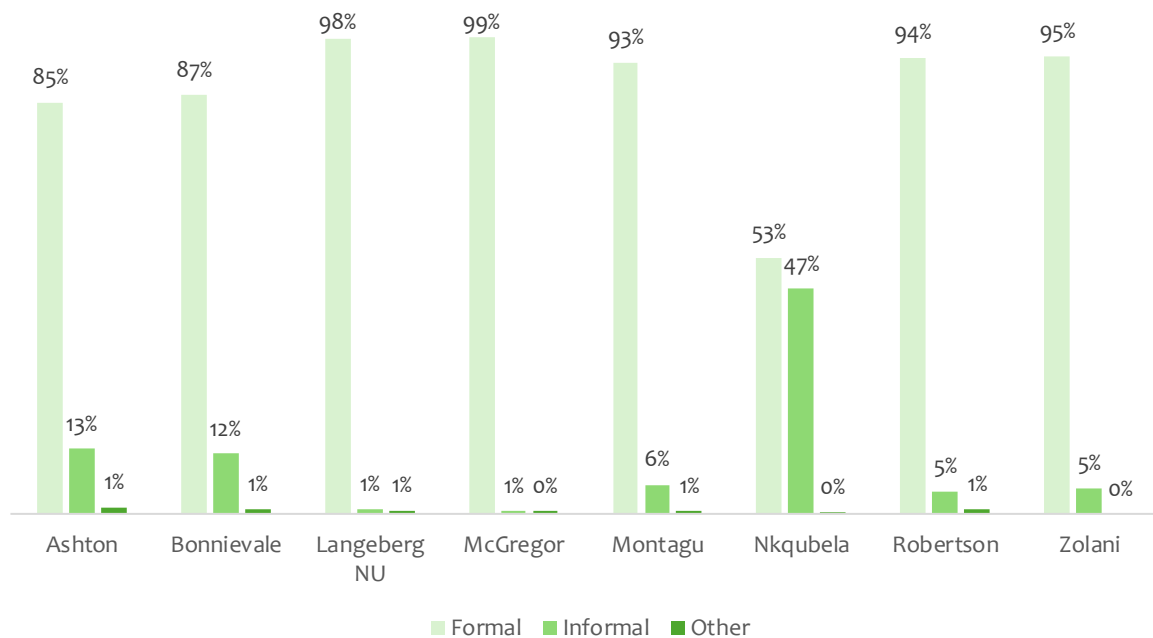


(Quantec EasyData, Urban-Econ calculations 2024)

This figure illustrates that the Langeberg LM has a higher-than-average proportion of individuals residing in formal dwellings than that of the Western Cape or Cape Winelands DM, with 93% of residents of the Langeberg LM residing in formal dwellings. This indicates a preference for formal dwellings in the Langeberg LM.

Next, Figure 4.8 below presents the same analysis for the areas within the Langeberg LM.

Figure 4.8: Dwellings in major Langeberg LM settlements



(Quantec EasyData, Urban-Econ calculations 2024)

Although an average of 93% of residents of the Langeberg LM live in formal dwellings, there is a lot of variability when considering individual settlements in the municipality. Figure 4.8 above shows that 99% and 98% of the residents of McGregor and the non-urban areas of the municipality, respectively, live in formal dwellings. Additionally, Robertson and Zolani also exhibit higher than average levels of formal dwellings in the municipality with 94% and 95% of residents, respectively, living in formal dwellings. Montagu exhibits a perfectly average proportion of formal dwellings, while Bonnievale, Ashton and Nkqubela all exhibit lower than average proportions of individuals residing in formal dwellings.

Nkqubela is particularly interesting as the proportion of individuals residing in formal dwellings is only slightly higher than half, with an extremely high proportion (47%) of informal dwellings for the municipality. This is an important figure as this will be a key concern in the development of a human settlements plan. Robertson has the highest population in the municipality and has the potential to drive the local economy. This high proportion of informal dwellings so close to Robertson is therefore something that this plan will need to focus on.

Next, the proportion of individuals living in informal dwellings is compared to the proportion of individuals who live in houses or brick/concrete house structures, which are by far the most common type of formal housing in the municipality. This is presented in table below.

Table 4.4: Dwelling comparison in major Langeberg LM settlements

	House or brick/ concrete block structure on a separate stand or yard or on a farm	Informal dwelling (shack in/out of a backyard)	Total
Ashton	72%	13%	85%
Bonnievale	81%	12%	94%
Langeberg NU	96%	1%	97%
McGregor	96%	0%	96%
Montagu	91%	6%	97%
Nkqubela	49%	47%	95%
Robertson	82%	5%	87%
Zolani	91%	5%	96%
Average	82%	11%	93%

(Quantec EasyData, Urban-Econ calculations 2024)

As can be seen, the proportion of individuals living in houses or brick/concrete structures far outweighs the proportion of individuals living in any type of informal dwelling in most of the areas considered. It is clear that, in line with table 4.4 presented above, Nkqubela is almost evenly split between formal and informal housing. Additionally, Ashton and Bonnievale have relatively high proportions of residents living in informal housing.²

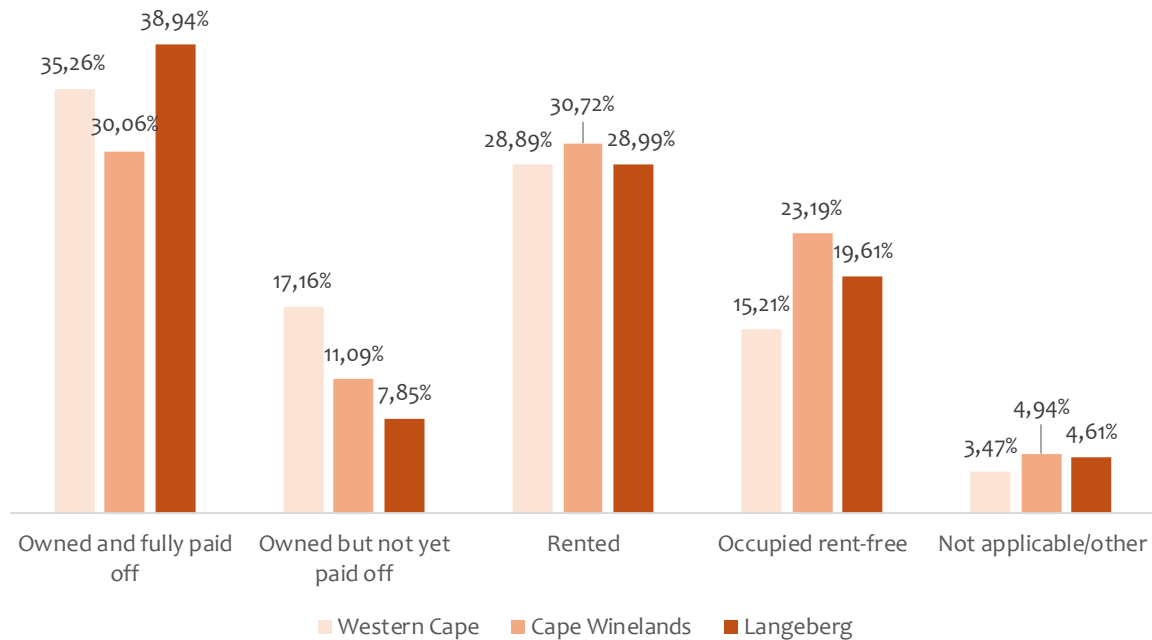
4.2.5. Tenure Status

In this section, the tenure status of households within the Langeberg LM will first be compared to that of the Cape Winelands DM and the Western Cape by comparing the average proportions of households which live under each different tenure type. This will give a broad understanding of how the tenure preferences of Langeberg LM compare to those of the wider regions of which it is a part. This will then be done within the Langeberg LM in order to gain an understanding of preferences for different types of tenure options within the Langeberg LM.

The figure below shows tenure status of households in the Langeberg LM, Cape Winelands DM and the Western Cape.

² It is important to note that, as shown, the percentages above do not add to 100% as not all categories of housing have been included. This is due to the small proportions of individuals living in housing types outside of the two shown above. An exception to this is Ashton, where 11% of individuals reside in a semi-detached house.

Figure 4.9: Tenure status in the Langeberg LM, Cape Winelands DM and Western Cape

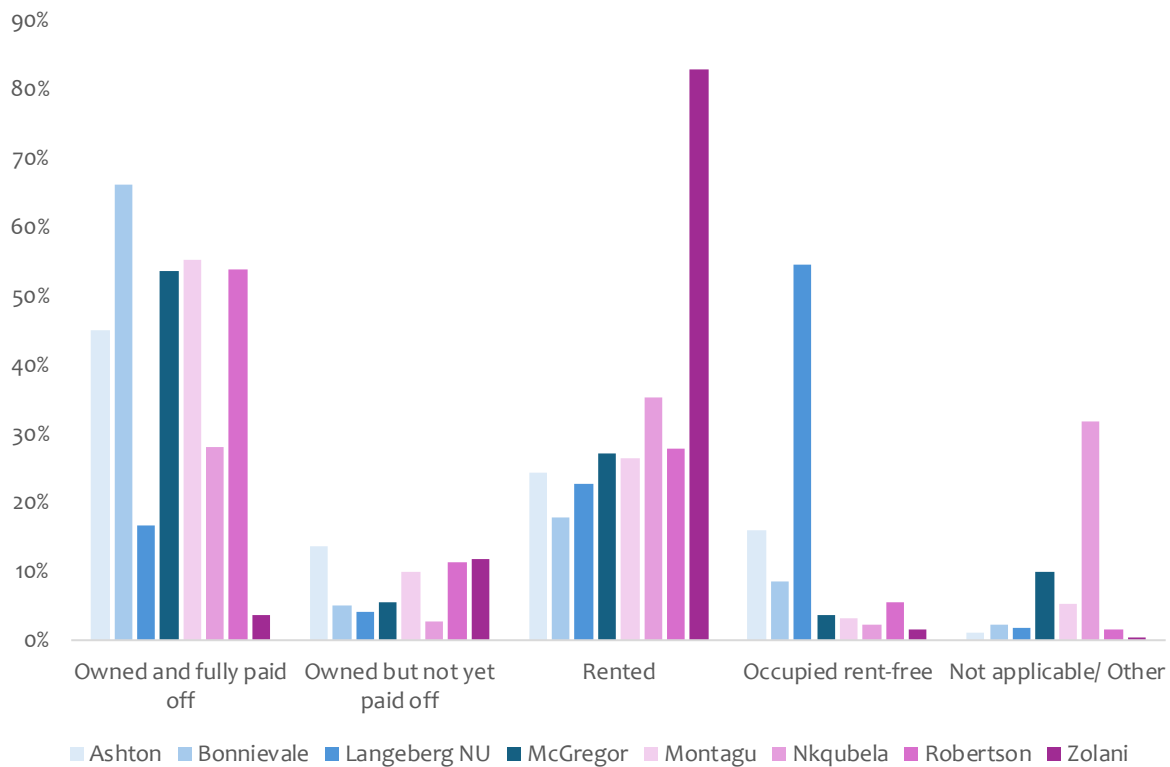


(Quantec EasyData, Urban-Econ calculations 2024)

Figure 4.9 above indicates that a greater proportion of the Langeberg LM residents own and have fully paid off their dwellings than is the average for the Western Cape or the Cape Winelands. Another point of importance is that the proportion of residents renting their dwelling is high in the Langeberg LM and is much higher than the proportion of residents busy paying off their dwellings.

Figure 4.10 below presents the tenure status of residents living in each of the areas in the Langeberg LM.

Figure 4.10: Tenure status in major Langeberg LM settlements



(Quantec EasyData, Urban-Econ calculations 2024)

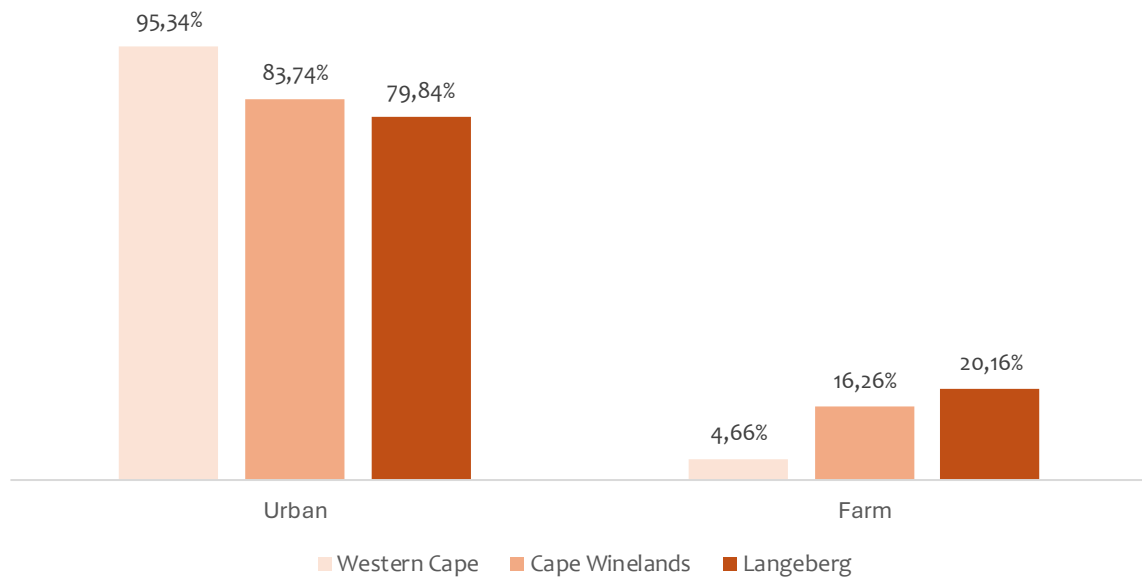
The figure above provides an understanding of the tenure preferences of residents of each of the areas in the Langeberg LM. In Ashton, Bonnievale, McGregor, Montagu and Robertson the largest proportion of residents are owners of their own dwelling and have fully paid it off. This is not the case, however, in the non-urban areas, Nkqubela, or Zolani. In the non-urban areas, the largest proportion of residents occupy their dwellings rent free which is due to most urban residents status as farm labourers, whose dwelling is a part of the employment agreement. This is followed by rental dwellings. In Nkqubela, there is a high proportion of dwelling rentals and in Zolani, in particular, there is a large dominance for the rental of dwellings. 83% of the residents of Zolani rent their dwellings (Quantec, 2024) which is likely to be due to insufficient resources with which to purchase property in these areas. This is followed by the proportion of residents currently paying off their dwelling. Only 4% of residents of Zolani have fully paid off their dwelling.

In the next section, a brief discussion of the geography of the areas in which people live is provided for the Langeberg LM, Cape Winelands DM and the Western Cape, as well as the areas within the Langeberg LM. This will add to the understanding of the dwelling dynamics within the Langeberg LM.

4.2.6. Geography

Figure 4.11 below shows the geography of the areas in which people live in the Western Cape, Cape Winelands DM and the Langeberg LM. This will provide some context as to how the Langeberg LM compares to the broader areas to which it belongs.

Figure 4.11: Dwelling geography in the Langeberg LM, Cape Winelands DM and Western Cape



(Quantec EasyData, Urban-Econ calculations 2024)

The figure above illustrates that the proportion of farm residents in the Langeberg Local Municipality is four times higher than the average for the Western Cape province and 4% greater than the average for the Cape Winelands District Municipality.

While the Langeberg LM has a relatively high proportion of residents living on farms when compared to the Western Cape, it should be noted that Ashton is the only urban area in which some of the residents live on farms (6%). In Robertson, Bonnievale, McGregor, Montagu, Nkqubela and Zolani, 100% of individuals reside in urban areas. However, within the non-urban areas of the Langeberg LM, 100% of residents reside on farms (Quantec, 2024).

4.3. Economic profile

This section will look at the economic profile of the Langeberg LM. This will begin with a discussion of the employment and income dynamics of the municipality, followed by an investigation into the economic performance of the economy of the municipality and its driving sectors.

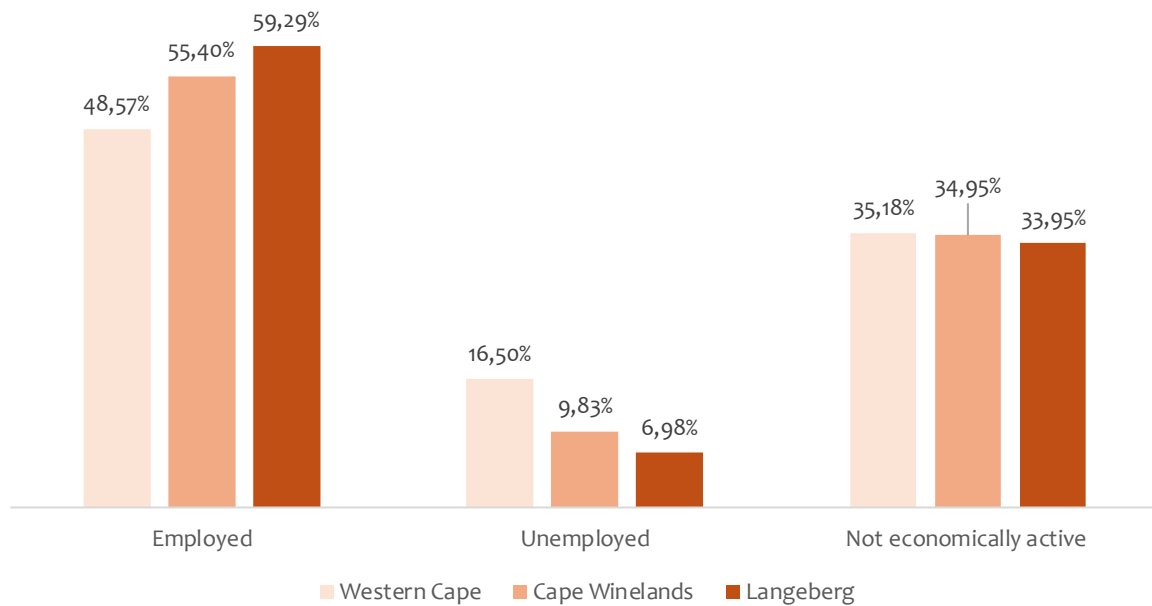
4.3.1. Labour Market

4.3.1.1. Employment and unemployment

Employment dynamics are investigated by looking at the proportion of individuals who are employed, unemployed and economically inactive, as well as by looking at the formal unemployment and labour force participation rates, in each of the important regions or areas.

First, we look at these figures for the Western Cape, Cape Winelands DM, and the Langeberg LM which are presented in Figure 4.12 below.

Figure 4.12: Employment and unemployment in the Langeberg LM, Cape Winelands DM and Western Cape



(Quantec EasyData, Urban-Econ calculations 2024)

The Langeberg LM has the highest proportion of working-age individuals who are employed (59,29%) and the lowest proportions of unemployed (6,98%) and economically inactive (33,95%) individuals. Importantly, the Western Cape has more than double the proportion of unemployed individuals than the Langeberg LM. What is interesting is that in the South African context, only 38,40% of the working-age population are employed (Quantec, 2024).³

The formal unemployment rates as well as the labour force participation rates within each of these regions are presented in Table 4.5 below.

Table 4.5: Unemployment and labour force participation rates in the Langeberg LM, Cape Winelands DM and Western Cape

	Unemployment rate	Labour force participation rate
Western Cape	25,43%	64,89%
Cape Winelands	15,11%	65,15%
Langeberg	10,59%	66,18%

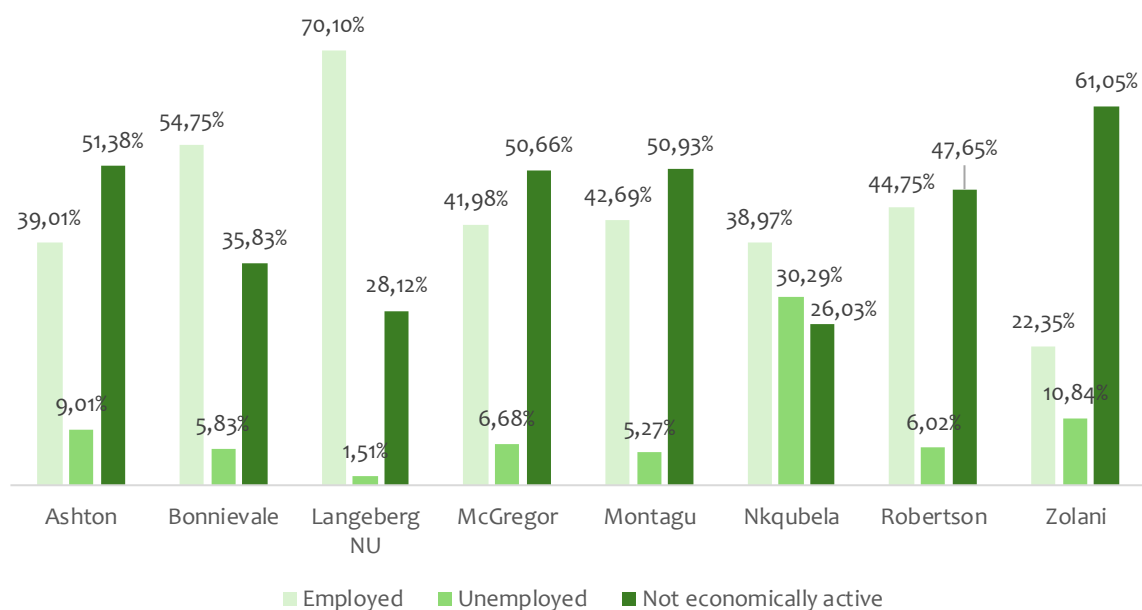
(Quantec EasyData, Urban-Econ calculations 2024)

³ The percentages presented in the figure above do not represent the formal employment or unemployment rates but rather the percentage of the working age population who are employed or unemployed. The unemployment rate is formally calculated as the unemployed population as a proportion of the working-age population, minus the economically inactive population.

The unemployment and labour force participation rates in the three areas corroborate the finding expressed in Table 4.5 above. The unemployment rates in the Langeberg LM and the Cape Winelands DM are higher than the proportions of unemployed working-age individuals in these areas, while the unemployment rate in the Western Cape is lower than the proportion of working-age individuals in the province who are unemployed. This is a reflection of the relatively low labour force participation rate in the Western Cape when compared to the Langeberg LM and the Cape Winelands DM. Importantly, the unemployment rate in the Langeberg LM (10,6%) is extremely low in the national context, as the formal South African unemployment rate in 2022 was 33,85% (Quantec, 2024).

Next, these figures are presented for each of the areas within the Langeberg Local Municipality in Figure 4.13 below.

Figure 4.13: Employment and unemployment in the major Langeberg LM settlements



(Quantec EasyData, Urban-Econ calculations 2024)

The figure above illustrates that the non-urban areas of the Langeberg LM exhibit the highest proportion of employed individuals out of all the major Langeberg LM settlements. Bonnievale is another area in which more than half of the working-age population are employed. In all other areas within the Langeberg Local Municipality less than half of the working-age population are employed. This indicates that the weighted average of 59% presented in Figure 4.13 is pulled upwards by the non-urban areas which contain nearly a third of the population of the Langeberg LM. Non-urban areas contain 30% of the population of the municipality.

The proportion of working-age individuals that are unemployed is relatively low across all areas within the municipality, except in Nkqubela, where 30% of the working-age population are unemployed. While

Nkqubela has the same proportion of employed working-age individuals as Ashton, the unemployed working-age population in Ashton is significantly lower than that of Nkqubela due to the high proportion of economically inactive individuals.

The high proportion of economically inactive individuals within the municipality is noteworthy from the figure above. While most areas within the municipality exhibit higher than a 34% economically inactive population, the relatively low economically inactive population of non-urban areas is again a factor pulling this average downwards.

Figure 4.13, like that of Figure 4.12 presented for the Langeberg LM, Cape Winelands DM and Western Cape, illustrates the proportions of the working-age population who are employed, unemployed, and economically inactive. The formal unemployment and labour force participation rates are presented in Table 6 below.

Table 4.6: Unemployment and labour force participation rates for the major Langeberg LM settlements

	Unemployment rate	Labour force participation rate
Ashton	18,77%	48,02%
Bonnievale	9,62%	60,57%
Langeberg NU	2,10%	71,61%
McGregor	13,73%	48,66%
Montagu	11,00%	47,96%
Nkqubela	43,73%	69,26%
Robertson	11,86%	50,77%
Zolani	32,65%	33,19%
Unweighted average	17,93%	53,76%

(Quantec EasyData, Urban-Econ calculations 2024)

The table presented above illustrates that while Nkqubela has one of the highest labour force participation rates, it also has the highest unemployment rate, with 44% of economically active residents being unemployed, indicating a very high proportion of individuals who are actively seeking employment opportunities. This is important as these individuals are also residing in the largest town in the municipality and therefore could contribute to its status as a driver of economic activity in the municipality.

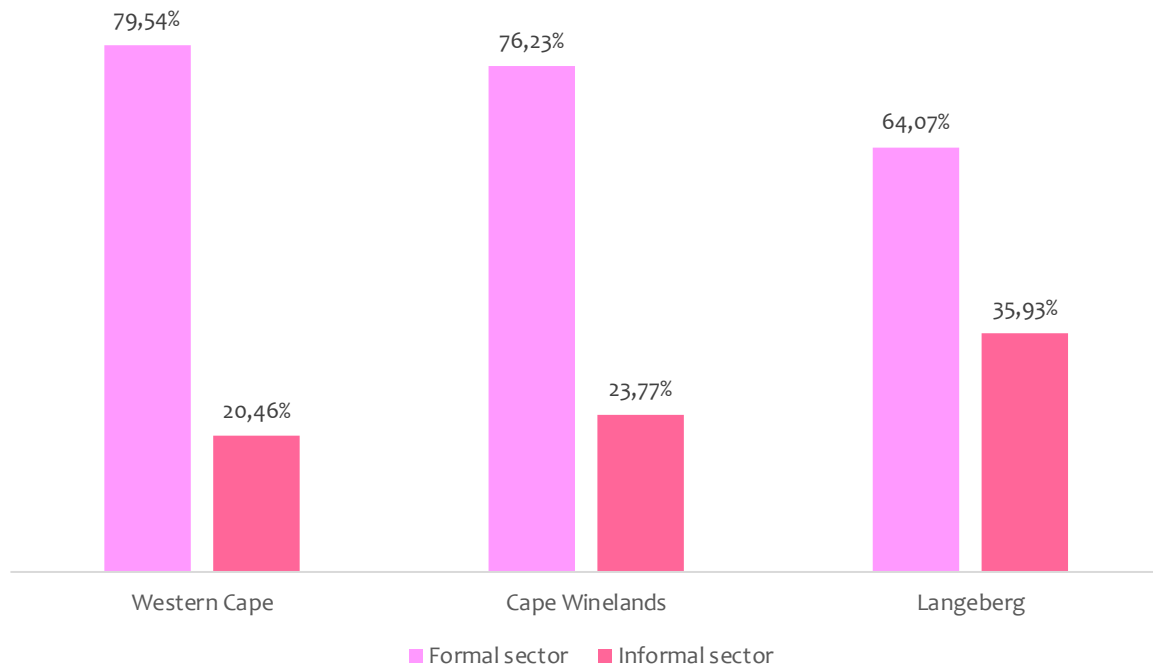
This is in contrast to the non-urban areas of the municipality, in which there is the highest labour force participation rate and a very low unemployment rate of only 2%.

Next, employment figures by sector and industry are explored. This is followed by the same examination for the areas within the Langeberg LM.

4.3.1.2. Employment per sector and industry

Figure 4.14 below presents the proportion of individuals employed in the formal and informal sectors for the Langeberg LM, Cape Winelands DM and Western Cape.

Figure 4.14: Formal and informal employment in the Langeberg LM, Cape Winelands DM and Western Cape



(Quantec EasyData, Urban-Econ calculations 2024)

This figure illustrates that the proportion of individuals working in the informal sector in the Langeberg LM is higher than the averages of both the Cape Winelands DM and the Western Cape.

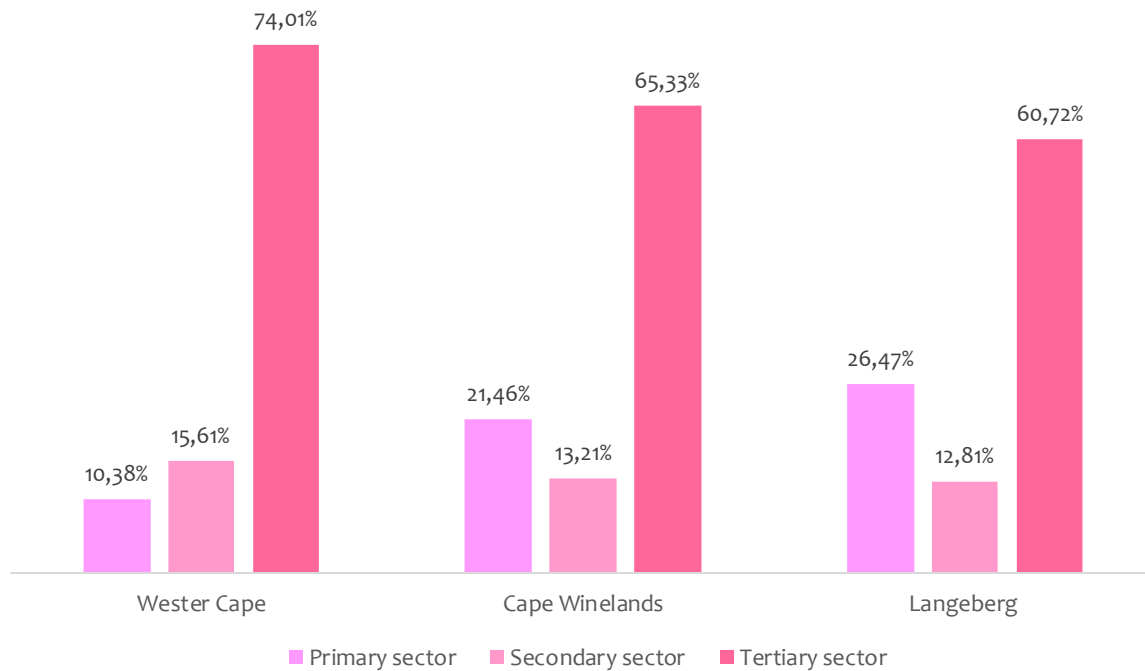
Next, the figure below shows the industries in which the formally employed individuals work the Langeberg LM, Cape Winelands DM and Western Cape areas discussed above. Before presenting the figure, it is important to provide an explanation of the components of the primary, secondary, and tertiary sectors.

These three sectors consist of the following industries:

1. Primary sector:
 - Agriculture, forestry and fishing;
 - Mining and quarrying.
2. Secondary sector:
 - Manufacturing;
 - Electricity, gas and water;
 - Construction.
3. Tertiary sector:
 - Wholesale and retail trade, catering and accommodation;
 - Transport, storage and communication;
 - Finance, insurance, real estate and business services;
 - General government;

- Community, social and personal services.

Figure 4.15: Sectors of employment in the Langeberg LM, Cape Winelands DM and Western Cape



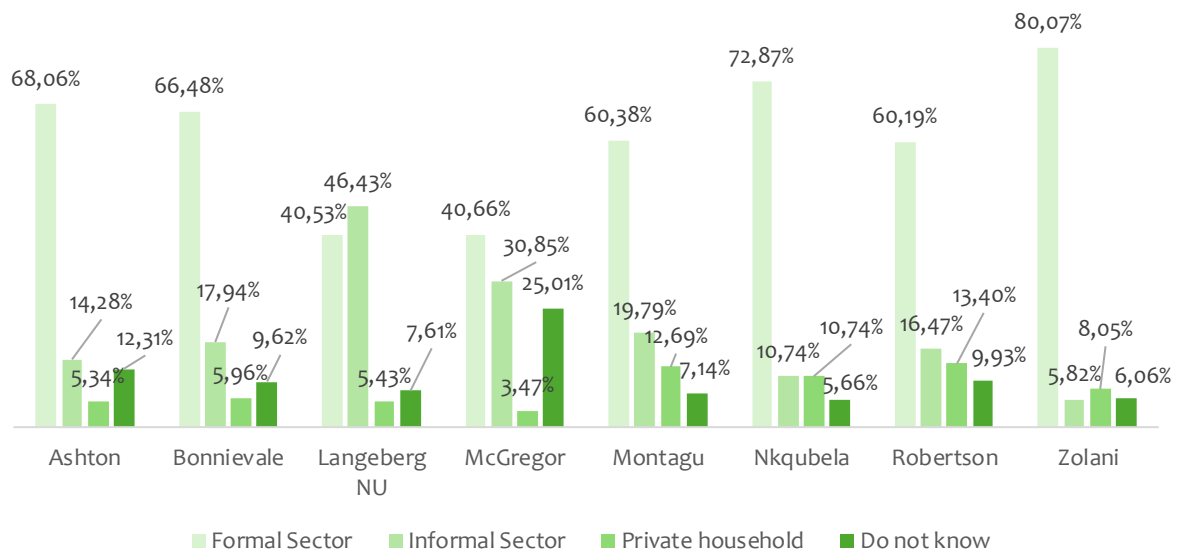
(Quantec EasyData, Urban-Econ calculations 2024)

The figure presented above indicates that the proportion of individuals employed in the Primary sector in Langeberg LM is higher than average for the Cape Winelands DM and the Western Cape. The opposite is true for the tertiary sector, which accounts for a lower-than-average proportion of employment in the Langeberg LM than it does in the Cape Winelands DM and the Western Cape.

Next, these dynamics are discussed for the areas within the Langeberg LM.

The figure below shows the proportion of individuals working in the formal or informal sectors in each of the areas within the Langeberg Local Municipality.

Figure 4.16: Formal and informal employment in major Langeberg LM settlements

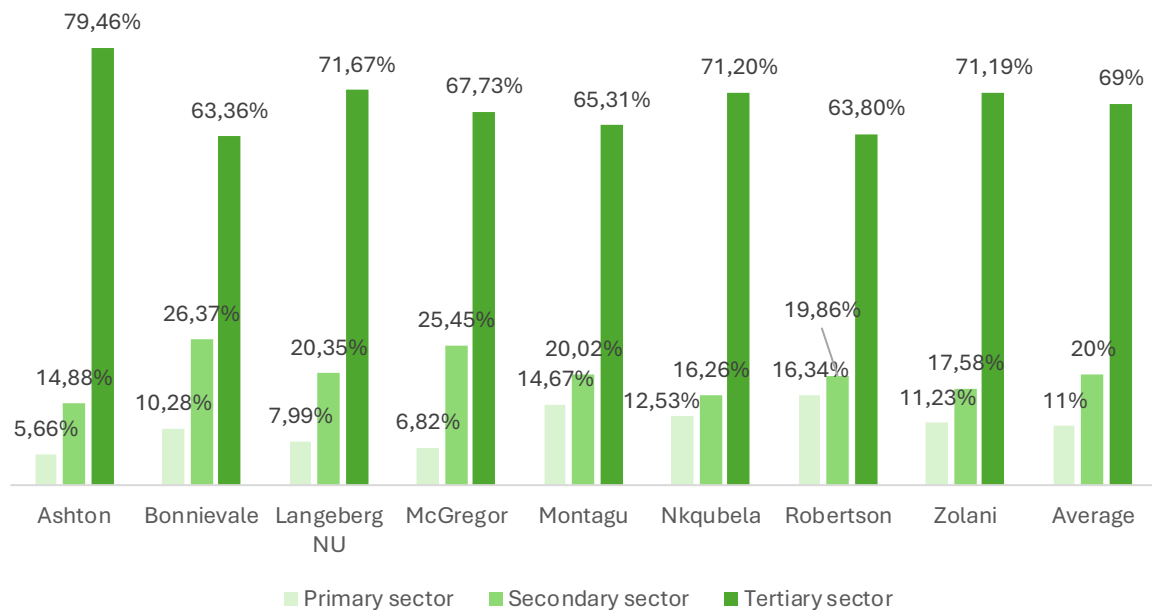


(Quantec EasyData, Urban-Econ calculations 2024)

Figure 4.16 indicates that, particularly, in Zolani, Nkqubela, Bonnievale, and Ashton, most individuals are employed in the formal sector, while in the non-urban areas of the Langeberg LM the proportion of individuals employed in the informal sector outweighs the number of individuals employed in the formal sector. The proportion of individuals employed in the informal sector is also close to that of those employed in the formal sector in McGregor, although this area has a large proportion of individuals who do not know which sector they are employed in.

Next, the sectors in which individuals are employed is examined.

Figure 4.17: Sectors of employment in major Langeberg LM settlements



(Quantec EasyData, Urban-Econ calculations 2024)

4.3.2. Household income

In this section the dynamics of household income are explored by looking, first, at the household income levels of the Langeberg LM in conjunction with the Cape Winelands DM and the Western Cape. Household incomes in the areas which make up the Langeberg LM will then be explored to gain further insight into the dynamics of household income in the major Langeberg LM settlements.

Table 4.7 below presents the average annual household income levels of the Western Cape, Cape Winelands DM, and the Langeberg LM.

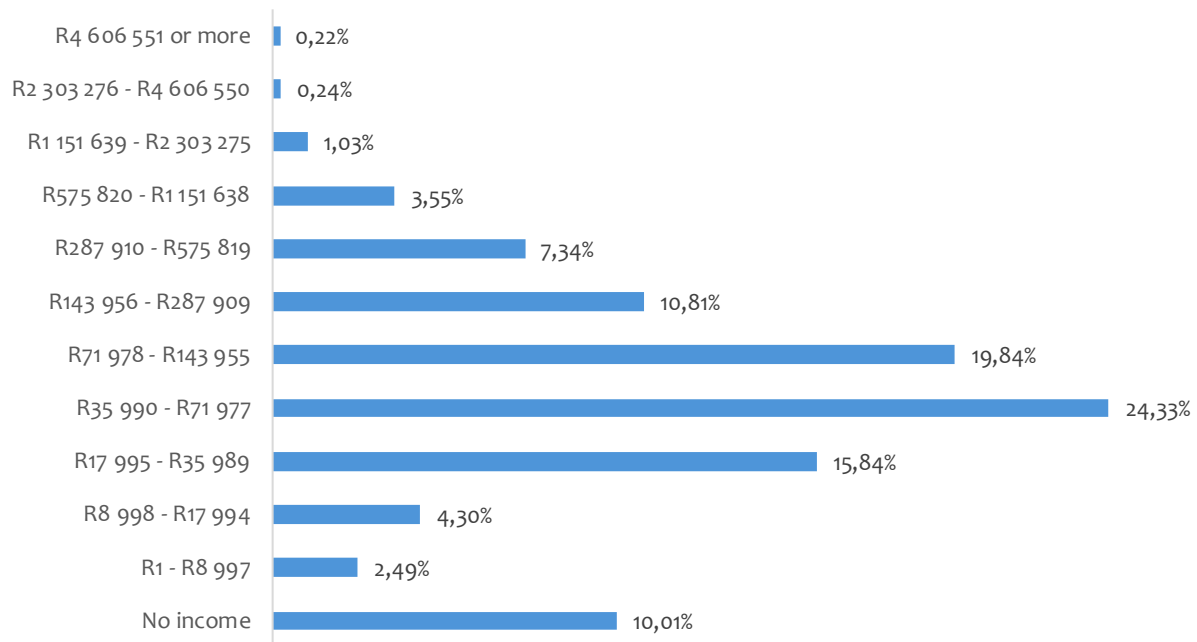
Table 4.7: Average annual household income of the Langeberg LM, Cape Winelands DM and Western Cape

Western Cape	R333 190,90
Cape Winelands	R301 217,29
Langeberg	R241 946,66

(Quantec EasyData, Urban-Econ calculations 2024)

The Langeberg LM has an average annual household income of R241 946,66. This is nearly 20% lower than the average of the Cape Winelands DM, which itself has an average annual household income (R301 217,29) which is nearly 10% lower than the average for the Western Cape (R333 190,90). The average annual household income for residents of the Langeberg LM is thus 27,3% lower than the average annual household income of the Western Cape. Next, the proportions of households in the Langeberg LM which fall into each of the respective income brackets are presented in Figure 4.18 below.

Figure 4.18: Annual household income in the Langeberg LM



(Quantec EasyData, Urban-Econ calculations 2024)

Next, in order to simplify Figure 4.18 above the table below presents the proportion of households which are indigent, low income, middle income, or high income in the Langeberg LM by grouping the income thresholds above. The average levels for the Langeberg LM are presented in the top row, followed by the proportions for each of the major settlements in the Langeberg LM in order to gain a deeper understanding of the household income dynamics in the municipality.

Table 4.8: Average annual household income thresholds in Langeberg LM

	Indigent (R0 - R8 997)	Low income (R8 998 - R71 977)	Lower middle income (R71 978 - R287 909)	Upper middle income (R287 910 - R2 303 275)	High income (R2 303 276 or more)
Langeberg LM	12,50%	44,47%	30,65%	11,92%	0,46%
Ashton	12,64%	38,65%	33,88%	14,44%	0,39%
Bonnievale	9,06%	44,44%	35,43%	10,66%	0,42%
Langeberg NU	5,82%	55,75%	27,49%	10,34%	0,60%
McGregor	7,79%	42,44%	35,27%	13,44%	1,07%
Montagu	12,41%	41,16%	32,42%	13,75%	0,25%
Nkqubela	28,09%	56,40%	14,42%	1,08%	0,00%

	Indigent (R0 - R8 997)	Low income (R8 998 - R71 977)	Lower middle income (R71 978 - R287 909)	Upper middle income (R287 910 - R2 303 275)	High income (R2 303 276 or more)
Robertson	11,59%	30,82%	38,96%	17,94%	0,69%
Zolani	35,15%	44,08%	16,91%	3,86%	0,00%

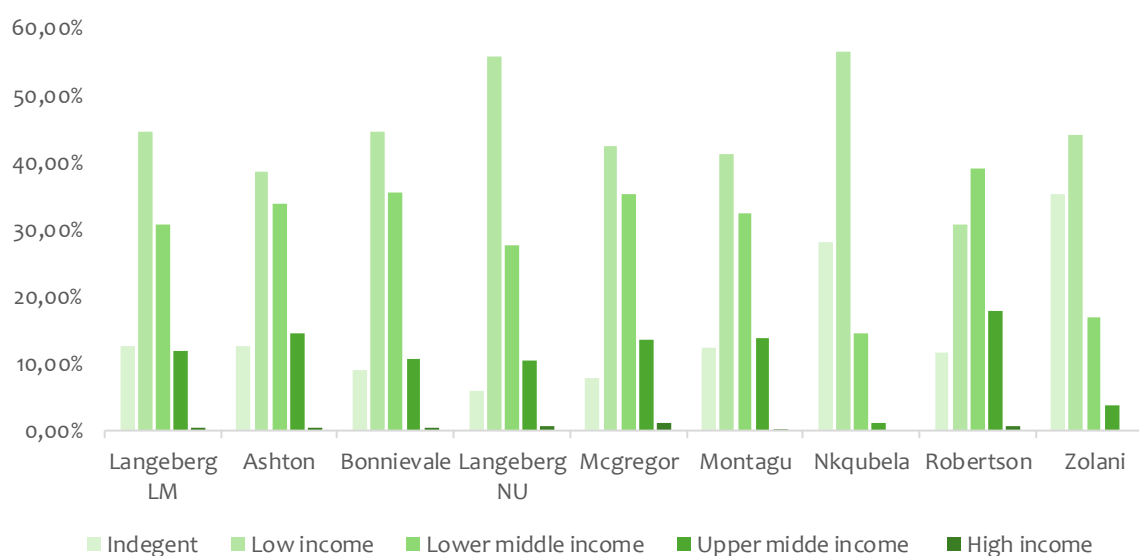
(Quantec EasyData, Urban-Econ calculations 2024)

This table provides some important detail on the average household income levels in the different settlements in the municipality. Firstly, it is clear that Zolani and Nkqubela have extremely high proportions of indigent households when compared to the proportions of these households in the rest of the major settlements. Interestingly, while non-urban areas have the lowest proportion of indigent households, these areas exhibit nearly as high a proportion of low-income households (55,75%) to Nkqubela, which has the highest proportion (56,40%), and which is significantly higher than the average level for the municipality (44,47%). Indigent and low-income households together make up 84,49% of households in this settlement. This is followed by Zolani in which, together, indigent and low-income households make up 79,23% of the households.

Robertson then has the highest proportion of households falling into the upper-middle income category (17,94%), while McGregor has the highest proportion of households falling into the high income category (1,07%)

In order to simplify interpretation and improve understanding of the figure above, Figure 4.19 below presents the figures discussed above in a visual manner.

Figure 4.19: Annual average household income in LM and major settlements

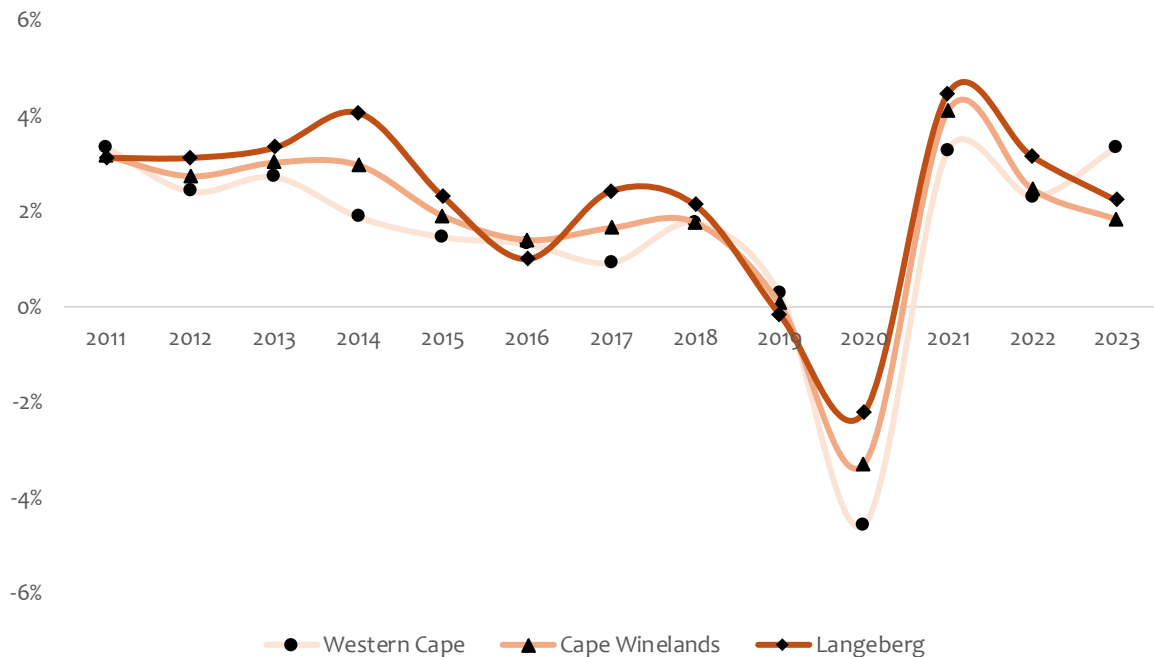


(Quantec EasyData, Urban-Econ calculations 2024)

4.3.3. Gross Value Added (GVA)

Figure 4.20 below illustrates the growth rates in Gross Value Added (GVA) for the Western Cape, Cape Winelands DM and the Langeberg LM.

Figure 4.20: Growth in GVA for the Langeberg LM, Cape Winelands DM and Western Cape

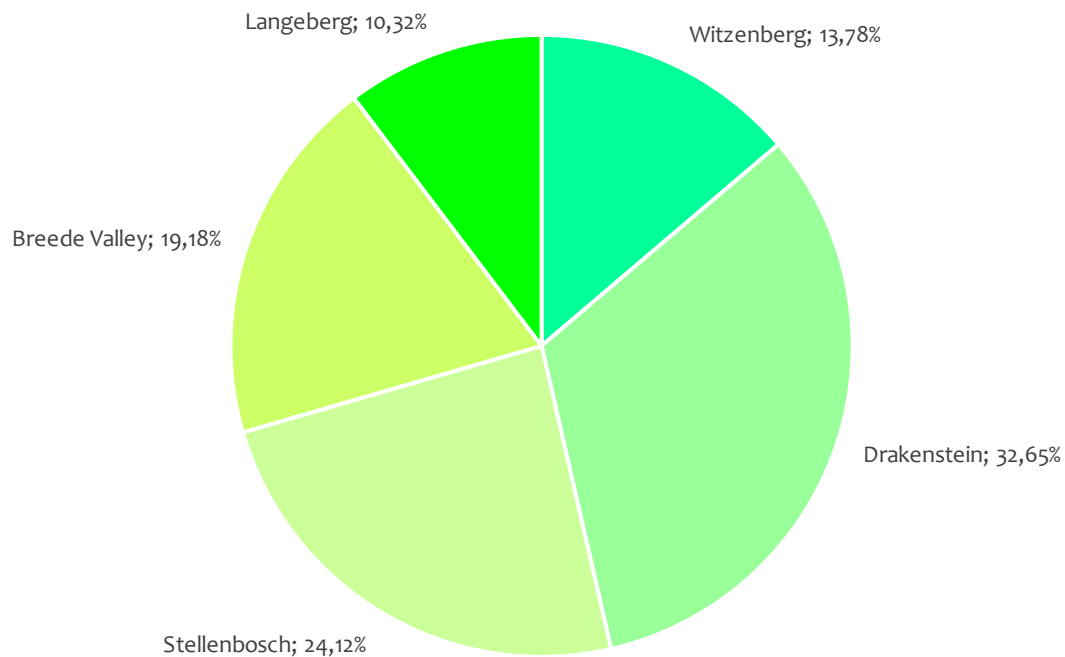


(Quantec EasyData, Urban-Econ calculations 2024)

This figure illustrates that the Langeberg LM had growth rates higher than the averages of the Western Cape and Cape Winelands DM for 6 of the 8 years before 2019. In 2019 and 2020 the Langeberg LM had negative growth rates in GVA due to the economic effects of the Covid-19 Pandemic. Although its decrease in growth rate was greater than average during 2019, it had a lower-than-average negative growth rate in 2020. Additionally, the Langeberg LM outperformed the average for the Western Cape and Cape Winelands DM in terms of its comeback from the effects of the pandemic in 2021 and 2022. The growth rate in 2023, although not greater than average for the Western Cape, was greater than the average for the Cape Winelands DM.

In Figure 4.21 presented below, the total GVA of the Cape Winelands DM is investigated by examining the relative contributions of the local municipalities to the total GVA of the district municipality.

Figure 4.21: Contribution of Langeberg LM to total GVA of Cape Winelands DM

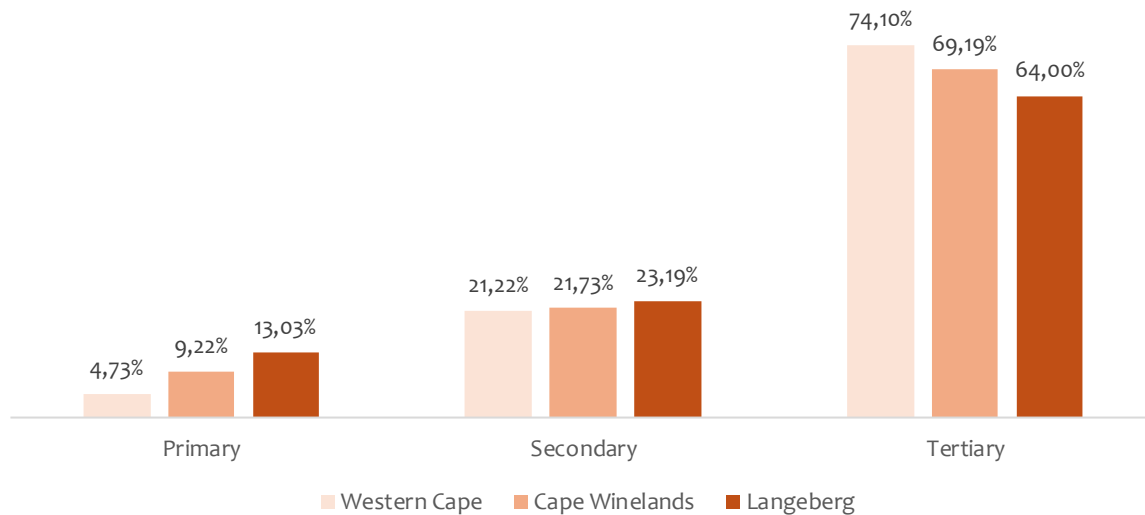


(Quantec EasyData, Urban-Econ calculations 2024)

The figure above indicates that the Langeberg LM contributed 10% to the total GVA of the Cape Winelands DM in 2023. This makes Langeberg the smallest local municipality within the Cape Winelands DM. This is a relatively small contribution as the population of the Langeberg LM is 12% of the total population of the Cape Winelands DM (Quantec, 2024). The Breede Valley LM also has a relatively small economy, since its contribution to the total GVA of the Cape Winelands DM is smaller than its relative contribution to total population. The Stellenbosch and Drakenstein LM's contribute, respectively, 24% and 33% to the total GVA of the Cape Winelands DM, which are relatively high contributions as their populations are 19% and 31% of the total population of the Cape Winelands DM (Quantec, 2024).

Next, Figure 4.22 presents the Gross Value Added by each sector within the Western Cape, Cape Winelands DM, and the Langeberg LM. This is presented as the percentage of total GVA added by each sector in the respective regions at current prices.

Figure 4.22: Proportional contributions to GVA by sector for the Langeberg LM, Cape Winelands DM and Western Cape

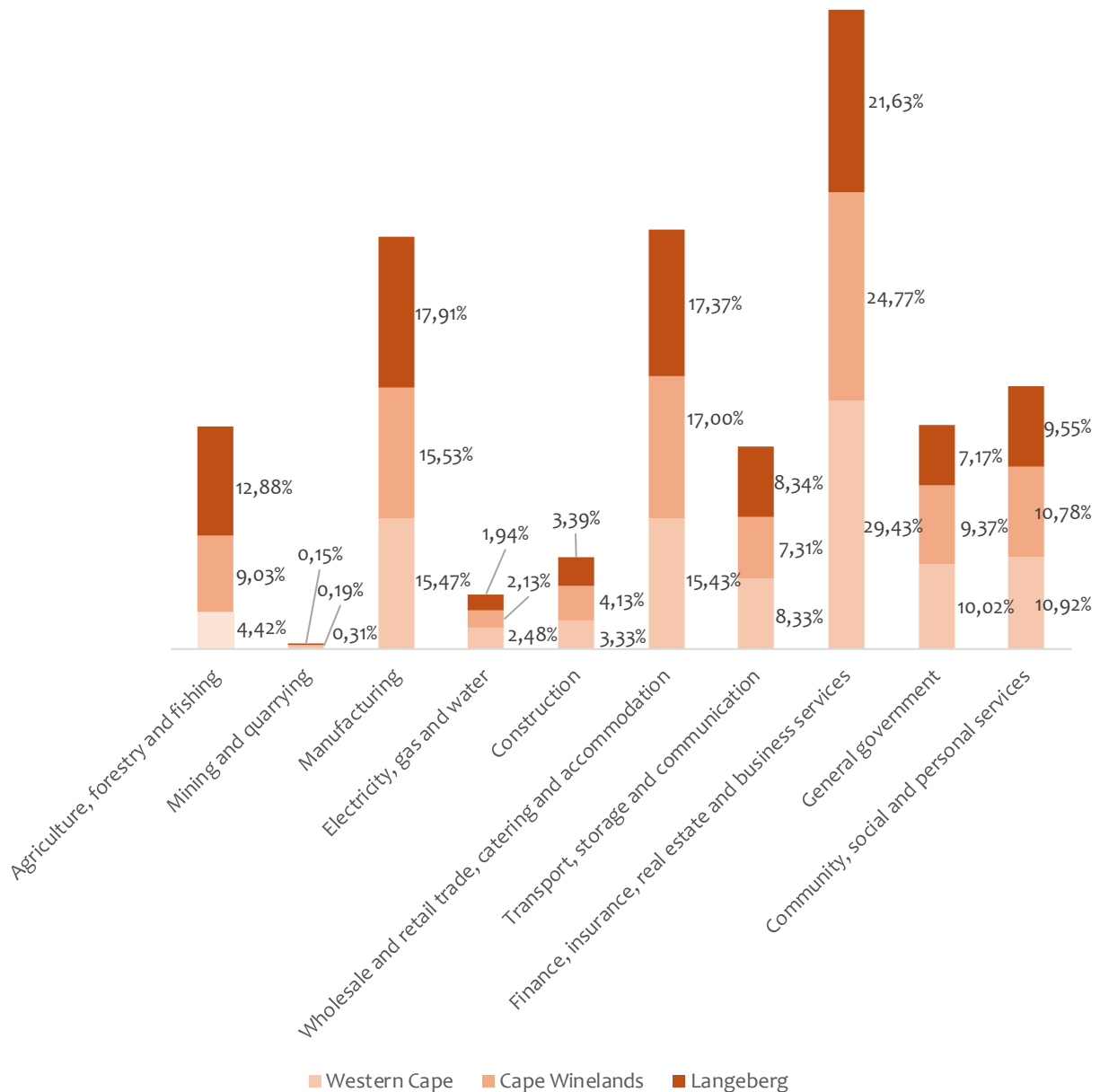


(Quantec EasyData, Urban-Econ calculations 2024)

The figure above shows that the Primary sector in the Langeberg LM contributes a greater than average proportion to GVA than both the Western Cape and Cape Winelands DM, although this proportion is the lowest contribution of all three sectors. The secondary sector is also a slightly greater than average contributor to economic activity in comparison to the other two regions. Finally, the tertiary sector is a below average contributor to economic activity in the context of the Western Cape and Cape Winelands DM.

Finally Figure 4.23 below presents the Gross Value Added by each sector in the Western Cape, Cape Winelands DM and the Langeberg LM.

Figure 4.23: Gross Value Added per industry in the Langeberg LM, Cape Winelands DM and Western Cape



(Quantec EasyData, Urban-Econ calculations 2024)

As the figure illustrates, the value added by the Primary sector in the Langeberg LM is driven by the agriculture, forestry and fishing industry as mining and quarrying do not add a significant proportion to GVA at all in any of the regions discussed here. Additionally, the manufacturing and wholesale and retail trade, catering and accommodation industries both contribute more (17,91- and 17,37% respectively) to the total GVA of the Langeberg LM than these sectors do for the Western Cape and Cape Winelands DM. Finally, it can be seen that finance, insurance, real estate, and business services, as well as central government and community, social and personal services are all industries which contribute less to the GVA of the Langeberg LM than they do to that of the Western Cape and the Cape Winelands DM. although the finance, insurance,

real estate, and business services sector is a driving force behind the value added by the Langeberg LM (21,63%).

The next section presents the level of access that residents of the Langeberg LM have to basic services and facilities.

4.4. Access

4.4.1. Basic service access

This section discusses the access that residents of the Langeberg LM have to basic services in the areas being considered. The table presented below indicates the average level of access to these services in the Western Cape, Cape Winelands DM, and the Langeberg LM. These are presented in the first three rows, below which these figures are presented for the major settlements in the Langeberg LM.

Table 4.9: Access to basic services in the Langeberg LM, Cape Winelands DM and Western Cape

		Electricity for lighting incl. generator	Weekly refuse removal	Flush toilet	Piped water inside
Western Cape		96,69%	90,06%	92,12%	85,34%
Cape Winelands DM		97,12%	87,07%	93,50%	86,36%
Langeberg LM		50,06%	87,99%	93,06%	92,85%
	Ashton	97,31%	89,34%	88,22%	82,77%
	Bonnievale	94,49%	98,02%	82,67%	78,38%
	Langeberg NU	91,09%	9,75%	72,21%	77,22%
	Mcgregor	95,57%	95,87%	67,28%	92,35%
	Montagu	95,46%	97,17%	89,32%	86,22%
	Nkqubela	86,26%	89,83%	66,13%	52,22%
	Robertson	97,16%	98,98%	94,56%	88,79%
	Zolani	97,21%	98,80%	91,44%	74,45%

(Quantec EasyData, Urban-Econ calculations 2024)

Table 4.9 above indicates that the Langeberg LM compares fairly well to rest of the Cape Winelands DM and the broader Western Cape in terms of the level of access that residents have to refuse removal, flush toilets and piped water inside the house, with access to the latter being above average for the Western Cape and Cape Winelands DM. The percentage of residents who have access to electricity for lighting is relatively low in the Langeberg LM (50,06%), but this is because 49% of residents in the municipality use gas as the main source of energy for lighting.

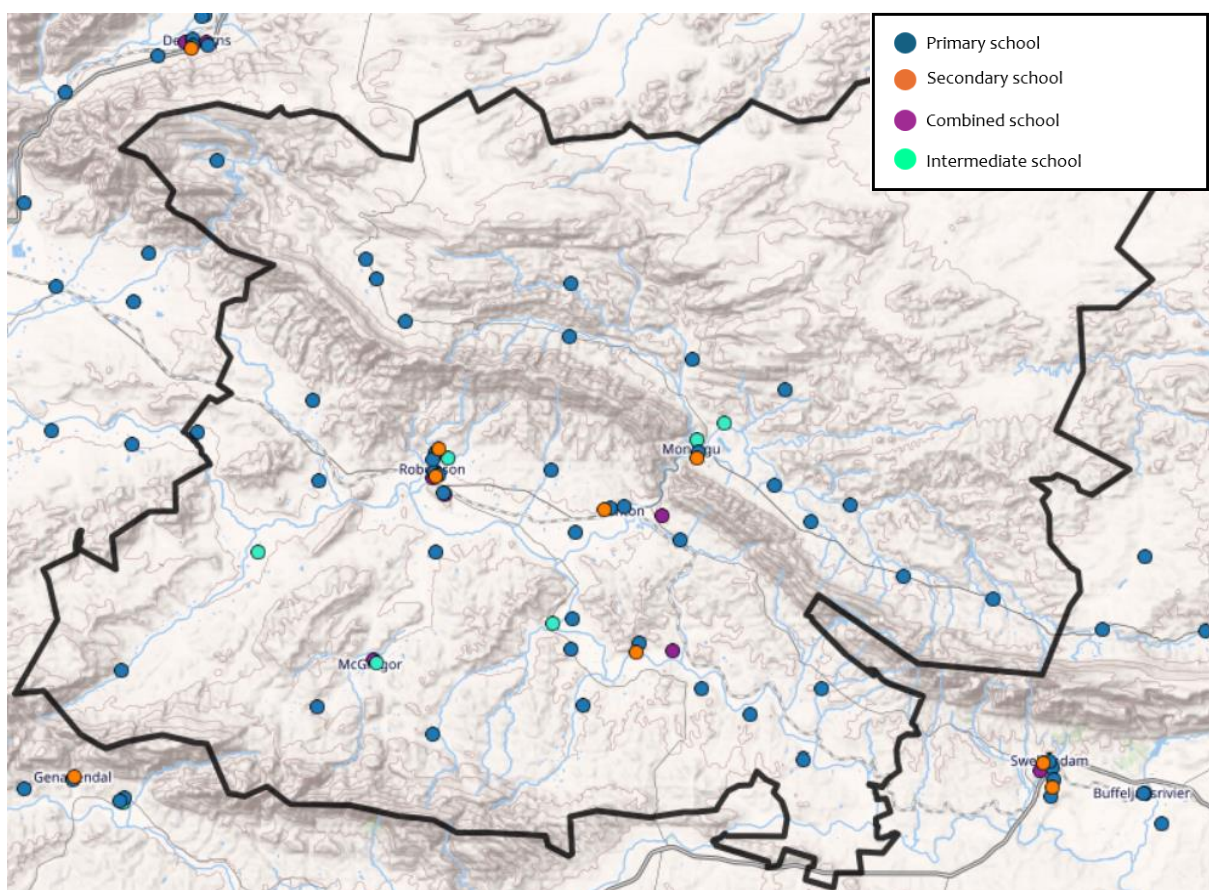
This table illustrates that most residents in the major settlements of the municipality have access to basic services. The standout figures, however, include the fact that only 86% of the residents of Nkqubela have access to electricity, 10% of non-urban residents have weekly refuse removal, 66% of residents of Nkqubela have access to a flush toilet connected to the municipal sewer system, and only 52% of the residents of Nkqubela have access to piped water inside the house. This indicates that Nkqubela is the area with the lowest level of basic service delivery. The next section will present the access to facilities in the Langeberg LM in a visual manner so as to provide a deeper understanding of the location of facilities within the municipality and the availability of the facilities to residents.

4.4.2. Amenities

4.4.2.1. Education

Figure 24 below illustrates the locations of educational facilities throughout the Langeberg Local Municipality.

Figure 4.24: Location of educational facilities in the Langeberg LM



(Mapable, 2024)

In total, there are 56 schools in the Langeberg Local Municipality (Mapable, 2024). 40 of these schools are primary schools, 6 are secondary, 5 are combined and 5 are intermediate schools. 23 of these schools are located in urban areas while 33 are located in the non-urban areas. In urban areas there is a mix of the

different types of schools, while in non-urban areas, there are 31 primary schools and 2 intermediate schools. This means that high-school aged children in non-urban areas must travel to urban areas in order to reach a high-school, and considering that the non-urban population makes up nearly a third of the total population of the municipality, this is a considerable proportion of the population living various distances from secondary or combined schools.

It is important to note that the lack of secondary or combined educational facilities in the non-urban areas of the municipality may be an explanation for the relatively high proportion of individuals in these areas with either no schooling, some primary or complete primary schooling only. The non-urban areas have the lowest proportion of individuals who have completed secondary education out of all the areas discussed in the sections above. This may reflect the low level of access to secondary educational facilities for people living in the non-urban areas of the municipality.

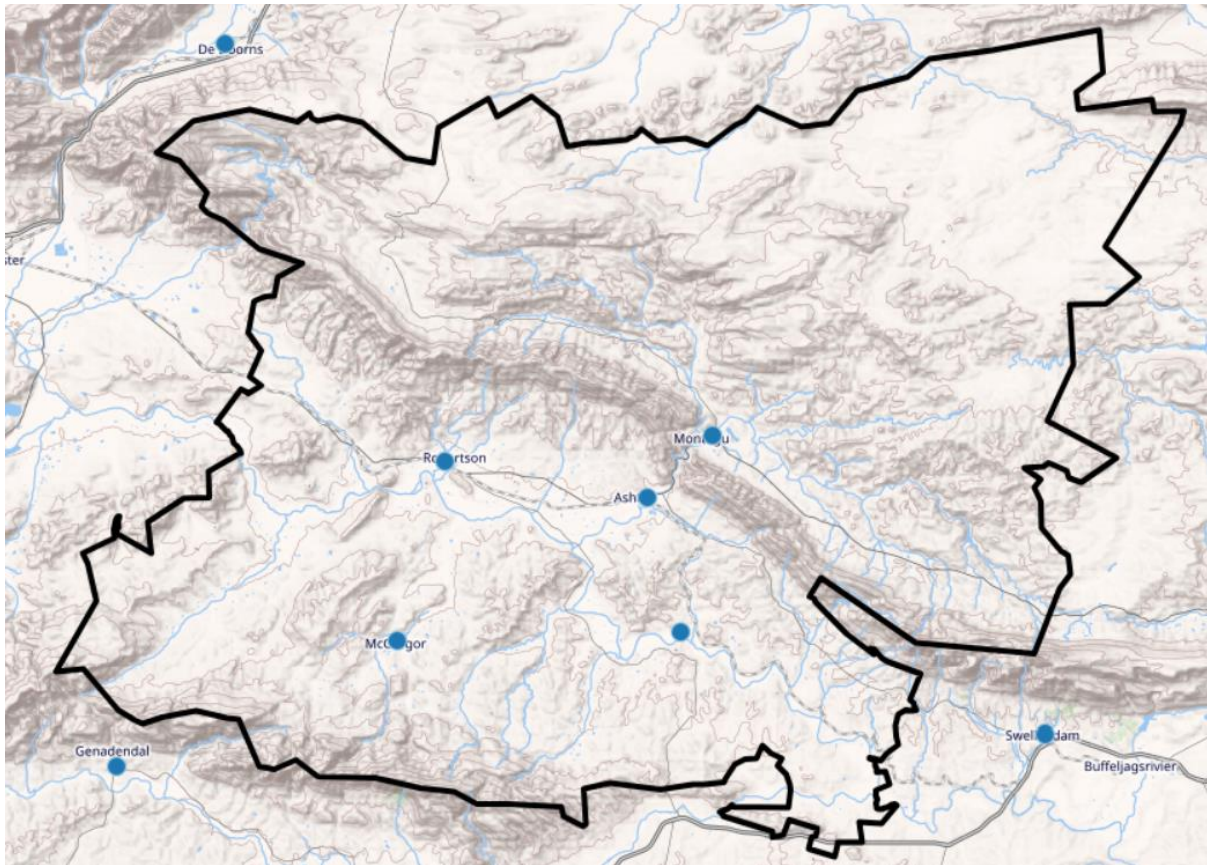
4.4.2.2. *Health and emergency services*

The Langeberg Local Municipality has several health facilities, including district hospitals and primary health clinics, including both satellite and mobile clinics (Langeberg Municipal Spatial Development Framework - Draft 2, 2023). Robertson and Montagu both have a district hospital, meaning residents of Ashton, Bonnievale and McGregor must make use of either one of these hospitals when required. However, there is one primary health, satellite, or mobile clinic in each of Robertson, Montagu, Ashton, Bonnievale and McGregor (Langeberg Municipal Spatial Development Framework - Draft 2, 2023). There are, however, no health facilities in non-urban areas of the municipality, so residents of these areas must make use of the facilities located in one of the towns.

There is one municipal fire station located in Robertson, with fire bakkies present in Montagu, Ashton, Bonnievale and McGregor.

Finally, there is one South African Police Services (SAPS) station in each of the five towns in the Langeberg LM. The location of these stations are presented in the figure below.

Figure 4.25: Police stations in Langeberg LM



(Mapable, 2024)

4.4.2.3. Recreation

There are many recreational amenities located in the urban areas of the municipality. Local or neighbourhood parks are the most common type of recreational facility in the municipality, with five in Robertson, three in Ashton, and one in each of Montagu, Bonnievale and McGregor. These parks include play equipment for children (Langeberg Municipal Spatial Development Framework - Draft 2, 2023). Grassed surfaces are another common form of recreational space in the municipality, with three in Robertson, two in Montagu, one in each of Ashton and Bonnievale. These grassed spaces are equivalent to the area of two football fields and some include seating areas. There are also athletics/cricket stadiums in both of Robertson and Ashton. These stadiums can seat 3000+ people (Langeberg Municipal Spatial Development Framework - Draft 2, 2023).

Additionally, there is an outdoor gym in Montagu and a level playing field as well as a community swimming pool located in Robertson.

4.4.3. Other amenities

4.4.3.1. *Culture*

In Robertson there are two local libraries, as well as the Robertson Museum on Paul Kruger Street which gives a glimpse into the history of the town. Additionally, there is the Robertson Art Gallery located on Voortrekker Avenue. Additionally, there is one local library in each of Montagu and Ashton.

4.3.1.2. *Government, municipal and social services*

There are municipal offices and a magistrate's court, as well as solid waste disposal sites in all five towns in the Langeberg LM, with recycling igloos in Robertson, Bonnievale and McGregor. There is also one Department of Home Affairs located in Robertson. There is also one labour office in Bonnievale,

Additionally, there are two community halls in Robertson, as well as one social grant pay point and one children's home. Finally, there is one home for the aged in Robertson and two in Bonnievale, as well as one retirement village in Robertson.

4.3. Conclusion

This section has provided an overview of the current demographic, economic and service as well as amenity access dynamics of the Langeberg Local Municipality. The analysis of these dynamics provided context by comparing demographic and economic profile data for the Langeberg LM to that of the Western Cape and the CWDM, both of which the Langeberg LM falls within. This allowed for an understanding of the data in terms of the broader areas surrounding and including the Langeberg LM and allowed for the average figures of these larger areas to be compared to those of the Langeberg LM. This section also provided an in-depth analysis of the facilities and amenities available to residents of the municipality and allowed for an understanding of their locations within the municipality. This information will be useful in determining suitable locations for human settlement developments and will be used to inform proposals.

5. Household surveys

5.1. Survey methodology

Between the 20th and 24th of May, 2024, household surveys were conducted in the identified settlements in the Langeberg LM. These surveys aimed to build understanding relating to human settlements and dynamics relating to housing in the Langeberg LM. The survey sought to characterise the sample of household from low-income human settlements in the Langeberg LM in terms of housing typology, social attributes and economic measures of the surveyed residents. Additionally, the survey identified trends and patterns in the attitudes of residents towards housing and service delivery in the Langeberg LM.

The survey consisted of 25 questions. Section A asked 12 questions surrounding the demographics of the household. Section B asked 13 questions relating to the economic profile of the household. Together these sections provide a well-rounded overview of the households in each settlement, as well as their perceptions and concerns around housing in their respective areas.

Fieldworkers from each of the settlements, accessed via the respective ward councillors, were employed in the data collection process. The use of local fieldworkers aided in the data collection process. Fieldworkers who live in the communities which they are surveying are more likely to receive a positive response from residents, and therefore, are likely to have a higher survey completion rate. Additionally, fieldworkers who understand their communities were able to guide the data collection process and allow for more variation in the types of households surveyed in terms of income and housing typology. The surveyed settlements identified by the project management team were of the lowest income communities in the municipality. The Human Settlements Plan aims to improve the provision of housing in the Langeberg LM. The poorest communities in the Langeberg LM are most likely to be in need of improved access to housing. Thus, it is the opinions, circumstances and characteristics of the poorest households in the municipality which are important to understand.

Training sessions were held with each team of fieldworkers in which the research team briefed each group and assisted them in understanding the questions as well as the goals of the survey before conducting surveys in their communities.

The survey was approved before roll-out and was translated into both English and Afrikaans. Additionally, the survey was made available in digital form and posted to the Municipalities social media platforms to provide anyone who wanted to participate the opportunity to do so. The image below shows a team of fieldworkers who assisted in data collection.

Figure 5.1: Field workers who assisted in survey data collection



(Urban-Econ Site Visit, 2024)

In total, surveys were collected in 19 areas across the municipality, some of which were suburbs within larger settlements (i.e. Boekenhoutskloof and Mountain View in Bonnievale). The total number of surveys collected is 1 041. Next, a profile of each settlement is presented so as to provide an understanding of the settlement characteristics before presenting the results of the surveys collected.

6. Settlement profiles

This section provides a discussion of the profile of each of the settlements surveyed in the Langeberg LM. This includes:

- An overview of the location of the settlements,
- The areas that make up each settlement,
- The recent developments and trends surrounding the housing situation in each settlement.

This information was collected through community and stakeholder engagement during the week of primary data collection. This stakeholder engagement involved meeting with several municipal officials, as well as discussions with ward councillors regarding housing dynamics in the municipality and local wards.

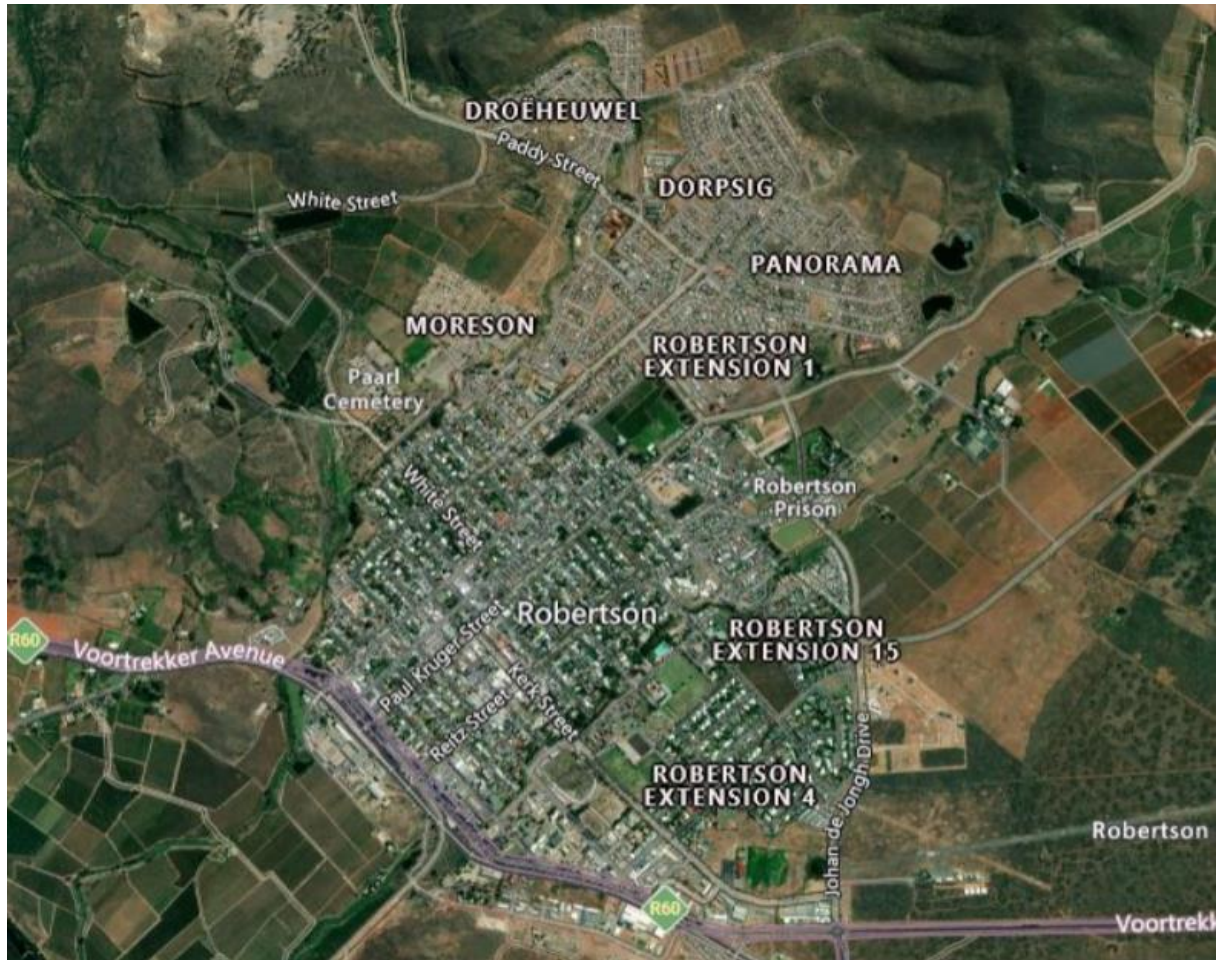
6.1. Robertson

6.1.1. Robertson North

In Robertson North, the areas of Môreson and Droëheuvel were surveyed. These two areas are on the northern edge of Robertson and consist of a combination of formal and informal dwellings. Droëheuvel is a

recent settlement, having been developed in the last 10 years. Môreson is located to the south-west of Droëheuwel but is not directly connected to it. The map below illustrates the location of Droëheuwel and Môreson within Robertson.

Figure 6.1: Map of Robertson illustrating locations of Môreson and Droëheuwel



(CapeFarmMapper, 2024)

The next image illustrates the areas of Môreson and Droëheuwel, with the designated erfs overlaid.

Figure 6.2: Designated erfs within Môreson and Droëheuwel



(CapeFarmMapper, 2024)

This figure shows the suburbs of Droëheuwel and Môreson in a different manner to the map above. This map shows the designated official erven, which are outlined in white. Any developments outside of these lines are informal and illegal as the land has not been zoned for development. It can be seen that Droëheuwel has expanded informally to the north, as there are houses located on land without any designated erfs. This is also true for the land in the middle of Droëheuwel (RE/1247). Additionally, the land between these two areas has also been informally settled on, and houses can be seen to the north-east of Môreson. This land is privately owned and an interdict has been granted but is to date not being enforced. If this land continues

to be illegally occupied and the informal settlement grows, it will become very difficult for the DoHS to ever develop housing on this land.

The pictures below present an indication of the types of housing which make up the settlements of Môreson and Droëheuwel.

Figure 6.3: Backyard dwellings in Môreson



(Urban-Econ Site Visit, 2024)

This image provides an indication of the view of houses from the streets in Môreson. The informal dwellings pictured here are in the backyard of a free-standing home, and are on a designated erf.

Figure 6.4: Street view in Môreson



(Urban-Econ Site Visit, 2024)

This image provides another view of households in Môreson. The image indicates the mixture of housing typologies in the area, with predominantly free-standing and RDP houses, and many informal backyard dwellings. The next images below provide an indication of the housing situation in Droëheuwel.

Figure 6.5: Backyard dwelling in Droëheuwel



(Urban-Econ Site Visit, 2024)

This image shows an informal backyard dwelling present within the property boundaries of a free-standing house. This is a common housing type in Droëheuwel.

Figure 6.6: Street view in Droëheuwel



(Urban-Econ Site Visit, 2024)

The street view of Droëheuwel in the image above indicates the mixture of formal and informal dwellings throughout the area. These households are within designated erfs and can mostly be characterised by access to roads, water, sewerage, electricity and, as shown in this image, street lighting. The next section discusses the current housing situation in Nkqubela.

6.1.2. Nkqubela

Nkqubela is a largely informal settlement located on the southern side of the town of Robertson, separated from Robertson by the R60. This settlement is the largest informal settlement in the municipality and is made up of many different sub-areas within the settlement. The densely populated settlement is comprised of a mix of informal houses, both within and outside the backyards of free-standing houses, as well as a mixture of new and old RDP housing on the western side. Additionally, there is a group of state-provided, semi-detached, double story houses on the eastern side of Nkqubela. The map below indicates the location of Nkqubela within the town of Robertson.

Figure 6.7: Location of Nkqubela on the southern edge of Robertson



(CapeFarmMapper, 2024)

From discussions with several stakeholders in the municipality, it is clear that the settlement of Nkqubela has been growing rapidly in recent years. This expansion is largely due to immigration by individuals from outside the local communities and the Western Cape, many of which hope to find agricultural or other jobs in the municipality. This expansion has caused informal dwellings to creep outside of the designated erfs, limiting the ability of the municipality to provide basic services such as water, sewerage and electricity. The map below overlays the designated erfs on top of a map of Nkqubela to visualise this phenomenon.

Figure 6.8: Map of designated erfs in Nkqubela



(CapeFarmMapper, 2024)

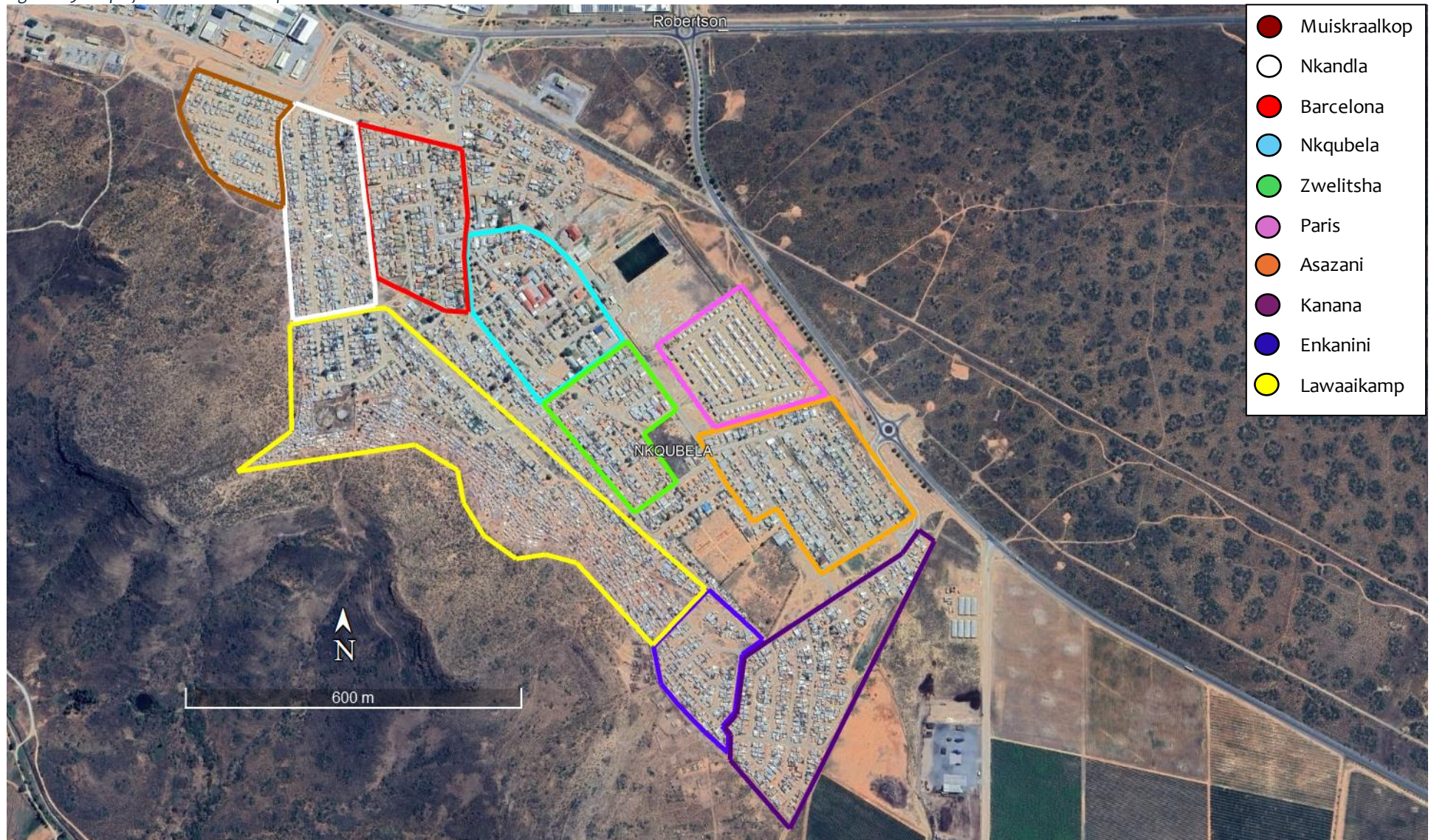
The map shows that the expansion of Nkqubela, outlined in yellow, outside of designated erfs is greatest on the south-western edge, where many informal houses can be seen spreading up the mountain. These informal structures are situated above the reservoir. It is, therefore, not possible for the Municipality to provide them with water, and in turn, sanitation facilities.

Next, the map below shows the distinction between different areas within Nkqubela.⁴ This map indicates where the surveys were collected and provides an overview of the local areas within Nkqubela. These sub-areas are known to comprise different types of residents, according to locals that were engaged. Newer residents of the area tend to live in the outer areas, such as Lawaakamp, Enkanini and Kanana, while those citizens who have received state-provided housing live in the areas of Paris, Nkandla, Muiskraalkop, and to a

⁴ The map presented here was drawn by a resident of Nkqubela, based on their own experience and local knowledge. It is not a formal map. The areas presented here have been locally and informally defined by residents, and understanding may differ between residents of Nkqubela.

lesser extent, Barcelona. The central area of “old town” Nkqubela is the area where the settlement first started and from which is grew.

Figure 6.9: Map of suburbs within Nkqubela



(Google Earth , 2024)

Finally, the pictures below present a street view of the housing in some of the suburbs illustrated above.

Figure 6.10: View of Nkqubela from the R60



(Urban-Econ Site Visit, 2024)

The image above shows the view one sees when passing Nkqubela via the R60. Lawaaiikamp can be seen on the slope of the mountain at the back of the settlement, while the RDP houses closest to the entrance are part of the suburb of Barcelona.

Figure 6.11: View of Lawaaikamp, Enkanini and Kanana from Paris



(Urban-Econ Site Visit, 2024)

The image above shows the open piece of municipal land at the entrance to Paris, with “old town” Nkqubela to the right and Zwelitsha directly behind. In the land further back, the suburb of Lawaaikamp can be seen, with Enkanini to its left and Kanana the furthest to the left.

The next image shows the suburb of Paris⁵, which is made up of semi-detached double- and single-story buildings and is located on the eastern side of Nkqubela. This photo is taken facing north-west, with the Langeberg mountains visible in the background and is taken in the furthest west of the parallel roads which make up this suburb.

⁵ Anecdotal evidence suggest that the name “Paris” was granted to the area because the houses built and the inhabitants were conceived of as being upmarket or fancy. As a result, the name “Paris” was granted and remains in use.

Figure 6.12: Street view of Paris



(Urban-Econ Site Visit, 2024)

6.2. McGregor

McGregor is a heritage town situated to the south of Robertson. This town has very little economic activity outside of agriculture and tourism and is made up of private free-standing houses on its western side, while the eastern side of the town is made up of a group of government provided houses known as White City. These houses were provided by the state in order to reduce the prevalence of informal housing in the town and are very similar in design to the houses of Paris in Nkqubela. Originally, the development planned to build 150 houses, however, from discussions with stakeholders it was discovered that in total, around 500 were built.

As a result, families who did not originally live in the town of McGregor moved to the town to receive a home. However, as a result of the White City development exceeding the initially planned number of houses, the town of McGregor does not have the capacity to absorb the additional residents into the local jobs market, making it difficult for new residents to access employment opportunities. Additionally, there is limited transport between McGregor and Robertson, making it difficult for residents of McGregor to work in other towns in the municipality without having access to private transport. Subsequently, many of the families living in these houses have opted to rent out the main house, choosing to live in an informal house in the back garden, or to rent out these informal houses. This is not unique to White City, but a common finding across all other settlements. In some cases, more than one backyard dwelling could be found behind formal houses. This puts immense pressure on infrastructure, as utilities are typically shared. In addition to this, some residents of White City moved in because they were evicted from their home on a nearby farm. These

residents are often seen as outsiders by the “locals”, which has caused some friction among the residents of White City.

There is also an informal settlement to the north of White City, known simply as Plakkerskamp. This settlement has shrunk in size with the development of White City, but several households remain. These households do not have access to basic services due to the inability of the municipality to service the land on which they reside.

The maps below show the locations of White City and the informal settlement to its north in relation to the town of McGregor. Plakkerskamp is in need of relocation because this settlement is on the flood plain of the Koeksriver which passes to its east.

Figure 6.13: Location of White City and informal settlement in McGregor



(Google Earth , 2024)

Next, the pictures below provide an indication of the type of housing which makes up the White City development in McGregor.

Figure 6.15: View of White City



(Urban-Econ Site Visit, 2024)

This view looks south and illustrates the uniformity of the houses built in the suburb. The next image illustrates the beautiful gardens that can be seen driving through the suburb, alluding to the fact that many of the residents of this area worked in agriculture on surrounding farms before being allocated a house here.

Figure 6.16: Front view of houses in White City



(Urban-Econ Site Visit, 2024)

Finally, the image below shows the street view of houses on the southern side of the suburb. These single-story semi-detached houses make up a smaller proportion of the suburbs buildings than do the semi-detached double story houses.

Figure 6.17: Differently styled houses in White City



(Urban-Econ Site Visit, 2024)

These pictures above indicate that White City is made up of a combination of double- and single-story semi-detached houses, all of which have space for gardens in front of the households. Although these pictures do not show any backyard dwellings, there are several backyard dwellings within this suburb. A lot of these backyard dwellings are used to informally rent out the main house and provide an income or subsistence to the house owners. These informal arrangements do not provide any formal tenure security to the renters but do provide insight into the prevalence of a commonly found informal rental market in low-income human settlements.

6.3. Ashton

The surveyed settlements in Ashton include Cogmanskloof and Zolani. Cogmanskloof is located on the western edge of the town of Ashton, while Zolani is located on the eastern outskirts of Ashton, on the R60, which leads to Swellendam, and close to the R62 between Ashton and Montagu.

6.3.1. Cogmanskloof

This area consisted primarily of free-standing households with many backyard dwellings. On the north-eastern side of the area are several informal households.

The map below shows the location of Cogmanskloof within the Ashton area, as well as the informal settlement in its north-western corner, known locally as Riemvasmaak, which is located on municipal owned land, but encroaching on privately owned farmland (Bruwer Trust). Riemvasmaak is also the location of an illegal piggery operation, and from engagements with local community members, predominantly occupied by foreign nationals. Cogmanskloof is made up of predominantly free-standing households, many of which have informal backyard dwellings which are informally rented out or lived in by the house owners to rent out the main house. Again, this is due to large unemployment in the area and the need for an income. Riemvasmaak is made up of predominantly free-standing informal dwellings and is characterised by a lack of basic service provision, subsistence farming and high levels of unemployment.

Figure 6.18: Map of Ashton showing Cogmanskloof and Riemvasmaak



(Google Earth , 2024)

6.3.2. Zolani

This settlement is situated on the western outskirts of Ashton, on the R60, which leads to Swellendam, and close to the R62 between Ashton and Montagu. Zolani is predominantly comprised of free-standing and RDP houses, many with backyard informal dwellings. The western edge has been growing in number of free-standing informal dwellings.

Figure 6.19: Entrance to Zolani



(Urban-Econ Site Visit, 2024)

The sign displayed above is at the entrance to Zolani closest to the town of Ashton. This is one of three entrances to this suburb, all of which are on the R60. Behind the sign is the medical centre of Zolani, and behind that is the local library.

The image below shows the location of Zolani in relation to the town of Ashton, as well as two sub-areas of informal settlement on the outskirts of Zolani, namely, “Koppie” and “Nkandla”. “Koppie” is the area of informal settlement surrounding and spreading up the hill on the southern side of Zolani. “Nkandla” is the informal section of Zolani to the north-east which is encroaching on the landfill site.

Figure 6.20: Location of Zolani



(Google Earth , 2024)

Next, in order to illustrate the expansion of Zolani in recent years, the maps below show satellite images of Zolani in 2016, compared to the most recent available, taken in 2023.

Figure 6.21: Satellite image of Zolani in 2016



(Google Earth , 2024)

Figure 6.22: Satellite image of Zolani in 2023



(Google Earth , 2024)

The maps above show Zolani in 2016 (left), compared to Zolani in 2023 (right). These images show how Zolani has expanded to the north-east, towards the landfill site, the rectangular shape in the north-eastern corner of the map (“Nkandla”). Additionally, the maps also illustrate that Zolani has expanded up the oval-shaped hill in the south of Zolani (“Koppie”). The areas into which this settlement has been expanding are not serviced and may not be serviceable due to their altitude. The minimum buffer zone between housing developments and a small landfill is 400m (forestry, 1998). The development of Zolani towards this landfill is quickly approaching this distance, which is required to protect residents from the adverse effects of living close to a solid waste disposal site, such as bad air quality which could cause respiratory problems, as well as possible groundwater contamination, among others. Finally, the images below illustrate the types of housing present in Zolani.

Figure 6.23: Houses in north-eastern Zolani



(Urban-Econ Site Visit, 2024)

This image shows the houses located at the top of the formal road network within Zolani. Behind these houses are the informal dwellings that have increasingly been developed in this area.

Figure 6.24: Indication of expansion of Zolani



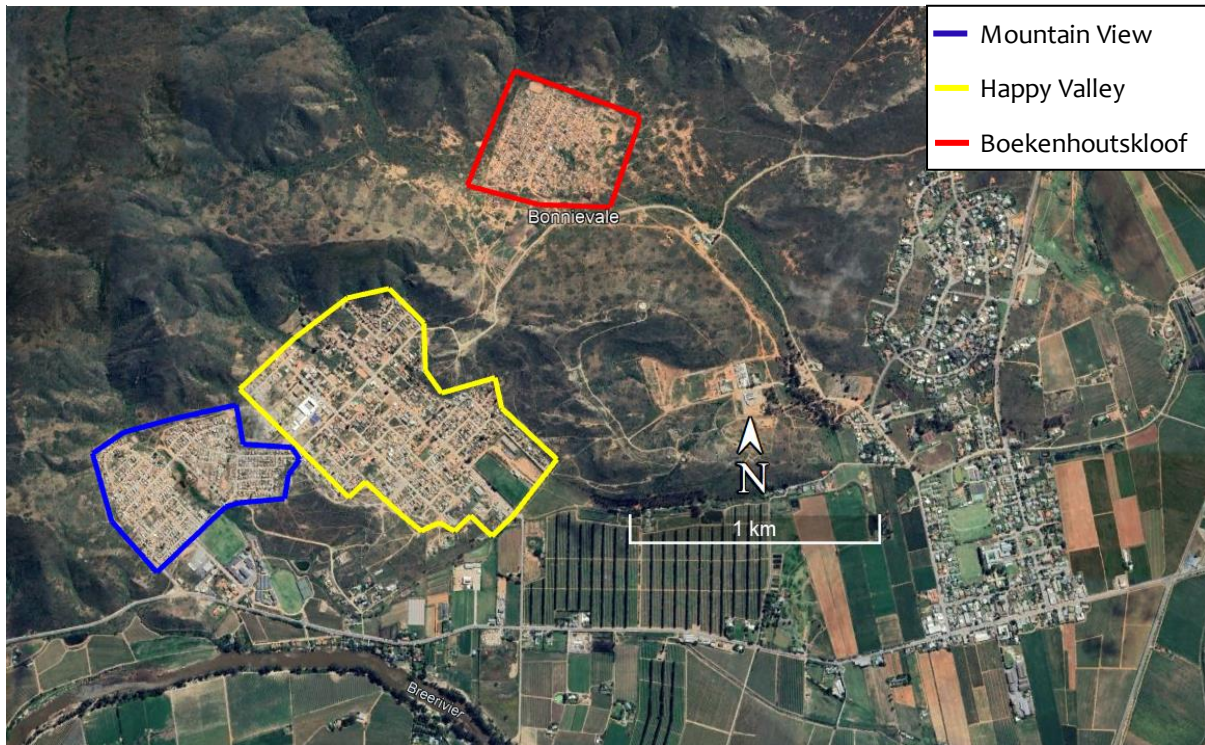
(Urban-Econ Site Visit, 2024)

The image above shows the informal dwellings located on the hill in the eastern corner of Zolani. These houses are the most recent developments in the area and are part of the expansion of Zolani to the north-east.

6.4. Bonnievale

The next settlements to be discussed are located in the town of Bonnievale, in the south-east of the Langeberg LM. The settlements surveyed in this area include Mountain View, Happy Valley and Boekenhoutskloof. The map below shows the location of these settlements with the town of Bonnievale.

Figure 6.25: Map of Bonnievale settlements



(Google Earth , 2024)

6.4.1. Mountain View and Happy Valley

These settlements, located on the western-most edge of Bonnievale are made up of RDP and free-standing houses with many informal backyard dwellings. basic infrastructure such as water and electricity was largely accessible. This infrastructure is in big contrast to the infrastructure present in the nearby settlement of Boekenhoutskloof, known to some locals simply as “Plakkerskamp”, which is discussed in the next section.

The pictures below provide a visual understanding of the types of housing present in Mountain View and Happy Valley.

Figure 6.26: Households in Happy Valley



(Urban-Econ Site Visit, 2024)

The image above illustrates some of the RDP housing present in Happy Valley, as well as some informal backyard dwellings. This image was taken on the far western edge of the settlement. Some dwellings have begun to creep to unserviceable altitudes on this mountain.

Figure 6.27: Housing in Happy Valley



(Urban-Econ Site Visit, 2024)

This image gives an indication of the types of informal dwellings present in Happy Valley. Many of these informal dwellings are in the backyards of free-standing or RDP houses. The next two images indicate the housing situation in Mountain View.

Figure 6.28: View from top of Mountain View - Bonnievale



(Urban-Econ Site Visit, 2024)

This image, taken from the top of Mountain View, looks down onto the houses in the suburb. The houses can be seen to be primarily formal free-standing dwellings. The next image, however, indicates that there are backyard informal dwellings present in Mountain View.

Figure 6.29: Backyard dwellings in Mountain View - Bonnievale



(Urban-Econ Site Visit, 2024)

These images provide an understanding of the types of housing which make up the suburbs of Mountain View and Happy Valley in Bonnievale. Next, the settlement of Boekenhoutskloof is discussed.

6.4.2. Boekenhoutskloof

The settlement of Boekenhoutskloof is located to the north of Happy Valley and is only accessible by dirt-road from either Happy Valley or the main town of Bonnievale. This settlement is isolated from the other suburbs of Bonnievale and, at the time of surveying (20-24 May 2024), was completely void of infrastructure. There are only free-standing informal dwellings. There are an estimated 1 000 people living in this settlement (Urban-Econ Site Visit, 2024; DOI: HS, 2024). There was, at the time of surveying, one tap that provided water to all the households in the area, and one point of electricity. This caused there to be exposed electrical wires throughout the settlement as all households attempted to access the electricity. There was no sewerage or street lighting. The only shops are in town, and only a subsistence goat farm was visible in the settlement. This settlement has also been expanding in recent years. There are several officially designated erfs in the settlement, which are strictly enforced by Bonnievale officials and neighbourhood watch groups. The satellite images below will illustrate the growth of this settlement in recent years.

The first satellite image below shows what Boekenhoutskloof looked like in 2003.

Figure 6.30: Boekenhoutskloof 2003



(Google Earth , 2024)

Figure 6.31: Boekenhoutskloof in 2016



(Google Earth , 2024)

As the image above shows, the size of this settlement was relatively small in 2003, with only a handful of households. The next image shows the size of Boekenhoutskloof in 2016. The growth in the settlement between 2003 and 2016 is very large. The expansion of the settlement to the north is particularly noticeable. An interesting feature of this image is that the informal households that were there in 2003 have moved into the more northern section of the settlement. The final image below shows the size of Boekenhoutskloof in 2023.

Figure 6.32: Boekenhoutskloof in 2023



(Google Earth , 2024)

This most recent image shows just how much this settlement has grown since 2016. Most of the expansion appears to have taken place on the western edge of the settlement.

When visiting the settlement, it was clear that provision of bulk infrastructure is ongoing with road infrastructure and the construction of stormwater facilities ongoing at the time of survey. This is a provincial housing project being conducted by ASLA, who have been contracted by the Municipality. This project is nearing completion and is concluding the construction of 574 residential sites, each of which will have its own tap, electricity and ablution facility.

The images below, taken during the surveying of this settlement show the current housing situation.

Figure 6.33: Road leading to Boekenhoutskloof from Happy Valley



(Urban-Econ Site Visit, 2024)

The image above shows the view of Boekenhoutskloof taken from the direction of Happy Valley. Neither Happy Valley nor the main town of Bonnievale are visible from this settlement. There is a clear layout of the settlement visible in this image, with well-defined roads and blocks of dwellings.

Figure 6.34: informal households in Boekenhoutskloof



(Urban-Econ Site Visit, 2024)

The image above shows the state of informal housing in the settlement. The electrical cables seen crossing the road are a result of the single electricity access point in the settlement that provides all households with power for light and cooking.

Figure 6.35: Informal housing in Boekenhoutskloof



(Urban-Econ Site Visit, 2024)

This image provides further illustration of the housing dynamics in Boekenhoutskloof. These informal dwellings are the only type of housing present in the settlement. With makeshift fences to mark erfs, houses are tightly packed into the available space. There is a stark lack of grass or trees and no gardens or vegetation.

The next image shows some of the construction vehicles which were operating during the site visit.

Figure 6.36: Construction vehicles in Boekenhoutskloof



(Urban-Econ Site Visit, 2024)

The presence of municipal-funded construction vehicles indicates a desire to improve infrastructure and service delivery by the municipality in the settlement. This should aid in reducing the extreme levels of poverty currently present in Boekenhoutskloof.

This is needed to aid in the infrastructural problems related to water and electricity. The image below shows the single tap that supplies the entire settlement with water. This illustrates the desperate need for infrastructural development in the settlement.

Figure 6.37: Water supply to entire settlement of Boekenhoutskloof



(Urban-Econ Site Visit, 2024)

The next settlements discussed are those of Mandela Square and Mountain View in Montagu.

6.5. Montagu

The settlements surveyed in Montagu include Mountain View (known locally as ‘Iraq’) and Mandela Square. These settlements are both located on the north-eastern edge of Montagu, with Mountain View located east of Ashbury and Mandela Square to the south-west. To the north of Mountain view is a settlement known as “Klein Iraq”. This settlement is far more informal than Mountain View and is located on land without any designated erfs. The settlement of this land took place as a result of barefoot planning, a semi-structured method of informal settlement, in which plots are “mapped” out by walking the land, with spaces left between plots for roads. This is done illegally and without consultation with the human settlement authority and has led to occupation of land, some of which is not owned or leased by the municipality. This area is not

part of the future planning of Montagu and these people will have to be relocated. The private owner of this land should be advised to apply for an interdict against the illegal occupation of the land, as too should the Langeberg LM in order to contain the growth of this settlement. The map below illustrates the locations of these settlements in relation to the town of Montagu.

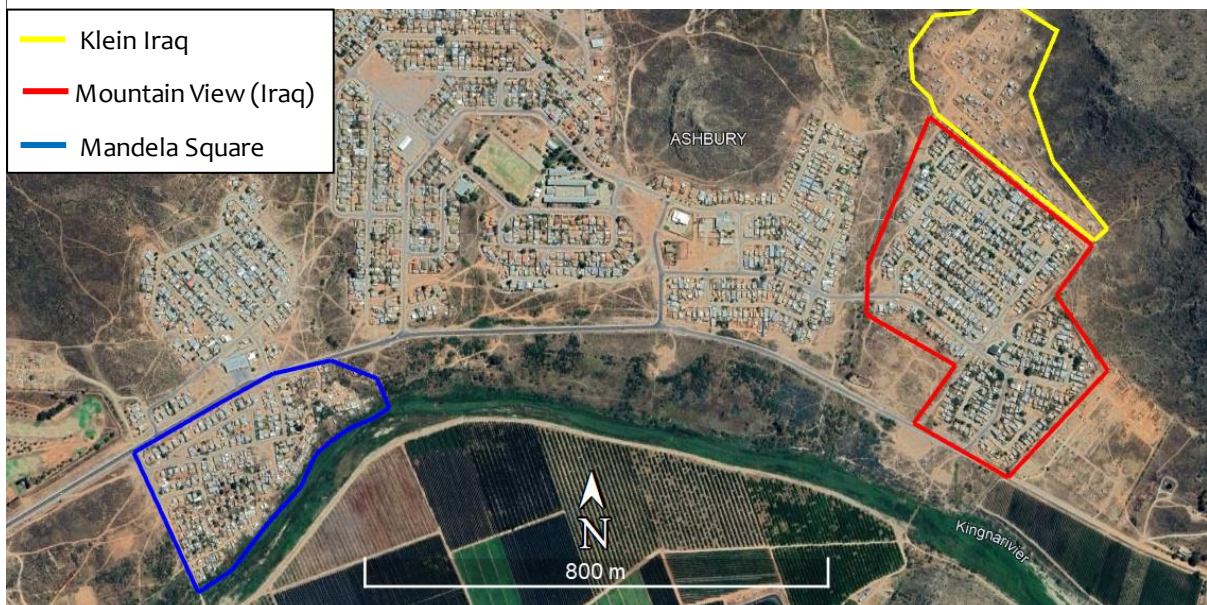
Figure 6.38: Location of Ashbury in Montagu



(Google Earth , 2024)

The location of the suburb Ashbury within the town of Montagu is presented above. It is within this suburb which Mountain View (Iraq), Klein Iraq and Mandela Square are located. The map below presents the locations of these settlements.

Figure 6.39: Locations of surveyed settlements in Montagu



(Google Earth , 2024)

6.5.1. Mountain View

Mountain View, outlined in red above, consists of a combination of free-standing houses, many of which have informal backyard dwellings, and stand-alone informal dwellings. Klein Iraq, however, is almost entirely stand-alone informal dwellings, with a lower density than that of Mountain View. To illustrate the fact that these dwellings have been built outside of designated erfs, the map below overlays the designated erfs on the map of Mountain View and Klein Iraq.

Figure 6.40: Map of Mountain View and Klein Iraq



(CapeFarmMapper, 2024)

The land on which the Klein Iraq settlement is located is currently not designated as land for housing and is therefore not serviced. These households do not have access to sewerage, water or electricity.

Next, the images below provide an indication of the types of housing in Mountain View and Klein Iraq.

Figure 6.41: Free-standing dwellings in Mountain View



(Urban-Econ Site Visit, 2024)

This image indicates the style of free-standing houses in Mountain View. The next image below provides an indication of the stand-alone and informal backyard dwellings that are also present in this area.

Figure 6.42: Informal dwellings in Mountain View



(Urban-Econ Site Visit, 2024)

Finally, the last image below provides an indication of the types of housing in Klein Iraq.

Figure 6.43: Informal nature of Klein Iraq



(Urban-Econ Site Visit, 2024)

6.5.2. Mandela Square

This settlement also consists of a mixture of free-standing households, many of which have informal backyard dwellings, as well as stand-alone informal dwellings. The settlement is smaller than that of Mountain View and has more informal dwellings on its eastern edge.

The map below shows the designated erfs in Mandela Square and the households which have been built outside them.

Figure 6.44: Map of Mandela Square



(CapeFarmMapper, 2024)

This map shows that Mandela Square has also expanded beyond the designated erfs and is predominantly informal stand-alone dwellings on its edges. The images presented below provide an indication of the types of housing in this settlement.

Figure 6.45: Mix of housing typologies in Mandela Square



(Urban-Econ Site Visit, 2024)

The image above shows the mix of housing typologies in Mandela Square. The image also indicates that there is access to electricity and water in this area, and sewerage or toilets are also available to most residents living in formal dwellings.

The next image provides an indication of the types of dwellings that can be found on the edges of Mandela Square.

Figure 6.46: Informal housing in Mandela Square



6.6. Conclusion

The settlements discussed in this section are those that have been surveyed in all the major towns of the Langeberg LM. In Robertson, these settlements include Môreson and Droëheuwel, as well as Nkqubela, which is made up of many suburbs. In McGregor, the area known as White City, as well as the informal settlement to its north were surveyed, while in Ashton, Cogmanskloof in the north-western corner of the town as well as Zolani further east of Ashton were surveyed. The surveyed areas in Bonnievale included Happy Valley, Mountain View and Boekenhoutskloof. Finally, in Montagu, Mountain View and Mandela Square are included in the surveyed settlements.

This section has provided an indication of the current state of identified and surveyed settlements in the Langeberg LM, as well as a discussion of the housing typologies present in each of the settlements. The maps presented indicate the locations of these settlements, as well as the land on which the dwellings have been built. Finally, the images taken during surveying provide a street view of the areas and aid in understanding the nature of the settlements. The next chapter will present the results of the surveys collected.

7. Household survey results

7.1. Introduction

In total, 966 household surveys were conducted across the identified settlements of Robertson, Nkqubela, Ashton, Bonnievale, McGregor and Montagu. The table below indicates how many household surveys were conducted within each of the settlements mentioned above, as well as within each sub-area within those settlements in which surveys were conducted.

Table 7.1: Household surveys completed

Settlement - suburb	Surveys collected	Percentage of total	Settlement	Surveys collected per settlement	Percentage of total surveys
Robertson - Robertson North	4	0,4%	Robertson	164	17%
Robertson - Droëheuwel	60	6%			
Robertson - Môreson	100	10%			
Nkqubela - Nkanini	35	4%	Nkqubela	148	15%
Nkqubela - Kanana	51	5%			
Nkqubela - Nkandla	3	0,3%			
Nkqubela - Paris	8	1%			
Nkqubela - Lawaaiikamp	4	0,4%			
Nkqubela - Barcelona	3	0,3%			
Nkqubela - Zwelitsha	11	3%			
Nkqubela - Asazani	33	1%			
Ashton - Cogmanskloof	183	19%	Ashton	297	31%
Ashton - Zolani	114	12%			

Settlement - suburb	Surveys collected	Percentage of total	Settlement	Surveys collected per settlement	Percentage of total surveys
Bonnievale - Boekenhoutskloof	58	6%	Bonnievale	113	18%
Bonnievale - Happy Valley	36	4%			
Bonnievale - Mountain View	19	2%			
Montagu - Mandela Square	57	6%	Montagu	143	15%
Montagu - Mountain View	85	9%			
Montagu - Ashbury	1	0,1%			
McGregor	92	10%	McGregor	92	10%
Unspecified	9	0,9%		9	0,9%
Total	966	100%		966	100%

The table above indicates that the largest proportion of surveys were collected in Ashton while the least were collected in McGregor. The proportion of surveys collected in each of the other identified settlements was relatively evenly distributed. The next section will discuss the demographic results of the collected household surveys.

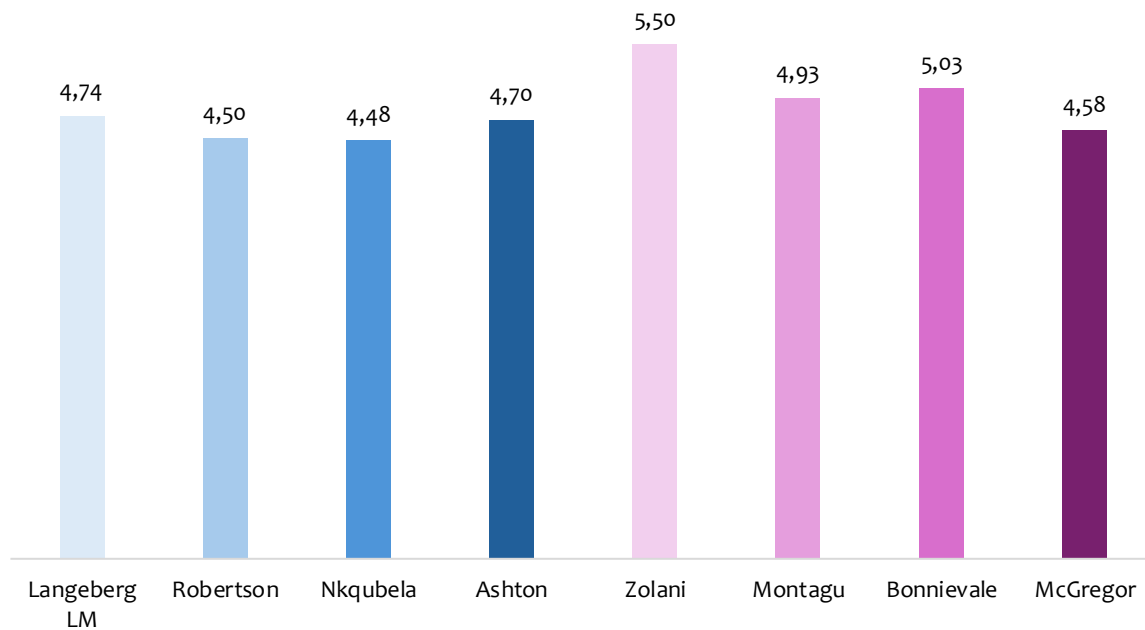
7.2. Demographics

This section presents the responses obtained from the demographics section of the household survey which was answered by 966 households in the Langeberg LM during the week of 20-24 May.

7.2.1. Household size

The average household size is an indication of the density of a settlement and the number of potential dependents relying on the income generated by those in the settlement who are employed. The average household size, as reported by at least one member of the household surveyed are presented below.

Figure 7.1: Average household size



The figure above indicates that Zolani has the largest average household size, while Nkqubela has the smallest. The average household size reported in the surveys conducted was 4.74 people, with Zolani, Montagu, Bonnievale and McGregor being above average and Robertson, Nkqubela and Ashton being below average. Next, the answers to questions relating to the housing demand database are presented.

7.2.2. Housing demand database

During the surveys, households were asked three questions relating to the housing demand database. These questions are as follows:

1. Do you know about the housing demand database?
2. Have you registered on the database?
3. Do you know your status?

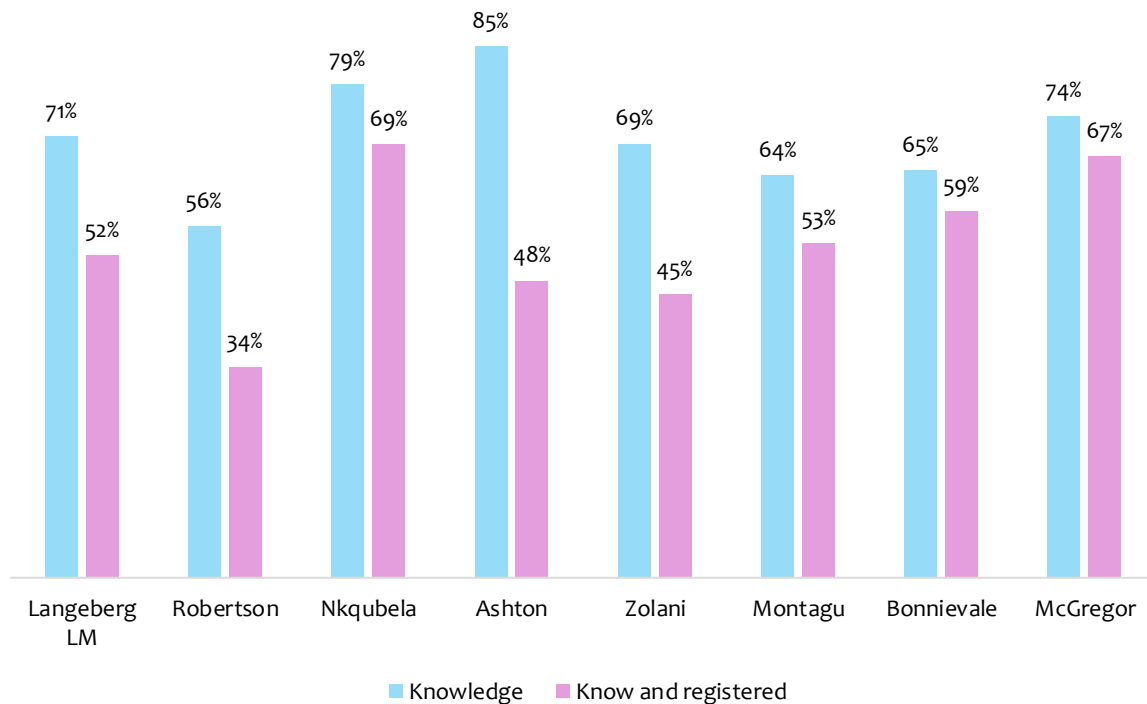
The answers to these questions are presented below.⁶

7.2.2.1. *Knowledge and registration*

Below, the percentage of people who stated that they know about the housing demand database (HDD) is presented for each of the areas surveyed, as well as the average for the municipality as a whole. This is depicted alongside the percentage of respondents who not only know about the HDD but have also registered on the database.

⁶ Each of the percentages presented here is a percentage of the people who answered each question.

Figure 7.2: Knowledge of and registration on the HDD



The figure above illustrates that on average, 71% of respondents in the municipality stated that they do know about the housing demand database, implying that only 29% of respondents do not know about it. Additionally, 73% of those respondents who do know about the HDD have registered⁷. This implies that a lack of knowledge of the HDD is limiting the number of registrations within the municipality.

Respondents located in Robertson North, from the suburbs of Droëheuwel and Môreson, are the least well informed about the existence of the HDD, while the residents of Ashton are the most well informed in this regard. What is interesting is that of those who know about the HDD in Ashton, only 56% have registered, while 60% from Robertson North have registered.

The highest proportions of individuals who both know about the HDD and have registered are located in Nkqubela, McGregor and Bonnievale. This may indicate an apparent need for housing in these areas. There has, however, recently been the development of “White City” in McGregor, where many of the household surveys were sampled. The large proportion of respondents who know about the HDD and have registered may indicate that these households were in need of housing before the development and were registered before it was built, and they were allocated housing. There have also been significant housing developments in Nkqubela, such as the RDP housing in “Muiskraalkop”, which may be a reason for the relatively high knowledge and registration. Thus, high knowledge and registration may in fact indicate awareness of developments taking place and a desire to benefit from such developments rather than a dire need for

⁷ 52% of respondents know about the HDD and have registered. This is 73% of those who stated that they know about the HDD, which in turn is 71% of those who answered the question.

housing. Montagu also appears to be in need of additional housing, as 74% of those who know about the HDD have registered, indicating a strong desire for housing assistance in the area.

Next, the statuses of those who have registered are presented.

7.2.2.2. Status on housing database

Figure 7.3: HDD status

	Langeberg LM	Robertson	Nkqubela	Ashton	Zolani	Montagu	Bonnievale	McGregor
Waiting	62%	69%	56%	55%	31%	63%	77%	83%
Assisted	13%	2%	25%	9%	27%	5%	13%	10%
Cancelled	2%	7%	6%	0%	0%	0%	0%	0%
Do not know	10%	19%	12%	8%	14%	9%	2%	5%
Total	87%	96%	98%	72%	71%	77%	92%	98%

(Urban-Econ Data Collection, 2024)

The table above indicates that not all the respondents who said that they know about the HDD and have registered answered this question. In total, 87% of respondents who know about the database and have registered answered this question, though this differs by settlement. The majority of these respondents understand their status to be “Waiting”. On average, 13% of residents of the municipality, who have registered, have been assisted. This proportion is different for each settlement, however, with only 2% assisted in Robertson, 5% in Montagu, 9% in Ashton and 10% in McGregor. The data shows that 13% of those registered in Bonnievale have been assisted, while 25% of those registered in Nkqubela have been assisted. Zolani is the settlement with the largest proportion of assisted households, with 27% of those who are registered having been assisted.

This information would imply that Robertson, Montagu and Ashton are most in need of additional housing.

7.2.3. Migration into the Langeberg LM

This section presents the results of questions aimed at determining what proportion of residents are from the municipality, what proportion are not from the municipality, where non-locals have moved from and how long they have resided in the municipality. Additionally, the respondents were asked their reason for moving to the municipality. The questions asked in this section are as follows:

1. How long have you lived in the area?
2. Where are you from?
3. What was your reason for moving to the area?

It is important to note that questions 2 and 3 only apply to those who stated in question 1 that they have not lived in the municipality their whole life.

These results are presented for the whole Langeberg LM, before they are separated into the respective settlements in order to deepen understanding of these dynamics.

In total, 966 households were surveyed, though not all questions were answered by each household. The table below presents the number of households which answered each of the three questions discussed in this section.

Table 7.2: Frequency of responses regarding migration

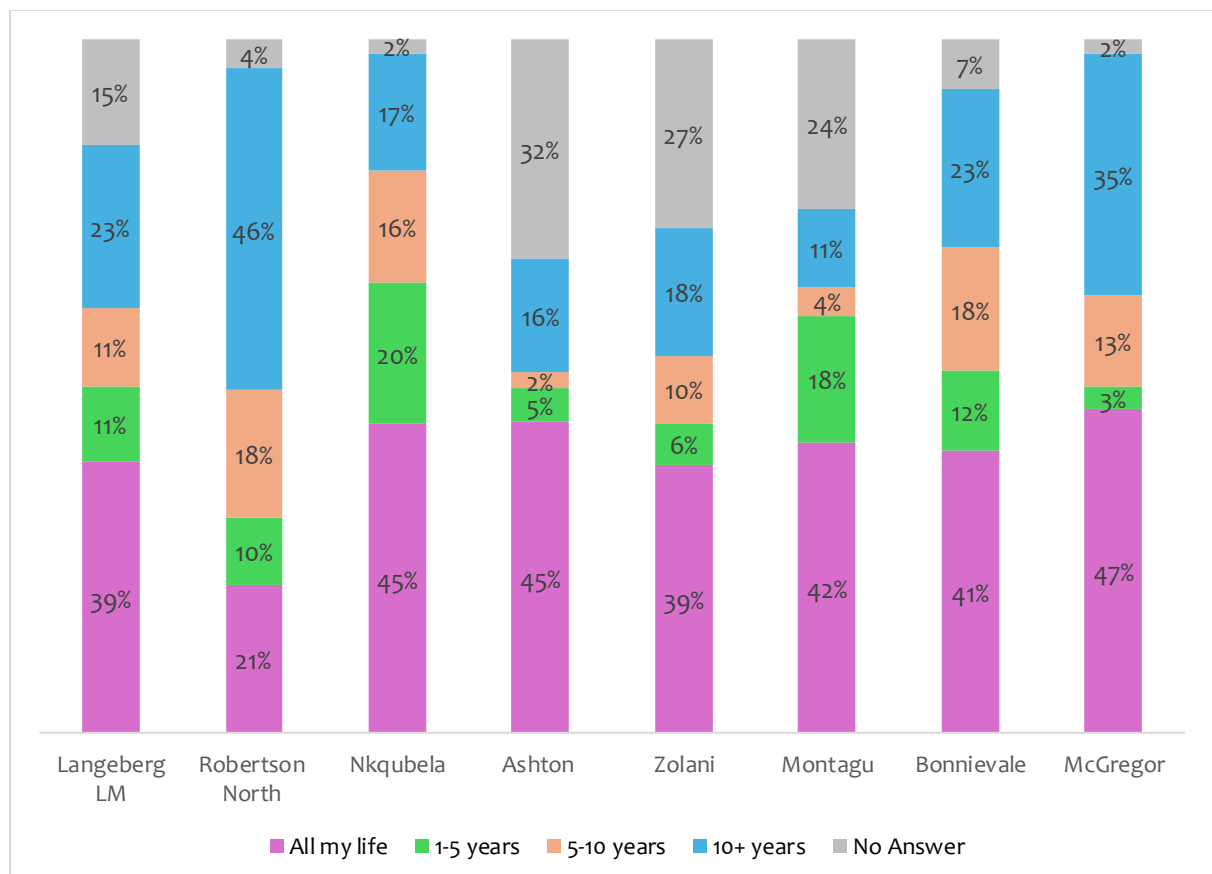
Question	Answers	Percentage of total surveys
How long have you lived in the area?	819	79%
Where are you from?	349 ⁸	34%
What was your reason for moving to the area?	265	25%

(Urban-Econ Data Collection, 2024)

7.2.3.1. How long have you lived in the area?

The figure below shows the percentage of households who have lived in their current settlement for each of the respective number of years. The figure shows these proportions for each settlement within the municipality as well as the average for the Langeberg LM as a whole.

Figure 7.4: Time lived in the area



⁸ It is worth noting that the response rate dropped drastically when asking “where are you from?”. This is evidence for self-selection bias, in that non-responses are not random, but many people are likely to not have wanted to answer the question for fear of negative repercussions. This is important information in itself.

The figure shows that, on average, 39% of those surveyed said that they have lived in their current settlement their whole life, while 15% did not answer the question. Of those who said they have not lived in the area their whole lives, 23% said they have lived there for over 10 years, while a total of 26% said that they have lived in the area for 10 years or less.

Ashton has the largest proportion (32%) of households not answering the question. Zolani and Montagu also had large proportions of households not answering, with 27% and 24% respectively. Robertson North has the largest proportion of respondents who said that they have not lived in the area their whole life, with 46% of respondents having lived in Robertson North for more than 10 years, while 28% have lived there for 10 years or less. This is due to the fact that the settlements in Robertson North are younger than most of the residents who live there. Therefore, most of the residents have moved in during their life rather than being born there.

Another interesting feature of this data is that Nkqubela has the highest proportion of new immigrants, combined with one of the largest proportions of residents who have lived in the area all their life. The data shows that 20% of respondents in Nkqubela said that they moved to the area within the last 5 years, while 45% of respondents have lived there all their life. This is likely to explain the high levels of anti-foreigner sentiment in Nkqubela which was brought up during engagements with field workers, locals and municipal officials.

In total, the data indicates that 45% of all respondents in the municipality were not born their current settlement of residence. With respect to each town, the table below illustrates the proportion of respondents in each settlement who were not born there.

Figure 7.5: Proportion of residents not born in current settlement of residence

Settlement	Not born here
Robertson North	74%
Nkqubela	53%
Ashton	23%
Zolani	34%
Montagu	33%
Bonnievale	53%
McGregor	51%

(Urban-Econ Data Collection, 2024)

This data gives insight into the amount of immigration into the Langeberg LM and provides some indication of where immigrants to the municipality are moving. In the last 1-5 years, it appears that the most popular location for new immigrants is Nkqubela, followed closely by Montagu.

Additionally, as presented in table 7.5 above, most respondents in Robertson North (74%) were not born there. The same is true for Nkqubela (53%), Bonnievale (53%) and McGregor (51%).

In the next section, the results pertaining to where these immigrants are from are presented.

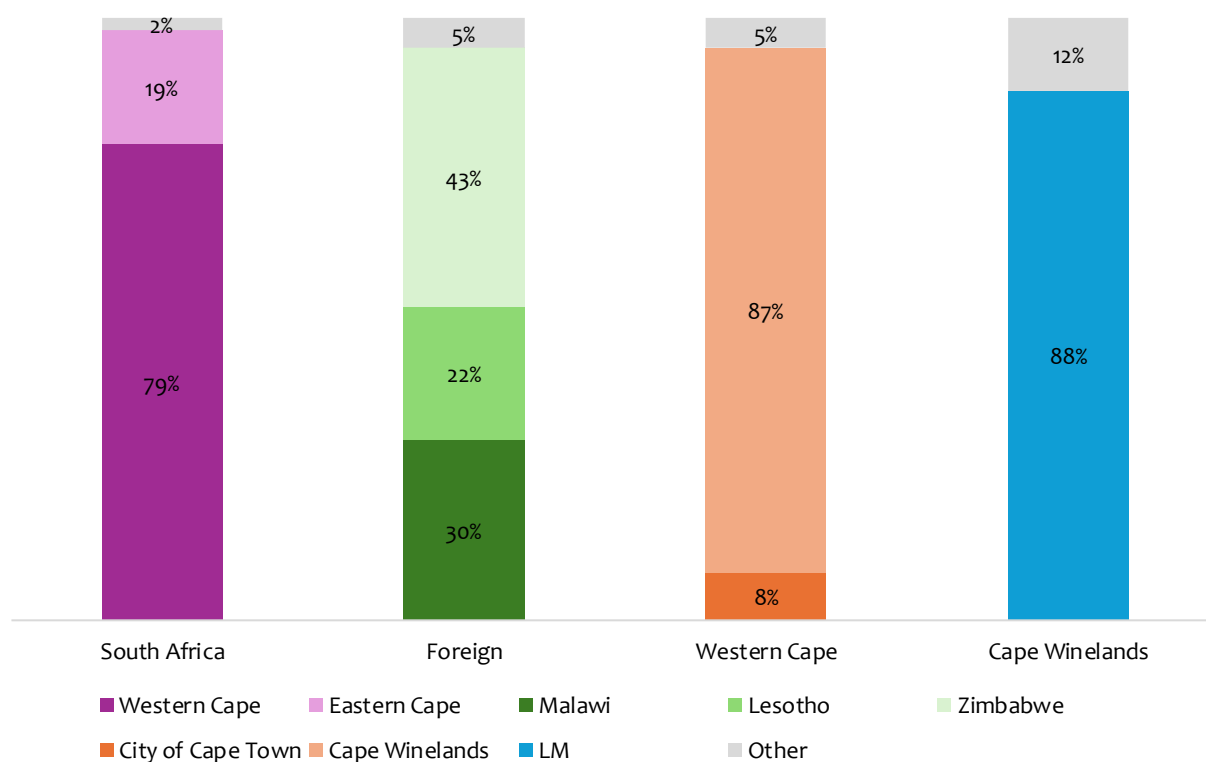
7.2.3.2. *Where are you from?*

This section presents the results of the question which asked individuals where they are from. This question was intended for those respondents who said that they were not born in the settlement that they currently live in.

The figure below presents these results for the municipality as a whole. The data indicates that 87% of respondents said that they are from South Africa, while 13% are from elsewhere in Africa. Of those who are from South Africa, the figure below indicates that 79% of these individuals are from the Western Cape, while 19% are from the Eastern Cape. The foreigners who moved to the municipality are largely from Zimbabwe, with 43% of foreigners stating that this is where they are from. Malawian nationals account for 30% of foreigners that were surveyed, while 22% of foreigners are from Lesotho.

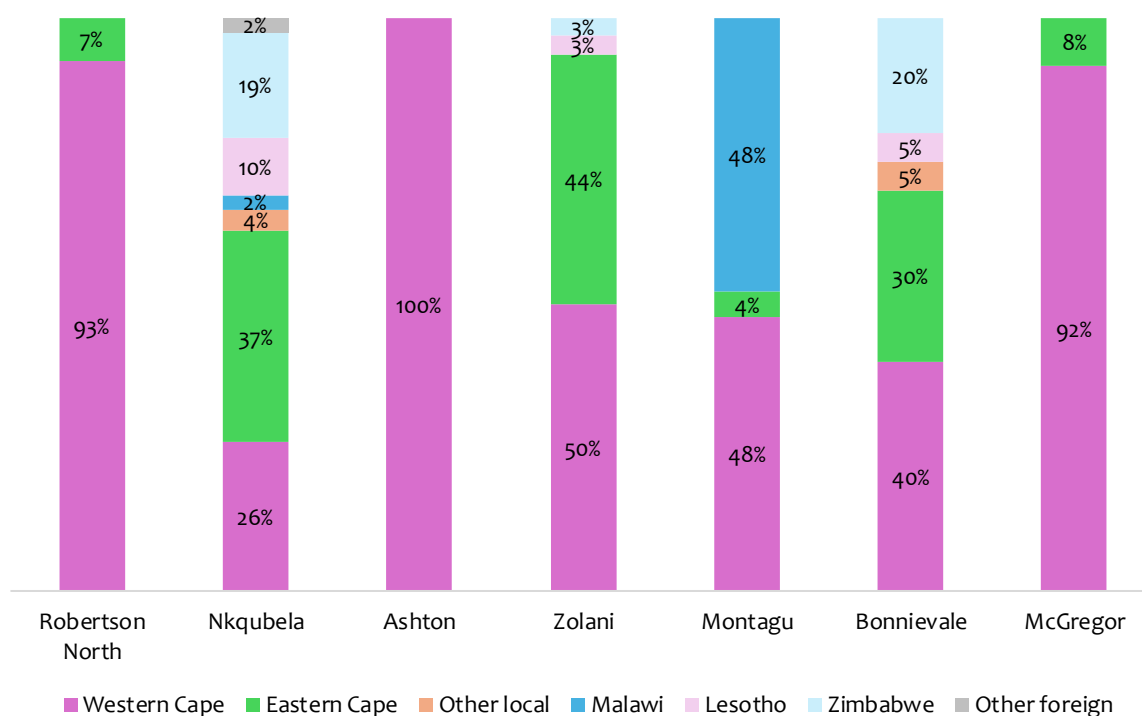
Additionally, the results indicate that of those who are from the Western Cape, 87% originate in the Cape Winelands District Municipality, while 8% originate in the City of Cape Town Metropolitan Municipality. Finally, of those who are from the Cape Winelands District Municipality, 88% reported to be from the Langeberg LM, while 12% were from elsewhere in the District. It is important to note that there are many people who have moved between settlements within the Langeberg LM, who are captured here. These results should therefore be taken as an indication of where non-locals are predominantly from, rather than the absolute proportion of individuals who are from or not from the Langeberg LM.

Figure 7.6: Place of origin - Langeberg LM



The next sub-sections will take a deeper look at the origins of residents of each of the settlements in the municipality. Only those respondents who reported not being from each respective settlement are considered in the following section.

Figure 7.7: Place of origin per settlement



The results presented above indicate that most of the migrants and immigrants to Robertson North are from the Western Cape (93%), while only 7% are from the Eastern Cape. Nkqubela, on the other hand, is made up of a much broader spread of immigrants. Just over a quarter of immigrants to Nkqubela are from the Western Cape, while 37% are from the Eastern Cape and 4% are from elsewhere in South Africa. In total, a third (33%) of immigrants to Nkqubela are from outside South Africa, with 19% from Zimbabwe, 10% from Lesotho, 2% from Malawi and 2% from elsewhere.

In Ashton, all immigrants to the area reported to be from elsewhere in the Western Cape, making this the only settlement with this characteristic. Zolani has the highest proportion of immigrants from the Eastern Cape, with 44% of those who have moved to Zolani being from this province. Residents who have immigrated from outside South Africa to Zolani are evenly split with 3% coming from Zimbabwe and Lesotho.

In Montagu, only 4% of immigrants are from the Eastern Cape, while 48% are from Malawi. This is the highest proportion of residents reporting to be from Malawi and is equal to the proportion of residents who reported coming from elsewhere in the Western Cape.

Bonnievale, on the other hand, has a large proportion of immigrants from Zimbabwe (20%), while 30% are from the Eastern Cape and only 40% are from elsewhere in the Western Cape. Immigrants from elsewhere in South Africa and Zimbabwe are evenly split with 5% of immigrants reporting to be from each.

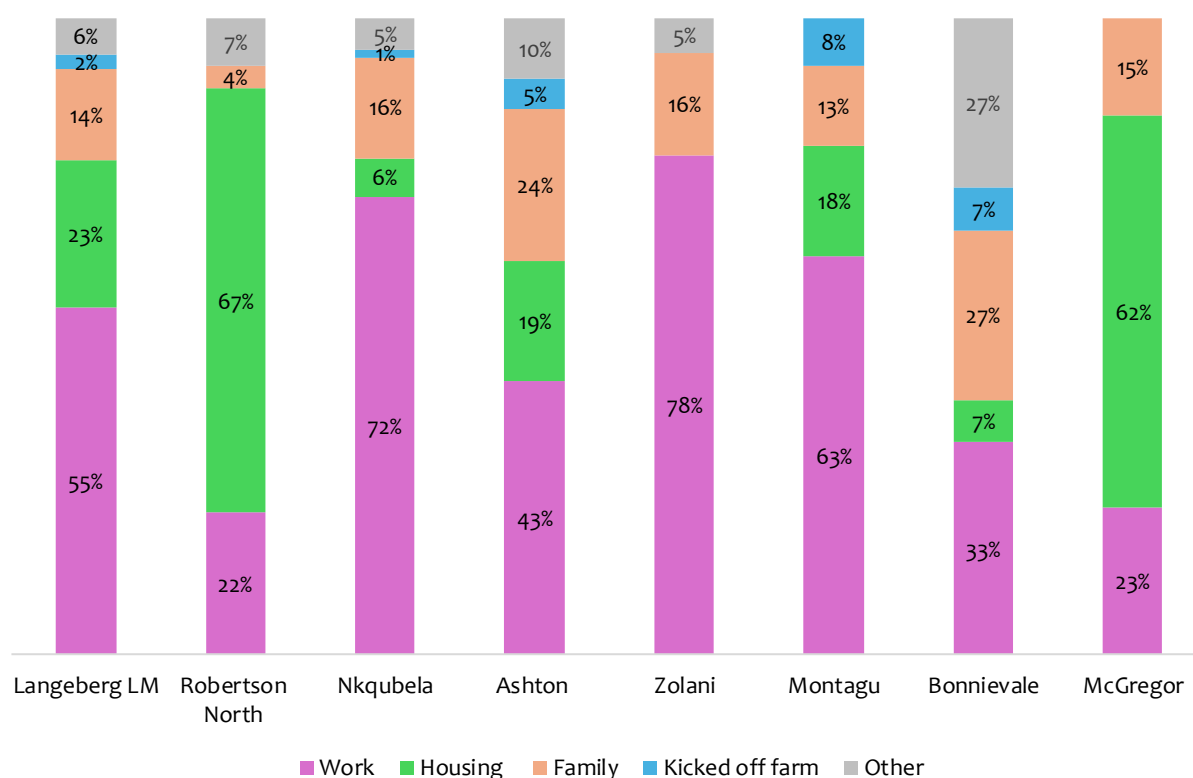
Migrants to McGregor are predominantly from elsewhere in the Western Cape (92%), while the rest are from the Eastern Cape (8%). No one in McGregor reported being from anywhere else.

The results above paint an interesting picture. First, it is clear that immigrant and migrants from outside the Western Cape are predominantly settling in Nkqubela, Zolani, Montagu and Bonnievale. Much of this immigration is originating in the Eastern Cape, a minimum of 30% of migrants being from the Eastern Cape in Nkqubela, Zolani and Bonnievale. Montagu, however, appears to be an attractive destination for immigrants from Malawi, with 48% of self-reported immigrants stating to be from this country. Additionally, 19% and 20% of immigrants to Nkqubela and Bonnievale, respectively, stated to be from Zimbabwe. These settlements also have the highest proportions of immigrants from Lesotho, with 10% and 5% of immigrants to Nkqubela and Bonnievale being from this country, respectively. A likely explanation for these findings is that people are more comfortable moving to settlements where they will have cultural or linguistic ties to some of the people who are already living there.

7.2.3.3. Reason for moving to the area

Next, the reasons for moving to the area are explored. This is done by breaking the reported reasons into the following categories: “work”, “housing”, “family”, “farm eviction”, or “other”. Only immigrants to the Langeberg LM and each settlement were asked this question. The figure below presents the proportions of immigrants to each settlement who moved for each of the above reasons.

Figure 7.8: Reason for migration to current settlement



The figure above shows that in total, of all the surveyed households in the Langeberg LM, 55% moved to their current settlement of residence for work. This is either in an attempt to find work or to be closer to their place of work. In total, 23% of immigrants moved to their place of residence to obtain improved housing. Family is also a large reason for migration into the Langeberg LM as 14% of people who live in a place which is not their birth town, moved there to be closer to family. Interestingly, 2% of people who have moved into a settlement in the municipality did so because of losing their housing on a farm in the municipality.

We can see that most immigrants to Robertson North moved there in an attempt to obtain improved housing (67%), while a smaller proportion moved there for work opportunities (22%). The same is true of McGregor, where 62% of immigrants moved for improved housing. Similarly in Robertson North, only 23% of immigrants to McGregor moved there for work opportunities.

In Nkqubela, Zolani and Montagu, however, most immigrants, 72%, 78% and 63%, respectively, moved to the settlement for improved job opportunities. What is interesting is that these are the same settlements which had the highest proportions of recent immigration, as well as the highest proportion of immigrants from outside the Western Cape, as well as outside of South Africa.

The next section presents the survey results pertaining to housing in the Langeberg LM.

7.2.4. Housing in the Langeberg LM

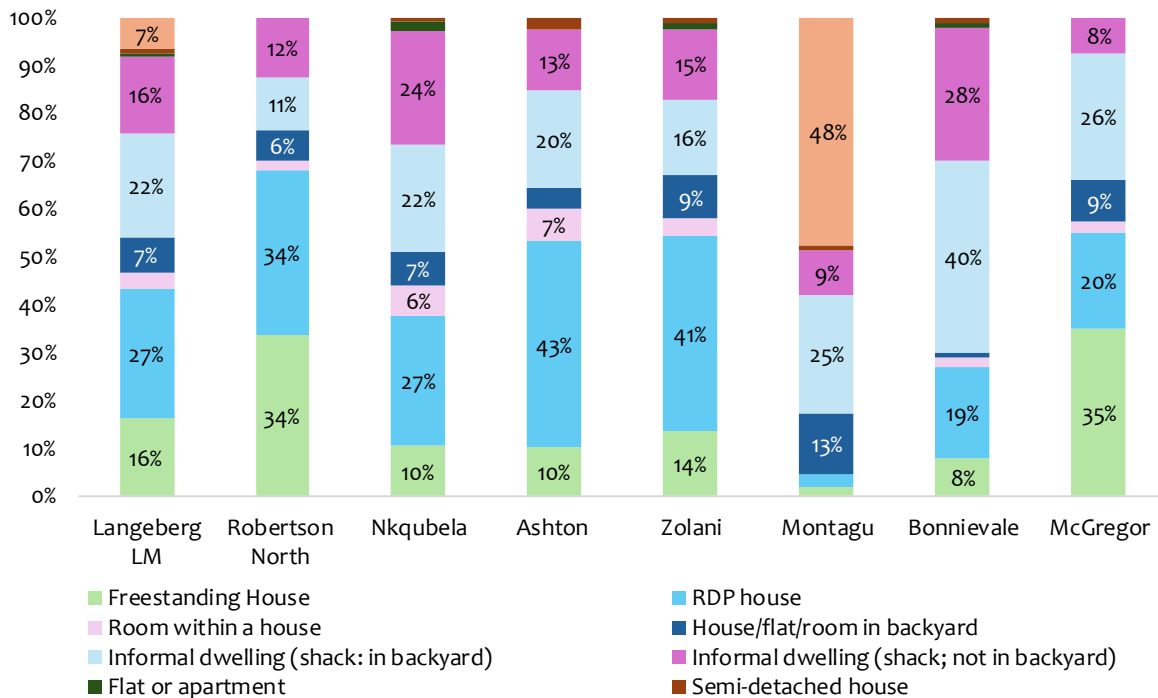
This section presents the results pertaining to the following two questions:

1. What type of accommodation do you currently live in?
2. How satisfied are you with your current housing situation?

7.2.4.1. Housing typology

The percentage of surveyed households living in each housing typology are presented in the figure below.⁹

Figure 7.9: Housing typology per settlement



The figure above illustrates some interesting features of the distribution of housing typology in the Langeberg LM. First, there is a reasonable spread of housing typologies in the municipality as a whole, with the proportion of freestanding houses equal to that of freestanding informal housing. The most common housing typology in the surveyed settlements is RDP housing, with 27% of respondents living in these houses. The least common housing typologies are flats/apartments and semi-detached houses, with 1% of respondents living in each of these typologies.

With respect to individual settlements, Ashton and Zolani have the highest proportions of RDP houses, with over 40% of respondents in each of these areas living in this housing typology. Bonnievale has the highest proportion of informal dwellings, with 68% of respondents living in an informal dwelling either in a backyard or freestanding. Nkqubela is the most mixed settlement, with 27% of respondents living in RDP houses, 22% living in freestanding informal dwellings, and 24% living in backyard informal dwellings. Formal dwellings (freestanding or backyard houses, rooms within houses, or flats/rooms in backyards) make up 23% of dwellings lived in by respondents of Nkqubela. A large percentage (48%) of respondents in Montagu

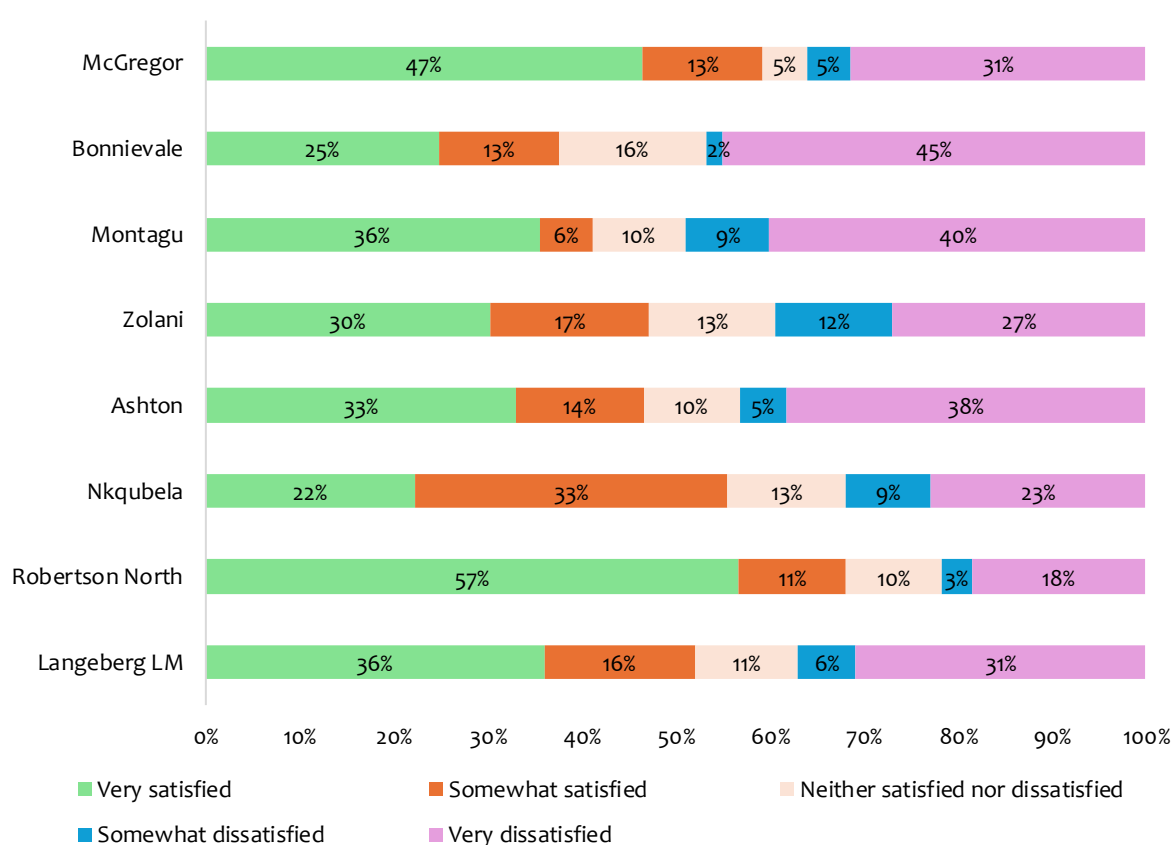
⁹ Please note that any typologies reported by less than 5% of respondents in each respective area are not labelled. See appendix A for full breakdown of housing typologies in the municipality.

reported to be living in Wendy houses, which can reasonably be understood as semi-formal and are predominantly in backyards. Another 25% of respondents in Montagu reported to be living in informal backyard dwellings. Finally, McGregor has the highest proportion of respondents living in freestanding houses, which is likely to be a result of the newly developed “White City” which provided formal housing to many residents of the Town. Many of the houses in White City have backyard dwellers, which can be seen in the figure as 26% of respondents live in backyard dwellings.

7.2.4.2. Housing satisfaction

Next, satisfaction with the current housing situation is depicted. Respondents were asked to rate their level of satisfaction on a Likert scale from “very dissatisfied” to “very satisfied”. The results are presented in figure 7.10 below.

Figure 7.10: Housing satisfaction per settlement



The residents of Bonnievale appear to be the most dissatisfied with their housing situation as 45% of respondents reported being “very dissatisfied” and only 38% are either “somewhat satisfied” or “very satisfied”. Montagu has the second highest proportion of respondents indicating that they are “very dissatisfied” with their current housing situation. These two settlements are also the settlements with the lowest proportions of freestanding houses. Additionally, Bonnievale has the highest percentage of informal dwellings, while Montagu has the third highest, and Nkqubela having the second highest. Nkqubela, on the other hand, is above average in terms of the proportion “satisfied” or “somewhat satisfied” with their

current housing situation, which is an interesting result given the high percentage of informal dwellings. This is likely to be due to Nkqubela's proximity to Robertson, and hence job opportunities, shops, schools and hospitals available and accessible.

Robertson North and McGregor have the highest percentage of respondents reporting to be "very satisfied" with their current housing situation (57% and 47%, respectively). This is somewhat unsurprising, as these are the areas with the highest percentages of freestanding houses, with 34% and 35% of the respondents in Robertson North and McGregor living in this housing typology, respectively. The recent development of "White City" is likely to be a large reason for the high proportion of freestanding houses in McGregor as well as the higher-than-average level of satisfaction with current housing situations in McGregor.

The next section will present results relating to the level of access respondents reported having to basic amenities.

7.2.5. Access to amenities and job opportunities

The final demographic question respondents were asked related to their perception of access to basic amenities and job opportunities. The amenities included the following:

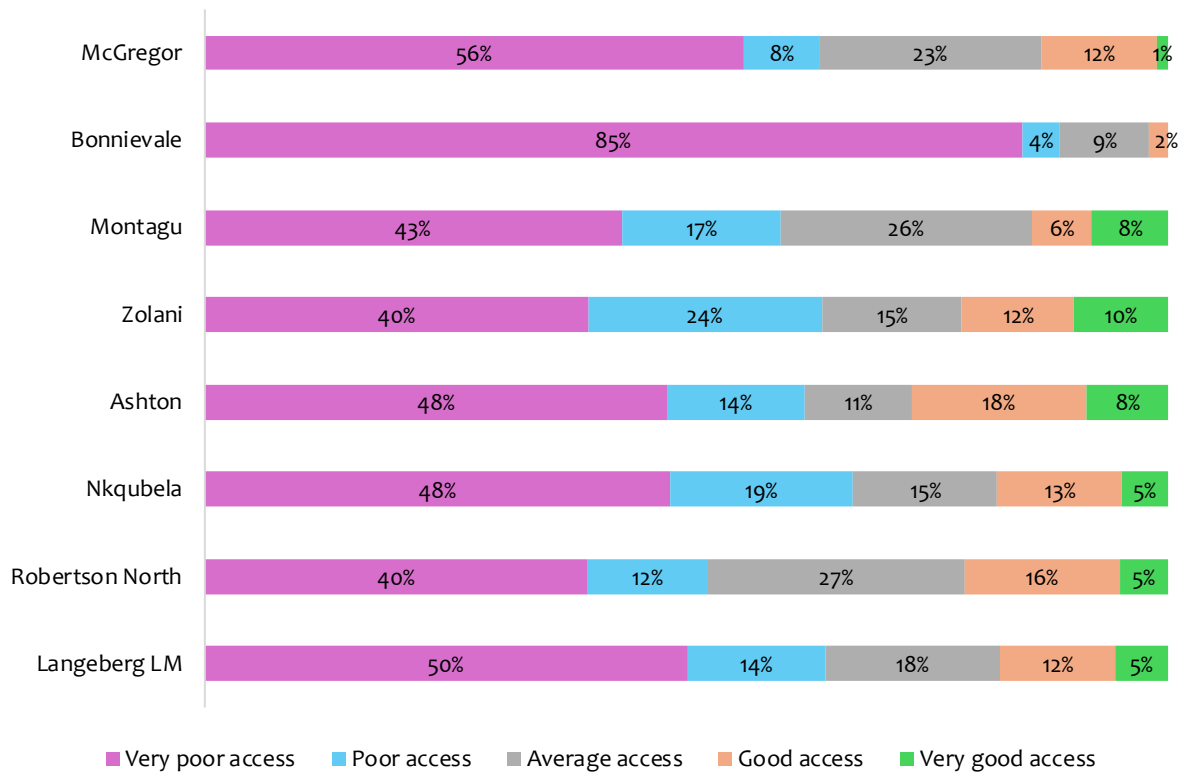
- Health facilities;
- Education facilities;
- Transport facilities;
- Shops/retail facilities, and;
- Job opportunities.

Respondents were asked to rate their perception of access on a Likert scale from "very poor" to "very good" access. The results are presented for each of the amenities separately before discussing overall trends.

7.2.5.1. *Health facilities*

Health facilities include public hospitals, clinics, doctors, dentists, etc. The table below indicates the results obtained from the surveyed settlements.

Figure 7.11: Access to health facilities



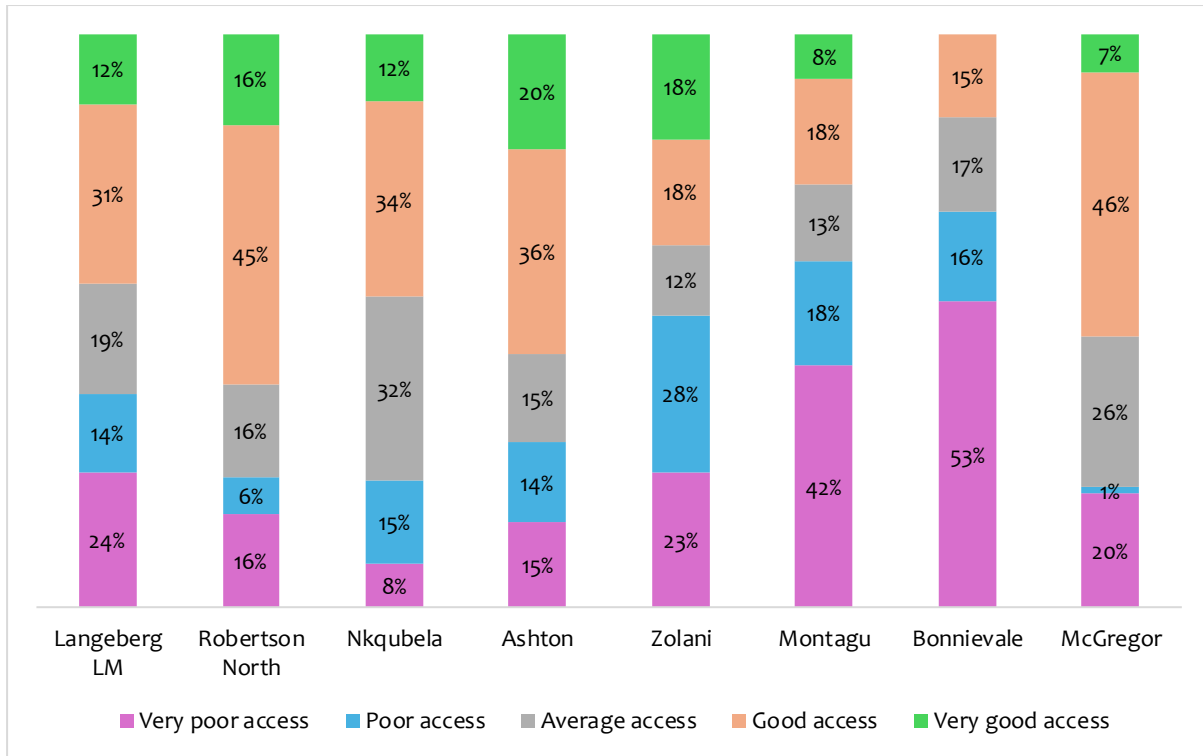
The data presented in the figure above indicates that overall, 50% of respondents in the Langeberg LM believe that they have very poor access to health facilities. This is largely driven by the fact that 56% of respondents in McGregor, and 85% of respondents in Bonnievale stated that they have very poor access to health facilities. Importantly, there is no major difference among the different areas that make up Bonnievale, as 86% of Boekenhoutskloof, 84% of Happy Valley and 83% of Mountain View respondents stated that they have “very poor” access to health facilities. There is also no reason to suspect that there are any major differences between the access that respondents of other sub-areas have to health facilities. These sub-areas are not far apart, implying very similar access.

The data above also indicates that the residents of Robertson North have the best access to health facilities, with 48% of respondents stating that they have average, or better, access. This makes sense due to the fact that Robertson North is the closest to the CBD of the largest town in the municipality.

Next, the results pertaining to access to educational facilities are presented.

7.2.5.2. Educational facilities

Figure 7.12: Access to educational facilities



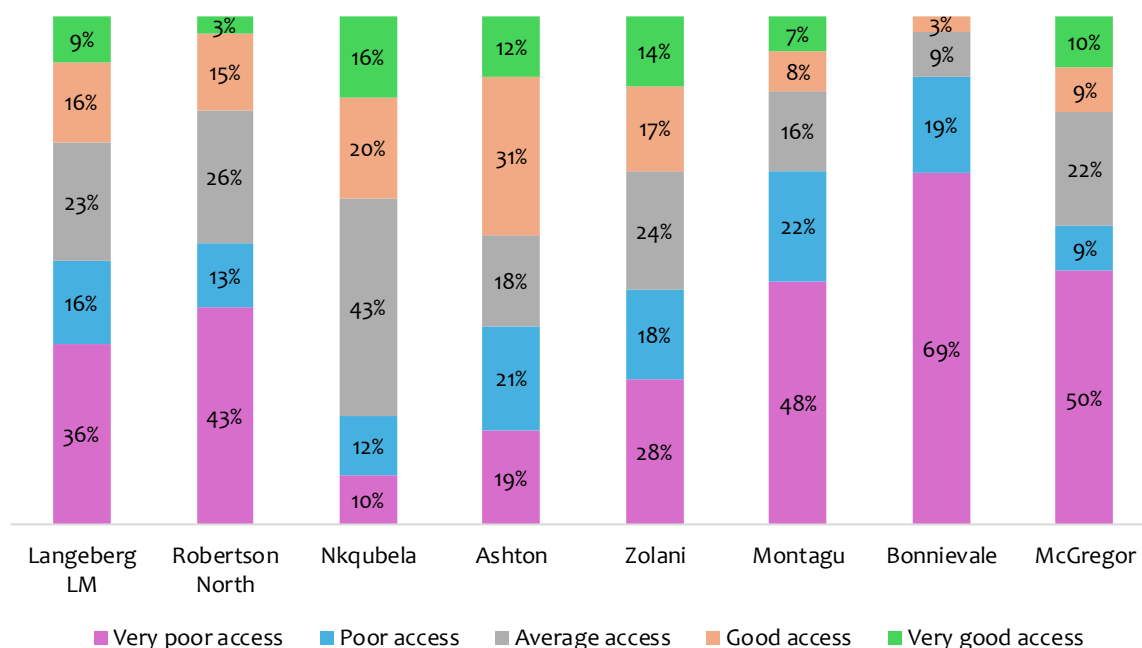
In the case of educational facilities, it is again Bonnievale which appears to have the worst access, with 53% of respondents reporting to have very poor access to educational facilities. This is an interesting result given the presence of Jakes Gerwel Technical school which has been recently built in Bonnievale. This school is, however, a private school. Therefore, although it is available, not all households will have access due to financial constraints. In Montagu, 42% of respondents stated that they have very poor access to educational facilities. Other than these two, Zolani is the only settlement in which more than 50% of respondents said that they have either poor or very poor access to educational facilities.

Robertson North appears to have the best access to educational facilities with 61% of respondents having either good or very good access, likely owing again to its location within the largest town in the municipality. This, however, does not mean that the situation is ideal. During stakeholder engagements issues were raised regarding overcrowding in Langeberg Secondary School and the many difficulties being experienced as a result. Second to Robertson North is Ashton, with 56% of respondents having either good or very good access.

Next, access to transport facilities is discussed.

7.2.5.3. Transport facilities

Figure 7.13: Access to transport facilities



The figure presented above illustrates that the residents of Bonnievale and Montagu identified themselves as having the worst access to transport facilities. Importantly, in this case, the average level of access to transport in Bonnievale is heavily skewed by Boekenhoutskloof as 89% of respondents in this settlement stated that they have very poor access to transport facilities, while only 47% and 44% of respondents in Mountain View and Happy Valley, respectively, made the same statement, which is more in line with the rest of the settlements. If Boekenhoutskloof were excluded, McGregor and Montagu would have the largest proportions of respondents stating that they have very poor access to transport facilities.

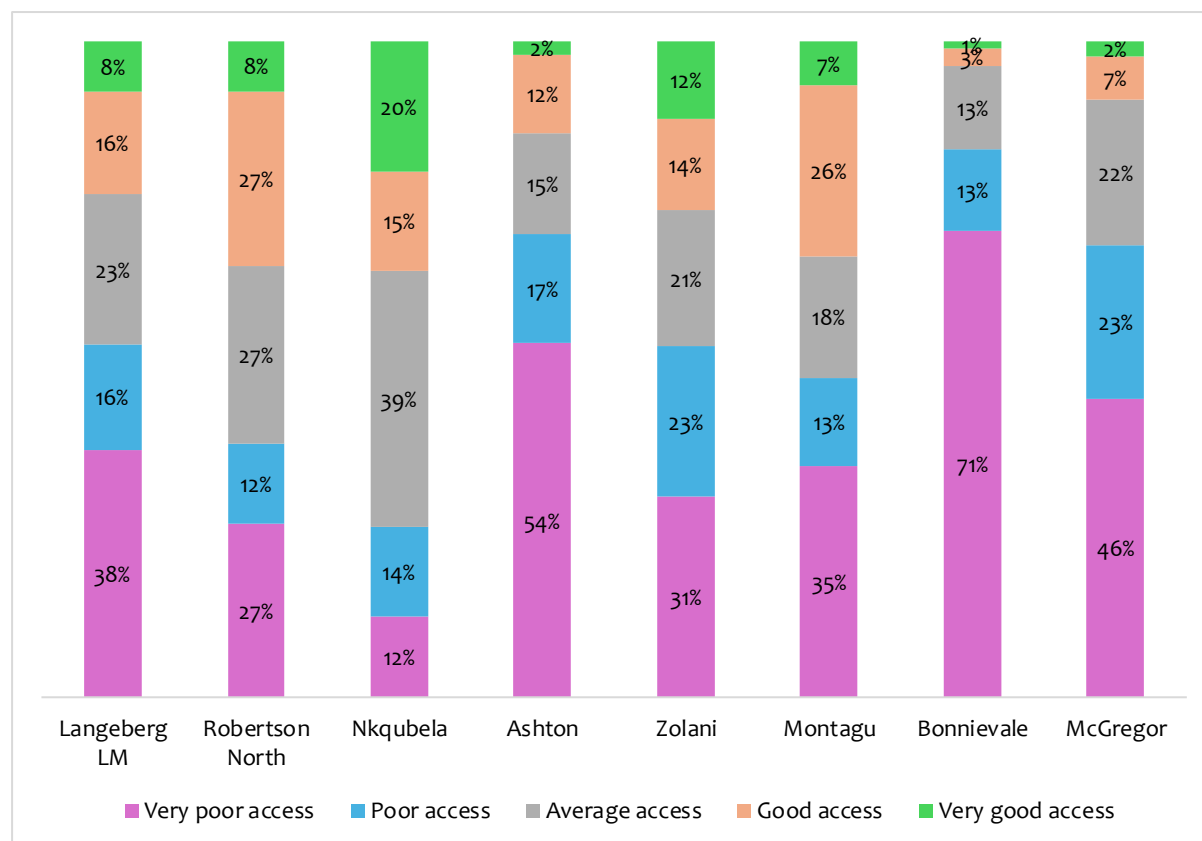
Interestingly, Robertson North is not leading in terms of access in this category, but rather Ashton, where 43% of respondents said they have either good or very good access to transport facilities. This is followed by Nkqubela, where this was the case for 36% of respondents. This is not surprising, however, given the locations of both Ashton and Nkqubela on the R60, along which most public transport operators travel. It is therefore not surprising that Zolani has the third largest percentage of residents reporting to have either good or very good access to public transport facilities. The locations of Mandela Square and Mountain View in Montagu, as well as McGregor, also give insight into why these two settlements, and especially that of Boekenhoutskloof in Bonnievale, have the worst access to public transport. Investment into public transport infrastructure would be required to improve access in these areas, as it is apparent that the market cannot effectively provide for the residents of these settlements.

Next, access to shops/retail facilities is explored.

7.2.5.4. Shops/retail facilities

The figure below presents the data pertaining to the self-reported access to shops and retail facilities by residents of the respective settlements.

Figure 7.14: Access to shops/retail facilities

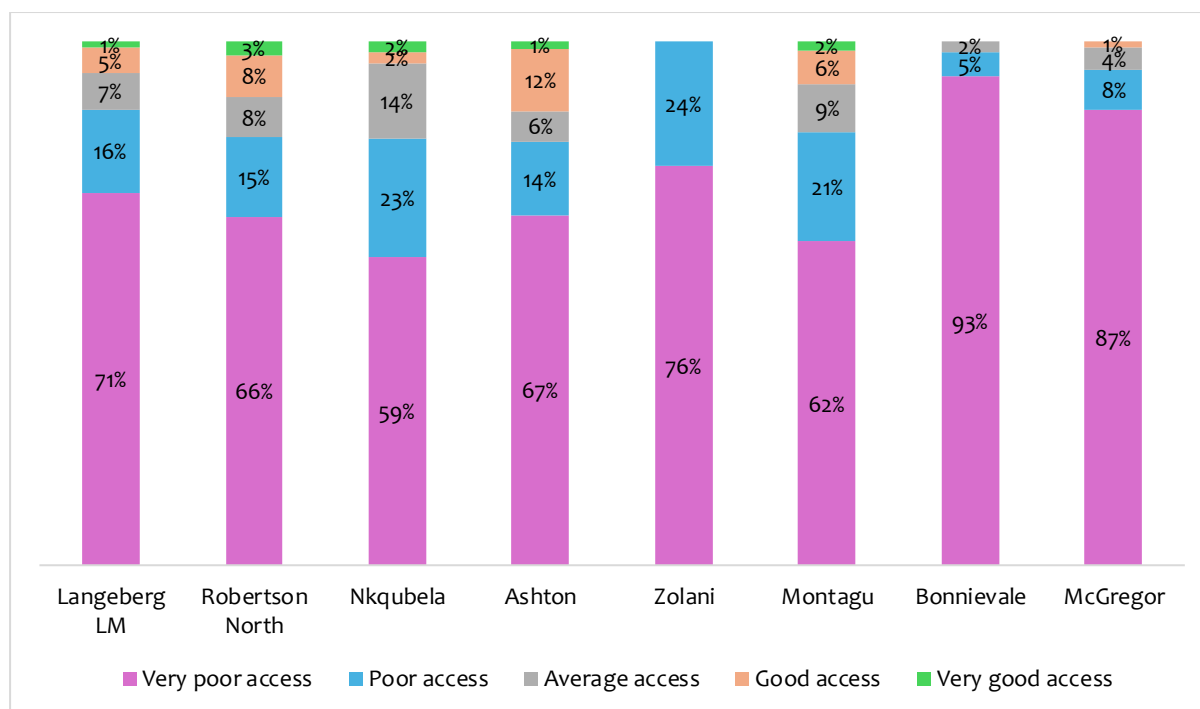


This figure indicates that the residents of Bonnievale and Ashton have the worst access to shops and retail facilities, with 84% and 71% reporting either poor or very poor access, respectively. Robertson North and Nkqubela, on the other hand, have the best access, with 35% of respondents reporting either good or very good access in both settlements. Additionally, 33% of respondents in Montagu reported having either good or very good access to shops or retail facilities, making this the settlement with the third best access.

The final question within the demographics section of the questionnaire asked respondents about their access to job opportunities. Given the high levels of unemployment within the settlements surveyed, it is not surprising that many of the respondents reported having poor access to job opportunities. The specific results for each settlement are presented in the figure below.

7.2.5.5. Job opportunities

Figure 7.15: Access to job opportunities



This figure illustrates just how scarce job opportunities are for residents of the settlements surveyed. Bonnievale is again the settlement with the worst access. This is not, however, a result of Boekenhoutskloof, since both Boekenhoutskloof and Mountain View results indicated that over 95% of respondents believe themselves to have very poor access to job opportunities. Interestingly, respondents in Nkqubela and Montagu appear to have the best access to job opportunities. These are followed by Ashton and Robertson North. The next section will dive deeper into the types of economic activities in which the residents of the municipality are engaged, their levels of income and their housing affordability.

7.3. Economic Profile

This section presents the results pertaining to the second section of the survey, which focused on the dynamics of economic activity within the municipality. First, employment status and industry of employment are looked at, before travel time and travel mode to places of employment. The relationship between employment and housing is then discussed before household income results are presented. Accommodation needs and tenure preferences are then investigated, which is enriched by self-reported housing affordability. Finally, the additional comments left by respondents are presented and discussed in summary.

7.3.1. Employment

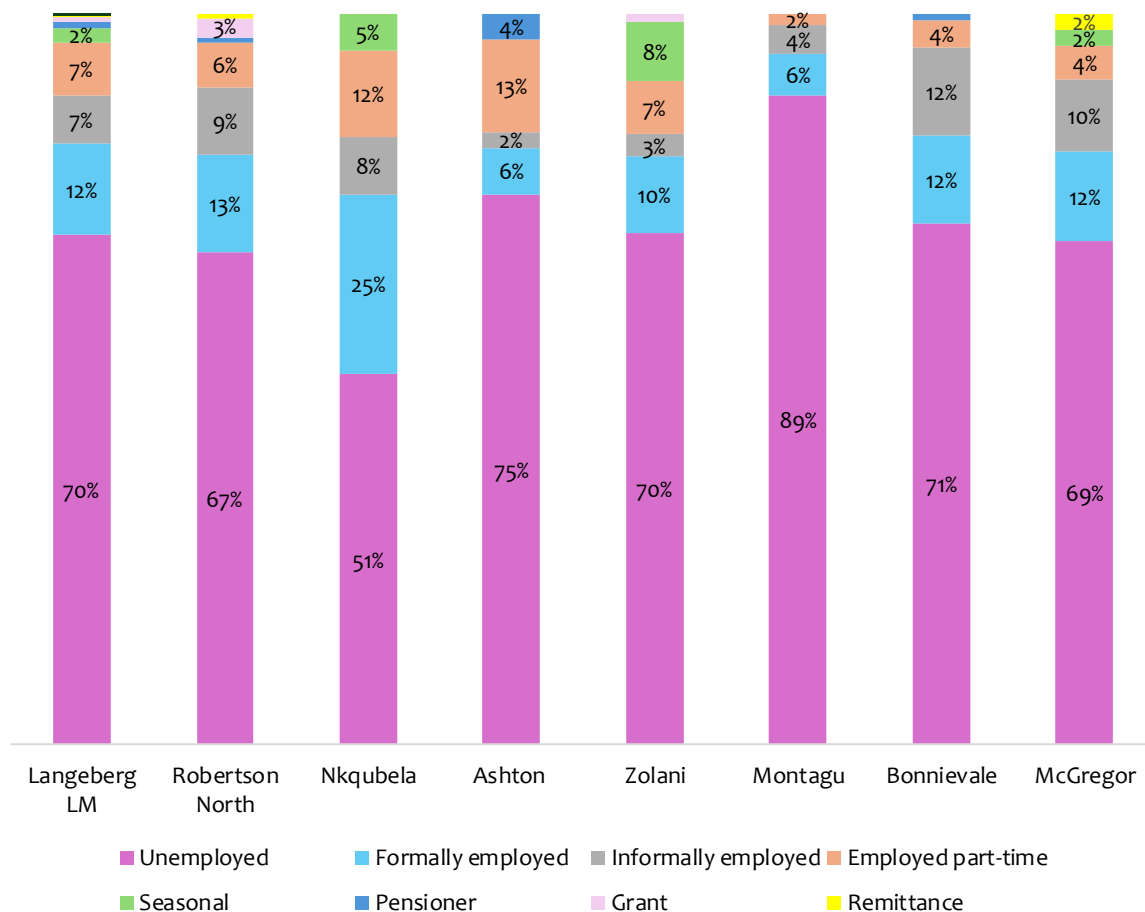
7.3.1.1. Employment status

This question asked respondents to select the option which best describes the employment status of the head of their household.

Noteworthy is that the sample of respondents who reported being remittance recipients are likely to rely on these from someone who is employed. Remittance or social grant recipients were commonly stated categories and are therefore included to provide a deeper level of understanding of the dynamics of household employment and income.

The figure presented below indicates the percentages of each category selected within each of the settlements surveyed.

Figure 7.16: Employment status of household head



The results show that of the 966 households surveyed, 864 provided an answer. Of those who did provide an answer, 603 (70%) reported the head of the household to be unemployed. Only 12% stated that the head of the household is formally employed while informally employed or employed part-time were both reported by 7% of households. Another noteworthy category in the municipality was seasonal employment, with this being the case for 2% of respondents.

There is significant variation between the results obtained from different settlements. Nkqubela has the lowest percentage of unemployed household heads, with 51% of households reporting this to be the case. Although only a quarter of respondents in Nkqubela reported the household head to be formally employed, this is the highest percentage of all the settlements surveyed. Additionally, this is nearly double that of

Robertson North, which had the second highest percentage of households reporting a formally employed household head (13%). Overall, Nkqubela has the highest percentage of employed household heads, as 49% reported a household head who is employed in at least some capacity, be it formally, informally, part-time, or seasonal.

Robertson North appeared to have the next highest percentage of household heads who are employed in some capacity. While 67% of respondents indicated an unemployed household head, 28% of respondents indicated that the household head was employed either permanently (13%), informally (9%), or part-time (6%). Robertson North also had the highest proportion (3%) of respondents indicating that the household head, rather than being employed or unemployed, is a recipient of a social grant of some kind and that this is what provides their income. Additionally, the results presented here indicate that the settlements closest to the biggest town in the municipality, Robertson, are also the settlements with the lowest unemployment figures. This is an indication of the job opportunities in Robertson in comparison to the other, smaller towns in the municipality. It also further illustrates the dynamics alluded to in the previous section, where it was shown that 72% of respondents in Nkqubela who had moved to the settlement, stated that the reason for moving there was in order to seek job opportunities. This indicates the attraction of Nkqubela as a place with access to job opportunities, and is further illustrated by the fact that Nkqubela had the lowest proportion (59%) of respondents who indicated having very poor access to job opportunities.

Bonnievale has the highest proportion of informally employed (12%), while Ashton has the highest proportion of part-time employed (13%) household heads. Interestingly, Ashton also has the highest proportion of pensioners, with 4% of respondents listing this as the employment status, which implies a pension income. Zolani has the highest proportion (8%) of seasonal workers, followed by Nkqubela (5%). Finally, McGregor has the highest proportion (2%) of remittance recipients.

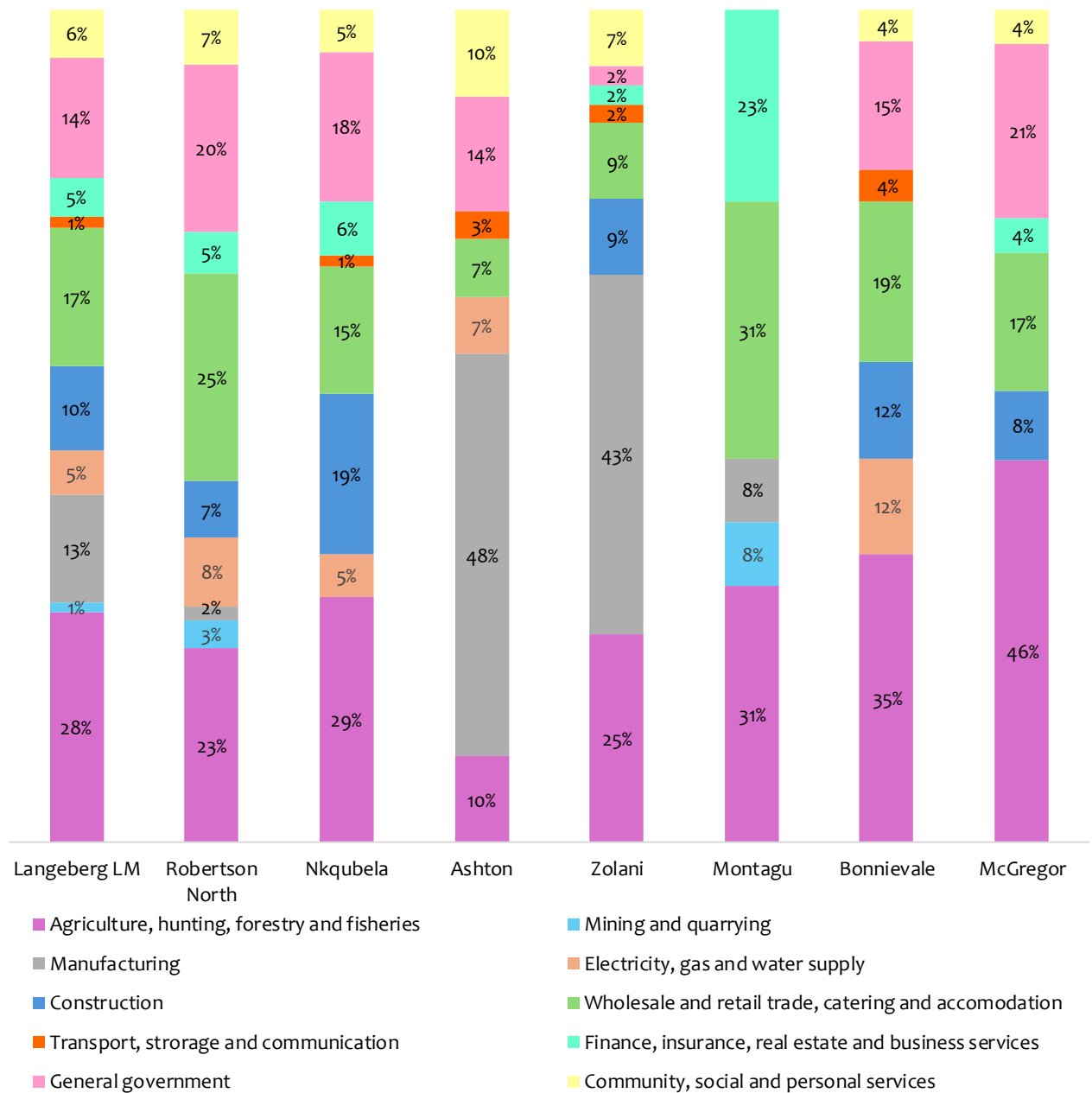
These income dynamics provide insight into the income streams earned by households in the municipality, and where the most economic activity is taking place. This is further investigated in the sections that follow.

Next, the sector of employment of the household heads is presented below.

7.3.1.2. Sector of employment

The results presented below illustrate the sectors in which the household heads in the municipality and its surveyed settlements are employed.

Figure 7.17: Sector of employment



The figure above indicates that there is a wide spread of economic activities in which the residents of the municipality are engaged. The sector contributing the most to employment in the municipality is seen to be that of agriculture, hunting, forestry and fisheries (28%). This sector is largest in McGregor, where 46% of respondents said that they are employed in agriculture. Bonnievale (35%), Montagu (31%) and Nkqubela (29%) also have larger than average proportions of respondents employed in this sector. Montagu, however, has an equal percentage of respondents employed in agriculture and wholesale and retail trade, catering and accommodation (wholesale) with 31% of respondents employed in each of these two sectors. Finance, insurance, real estate and business services also employs more people in Montagu than in the other settlements, as 23% of respondents said that they are employed in this sector.

Manufacturing is a large sector in both Ashton and Zolani, with 48% and 43% of respondents employed in this sector, respectively. During engagements with locals, it became clear that the largest employers in the manufacturing sector in this area are the fruit canneries. These two settlements share similarities in the most significant sectors of employment due to their proximity to one another. The largest difference between them, however, is that 9% of respondents in Zolani are employed in construction, while none of the respondents in Ashton stated this as their sector of employment.

Next, McGregor and Bonnievale appear to have similarities in sectoral employment distribution, with the exception of transport, storage and communication which employs 4% of respondents in Bonnievale but none in McGregor, as well as finance, insurance, real estate and business services, which employs 4% of respondents in McGregor and none in Bonnievale. Additionally, 12% of those employed in Bonnievale stated that they are employed in electricity, gas and water supply, while none in McGregor said the same.

Nkqubela and Robertson North, also likely due to proximity to one another, share similarities in sectoral employment patterns. Nkqubela, however, has a higher percentage of respondents employed in construction (19%) than Robertson North, while Robertson North has a higher percentage of respondents employed in wholesale and retail trade, catering and accommodation (25%). This is likely to be due to Robertson being the regional centre, with a lot of tourism activity and retail centres.

Next, the employment dynamics employment and travel are explored in the section below.

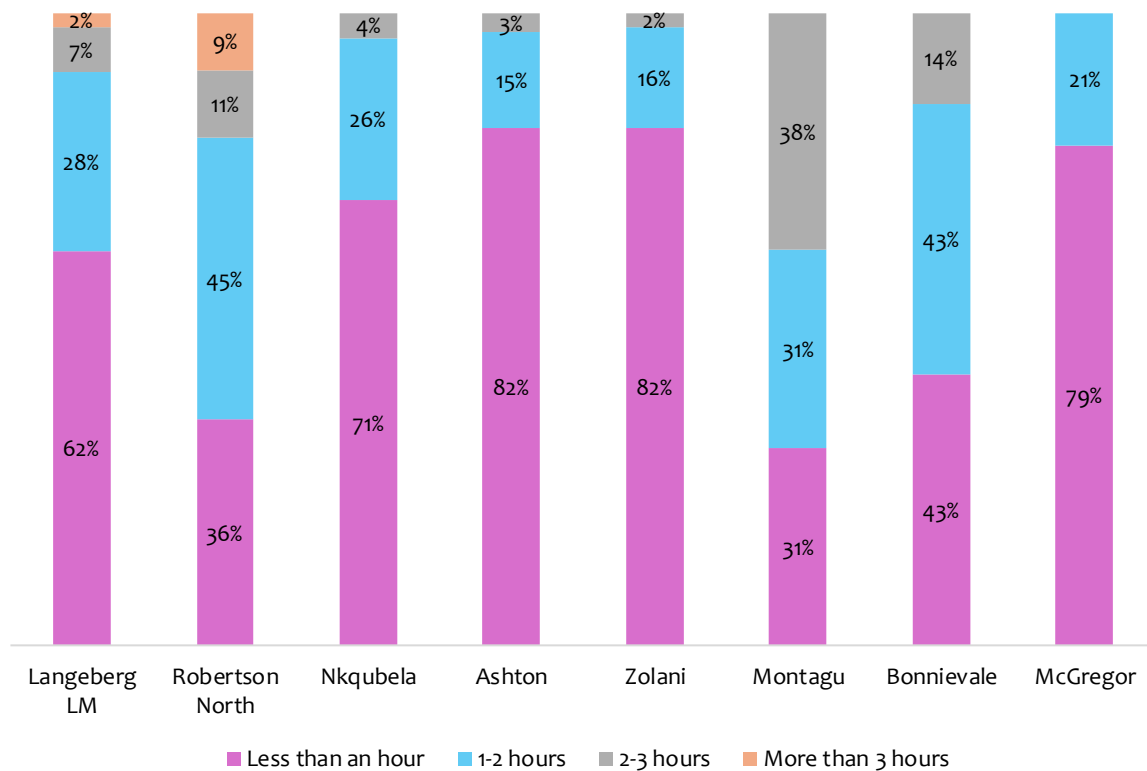
7.3.2. Employment and travel

This section explores the dynamics of travel as it relates to employment in the municipality. First, the average length of time taken to travel to work is explored before the mode of transport most commonly used is discussed.

7.3.2.1. *Travel time*

The average time taken to travel to work is an important aspect to investigate as it provides an indication of the distance from job opportunities and places that people in each settlement are employed. The figure below presents these results.

Figure 7.18: Travel time to place of employment



The figure above indicates that just less than two thirds of the respondents (62%) spend less than an hour travelling to work. There is, however, considerable variation between the residents of different settlements. Residents of Zolani and Ashton appear to be the closest to their places of employment as 82% of respondents in both settlements spend less than an hour travelling to their place of employment. Residents of McGregor also appear to live close to their place of work, as 79% spend less than an hour travelling and no one spends more than 2 hours.

The residents of Robertson North and Montagu appear to live furthest from their places of work, as 45% and 43% of respondents, respectively, spend between 1 and 2 hours travelling, while 38% of respondents in Montagu (the largest category) spend between 2 and 3 hours travelling. While only 11% of respondents in Robertson North spend between 2 and 3 hours travelling, 9% (more than in any other settlement) spend more than 3 hours travelling to their place of work, implying that they work outside of the municipality, and possibly the district.

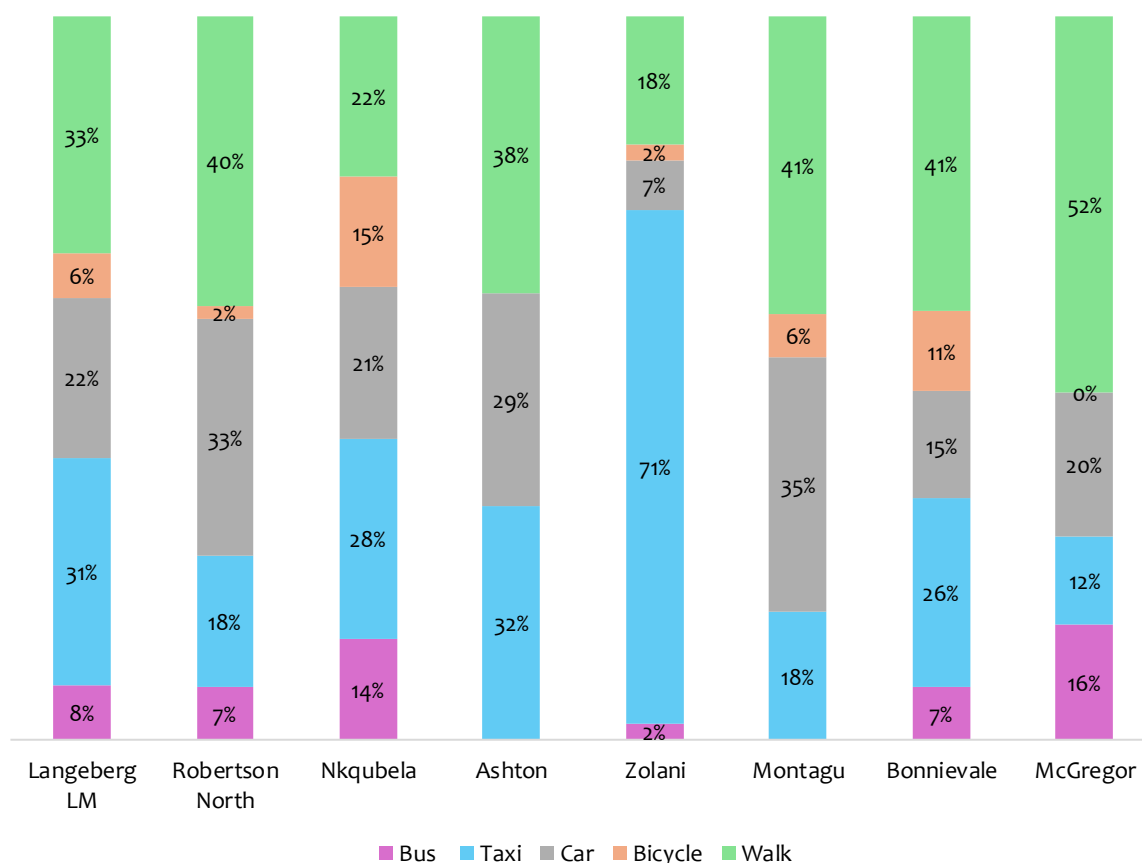
The short time required to travel to work for the residents of Ashton and Zolani as well as McGregor and Nkqubela imply that they work within the municipality. Since 46% of the residents of McGregor are employed in agriculture, it is likely that they work on surrounding farms. The large proportion of residents of Ashton and Zolani which work in manufacturing are likely to work in fruit processing and packaging, as was stated during field worker training sessions in these areas.

Next, the mode of transport which is most commonly used by residents of different settlements is explored to further understand these dynamics.

7.3.2.2. Mode of transport

The figure below illustrates the most commonly used modes of transport to places of employment within the surveyed settlements of the municipality.

Figure 7.19: Mode of transport to place of employment



This figure indicates that taxi is a popular mode of transport in Zolani, with 71% of respondents using it to get to work. McGregor and Nkqubela have the highest proportions of bus commuters at 16% and 14% respectively. Car usage is fairly consistent across settlements, with the exception of Zolani, where only 7% of respondents use a car to get to work. Montagu and Robertson North have the highest proportions of car users, with 35% and 33%, respectively. Bicycle usage is most common in Nkqubela (15%) and Bonnievale (11%), while walking is the predominant mode of travel in McGregor with 52% of commuters walking to work. This finding is an additional indicator that many in this settlement work on surrounding farms or at businesses in town. Overall, a third of the municipality walk to work, which would imply that these people work within or near their settlement or town. Cars are most popular in Robertson North, with 33% of commuters using them to get to work, a further indicator that people in Robertson North may work outside of the municipality, as there is a combination of high car usage and long travel times. This could, of course, be the opposite in the

sense that the car users take less time to get to work than the walkers and that no one works outside the municipality. However, it seems unlikely that many people would spend multiple hours walking to work when there are relatively cheap alternatives available such as busses and taxis which are readily available in Robertson North.

Next, the availability of housing closer to places of work is investigated in order to gain an understanding of the areas in which people would be willing to live and whether they believe it possible to find accommodation nearer to their place of work.

7.3.3. Employment and housing

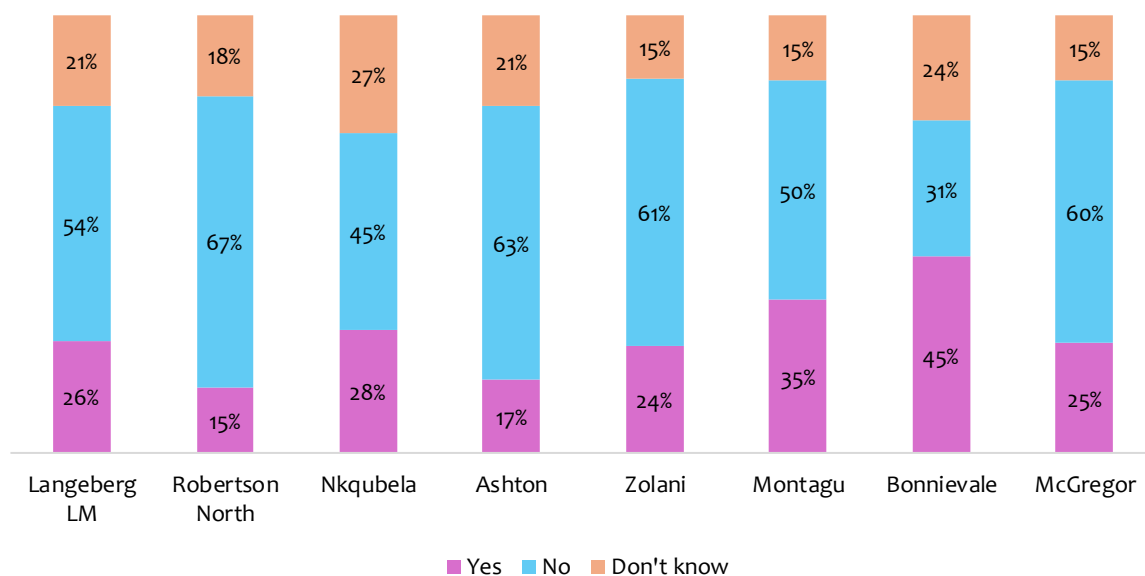
This section presents the results of three questions, namely:

1. Is there housing available closer to your place of employment?
2. Would your household consider moving closer to this place of employment?
3. Which areas would you be prepared to move to? (If willing to move).

The results pertaining to question 1 above are presented in the figure below.

7.3.3.1. *Housing availability*

Figure 7.20: Housing availability



The results presented above are interesting for several reasons. First, the fact that an above average percentage of respondents in Robertson North (67%) said that there is not housing available closer to work suggests that these people do not work outside of the municipality, as there is housing available in areas such as Worcester or Swellendam, for example.

A lot of people in Ashton and Zolani, 63% and 61%, respectively, also said that there is not housing available closer to work, further implying that many of these employed persons work nearby in manufacturing and

fruit processing and packaging. Additionally, it is shown above that 82% of the respondents in both Ashton and Zolani take less than an hour to get to work. This discussion is also applicable to McGregor, where many are employed in agriculture, take less than an hour to get to work and the predominant mode of transport is walking.

Additionally, 45% of respondents in Bonnievale stated that there is available housing closer to work and given that 57% of respondents spend more than an hour getting to work and 14% spend more than 2 hours, it is very likely to be the case. What is noteworthy, however, is that 41% of respondents in Bonnievale walk to work, implying that many spend over an hour walking to work each day. Given that over a third of respondents in Bonnievale are employed in agriculture, it seems likely that these people are walking to nearby farms on which they are employed in some capacity. This is not surprising given the somewhat isolated nature of both Happy Valley and Mountain View, as well as the completely isolated nature of Boekenhoutskloof behind the main town of Bonnievale. Even those who work in the main town of Bonnievale but live in Boekenhoutskloof, Happy Valley or Mountain View would spend a considerable amount of time walking between the two places if without any other mode of transport.

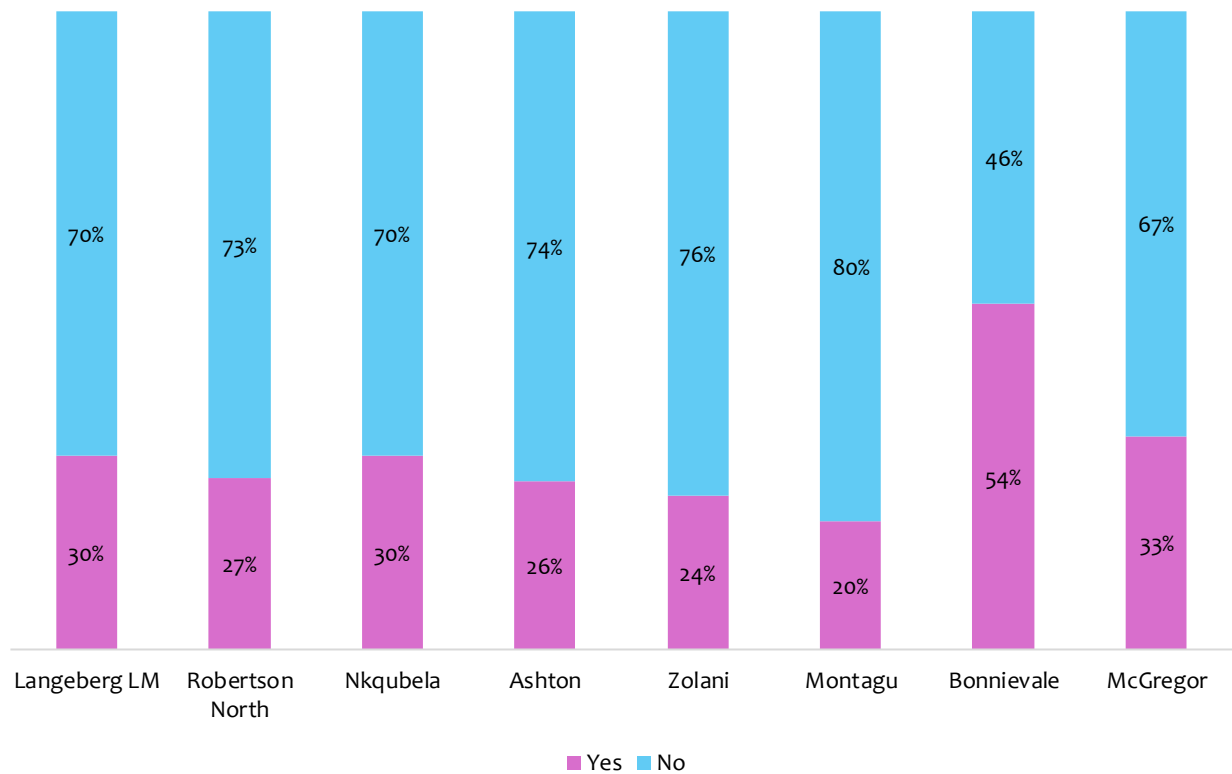
Finally, although 50% of the residents of Montagu said that there is not, a relatively large proportion of (35%) of respondents said that there is housing available closer to their place of work. Given that 69% of respondents in Montagu spend more than an hour getting to work and 38% spend more than 2 hours, this is likely to be true. This, combined with the large proportion of respondents in Montagu employed in either wholesale or retail trade, catering or accommodation as well as finance, insurance, real estate and business services (53% between these two sectors) implies that many of these people work in larger towns, such as Robertson, Swellendam or Worcester, for example.

Now that these dynamics have been explored, the willingness of people to move closer to their place of work, as well as their preferred place of relocation can be explored. This provides deeper insight into the areas in which people of the municipality are employed and which settlements are deemed most desirable.

7.3.3.2. Willingness to relocate

The figure below presents the results of the question which asked the household head whether their household would consider moving closer to their place of employment.

Figure 7.21: Willingness to relocate closer to work



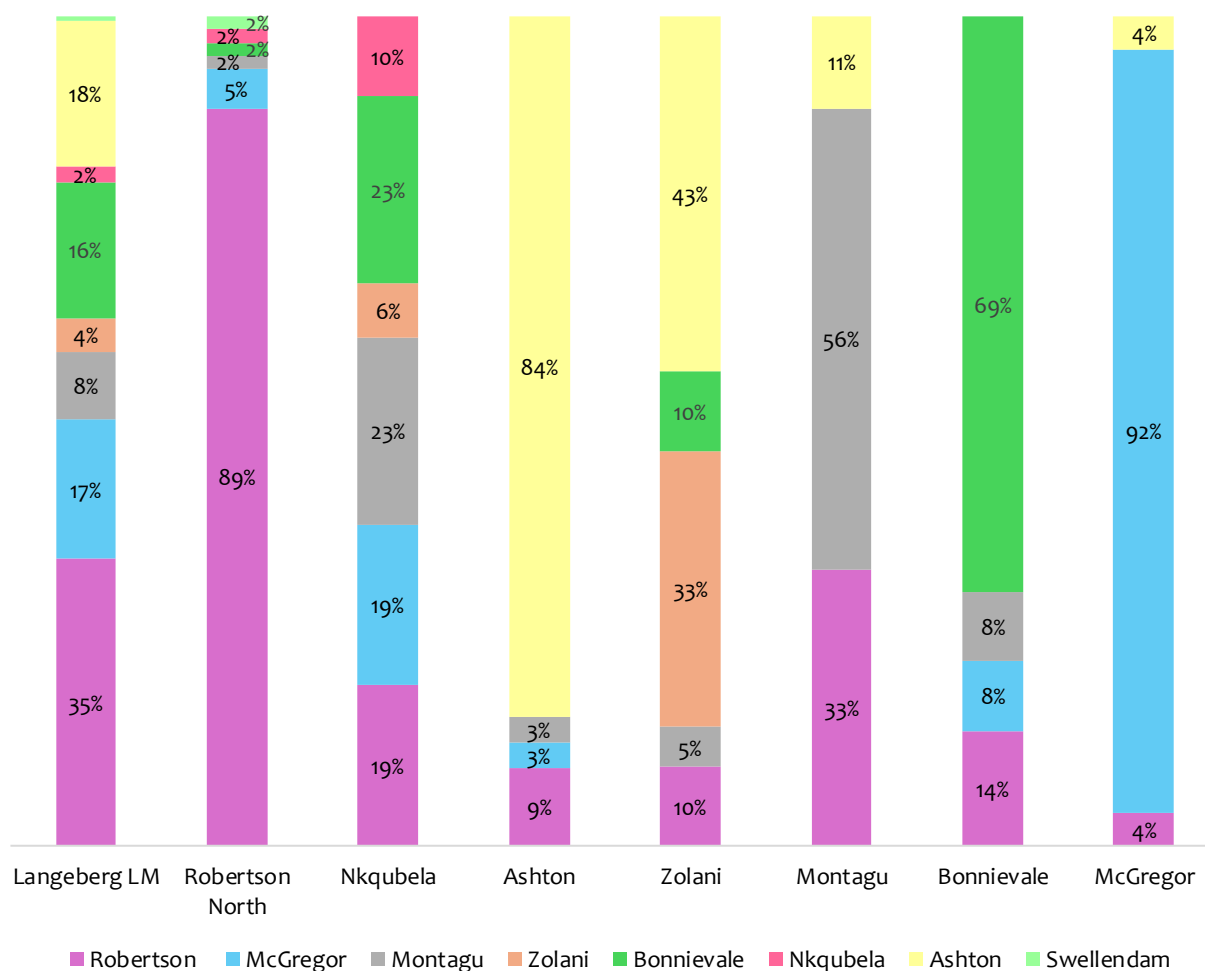
The results above indicate that the residents of Bonnievale are far more willing to relocate than those of any of the other settlements in the municipality as 54% of respondents stated that their household would consider moving, the only settlement with over a third of respondents saying yes. This is unsurprising since 57% of these respondents from Bonnievale spend over an hour travelling to work, 41% of them walk to work, and 45% indicated that there is housing available closer to their place of work.

Overall, however, very few respondents in the municipality indicated that their household would consider moving, with an average of 30% saying yes in the municipality.

Next, the most preferable settlements to move to are presented in the figure below.

7.3.3.3. Preference of relocation location

Figure 7.22: Preference of relocation location



The results presented above provide some interesting insight into the preferences of the residents of the municipality with respect to the areas they would live in. For the purpose of this analysis, responses indicating a willingness to move to the settlement in which the respondent already lives is assumed to indicate a desire to move to a new residence within the same settlement.

Overall, Robertson is the most popular preference of location to which people would be prepared to move, however, this average of 35% is highly skewed by the 89% of respondents in Robertson North who indicated a preference to move to Robertson. While this may well imply a preference to move to a different location within the town of Robertson given its status as the largest town in the municipality, it is less useful than some of the other insights. With respect to Robertson as a preference, it can be seen that 33% of the residents of Montagu who are willing to move would prefer to move to Robertson. It should, however, be noted that only 20% of respondents in Montagu (the lowest percentage of all settlements) indicated a willingness to move at all. Other than Montagu, respondents from other settlements indicated little preference for Robertson as a location to relocate to.

The preferences of the respondents in Nkqubela are interestingly mixed, more so than any of the other settlements responses. This is also the only settlement without the dominant relocation location being the settlement itself, possibly indicating a stronger desire to move closer to the place of employment. Nkqubela has the lowest percentage of respondents indicating an unemployed status (51%), with the largest percentage of respondents indicating some form of employment (49%). Additionally, the sectoral distribution of employment in Nkqubela is also very mixed, which would imply a range of different areas of employment of these respondents. When considering these factors, it makes sense that there is a wide range of preferences for relocation.

Montagu and Bonnievale are tied for preferred relocation locations among the respondents from Nkqubela with each being the preference of 23% of respondents. After these are Robertson and McGregor, each with 19%. Nkqubela itself follows, with 10%, and then finally, Zolani is the preference for 6% of respondents.

McGregor and Ashton appear to have the most loyal residents, with 92% and 84% of respondents indicating a preference to stay in these settlements. The preference for McGregor is not surprising, however, given the newly built White City, as well as the short travel times many of residents to their place of work and the dominance of agriculture as a sector of employment.

Finally, Ashton appears to be the preferred relocation settlement for those living in Zolani, which is not surprising given its close proximity to Zolani as well as better access to transport as well as educational facilities.

Next, household income results are explored, before tenure preference and accommodation affordability is presented for each of these settlements.

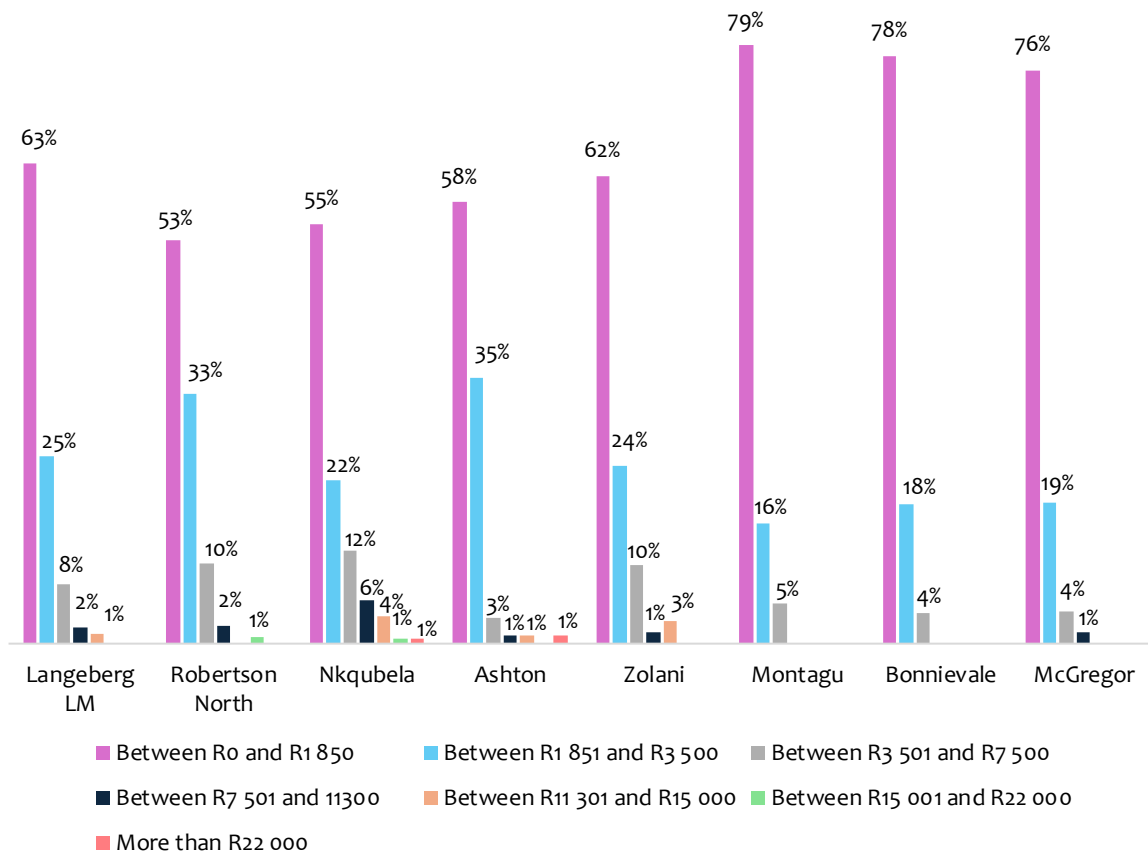
7.3.4. Household income

The figure below shows the self-reported monthly household income by the survey respondents in each of the surveyed settlements. The results indicate that on average, across the surveyed settlements, 63% of respondents reported having a household income of less than R1 850. An additional 25% of respondents recorded having a monthly household income of between R1 850 and R3 500. 88% of respondents in the municipality therefore indicated an average monthly household income of less than R3 501.

Robertson North had the lowest proportion of households indicating that they are in the lowest income bracket, with only 53% of respondents, while 33% recorded being in the bracket R1 850 - R3500.

Nkqubela has the most evenly spread distribution of monthly household income, with at least some households in each of the income brackets. Montagu's income distribution has the highest skewness with all households falling in the lowest 3 income brackets. 79% of respondents indicated a monthly household income of R0 – R1 850, with the remainder all having a household income of less than R7 501.

Figure 7.23: Monthly household income



The next results presented below investigate whether households are currently looking for new accommodation. This is followed by an indication of the types of tenure households would most prefer if they were to move.

7.3.5. New accommodation

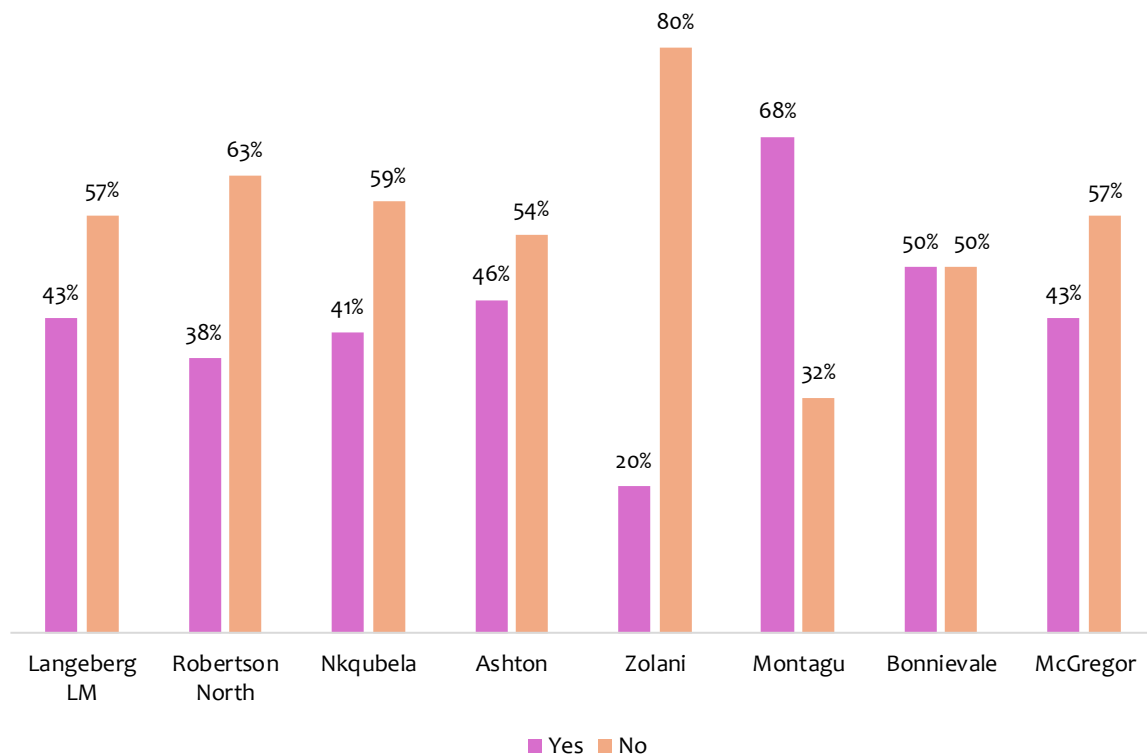
This section explores the results of the following three questions:

1. Are you currently looking for new accommodation?
2. If you were to move into new accommodation, would you prefer to rent or buy?
3. How much would your household be able to afford on monthly rental?

7.3.5.1. Looking for new accommodation

The figure below presents the data pertaining to the first question above.

Figure 7.24: Respondents looking for new accommodation



Overall, the results indicate that on average, the majority of those surveyed are not actively looking for new accommodation. In total, 57% of respondents in the municipality indicated that they are not looking, while 43% are looking for new accommodation. Overall, the respondents of Zolani appear to be the most satisfied with their current housing situation as only 20% of respondents indicated that they are looking for new accommodation. On the other hand, the residents of Montagu appear to be the least content, as 68% of respondents are looking for new accommodation. This is followed by Bonnievale, where this figure is 50%.

Bonnievale, however, is made up of 3 different settlements, with variation existing between them. In Boekenhoutskloof, 50% of respondents indicated that they are looking for new accommodation, perfectly in line with the average for Bonnievale. Mountain View had a very low percentage, with only 14% of respondents looking for new accommodation. The residents of Happy Valley, however, appear to be less content with their current housing situation as 73% of respondents indicated that they are currently looking for new accommodation.

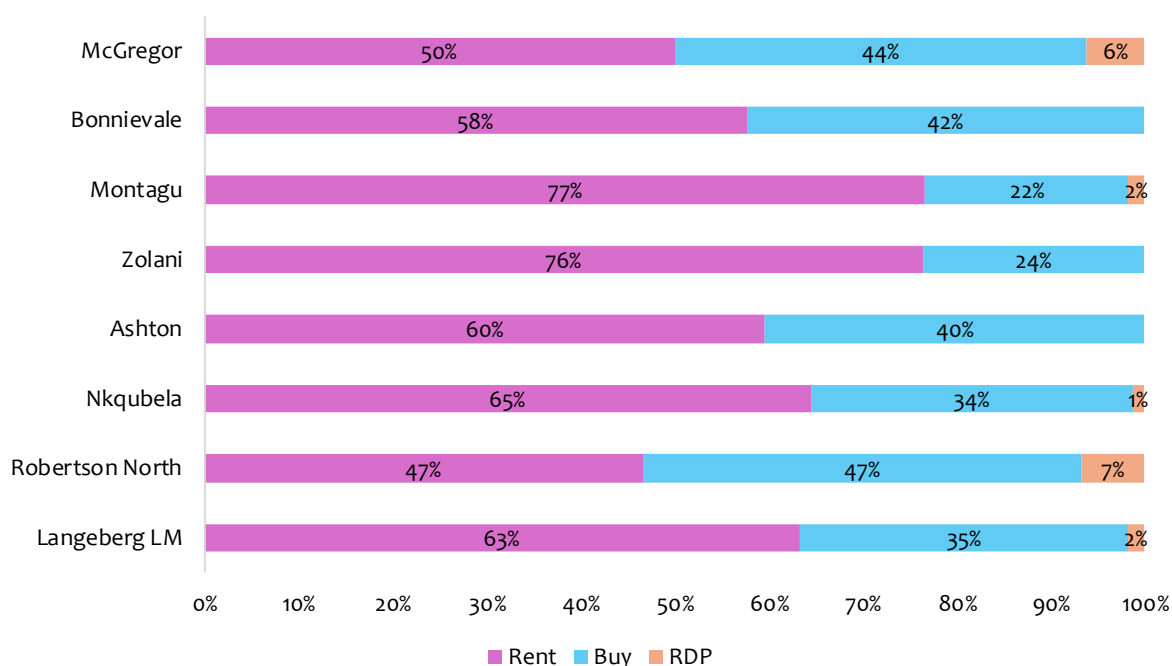
Montagu is slightly more uniform in the distribution between the two settlements surveyed. In Mountain View, 77% of those surveyed indicated that they are looking for new accommodation, while this figure was 67% in Mandela Square. See appendix B.1 for these results as well as those of Bonnievale.

Next, the results of pertaining to tenure preference are presented in the figure below.

7.3.5.2. Tenure preference

For this question, respondents were asked, if they were to move into new accommodation, whether they would prefer to rent or buy. The figure below presents the answers provided by the respondents.

Figure 7.25: Tenure preference



The data indicates that 63% of respondents across the municipality would prefer to rent rather than purchase new accommodation. Additionally, although it was not provided as an option, 2% of respondents made it clear that they would like neither to rent nor to buy, but rather to be provided with an RDP house.

The largest preference for rental is seen to be in Montagu, where 77% of respondents indicated this as their preference, were they to move. This was followed by Zolani, where 76% of respondents indicated a preference for rental.

The largest preference for purchasing is seen to be in Robertson North, where there is an even split between rental and purchase preference at 47% each, and the largest preference for RDP housing (7%).

McGregor followed Robertson North with a nearly even split between rental and purchase preference, however, the 6-percentage point difference between the two is accounted for by those with a preference for RDP housing. These people do wish to own a house, however, but cannot afford one and therefore wish to be provided with one. The larger preference for RDP housing in Robertson North and McGregor is not surprising given the fact that there are many RDP homes in these areas, giving many residents the impression that this is a possibility.

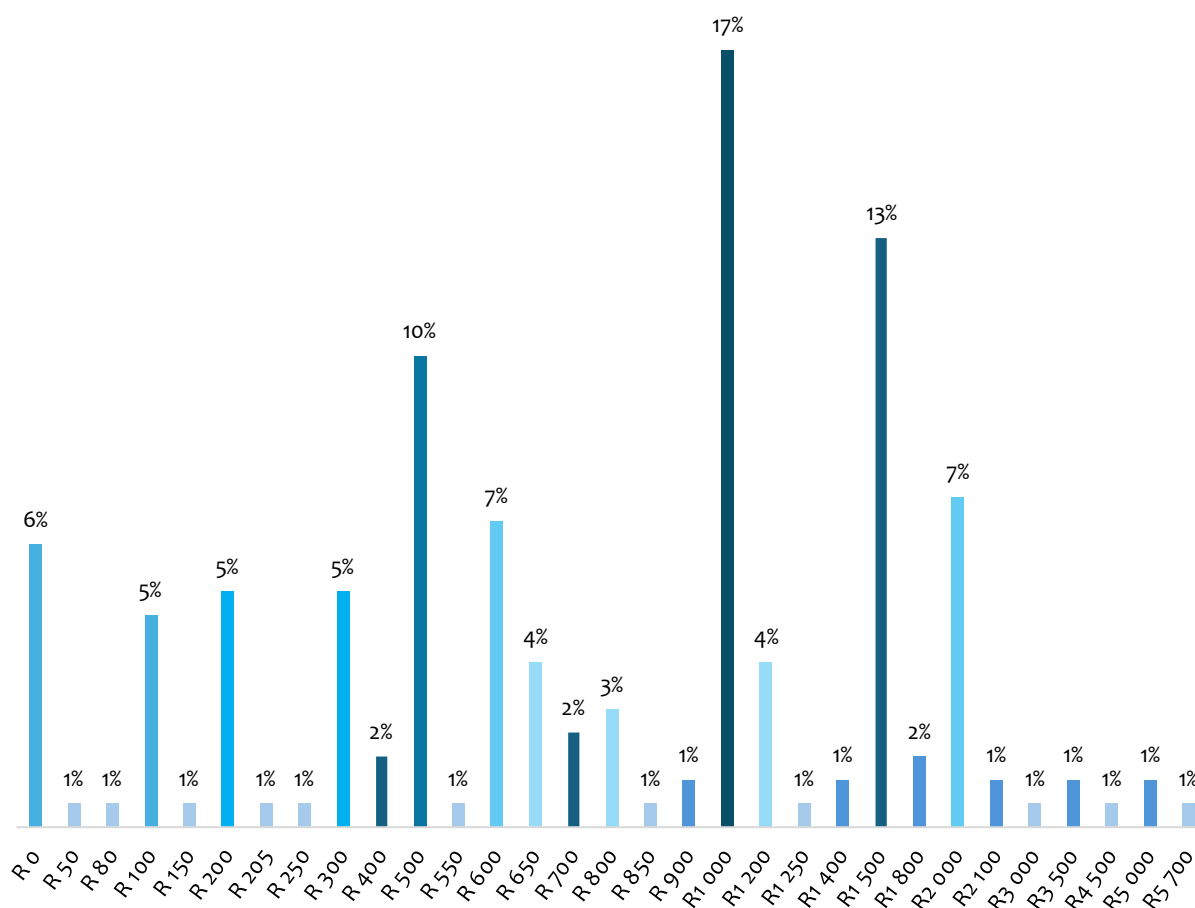
Overall, however, it appears that rental is a more favourable option for most people within the municipality. This finding somewhat contradicts the socioeconomic data discussed in Chapter 3, as only 29% of the

residents of the municipality rent their accommodation currently. It indicates that bonded housing is perhaps less popular than previously thought. This could be due to the flexibility provided by rental accommodation, as well as the fact that residents would need to qualify for a bond in order to purchase a home.

The next question asked respondents how much they would be able to afford to spend on monthly rentals. These results are presented and discussed below.

7.3.5.3. Rental affordability

The figure below indicates the amount that surveyed households would be able to afford to spend on monthly rental, should they move to new rental accommodation¹⁰.



This figure illustrates that in the Langeberg LM, R1 000 is the monthly rental that can be afforded by the largest percentage (17%) of households. Following this, 13% of households can afford R1 500, while 10% can afford R500. Other focal points of rental affordability are R600 and R2 000, which can both be afforded by 7% of households. Only 6% of surveyed households could afford to spend more than R2 000 per month on rent. 20% of households can afford between R1 500 and R2 000 per month, while 66% of households lie

¹⁰ Please find the full table of results per settlement in appendix B.2

between R0 and R1 000 in affordability. A large proportion (26%) of households cannot afford more than R300 per month.

An additional noteworthy point is that 6% of households who said they would prefer to rent, said that they would not be able to afford to spend anything (R0) on rent. This is seemingly similar to the desire for an RDP home as this would be a house provided at no cost.

Finally, offering a range of rentals, between R500 and R1 500 per month, would capture 62% of the households who would prefer to rent. 13% of households could afford more than R1 500 per month, while the remainder (25%) would require rental of less than R500 per month. This is depicted in the table below.

Table 7.3: Rental affordability ranges

Affordability range	Percentage
R0 – R500	25%
R500 – R1 500	62%
R1 500 +	13%

(Urban-Econ Data Collection, 2024)

7.3.6. Additional comments

The final question of the survey asked the respondents for any additional comments relating to housing in the Langeberg LM. The most mentioned comments are presented in the list below. The first comment in bold is the most raised issue throughout the settlements.

- **Access to electricity, water and toilets (sewerage) and health facilities a problem (basic services).**
- House prices are too high for most people – affordable housing needed.
- Road maintenance.
- Job opportunities.
- Drugs, crime and gangsterism.
- Drainage – Droëheuwel.
- Overcrowding and rubbish collection are a problem in Nkqubela, as well as fear of foreigners and accusations of crime against them.
- The housing waiting list process confusing.
- Recreational facilities have been requested in Zolani.
- More land to build houses is commonly asked for.

7.4. Conclusion

This chapter has presented and highlighted the results of the surveys conducted in the identified settlements across the Langeberg LM. The chapter began by presenting the results of the demographic questions, followed by a presentation of the important economic outcomes. Finally, the most mentioned issues were presented in the section above. This provided valuable insight into the dynamics of the settlements surveyed

as well as the most pressing issues they face. The next chapter presents and discusses the housing demand models developed to forecast residential housing demand in the Langeberg LM.

8. RESIDENTIAL PROPERTY DEMAND MODELS

8.1. Introduction

This chapter presents and discusses several residential property demand models which have been developed to forecast the long-term demand for housing in the Langeberg LM. The areas for which these models forecast long-term housing demand include the Langeberg LM, Robertson and Ashton.

Firstly, the design of the model is presented before discussing the assumptions required to develop and use these models. The limitations of these models is then discussed before, finally, the results of each of the models are presented. These models, along with the results of the surveys, are used in the formation of an implementation plan with respect to housing in the Langeberg LM.

8.2. The Model Approach

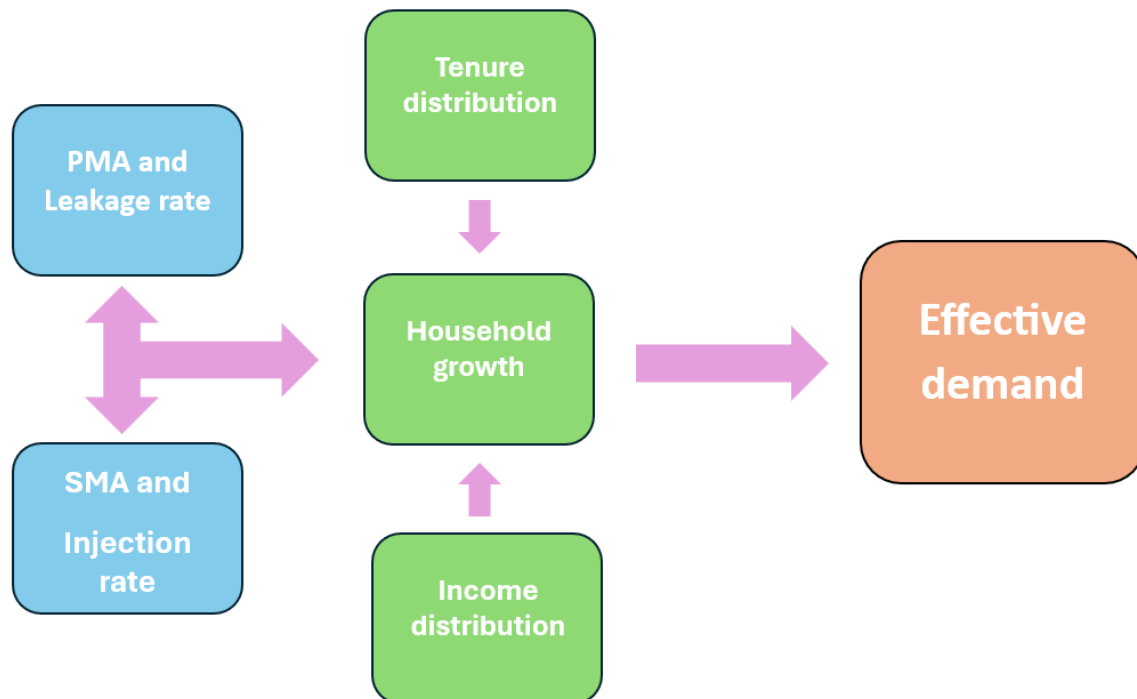
In order to forecast the long-term demand for housing of different typologies, aimed at catering for households of different incomes and with different tenure preferences, the model makes use of several important inputs. The first requirement is the determination of the primary and secondary market areas (PMA and SMA, respectively). This is different for each different area but is required in order to determine the number of households that will make up the demand going forward. Additionally, the injection and leakage rates are required to further improve the accuracy of the forecast demand. The model then utilises the household growth rate in the area of interest, as well as the tenure status and income distributions of households in this area.

The PMA is the area from which the primary demand will emanate, while the SMA is the area from which additional, or secondary demand, is captured. These areas are defined differently for each of the models presented in this chapter and are discussed in more detail as each model is presented. The leakage rate is defined as the rate at which it is expected that households in the PMA would never be interested in making use of a housing development in that area. The injection rate is the rate at which it can be expected that households in the SMA would move to the PMA in order to make use of a housing development, should the development cater to their needs. The injection and leakage rates are again defined individually for each of the models presented and are therefore discussed in more detail with the presentation of each respective model.

The household growth rate is then required to forecast the number of new households that will require housing in the PMA and SMA each year. The income and tenure status distributions are used in order to forecast how many of these new households will fall into each income category as well as whether they will be likely to prefer bonded or rental housing. This allows for the model to forecast the long-term demand for housing of different typologies which cater for households of different incomes.

The figure below presents the approach of the model in its most basic form.

Figure 8.1: Basic model approach

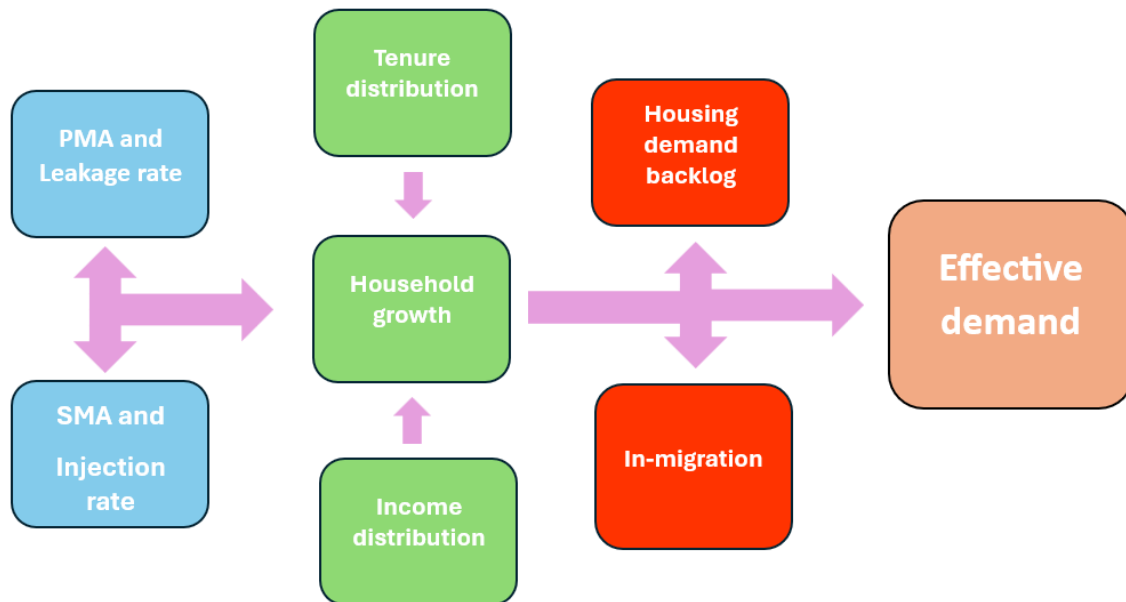


The models need to make accommodation for several other factors which have influence over the number of housing units which are likely to be demanded in each income and tenure status category. The first of these is the backlog of the housing demand database. These are individuals who have registered as needing a home on the housing demand database with the DoHS in the Langeberg LM. While the model predicts the demand for housing by households, the individuals who have registered on the housing demand database are all currently demanding housing. This means that although some of them may currently be living in the same household, all of them would like to start their own household in a new home. Therefore, all of the individuals on the housing demand database are added to the model. These individuals form the base demand onto which the additional demand as a result of household growth is added. The number of individuals who are listed as “waiting” in each respective area are added to the base demand for housing in that area. Additionally, these individuals are added to the demand for the type of housing for which they qualify or could afford based on their self-reported monthly income. These numbers differ by each area and are therefore discussed within the description of each specific model.

Next, to more accurately reflect the demand for housing, migration of people into the Langeberg LM needs to be taken into account. In the absence of migration data for the Langeberg LM, the average growth rate in the number of shacks in the municipality is used as a proxy for the migration of low-income households into the municipality. The “interception” rate is then used to capture the impact of this migration on the long-term demand for housing. Total demand for housing by low-income households in each year is multiplied by the interception rate to increase the demand, which reflects the impact of in-migration.

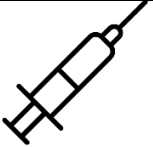
Importantly, a separate interception rate is used to capture the influence of migration into the municipality by middle- and high-income households. The reasons for migration into the municipality by low-income households differ from those of middle- and high-income households, as well as the rate at which this migration is taking place. It is therefore important to separate these two effects. The figure below shows the more nuanced housing demand model utilised to forecast long-term demand for housing in the Langeberg LM.

Figure 8.2: Housing demand model



Finally, the graphic below provides a summary of the definitions of the rates applied in the models used in this report.

Table 8.1: Definitions of rates applied in housing demand models

	Leakage rate	The proportion of residents of the PMA that would not take advantage of housing opportunities.
	Injection rate	The proportion of residents of the SMA who would move to the PMA to take advantage of housing opportunities.
	Interception rate	The rate at which demand is increased to account for in-migration. (different for low-income and high-income households).

Now that the approach of the model has been discussed, the models developed for each of the Langeberg LM, Robertson and Ashton are presented below.¹¹

8.3. Langeberg LM housing demand model

This section presents the models developed to forecast housing demand in the entire Langeberg LM. The specific assumptions used in this model are as follows:

- PMA: Robertson, Nkqubela, Ashton, Zolani, Montagu, Bonnievale and McGregor.
- SMA: Langeberg NU (the non-urban areas of the municipality, outside of the towns listed above).
- Leakage rate: 0%
- Injection rate: 20%
- Interception rate – low-income households: 40%
- Interception rate – middle- and high-income households: 20%
- Housing backlog – “waiting”: 11 313.¹²

The PMA is defined as the urban areas of the municipality as these are the areas in which the primary demand for housing will originate. For those living in the non-urban areas of the municipality, they would need to move to an urban area to make use of a housing development, which is why this is defined as the SMA. The leakage rate is defined as 0% as it is unlikely that, given the high need for housing in the municipality, that anyone to whom housing is made available, affordable and of the preferred tenure status, would refuse to make use of such housing. The injection rate is defined as 20% to reflect the assumption that one-fifth of those living in the non-urban areas would move into an urban area to take advantage of a new housing development. The interception rate for low-income households is defined as 40% to reflect the impact of in-migration by low-income households. This is informed by shack count data, which is used here as a proxy for in-migration of low-income households. Finally, the interception rate of 20% for middle- and high-income households is used to reflect in-migration of these types of households, primarily for retirement or lifestyle purposes, into the municipality.

It is also important to note that not everyone on the housing demand backlog is in the same income bracket. The 11 313 people on the backlog are therefore split according to their incomes and form the base demand for each income category. All individuals on the backlog are added to the demand for bonded housing, due to the intention to own the home instead of renting¹³.

¹¹ All decisions with respect to the assumptions presented below were made in consultation with key stakeholders within the municipality and discussed at length before arriving at the final decision.

¹² Although there are in fact 11 316 individuals defined as “waiting”, there is only income data for 11 313, which is why this is the figure utilised here.

¹³ Because the housing demand backlog has been broken into respective income categories, although people are registered, based on income they don’t all qualify for an RDP house, but rather qualify for First Home Finance, affordable housing or are even middle income.

The table below shows the results of the housing demand model with respect to bonded housing in the Langeberg LM.

Table 8.2: Langeberg LM bonded housing demand

Effective Demand/Monthly household income	BONDED				
	R0-R3 500	R3 500-R22 000	R9 000-R22 000	R22 000-R50 000	R50 000 +
	Subsidised	First Home Finance	Affordable Housing	Middle Income	High Income
2023	9 273	1 866	478	43	13
2024	9 275	1 868	479	43	13
2025	9 278	1 870	480	44	13
2026	9 280	1 872	481	27	13
2027	9 283	1 874	482	45	13
2028	9 286	1 876	483	45	14
2029	9 289	1 879	484	45	14
2030	9 291	1 881	485	46	14
2031	9 294	1 884	486	46	14
2032	9 297	1 886	487	47	15
2033	9 300	1 888	488	48	15
2034	9 303	1 891	489	48	15
2035	9 306	1 893	490	49	15
2036	9 309	1 896	492	49	16
2037	9 312	1 899	493	50	16
2038	9 316	1 901	494	50	16
2039	9 319	1 904	495	51	17

The results above indicate that the current housing demand backlog is the primary source of housing demand in the municipality. In total, the results indicate that by 2039 there will be an estimated demand for 9 319 subsidised bonded housing units. This reflects the need for RDP housing in the municipality. In addition to this, an estimated 1 904 households will qualify for First Home Finance housing, while 495 households will require affordable housing. Next, the results for rental housing need in the municipality are presented below.

Additionally, the housing demand model forecasts demand assuming no supply of housing in the future, i.e. the backlog continues into the future as no supply of housing is accounted for, which would reduce the backlog.

Table 8.3: Langeberg LM rental housing demand

Effective Demand/Monthly household income	RENTAL					
	R800-R3 500	R1 850-R6 700	R6 700-R22 000	R9 000-R22 000	R22 000-R50 000	R50 000+
	CRU	Social Housing Primary Market	Social Housing Secondary Market	Affordable Housing	Middle Income	High Income
2023	41	61	41	30	14	7
2024	42	62	42	30	15	7
2025	42	63	42	31	15	7
2026	43	64	43	31	15	7
2027	44	65	44	32	15	7
2028	45	66	45	32	16	7
2029	45	67	45	33	16	7
2030	46	69	46	33	16	7
2031	47	70	47	34	17	8
2032	48	71	48	35	17	8
2033	49	72	49	35	17	8
2034	49	74	50	36	17	8
2035	50	75	50	36	18	8
2036	51	76	51	37	18	8
2037	52	77	52	38	18	8
2038	53	79	53	38	19	9
2039	54	80	54	39	19	9

These results highlight the stark divide between the demand for rental and bonded housing in the municipality. The reason for this is the current divide between bonded and rental housing in the municipality. In Chapter 4 it was illustrated that in the Langeberg LM, roughly 47% of households live in bonded housing while only 28% of households live in rental housing. The model holds this distribution, like that of income, constant over the forecast period, which is a large reason for the large demand for bonded housing predicted here. This demand for bonded housing is, however, likely to be overestimated by the model. This is alluded to by the results in Table 8.3 which indicates that 63% of respondents to the household surveys would prefer to rent rather than purchase new housing. Another large reason for such a large difference between the bonded and rental housing demand is the fact that all individuals on the housing demand backlog are added to bonded housing demand.

Next, the models developed specifically for the town of Robertson are presented and discussed.

8.4. Robertson housing demand

This section presents the housing demand models developed to forecast long-term demand for housing in the town of Robertson. For the town of Robertson, two models were developed in order to illustrate the difference between using a conservative injection estimate versus using a broader estimate. The first model presented is the conservative model, which uses the following assumptions and parameters:

- PMA: Robertson
- SMA: Langeberg NU, Nkqubela, Ashton, Zolani, Montagu, Bonnievale and McGregor.
- Leakage rate: 0%
- Injection rate: 20%
- Interception rate – low-income households: 40%
- Interception rate – middle- and high-income households: 20%
- Housing backlog – “waiting”: 3 511

The PMA in this case is the town of Robertson, as those living in Robertson would not need to move towns to take advantage of a housing development. Importantly, although Nkqubela is very close to the town of Robertson, for the purposes of this model, Nkqubela is a part of the SMA, and as such, the backlog within Nkqubela is not included in the direct demand in the primary area. The backlog in Nkqubela and the demand that emanates from this is captured in the full Langeberg LM models presented above. The SMA is all the areas of the municipality outside of Robertson. In the case of this model, the leakage rate is again defined as 0% as it is not likely that individuals living in Robertson would not be interested in taking advantage of a housing development in Robertson, should they need a house and be able to afford it. The injection rate, in this conservative forecast, is 20%. This because many people in the municipality are likely to be willing to move to Robertson in order to take advantage of a housing development. In the survey results, the data indicated that Robertson was the town which had the highest proportion of respondents indicating a willingness to move to. In addition, the proportion of respondents in Robertson which indicated that they had “good” or “very good” access to health, educational and retail facilities, as well as job opportunities was higher than the average for the whole Langeberg LM.

The interception rates used in both models are again 40% and 20% for low-income and middle/upper-income households, respectively, for the same reasons discussed above. Finally, the housing demand database indicates that in Robertson there are 3 511 individuals on the housing waiting list¹⁴.

The results of this model are presented below, with forecast demand for bonded housing first, followed by forecast demand for rental housing.

¹⁴ These 3 511 individuals are separated into income categories using the proportions determined for the municipality in the previous model.

Table 8.4: Robertson bonded housing demand - conservative

Effective Demand/Monthly household income	BONDED				
	R0-R3 500	R3 500-R22 000	R0 000-R22 000	R22 000-R50 000	R50 000 +
	Subsidised	First Home Finance	Affordable Housing	Middle Income	High Income
2023	2 904	616	168	24	10
2024	2 906	618	169	25	10
2025	2 907	620	169	25	10
2026	2 909	621	170	25	10
2027	2 910	623	171	26	10
2028	2 912	624	172	26	10
2029	2 913	626	172	27	11
2030	2 915	628	173	27	11
2031	2 917	629	174	28	11
2032	2 936	631	175	28	11
2033	2 920	633	176	28	12
2034	2 922	635	177	29	12
2035	2 923	637	178	29	12
2036	2 925	639	179	30	12
2037	2 927	641	179	30	13
2038	2 929	643	180	31	13
2039	2 931	645	181	31	13

These results tell a similar story to that of the results for the Langeberg LM. The demand for bonded housing is centred around the lowest income category, subsidised bonded. This shows a high demand for RDP housing in the municipality. This is largely a result of the high backlog in demand for this housing typology on the housing demand database, as well as the higher growth rate in demand for this housing based on the interception rate used to capture the in-migration of low-income households into the municipality.

The results above indicate that if no new housing developments take place during the forecast period, there will be demand for approximately 2 931 RDP houses by 2039. Additionally, 645 households will qualify for First Home Finance housing and be in need of housing by 2039. This, again, is the conservative estimate of demand for bonded housing in Robertson.

The table below presents the broader estimates of demand for bonded housing in Robertson. The only difference between these estimates is the fact that the broader model assumes a greater willingness to move from other areas of the municipality to Robertson in order to take advantage of housing

developments. The injection rate is therefore changed from 20% to 30% to reflect a greater demand emanating from the SMA.

Table 8.5: Robertson bonded housing demand - broad

Effective Demand/Monthly household income	BONDED				
	R0-R3 500	R3 500-R22 000	R9 000-R22 000	R22 000-R50 000	R50 000 +
	Subsidised	First Home Finance	Affordable Housing	Middle Income	High Income
2023	2 918	629	172	26	11
2024	2 920	630	173	27	11
2025	2 921	632	174	27	11
2026	2 923	634	174	27	11
2027	2 925	636	175	28	11
2028	2 927	638	176	28	12
2029	2 929	640	177	29	12
2030	2 931	642	178	29	12
2031	2 933	644	179	30	12
2032	2 955	646	180	30	13
2033	2 937	648	181	31	13
2034	2 939	650	182	31	13
2035	2 941	652	183	32	13
2036	2 943	654	184	32	14
2037	2 945	657	185	33	14
2038	2 948	659	186	33	14
2039	2 950	661	187	34	14

The results of the broader model, presented above, indicate that, if no new housing developments take place during the forecast period, there will be demand for approximately 2 950 RDP houses by 2039. Additionally, 661 households will qualify for First Home Finance housing and need housing by 2039. These results illustrate that just a 10% difference in willingness to move to Robertson for housing has a significant impact on demand for housing¹⁵.

Next, the results of forecast demand for rental housing are presented below for both the conservative and broad models discussed. First, the results of the conservative model are presented below, which is followed by those of the broader model.

¹⁵ Though we cannot know with certainty the overall willingness to move to Robertson, these are the best estimates and were decided upon based on extensive data analysis and consultation with key stakeholders within the municipality.

Table 8.6: Robertson rental housing demand - conservative

Effective Demand/Monthly household income	RENTAL					
	R800-R3 500	R1 850-R6 700	R6 700-R22 000	R9000-R22 000	R22 000-R50 000	R50 000+
	CRU	Social Housing Primary Market	Social Housing Secondary Market	Affordable Housing	Middle Income	High Income
2023	20	32	24	18	9	4
2024	21	33	25	18	9	4
2025	21	34	25	18	10	4
2026	21	34	26	19	10	5
2027	22	35	26	19	10	5
2028	22	36	27	19	10	5
2029	23	36	27	20	10	5
2030	23	37	28	20	10	5
2031	24	38	28	21	11	5
2032	24	38	29	21	11	5
2033	25	39	29	21	11	5
2034	25	40	30	22	11	5
2035	25	41	31	22	12	5
2036	26	42	31	23	12	6
2037	27	42	32	23	12	6
2038	27	43	33	24	12	6
2039	28	44	33	24	13	6

These results, like those of the Langeberg LM rental housing demand results, show much smaller demand for rental housing than bonded housing. Interestingly, the demand for rental housing in social housing markets is greater than that of the lowest income bracket. This is because the majority of extremely low-income households are added to the demand for subsidised bonded housing due to the inability to pay for even the most affordable rental housing.

The results of the broader model are presented below.

Table 8.7: Robertson rental housing demand - broad

Effective Demand/Monthly household income	RENTAL					
	R800-R3 500	R1 850-R6 700	R6 700-R22 000	R9 000-R22 000	R22 000-R50 000	R50 000+
	CRU	Social Housing Primary Market	Social Housing Secondary Market	Affordable Housing	Middle Income	High Income
2023	25	41	28	20	10	5
2024	26	41	29	21	11	5
2025	26	42	29	21	11	5
2026	27	43	30	22	11	5
2027	27	44	31	22	11	5
2028	28	45	31	23	11	5
2029	29	46	32	23	12	6
2030	29	47	33	23	12	6
2031	30	47	33	24	12	6
2032	30	48	34	24	12	6
2033	31	49	35	25	13	6
2034	32	50	35	25	13	6
2035	32	51	36	26	13	6
2036	33	52	37	26	13	6
2037	33	53	37	27	14	7
2038	34	55	38	28	14	7
2039	35	56	39	28	14	7

These results again indicate the importance of the willingness of households to move to Robertson to take advantage of a housing development. The trends discussed above remain the same, as nothing has changed except the amount of demand emanating from the SMA.

Additionally, as discussed above, the demand for bonded versus rental housing is determined by the tenure status distribution of Robertson. As most people in Robertson live in bonded housing (65%), most of the demand for housing falls into the bonded category. It is important to note though, that the current tenure status distribution, though it is the best estimate available, does not necessarily capture the desire to rent accommodation. Households currently living in bonded housing may contain individuals who wish to move out and rent housing in Robertson. Household survey results presented in the previous chapter, indicate that 47% of respondents living in Robertson would wish to rent housing if they were to move to new accommodation. This implies a much larger desire to rent accommodation than is reflected in these results. Though the model cannot capture this desire to rent accommodation, it is important to consider that the demand for housing is likely to be much more evenly split along tenure status categories than is reflected in these results.

Next, the results of the housing demand models developed for Ashton are presented in the same fashion as those for Robertson. Again, both a conservative and broad model were developed for both bonded and

rental housing in Ashton. Ashton was chosen as the second location for which to develop models due to the fact that, in the household survey results, the data indicated that this was the town which had the second highest proportion of respondents identifying it as the most preferable place to move to, should they move to a new town in order to obtain housing. Additionally, as is discussed in the chapters to come, the Ashton area is a favourable location for long-term housing developments due to its central location within the municipality, relatively high economic activity, access to bulk infrastructure and available land.

The more conservative model for long-term housing demand in Ashton used the following assumptions¹⁶:

- PMA: Ashton
- SMA: Langeberg NU, Robertson, Nkqubela, Zolani, Montagu, Bonnievale and McGregor.
- Leakage rate: 0%
- Injection rate: 5%
- Interception rate – low-income households: 40%
- Interception rate – middle- and high-income households: 20%
- Housing backlog – “waiting”: 1623

The PMA in this model is the town of Ashton, while the SMA encompasses the rest of the Langeberg LM. The leakage rate is again defined as 0% for the same reasons as were discussed in the previous two models. In the case of Ashton, the conservative model uses an injection rate of 5%. Although Ashton is a relatively desirable town in which to live, the willingness to move to Ashton for housing is likely to be a lot lower than that of Robertson. This injection rate is increased to 10% in the broader model presented next.

The interception rates which capture in-migration are kept the same for low-income and middle/upper-income households (40% and 20%, respectively). Finally, the housing demand backlog in Ashton is 1 623, which is added to the primary demand¹⁷.

Although Zolani is very close to Ashton, the PMA in this model is Ashton, and therefore, the housing backlog in Zolani is not captured as part of the primary demand as it falls in the SMA. The demand emanating from the housing backlog in Zolani is captured in the results of the full Langeberg LM model presented above.

The results of the more conservative model, forecasting the long-term demand for bonded housing in Ashton are presented in the table below.

¹⁶ Again, these assumptions are based on thorough data analysis and consultation with key municipal stakeholders.

¹⁷ The housing demand backlog is again split along the income distribution of the housing backlog that was reported for the municipality as a whole.

Table 8.8: Ashton bonded housing demand - conservative

Effective Demand/Monthly household income	BONDED				
	R0-R3 50	R3 500-R22 000	R9 000-R22 000	R22 000-R50 000	R50 000 +
	Subsidised	First Home Finance	Affordable Housing	Middle Income	High Income
2023	1 332	274	70	7	2
2024	1 333	274	70	7	2
2025	1 333	275	71	8	2
2026	1 334	275	71	8	2
2027	1 334	276	71	8	3
2028	1 335	276	71	8	3
2029	1 335	277	71	8	3
2030	1 336	277	72	8	3
2031	1 336	278	72	8	3
2032	1 341	278	72	8	3
2033	1 337	279	72	8	3
2034	1 338	280	73	9	3
2035	1 339	280	73	9	3
2036	1 339	281	73	9	3
2037	1 340	281	73	9	3
2038	1 340	282	73	9	3
2039	1 341	283	74	9	3

These results again indicate that there is a strong demand for RDP housing in Ashton due, in large part, to the high backlog on the housing demand database. It is, however, estimated that 283 households will qualify for First Home Finance housing and need housing by 2039. The next table below presents the results of the broader model, using a 10% injection rate which increases the demand for housing in Ashton emanating from the SMA.

Table 8.9: Ashton bonded housing demand - broad

Effective Demand/Monthly household income	BONDED				
	R0-R3 500	R3 500-R22 000	R9000-R22 000	R22 000-R50 000	R50 000 +
	Subsidised	First Home Finance	Affordable Housing	Middle Income	High Income
2023	1 341	282	73	9	3
2024	1 342	282	74	9	3
2025	1 342	283	74	9	3
2026	1 343	284	74	9	3
2027	1 344	284	74	9	3
2028	1 344	285	75	9	3
2029	1 345	286	75	10	3
2030	1 346	286	75	10	4
2031	1 346	287	75	10	4
2032	1 353	288	76	10	4
2033	1 348	289	76	10	4
2034	1 349	289	76	10	4
2035	1 349	290	77	10	4
2036	1 350	291	77	11	4
2037	1 351	292	77	11	4
2038	1 352	293	77	11	4
2039	1 353	294	78	11	4

These results tell the same story as the results presented in the previous table, with a slightly increased demand for housing due to larger demand from the SMA. Next, the demand for rental housing is presented in the tables below.

The first table presents the demand for rental housing forecast by the conservative model.

Table 8.10: Ashton rental housing demand - conservative

Effective Demand/Monthly household income	RENTAL					
	R800-R3 500	R1 850-R6 700	R6 700-R22 000	R9 000-R22 000	R22 000-R50 000	R50 000+
	CRU	Social Housing Primary Market	Social Housing Secondary Market	Affordable Housing	Middle Income	High Income
2023	6	10	6	4	2	1
2024	6	10	7	5	2	1
2025	6	10	7	5	2	1
2026	7	10	7	5	2	1
2027	7	11	7	5	3	1
2028	7	11	7	5	3	1
2029	7	11	7	5	3	1
2030	7	11	7	5	3	1
2031	7	11	8	5	3	1
2032	7	12	8	5	3	1
2033	7	12	8	5	3	1
2034	8	12	8	6	3	1
2035	8	12	8	6	3	1
2036	8	13	8	6	3	1
2037	8	13	9	6	3	1
2038	8	13	9	6	3	1
2039	8	13	9	6	3	1

There is again a much smaller demand for rental housing compared to bonded housing, for the same reasons as were discussed above. In the case of Ashton, 59% of households currently live in bonded housing (either fully paid off or being paid off) while only 24% live in rental housing. This strongly affects the forecast of demand for rental housing relative to bonded housing. Additionally, the housing backlog has a strong impact on the results because the backlog is added to the demand for bonded housing.

Next, the results of the broader model are presented below.

Table 8.11: Ashton rental housing demand - broad

Effective Demand	RENTAL					
	R800-R3 500	R1 850-R6 700	R6 700- R22 000	R9 000-R22 000	R22 000-R50 000	R50 000+
	CRU	Social Housing Primary Market	Social Housing Secondary Market	Affordable Housing	Middle Income	High Income
2023	9	14	9	6	3	2
2024	9	15	9	7	3	2
2025	9	15	10	7	3	2
2026	10	15	10	7	3	2
2027	10	16	10	7	3	2
2028	10	16	10	7	4	2
2029	10	16	10	7	4	2
2030	10	17	10	7	4	2
2031	11	17	11	7	4	2
2032	11	17	11	8	4	2
2033	11	18	11	8	4	2
2034	11	18	11	8	4	2
2035	12	18	12	8	4	2
2036	12	19	12	8	4	2
2037	12	19	12	8	4	2
2038	12	19	12	9	4	2
2039	12	20	13	9	4	2

These results again tell a similar story to those of the conservative model. Like Robertson, the demand for rent is highest in the social housing categories, indicating that there is greater need for rental housing of this typology. Importantly, as discussed above, the current tenure status distribution does not necessarily give a true reflection of desire to rent. The survey data indicates that 60% of respondents in Ashton would prefer to rent if they were to move to new accommodation, while 40% would prefer to buy. This highlights the fact that these models, by design, underestimate the demand for rental housing. There is, therefore, a much more even split between the demand for rental and bonded housing than these models reflect. The total need for housing, however, is the best estimate that can be made with the available data.

8.5. Conclusion

This chapter has presented and discussed the results of housing demand models which were developed to forecast the housing need in the Langeberg LM, Robertson and Ashton. The chapter began with a description of the models which included explanations of the approach of the model and definitions of the parameters used. The demand models for the Langeberg LM were then presented. The long-term demand for bonded housing in the Langeberg LM indicated that by 2039 there will be demand for 9 319 RDP houses

in the municipality. Additionally, it is estimated that 1 904 households will be in need of, and qualify for, First Home Finance housing. In Robertson, the 2039 demand for these two types of housing were estimated at 2 931 - 2 950 and 645 – 661, respectively. Finally, in Ashton, by 2039 it was estimated that the demand for these two housing typologies will be 1 341 – 1 353 and 283 – 294. These results were highly dependent upon the housing demand backlog in the municipality, as well as the rate of low-income in-migration, which was proxied for by the rate at which informal settlements are expanding in the municipality.

It is important to note that the demand for rental housing predicted by these models is extremely low due to the current tenure status distribution being highly skewed towards bonded housing. The models cannot consider the preference for rental housing, however. The survey data indicated a high preference for rental housing among respondents, were they to move to new accommodation. This implies that while the totals between rental and bonded housing demand are as accurate as possible, the split between bonded and rental housing demand is likely to be much more even than predicted here. This means that the demand for bonded housing is likely to be lower in all income categories except the subsidised bonded as this reflects the demand for RDP housing. The lower demand for bonded housing in these income categories would directly translate to increased demand for rental housing in most income categories.

The next chapter discusses some of the most important challenges faced with regards to housing in the Langeberg LM. This is then followed by the development of a long-term housing delivery plan.

9. Critical human settlement challenges

9.1. Introduction

This chapter is focused on addressing some of the most important challenges related to housing in the Langeberg LM. These challenges are of importance to the Langeberg Human Settlements Plan due to the affect they have on housing in the municipality. These concerns include the state of rural settlement, immigration, illegal land occupation, settlement sprawl, illegal migration, crime and violence, and the lack of affordable rental housing. These will each be discussed separately in the sub-sections which follow.

9.2. Rural dwellers

First, it is important to briefly discuss the concerns related to rural dwellers within the municipality. It was shown in the baseline assessment presented in chapter 4 that approximately 30% of the population of the Langeberg LM live in rural areas, outside of the urban areas (Robertson, Nkqubela, Ashton, Zolani, Montagu, Bonnievale and McGregor). This is more than any of these individual seven areas. These rural dwellers almost exclusively live and work on farms in the municipality and are only linked to the urban-centres for services such as retail, and other public goods such as healthcare and education.

The largest concern relating to rural dwellers in the municipality is the fact that there is low knowledge of and registration on the housing demand database (HDD). From engagements with the municipality, it was brought to light that awareness programmes have taken place in many settlements in which people were informed about the housing demand database and how to register. This, however, is not possible to do in all rural areas. Many dwellers in rural areas, therefore, do not know about the HDD and of those who do know, most are not registered. The difficulty is the large area over which these dwellers are spread and the inability to inform all of these people of the processes by which housing is applied for in the municipality. As a result of this, very little is known about the living conditions of these households. The survey was conducted in the low-income settlements of the municipality and did not cover the expansive rural areas

In addition to these concerns, there have also been requests for housing assistance by farmers on behalf of their employees. This indicates that there is a need for housing assistance in the rural areas, however, quantifying how many households are in need of urban housing and their appetite for vacating their homes on farms as well their tenure status at present is not clear. It is also apparent, based on the data obtained from the household surveys, that there are many people who have been evicted from their homes on farms. As a result, these people have ended up in informal settlements in the urban areas of the municipality. From the survey data, it was found that 8% of respondents in Montagu, 5% of respondents in Ashton and 1% of respondents in Nkqubela stated this as the reason for them currently residing in each of these respective settlements. From engagements with municipal officials, it was found that roughly 15 cases of farm evictions go to court each year, but most do not (Stakeholder Engagement, 2024). This indicates that at least some of these evictions are illegal and cause an increased number of people to be forced to live in informal settlements in urban areas of the municipality.

9.3. In-migration

In-migration is the largest concern relating to housing in the Langeberg LM. It was shown in the survey results that only 39% of respondents have lived in their current settlement their entire life. In total, 22% of respondents have lived in their current settlement for less than 10 years. The survey results also indicated that a large proportion of respondents have moved to the Langeberg LM from other parts of South Africa or other African countries. Most migrants to the municipality that are not from the Western Cape came from the Eastern Cape, Zimbabwe, Malawi and Lesotho.

The high rate at which in-migration has been taking place, especially into informal settlements, has been a cause of several concerns, including the following:

- Illegal occupation of land;
- Sprawling of informal settlements on private and publicly owned land;
- The high rates of illegal immigration;
- Increased levels of crime and violence in informal settlements;
- Tension between those who have lived in these areas all their lives and those who have recently moved in, and;
- The strain that such fast population growth puts on bulk infrastructure capacity.

The high rates of in-migration can be seen in the fast growth in informal settlements within the municipality within the last few years. The table below presents data obtained from the Western Cape DoHS on the number of structures in several informal settlements throughout the Langeberg LM between 2020 and 2023.

Table 9.1: Informal settlement structure count 2020-2023

Settlement	Town	2020	2021	2022	2023	3 year growth
Boekenhoutskloof	Bonnievale	289	444	444	588	27%
Mandela Square	Montagu	78	248	248	272	52%
“Plakkerskamp”	McGregor	116	32	32	32	-72%
Nkandla	Nkqubela	321	374	374	374	17%
Enkanini, Kanana & Lawaaiikamp	Nkqubela	946	1 005	1 005	1 005	2%
Cogmanskloof	Ashton	77	71	135	135	21%
Droëheuwel	Robertson	10	100	142	72	93%
Zolani	Zolani	10	200	377	377	235%
Total	All above	1 847	2 474	5 757	2 855	16%

The table indicates that between 2020 and 2023 the number of structures in these informal settlements increased by 16%, from 1 847 to 2 855 structures in total. These settlements did not all experience the same growth, however. The data shows that the highest growth was seen in Zolani, which grew by 235% in these three years. Zolani had only 10 structures in 2020 but had 377 structures by 2023. Droëheuwel, Mandela Square and Boekenhoutskloof also experienced significant growth between 2020 and 2023. The data also illustrates the influence of the “White City” development in McGregor, which reduced the number of structures in the informal settlement from 116 in 2020 to just 32 in 2021, where it has stayed since then.

From the table above, it is clear that the growth of informal settlements has been happening at a fast rate in the Langeberg LM. Important to note is that the rate of growth has increased in the most recent years indicating an increase in the rate at which people are migrating into the municipality. The problems associated with this phenomenon are discussed in more detail below.

9.3.1. Illegal land occupation

One of the concerns related to the high growth rate in informal dwellings in the municipality is the illegal occupation of land. Many settlements are started on land that is either privately owned or owned by the municipality and therefore, built outside of the designated erven. This causes several problems. Firstly, many of the places in which these structures are erected are not serviceable (water, sanitation etc...), so it is not possible for the municipality to provide basic services. Additionally, many of these structures are built in places that are earmarked for development. If land that is earmarked for housing development is occupied illegally for more than 24 hours, the occupants cannot be evicted without a court order. This means that it is a lengthy and expensive legal process for the municipality to reclaim the land which is earmarked for development before any development can take place. Unfortunately, this has reportedly happened on many

occasions in the municipality and hinders the ability of the DoHS to effectively provide housing. For this reason, an interdict is required so that the municipality can remove illegal occupants no matter how long they have been occupying the land. In addition to this, it is illegal under the Prevention of Illegal Eviction from and Unlawful Occupation of Land Act (no. 19 of 1998) to “directly or indirectly receive or solicit payment of any money or other consideration as a fee or charge for arranging or organising or permitting a person to occupy land without the consent of the owner or person in charge of that land.” The municipality should, in conjunction with the South African Police Services, identify any persons allowing the illegal occupation of land and detain and prosecute such offenders. The Act further states that offenders on conviction are liable to a fine and or imprisonment of up to 2 years. This law should be strongly enforced in order for the illegal occupation of land to be reduced within the Municipality.

9.3.2. Settlement sprawl

The sprawling of settlements refers to the fast pace at which settlements expand once they have begun. This is closely related to the illegal occupation of land and squatters’ rights, as once someone has occupied land for more than 24 hours, they cannot easily be removed. Once a few structures have been erected on a piece of land and do not get removed, it is a sign to others that this land is safe to occupy. This leads to rapid erection of informal structures on said land and the sprawling effect, such as has happened in Boekenhoutskloof, Zolani and Lawaaiikamp in Nkqubela. This makes it even more difficult for land to be reclaimed as many people would have to be displaced to develop this land. In many cases, however, the land upon which informal settlements are built is the only available land upon which to develop social housing.

9.3.3. Illegal immigration

Illegal immigration is a serious problem faced by the municipality and the DoHS. It is not clear how many migrants to the municipality have come to South Africa illegally, but it is clear that there are large communities of people from Zimbabwe, Malawi and Lesotho in the informal settlements across the municipality, as our survey data indicated. While no assumptions are made with regards to illegal immigration, stakeholder engagements with municipal official as well as a wide range of community dwellers indicated that a large proportion of foreigners do enter illegally. This illegal immigration adds to the problem of the growth in informal settlements and the illegal occupation of land. This task falls outside of the purview of the DoHS who are mandated to communicate such matters and make requests for assistance to the Department of Home Affairs. These repeated requests for assistance have, however, gone unanswered, and the illegal immigration into the municipality has only increased in recent years. This has put strain on the communities in many ways. Firstly, the increased number of people living in informal settlements has caused increased density and adds to the fast growth in the size of informal settlements, as well as adding to the problems associated with illegal land occupation. In addition to this, these people make use of infrastructure such as electricity, water, sewerage, refuse removal, etc, but do not pay rates or taxes and therefore place fiscal as well as infrastructural strain on the municipality.

9.3.4. Crime and violence

Due to the sharp growth rates of informal settlements in recent years, there has been an increase in levels of crime and violence. Crime, drugs, gangsterism and violence were a commonly mentioned concern in the additional comments made by respondents to the household surveys. This, according to residents, has been increasing as settlements have become increasingly populated with new people from outside the Langeberg LM. This is not surprising, however, as our household survey data indicates high levels of unemployment in these settlements.

This crime and violence speaks to another issue that has been raised by locals and in the household survey data – tension between locals and perceived foreigners. The data shows that there are several settlements in which many respondents have lived their entire lives, combined with many respondents who have only moved in recently. This has caused tension between those who view these settlements as their home and those who have recently moved in. Many respondents and stakeholders from areas such as Nkqubela and Robertson North also stated being fearful of foreigners and not feeling safe in their settlement. Certain areas are informally designated as ‘no go areas’ as a result of a reputation for violence and a lack of safety and security. This is, from engagements with locals, reportedly the case in Lawaai kamp in Nkqubela, which has informally been designated as a foreigner-dominated and dangerous area.

Ultimately, the issues surrounding immigration are complex and difficult to solve immediately, but it is clear that two things which would have the biggest impact are:

1. an interdict against illegal occupation of land, and;
2. assistance from the Department of Home Affairs in dealing with illegal immigration.

Next, the final major concern related to housing in the Langeberg LM is discussed, the need for affordable rental housing.

9.4. Rental housing

One of the key take aways from the survey data and the housing demand models, when considered together, is the fact that there is not enough affordable rental housing in the Langeberg LM. The housing demand models use the current tenure status distribution within the Langeberg LM to predict the demand for housing of each tenure status over the forecast period. A problem with this, however, is that it implicitly assumes that people are currently able to freely choose their tenure status and that, therefore, current tenure status reflects the preferences of the residents of the municipality. This, however, is not necessarily the case. The majority of residents of the Langeberg LM (57%) live in bonded housing, which is the combination of those who have fully paid off their home and those who are still paying off their home. Only 31% of the municipality rent their accommodation. This has a large impact on the forecasts of the housing demand models as was seen in the previous chapter, with a large demand for bonded housing, in particular subsidised bonded (RDP) and First Home Finance housing. The survey data, however, indicated that there is a strong desire for and ability to afford rental housing in the municipality. 63% of respondents said that they

would prefer to rent should they move to new accommodation, while only 35% said they would prefer to buy. Additionally, 80% of respondents indicated that they would be able to afford to pay rent of R500 or more per month, with 51% saying that they would be able to afford monthly rent of R1 000 or more. Finally, one of the most common additional comments made by respondents was that there is no affordable housing in the municipality.

All of this information points to the fact that the supply of affordable rental housing available in the settlements where surveys were undertaken does not meet the demand. This unavailability of affordable rental housing has forced many residents to add their names to the housing demand database in the hopes of being provided with a house by the municipality and are therefore deemed to be included in the demand for RDP housing. This puts a large fiscal burden on the municipality which could be alleviated by the development of rental housing options that would provide affordable rental accommodation, be it renting apartments, RDP houses or serviced sites. The currently limited financial and human resources of the Langeberg LM limit the degree to which rental housing can be developed and managed, but this form of housing should be considered a valuable tool to alleviate housing needs and add to the fiscal position of the municipality.

9.5. Conclusion

This chapter has discussed some of the most critical challenges faced by the Langeberg LM with respect to housing. These include the state of rural housing, in-migration, illegal land occupation, settlement sprawl, illegal immigration, crime and violence, and finally, the lack of affordable rental housing. These housing challenges affect the ability of the Langeberg LM DoHS to provide housing in many ways. Additionally, while resources are being spent dealing with the issues that result from these problems, less resources are available for the provision of housing and basic services to the most vulnerable in the municipality. The next chapter discusses the strategy to alleviate the housing backlog and address the forecast housing demand.

10. Strategy development

10.1. Introduction

The strategy presented in this chapter directly responds to the results of the housing demand models presented in the previous chapter, and is further informed by the identified housing challenges in the municipality as well as the objectives of the Langeberg LM IDP and SDF. The housing pipeline, as developed in conjunction with the key stakeholders in the municipality is presented for each of the settlements in the municipality, along with the development maps of the draft 2024 SDF, which will be included as part of the emended IDP in 2025. In addition to the projects on the housing pipeline, other sites zoned for residential development by the draft SDF maps are discussed, with recommendations made as to their best use in terms of future residential development, be it by the private or public sector. Finally, recommendations are made as to the areas of opportunity with respect to residential development. This includes recommended areas of urban expansion to accommodate new development as well as the type of residential development most suitable for each respective area.

The constitution states that “every citizen has the right to adequate housing” (Constitution of the Republic of South Africa, 1996). Additionally, the Langeberg LM IDP states that, “access to housing also includes access to services such as potable water, basic sanitation, safe energy resources and refuse removal, to ensure that households enjoy a decent standard of living” (Langeberg Local Municipality, 2024 - 2029). The housing pipeline that is presented in this chapter is thus in line with the Constitution as well as the predetermined objective of the Langeberg LM IDP to “manage and provide access to affordable and low-cost housing opportunities” (Langeberg Local Municipality, 2024 - 2029). With regards to ward-based planning, the IDP also makes clear that the provision of basic services to informal settlements is a key objective and thus, many of the projects presented are additionally aligned with this objective.

10.2. Robertson

Table 10.1: Robertson project pipeline

Project code/site	Project type	Project potential/erf size	Location	Time frame	Constraints	Bulk infrastructure requirements
C4	IRDP.	205 serviced sites, 188 units.	Erven 2981 & 2445.	Implementation phase ¹⁸ .	Current illegal occupation of site – interdict needed.	Upgrades to reservoirs, Electrical capacity and sewerage system.
D1	UISP upgrade on site, IRDP and affordable housing.	1000 sites in total, split between the three typologies.	Erf 1206.	Long-term ¹⁹ .	Privately owned land – Project Initiation Document (PID) has been submitted with Land Acquisition to be completed. Bulk infrastructure upgrades required. Illegal occupation.	Upgrades to reservoirs, Electrical capacity and sewerage system. Additionally, roads will need to be developed in order to provide access to sites.
R01	UISP upgrade on site.	TBD.	RE/1247.	Medium-term.	Temporary relocation space while upgrades are happening.	Connections to electrical, water and sewerage infrastructure. Development of roads and designation of erven.
R03	Gap housing	0.227 Ha.	Erf 1771.	Medium-term.	TBD.	Establishment of connections to

¹⁸ Projects in the implementation phase are currently being implemented by the DoHS. These projects are projected to be completed within 5 years.

¹⁹ Long-term projects are projected to be underway within 5-10 years.

Project code/site	Project type	Project potential/erf size	Location	Time frame	Constraints	Bulk infrastructure requirements
	with First Home Financing.					electrical, water and sewerage infrastructure.
R24	Middle-income open market housing.	TBD.	RE/2.	Medium-term.	TBD.	Connections to electrical, water and sewerage infrastructure.
1	High - income, affordable housing & gap housing.	TBD.	RE/1/47.	Long-term.	TBD.	Upgrades to reservoirs, water, electrical, sewerage and stormwater infrastructure. Establishment of connections to infrastructure.
R35	UISP upgrade on site.	TBD	Undetermined.	Medium-term.	TBD	Connections to bulk services, including water, sewerage and electricity.
Relocation of Lawaaiikamp (R43)	Serviced sites for qualifiers, and rental of serviced sites to non-qualifiers.	TBD.	RE/2.	Medium-term.	TBD.	Upgrades to existing infrastructure capacity and connections to water, electrical and sewerage infrastructure.

Project C4 is currently being implemented and has been approved by the Municipal Council. This project aims to construct 188 IRDP units in order to provide formal housing. Additionally, there will be 205 serviced plots which will provide basic services to those who do not qualify for RDP housing. This, however, is under threat

due to 26 structures occupying the development site (LLM DoHS, 2024). This is preventing the project from going ahead. Legal assistance has been requested in the form of an interdict. This is a common trend on much of the land identified for housing developments within the municipality. Additionally, bulk infrastructure upgrades are required before construction can begin. The project, therefore, although being in implementation phase, has been halted until bulk infrastructure can be confirmed.

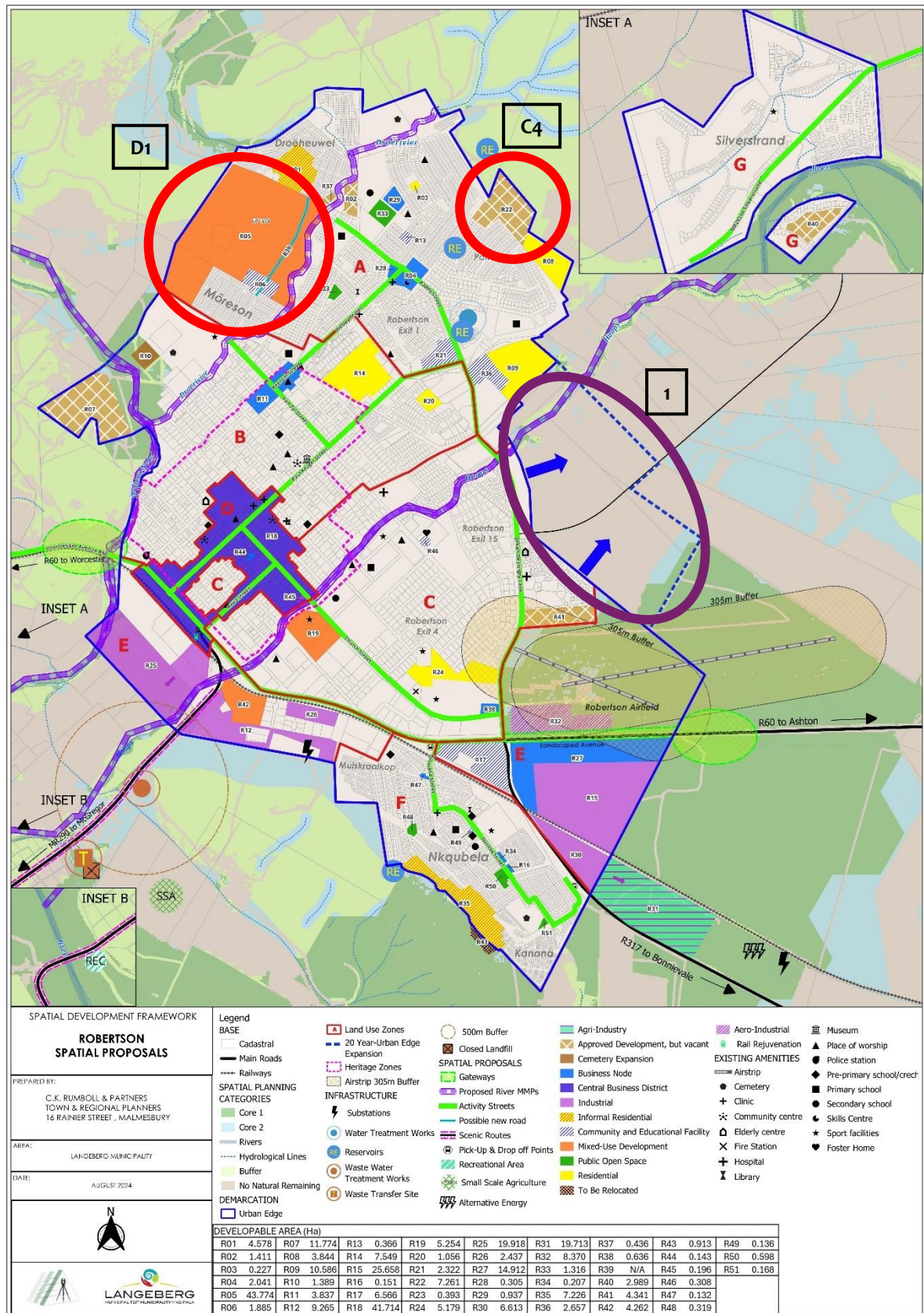
Project D1 aims to provide 1 000 units in the form of a mixed-use development which encompasses both IRDP as well as affordable housing and UISP units. This is a long-term project and the mixture between these three forms of housing/assistance has not been determined yet. The data identified in the surveys as well as the housing demand models imply a strong need for affordable rental housing in Robertson as well as IRDP housing, indicating that the mixture should be weighted in favour of these two housing typologies. Additionally, affordable rental housing would aid in contributing to the fiscal position of the municipality. The other alternative is First Home Finance housing, which would provide affordable housing to those seeking bonded housing, which the data from the housing demand models implies a high demand for.

The number UISP sites included in the development plan will in part be determined by the level of informal occupation on the site in question. Additionally, illegal occupation of this land would, without an interdict, could be detrimental to the development objectives of the DoHS. Finally, this project requires significant upgrades to bulk infrastructure, including the strengthening of the current capacity of reservoirs and upgrading current water treatment plants. Electrical networks would also require upgrades, as the current closest substation is on the north-east of Robertson. This is manageable, but the biggest problem relating to electricity is the current capacity provided to the Langeberg LM by Eskom. According to municipal electrical engineering specialists, the construction of 1 000 units on this site would require an additional 1.3-2.4 megavolt amperes (MVA). There is currently no capacity for this and in order to provide such capacity, upgrades to the regional substation located in Worcester are required. The Langeberg LM electrical engineering team have requested more capacity to cater for increasing demand and are awaiting confirmation that upgrades to this substation will take place. Until the completion of these upgrades, the electrical capacity required for such a development is simply not available. This development would need to be constructed in phases over 5-10 years due to fiscal as well as bulk infrastructural constraints, assuming increased capacity can be obtained from Eskom. Eskom is unlikely to be able to provide the entirety of the electrical capacity for such a development before 2030 at the earliest according to municipal electrical engineering.

The map below, obtained from the Langeberg LM draft 2024 SDF indicates the locations of the above described planned developments in Robertson²⁰. The planned development sites are outlined in red and labelled D1 and C4. These sites are also orange and labelled as “DoHS” in the legend.

²⁰ Note that the pipeline presented in this chapter was done in consultation with key stakeholders within the municipality, including those involved in the development of the SDF. The developments listed in this chapter thus represent the most recent version of the pipeline and planned developments determined after consideration of all development sites indicated in the maps taken from the draft 2024 SDF.

Map 10-1: Location of Robertson housing pipeline projects



(Langeberg Local Municipality, 2024-2029)

The map above shows the locations of projects D1 and C4 as identified by the Spatial Development Framework (Draft 3, 2024-2029).

In addition to these planned projects, there are several other sites in Robertson suitable for residential development. These are discussed below.

Site R01 is currently an informal settlement located in Droëheuwel. This informal settlement is earmarked for upgrading on site. This is planned to begin within the next 5 years and will involve the provision of serviced sites and bulk infrastructure to these residents, as well as designated erven and roads for easier access. It is envisioned that some of these households will be temporarily relocated to site R05 during the upgrading before moving these residents back their original sites.

Site R03 has a developable area of 0.227 hectares (Ha). This site is in a predominantly formal residential area with many backyard dwellings. Thus, a potential best use of this site is the development of affordable and gap housing with the option for First Home Financing. This would aid in absorbing some of the growth in backyard dwellings and would provide secure tenure to these households. Gap housing on this land and would contribute to the provision of affordable housing as well as contributing to the fiscal position of the municipality.

Site R24 is on the edge of a middle- to upper-income residential suburb. The location of this site in proximity to the R60 and the industrial area would make it a good location for young working professionals. This site could be used for the development of open market middle-income housing and should be made available for this purpose. The municipality should, therefore, divide the land into erven and advertise the sale of these erven for the development of middle-income housing.

Site R35 is currently an informal settlement on the edge of Nkqubela. This site is designated for upgrading on site. This will entail the provision of bulk infrastructure and could be done through the use of superblocking²¹. Site R43, adjacent to site R35, is outside of the urban edge and is largely unserviceable. The residents of this informal settlement will require relocation. It is envisioned that qualifying members of this community will be relocated to site R05 once the phased development of this site, through project D1 makes available serviced sites and RDP top structures. The land to the south of Kanana was investigated as a possible location for this relocation, but due to environmental concerns, this site is not an appropriate location for human settlement. This makes site R05 the most suitable site for relocation of qualifying households.

In addition to the sites discussed above, the area to the north of Robertson Airfield is currently within the 20-year urban edge expansion. This is site labelled “1” and is circled in purple on the map above. This is a large piece of land that could be used to accommodate a range of residential typologies in the long-term. High income housing development to the south of the site, with affordable and gap housing to its north

²¹ Super blocking involves the provision of bulk services to a community rather than individual households, providing a method of servicing many households through one development. These households will share facilities but will all have access to basic services.

would provide a well rounded range of housing opportunities that would positively contribute to the economic and fiscal sustainability of Robertson. The next section discusses the pipeline for Ashton. Ashton

Table 10.2: Ashton project pipeline

Project code/site	Project type	Project potential/erf size	Location	Time frame	Constraints	Bulk infrastructure requirements
D8	UISP serviced sites.	1000 serviced sites.	Farm portion 197 – Zolani.	medium-term ²² .	Privately owned land. PID must still be submitted with Land Acquisition.	Upgrades required to electrical capacity, reservoirs, sewerage, stormwater drainage and landfill capacity.
A25	UISP upgrade on site.	TBD.	RE/1096	Medium-term.	TBD.	Development of roads and provision of bulk infrastructure, including water, sewerage and electricity.
A01	IRDP and UISP serviced sites.	14.948 Ha and 0.889 Ha, respectively.	Re/06 & RE/853.	Medium-term.	TBD.	Upgrades to reservoir and electrical capacity.
A09 & A11	Affordable & gap housing.	1.249 Ha, 1.052 Ha, respectively.	Erf 312, RE/434, respectively.	Medium-term.	TBD.	Connections to electrical substation, water and sewerage systems.
A12 & A13	Open market middle- and upper-	0.847 Ha & 1.054 Ha, respectively.	RE/387 & erf 163, respectively.	Medium-term.	TBD.	Connections to electrical substation, water and sewerage systems.

²² Medium-term projects are projected to commence within 5 years.

Project code/site	Project type	Project potential/erf size	Location	Time frame	Constraints	Bulk infrastructure requirements
	income housing.					
A19, A27 and A28	UISP upgrade on site.	TBD.	TBD.	Medium-term.	TBD.	Connections to electrical substation, water and sewerage systems.

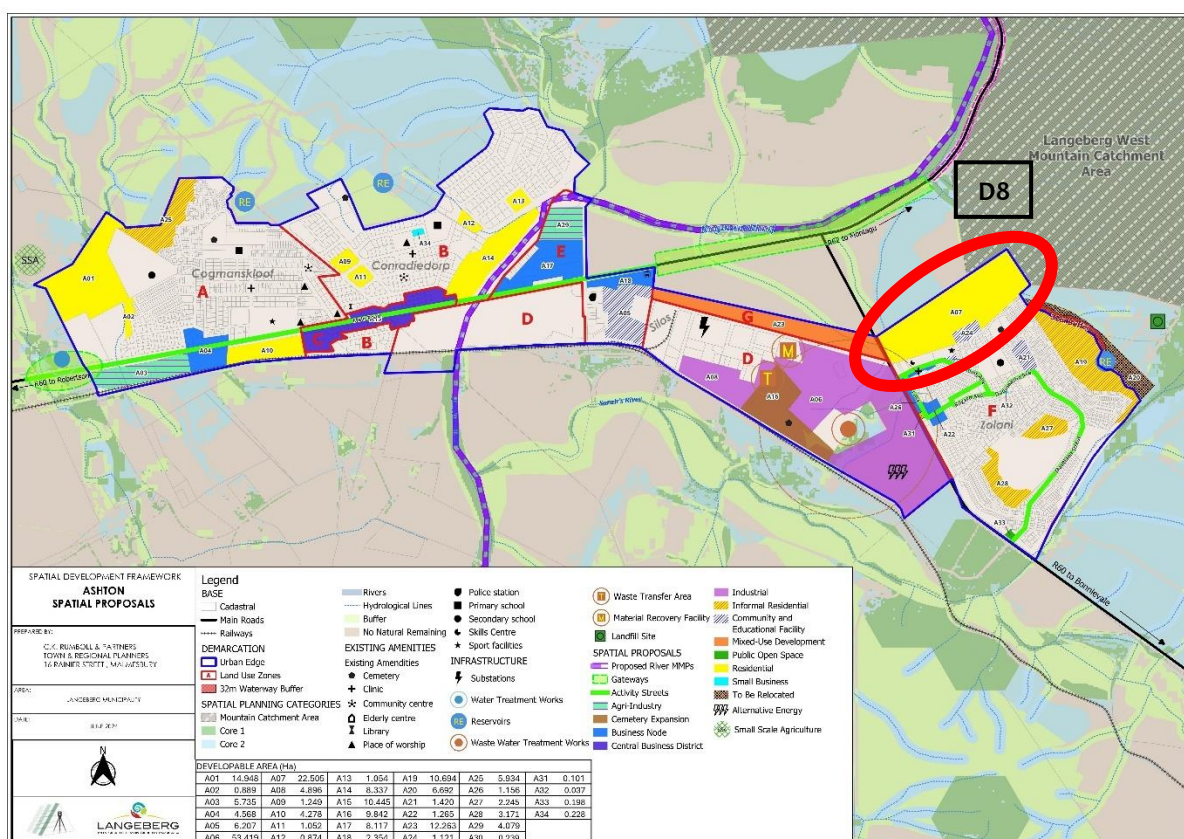
D8 is the medium-term priority project in the Ashton area. This is due to the fact that this land is far easier to provide with basic services from the perspective of the engineering teams within the municipality as the land is positioned on more desirable terrain which is flatter and closer to the existing infrastructure. The land on which this development is aimed to take place is located to the north of Zolani, and aims to absorb its expected long-term growth. It is envisioned that 1 000 serviced sites will be provided using funds allocated by the UISP grants. This project, like that of D1, requires significant upgrades to bulk infrastructure and again suffers from the electrical capacity shortages discussed in the previous section, though these serviced sites do not necessarily require the same capacity that is required by IRDP and affordable housing units. The land on which this development is planned to take place is privately owned and the DoHS is in the process of acquiring it.

The required bulk infrastructure upgrades include water treatment, sewerage systems and, an additional reservoir would need to be constructed in order to provide potable water to an additional 1 000 households. Additionally, solid waste would require capacity upgrades. The current landfills in the municipality are at full capacity, meaning that an additional landfill would be required. Solid waste experts within the municipality have indicated that the development of an individual landfill cell would cost approximately R90 million. This cell would last approximately 2 years before reaching full capacity at the current rate of solid waste creation, whereafter, a new cell would be required. Municipal budget officials have indicated that the financial cost of this is not feasible, meaning that the municipality needs to transport additional solid waste to the regional landfill in Worcester at a monthly fee. Collection would need to be increased by employing a larger number of trucks, however, which would impose additional financial costs. According to engineering teams, sourcing the funding for this level of bulk infrastructure upgrading would take a minimum of 3 years, after which upgrades could begin. If additional electrical capacity can be obtained from Eskom, the current location of

the Ashton substation is such that only minor upgrades would be required to provide electricity to this development.

If priority is placed on the sourcing of funding and upgrading the bulk infrastructure, a realistic timeline for this development has been determined to be within the next 5 years. By this time Zolani is expected to have expanded significantly, implying an even greater need for this development. The map below indicates the location of planned development D8. The developments listed in this chapter represent the most recent version of the pipeline and planned developments determined after consideration of all development sites indicated in the maps taken from the draft 2024 SDF.

Map 10-2: Location of Ashton housing pipeline projects



(Langeberg Local Municipality, 2024-2029)

In addition to planned project D8, there are many other sites in Ashton zoned for residential development. This section discusses some of the potential best uses for these portions of land. First, site A25, the informal settlement of Riemvasmaak, is earmarked for upgrading on site to provide basic services to the members of this community. This could be achieved through super blocking and will provide water, electricity and sewerage to the households of this settlement.

Site A01 has a developable sizes of 14.098 Ha and is located on the north-western edge of Ashton in the map above. The best use for this site would be to develop RDP top structures and serviced sites through the UISP programme in order to absorb the expected expansion of Riemvasmaak. These sites could be rented to non-

qualifiers in order to gain an income that would subsidise the provision of services to these sites. This site is currently privately owned but is being considered for purchase and development by the municipality.

Next, sites A09 & A11 should be considered for affordable and gap housing. These sites are located within residential neighbourhoods of freestanding homes. Therefore, infill development of affordable and gap housing, linked to the First Home Finance programme, would make owning a home in this area a possibility for many more people. Survey results indicated that many residents find housing too expensive. The provision and sale of land for the gap housing market would aid in providing more affordable housing in Ashton without changing the feel of these suburbs.

Sites A12 and A13 should be considered for the development of open market middle- and upper-income housing. The release of this land would also provide a valuable income to the municipality.

Finally, sites A19, A27 & A28 are informal settlements located on the periphery of Zolani. These sites are earmarked for upgrading on site, making use of the UISP programme. This will provide these settlements with basic services, designated erven and formal road access. Additionally, it is envisioned that the land between A27 and A28 will also be formalized and serviced to provide for the formal expansion of these sites.

Next, the housing pipeline for McGregor is discussed below.

10.3. McGregor

Table 10.3: McGregor project pipeline

Project code/site	Project type	Project potential/erf size	Location	Time frame	Constraints	Bulk infrastructure requirements
B1	IRDP.	10 units.	Erf 360.	Implementation phase.	N/A.	None.
B1	First Home Finance.	15 units.	Erven 1401-1939.	Implementation phase.	N/A.	None.
D11	Relocation	N/A	Erf 397.	Long-term.	Hoeks River not suitable for residential development but current informal settlement residents are unwilling to relocate.	None.

Mco8	IRDP & serviced sites.	TBD.	Erf 354.	Long-term.	TBD.	Establishment of electrical, water, sewerage connections.
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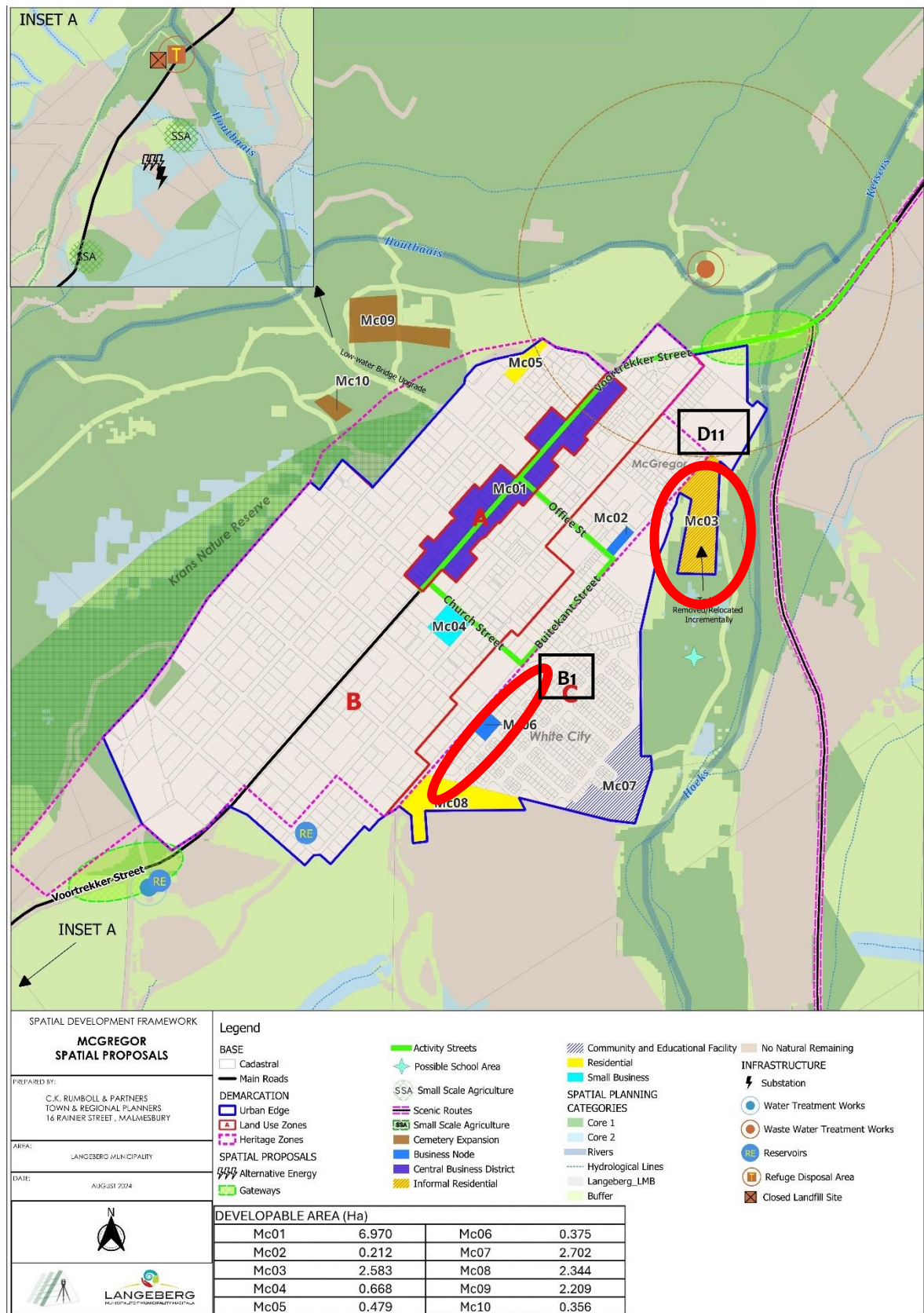
The planned developments listed above illustrate the intention of the DoHS to complete the previously developed “White City” by finishing the development of the last 10 IRDP housing units. There are no infrastructural or other constraints. Included in the B1 project is the planned development of 15 First Home Finance units on some of the land within “White City”. Individuals are required to register and apply for FLSIP housing as it is an individual subsidy and depends on the financial position of each individual. These units will therefore be developed as individuals apply and personalized subsidies are decided upon. These units will add to the stock of affordable housing in the Langeberg LM and will also strengthen the financial position of the municipality, making them an attractive form of housing development from these perspectives.

The site labelled D11 is currently an informal settlement. The location of this settlement is unsuitable for residential development and is not serviceable because it is in the flood plain of the Hoeks River. These residents therefore need to be relocated but are at this moment unwilling to move. This project is linked to the environmental approval for the White City development.

Finally, site Mco8 is currently privately owned farmland but it is envisioned that this site will be acquired and is earmarked for the development of serviced sites and RDP homes. This will absorb the relocation of the informal settlement on site Mo3 and provide for the expansion of housing opportunities in White City.

The map below illustrates the locations of these planned developments.

Map 10-3: Location of McGregor housing pipeline projects



10.4. Bonnievale

Table 10.4: Bonnievale project pipeline

Project code/site	Project type	Project potential/erf size	Location	Time frame	Constraints	Bulk infrastructure requirements
C3	UISP.	574 serviced sites.	Erf 907 & farm portion 174.	Implementation phase.	Project Feasibility Report (PFR) required. Project Implementation Readiness Report (PIRR) required.	Connections to water mains, upgrades to electrical capacity and development of sewerage infrastructure.
D10	IRDP & Gap.	58 IRDP & 10 Gap units.	Farm portions 1,2,4 & 5/695.	Medium-term.	N/A.	None.
B10	Affordable and gap housing with First Home Financing option.	2.1 Ha.	Erf 828.	Medium-term.	TBD.	None.
1	IRDP & serviced sites.	TBD.	RE/174.	Long-term.	TBD.	Upgrades to electrical, sewerage, water and stormwater infrastructure facilities.

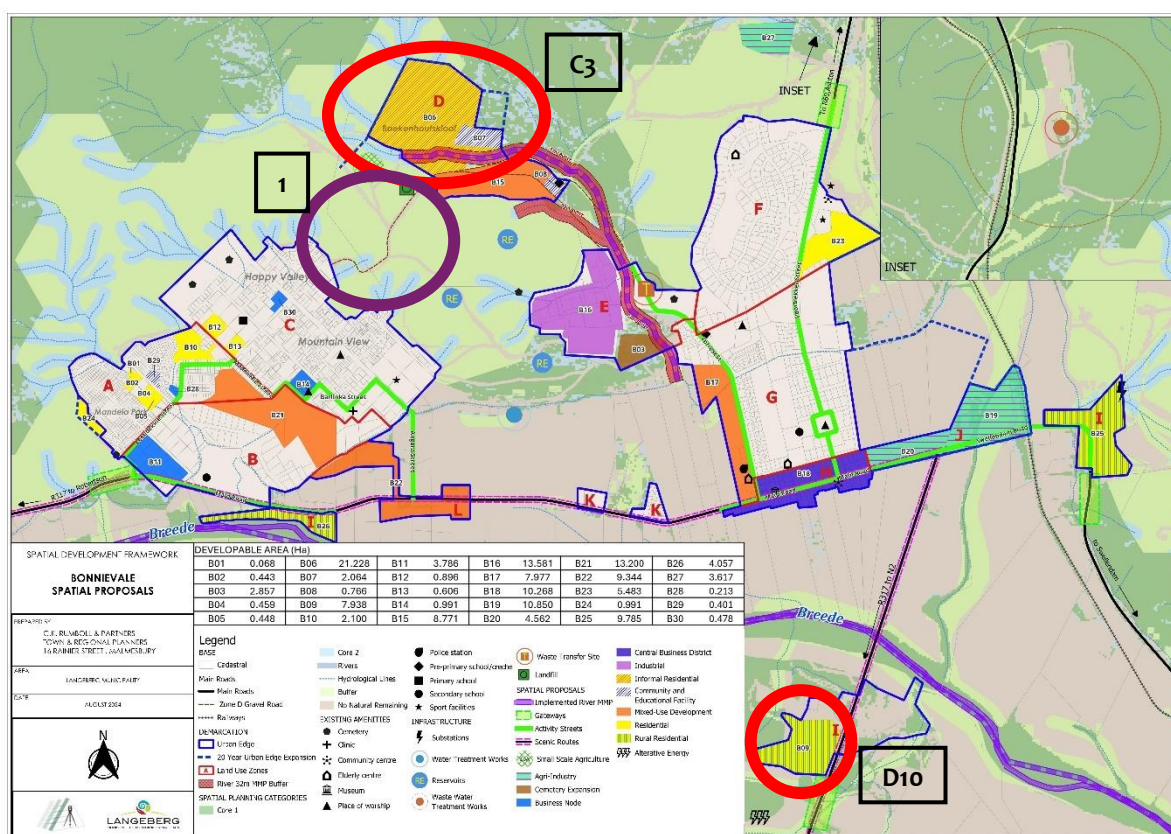
Project C3 is a project to upgrade the informal settlement of Boekenhoutskloof. This settlement was discussed in chapter 6. In the pictures presented in chapter 6 it can be seen that there were already flattened roads and a simple layout was being developed to provide access to basic services in the settlement during the week of 20-24 May. This project will provide 574 serviced plots and formalise the settlement. This will entail providing more water and electricity access points as well as road access and shared sanitation facilities. Due to the state of Boekenhoutskloof and its fast paced expansion discussed in chapter 6, this

project has been of high importance to the DoHS. The construction in Boekenhoutskloof commenced on the 18th of August in 2023. Relocations out of the road reserve have been underway and several phases have been completed.

D10 is a medium-term project and aims to develop 10 Gap housing units as well as 58 IRDP units. This project has no major constraints preventing development. The environmental authority as well as land use approval have been obtained and the bulk infrastructure capacity is sufficient in this location. This project, being a medium-term project, should commence within the next 5 years.

The map below presents the locations of these two developments.

Map 10-4: Location of Bonnievale housing pipeline projects



(Langeberg Local Municipality, 2024-2029)

Site B10 is owned by the municipality and zoned for residential development. This site is located in Mandela Square, a lower-middle income neighbourhood. Thus, this site would be ideally suited for gap housing with the option for First Home Financing. The municipality should, therefore, make this land available for purchase by first-time buyers wanting to build a home. This will provide an income to the municipality and make available more housing options in Bonnievale. This site is not large so the additional households should not result in a need for upgrades to bulk infrastructure.

In order to increase the availability of housing in Bonnievale, the urban edge will need to be expanded through the purchase of privately owned land. The land between Happy valley and Boekenhoutskloof, labelled “1”, would be a good place for the development of RDP top structures and the provision of additional serviced sites, with the option to rent for those non-qualifiers. Serviced sites would aid in absorbing the expansion of Boekenhoutskloof and the inclusion of RDP housing would create a buffer between the established suburb of Happy Valley and the new expansion of Boekenhoutskloof.

The next section presents the housing pipeline developed for Montagu.

10.5. Montagu

Project code/site	Project type	Project potential/erf size	Location	Time frame	Constraints	Bulk infrastructure requirements
O1	IRDP.	14 units.	Strydom Street ²³ .	Implementation phase.	PID required.	None.
C1	UISP.	148 serviced sites (super blocking).	Erf 937 & farm portion 1.	Implementation phase.	PFR required. PIRR required. Basic environmental assessment required.	Upgrades to electrical, water and sewerage capacity.
C2	IRDP.	500 units.	Erf 937.	Medium-term.	PFR required.	Upgrades to electrical substation, upgrades to reservoirs, water and sewerage and stormwater infrastructure.
D9	IRDP.	65 units.	Erf 728.	Long-term.	PID required.	Water and sewerage upgrades.
M09 & M13	Open market middle-	3.12 Ha & 2.69 Ha, respectively.	RE/1 & erf 1207.	Medium-term.	TBD.	Establishment of connections to water, electrical

²³ Erven 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2394 & 2395 in Strydom Street, Montagu.

Project code/site	Project type	Project potential/erf size	Location	Time frame	Constraints	Bulk infrastructure requirements
	income housing.					and sewerage infrastructure.
M16	UISP upgrade on site.	1445 Ha.	RE/1	Medium-term.	TBD.	Connections to water, electrical and sewerage infrastructure.
M12, M25, M26 & M27	Gap and affordable housing with First Home Finance option.	0.641 Ha, 0.404 Ha, 0.179 Ha & 0.283 Ha, respectively.	RE/937 and erven 3969, 4244 & RE/937.	Medium-term.	TBD.	Connections to water, electrical and sewerage mains.
M23	IRDP.	2.071 Ha.	Erf 3969.	Long-term.	Underground infrastructure junction that would need to be relocated.	Connections to water, electrical and sewerage mains.

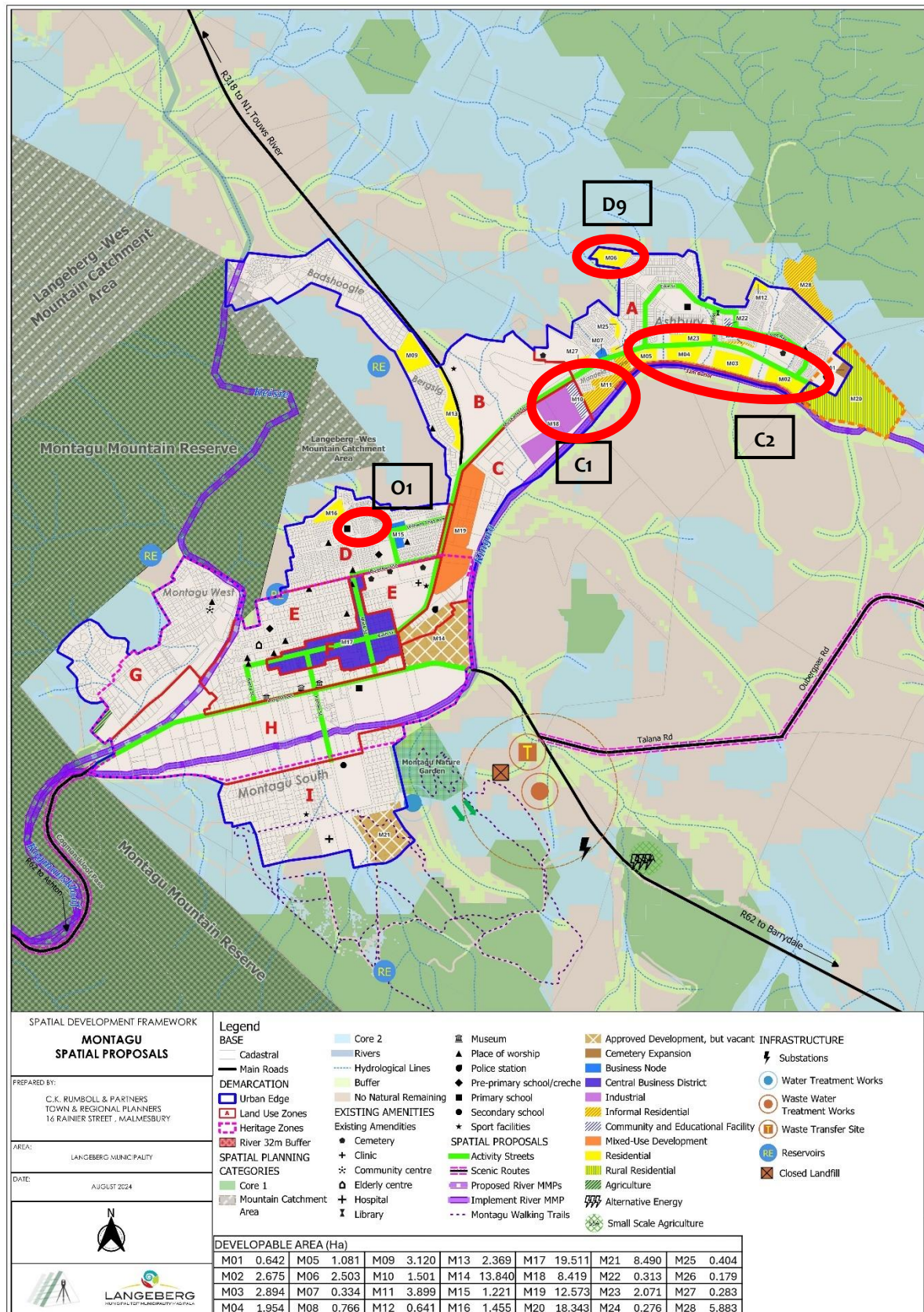
Project O1 is a project currently in the implementation phase. The project will be an upgrade to 14 IRDP homes on Strydom Street in Montagu which have become severely degraded. The project will involve the demolition and rebuilding of these houses.

Projects C1 and C2 are both planned to take place on erf 937, with C1 also taking place on farm portion 1, the neighbouring farm to the west of erf 937 in Mandela Square. Project C1 is planned to be a “super block” upgrade and is currently being implemented. This will involve a similar approach to that being implemented in Boekenhoutskloof, with roads being developed as well as shared sanitation, water and sewerage facilities. Lighting will be provided to the blocks via street lights, but no electricity is planned to be provided to individual units due to the capacity constraints discussed earlier in this chapter. This project will involve upgrades to a block of 148 sites. Project C2 will take place to the east of Mandela Square in Montagu. This project is intended to comprise the development of up to 500 IRDP units. No serviced sites will be developed on this land due to its proximity to the Kingna River and the associated environmental concerns. This project is medium-term and thus expected to begin within the next 5 years.

Finally, project D9 is a long-term project, expected to start within 10 years. This project will entail the development of 65 IRDP units on the north-western edge of Ashbury. This site is currently being used as an informal sports field, which should be upgraded in the interim and continue to be used as such until the housing project commences. This will protect this land against illegal occupation and provide an important community recreational facility.

The map below shows the locations of these developments.

Map 10-5: Location of Montagu housing pipeline projects



(Langeberg Local Municipality, 2024-2029)

Within Montagu, there are several undeveloped portions of land which are zoned for residential development. Sites M09 and M13 on the north-eastern edge of Montagu are located in the suburb of Bergsig, a middle-income suburb. These sites would be suitable for the development of open market middle-income housing. This should not put a large strain on bulk infrastructure and would provide valuable resources to the municipality. The sale of these sites for this purpose should therefore be a matter of priority.

The site labelled M16 has a total of 1.445 hectares of developable land. This site is located on the northern edge of the main town of Montagu and is surrounded by a lower-middle income suburb. This site is currently an informal settlement and would therefore benefit from upgrading on site through the use of the UISP programme.

Sites M12, M25, M26 and M27 are all located in the suburb of Ashbury, a relatively low-income area. These sites should be divided into erven and sold to first-time buyers looking to build a home with the assistance of the First Home Finance programme. This would again provide the municipality with a valuable income and increase the number of residents paying rates and taxes. Site M23, on the other hand, is located above the intersection of a number of bulk infrastructure pipelines. This makes the site currently unsuited to residential development. For residential development to take place on this land, the underlying infrastructure would need to be relocated. Thus, this site could in the long-term be used for IRDP development, but only once the necessary amendments are made to the underlying infrastructure. Summary of housing pipeline

The table below summarises the housing pipeline as set out per town in the sections above.

Table 10.5: Summary of housing pipeline

Settlement	Project code/site	Project type	Project potential/erf size	Location	Time frame
Robertson	C4	IRDP & UISP.	205 serviced sites, 188 units.	Erven 2981 & 2445.	Implementation phase.
	D1	IRDP, UISP & affordable housing.	1000 sites/units in total, split between 3 typologies.	Erf 1206.	Long-term.
	R01	UISP upgrade on site.	TBD.	RE/1247.	Medium-term.
	R03	Gap housing with First Home Financing.	00.227 Ha.	Erf 1771.	Medium-term.
	R24	Middle-income open market housing.	TBD.	RE/2.	Medium-term.
	1	High-income, affordable	TBD.	RE/147.	Long-term.

Settlement	Project code/site	Project type	Project potential/erf size	Location	Time frame
		& gap housing.			
	R35	UISP upgrade on site.	TBD.	Undetermined.	Medium-term.
	Relocation of Lawaai kamp (R43)	Serviced sites with rental options for non-qualifiers. There is also potential for super blocking.	TBD.	RE/2.	Medium-term.
Ashton	D8	UISP.	1000 serviced sites.	Farm portion 197 – Zolani.	Medium-term.
	A1	UISP serviced sites.	14.94 Ha.	RE/06.	Medium-term.
	A10	Mix of gap, affordable & rental housing.	4.278 Ha.	RE/599	Medium-term.
	A09 & A11.	Affordable & gap housing .	1.249 Ha and 1.052 Ha, respectively.	Erf 312 & RE/343.	Medium-term.
	A12 & A13	Open market middle-income housing	0.847 Ha & 1.054 Ha, respectively.	RE/387 & erf 163.	Medium-term.
	A25	UISP upgrade on site.	TBD.	RE/1096.	Medium-term.
	A19, A27 & A28	UISP upgrade on site.	TBD.	TBD.	Medium-term.
McGregor	B1	IRDP.	10 units	Erf 360.	Implementation phase.
	B1	First Home Finance.	15 units.	Erven 1401-1939.	Implementation phase.
	D11	Relocation	N/A.	Erf 397	Long-term
	Mco8	IRDP & serviced sites.	TBD.	Erf 354.	Long-term.
Bonnievale	C3	UISP.	574 serviced sites.	Erf 907 & farm portion 174.	Implementation phase.
	D10	IRDP & Gap.	58 IRDP & 10 Gap units.	Farm portion 1,2,4 & 5/ 695.	Medium-term.
	B10	Affordable and gap	2.1 Ha.	Erf 828.	Medium-term.

Settlement	Project code/site	Project type	Project potential/erf size	Location	Time frame
		housing with First Home Financing option.			
	1	IRDP & serviced sites.	TBD.	RE/174.	Long-term.
Montagu	O1	IRDP.	14 units.	Strydom Street.	Implementation phase.
	C1	UISP.	148 serviced sites (super blocking).	Erf 937 & farm portion 1.	Implementation phase.
	C2	IRDP.	500 units	Erf 937	Medium-term.
	D9.	IRDP.	65 units.	Erf 728.	Long-term.
	M09 & M13	Open market middle-income housing.	3.12 Ha & 2.69 Ha, respectively.	RE/1 & erf 1207.	Medium-term.
	M16	UISP upgrade on site.	1445 Ha.	RE/1	Medium-term.
	M12, M25, M26 & M27	Gap and affordable housing with First Home Finance option.	0.641 Ha, 0.404 Ha, 0.179 Ha & 0.283 Ha, respectively.	RE/937 and erven 3969, 4244 & RE/937.	Medium-term.
	M23	IRDP.	2.071 Ha.	Erf 3969.	Long-term.

Finally, the table below presents the total number of units of each typology that are planned on being developed during the forecast timeframe²⁴, and are on sites already earmarked for development. The number and type of housing units on sites identified for future development is not yet clear, so these are not included in the table below

Table 10.6: Housing pipeline by typology

Settlement	IRDP	UISP	Gap	Affordable housing	First Home Finance
Robertson	521	522		333	
Ashton		1000			
McGregor	10	30			15
Bonnievale	58	574	10		
Montagu	579	173			
Total	1168	2299	10	333	15

²⁴ This table assumes an even split between IRDP, affordable housing and UISP on erf 1206 in Robertson.

This indicates that in total, the pipeline plans for the development of 1 168 IRDP units, 2 299 informal settlement site upgrades, 10 units of Gap housing, 333 units of affordable housing and 15 units of First Home Finance housing. Note that the number of affordable housing units is entirely dependent on the split between typologies which is yet to be determined on erf 1206 in Robertson.

It is important to note that settlements which are not included in the housing pipeline are those which are unauthorised or illegal. These settlements will not be developed in the future. An example is “Kelin Iraq” in Montagu, where an interdict has been approved and eviction and relocation is being planned. The municipality is responsible for, to the best of its ability, the provision of access to basic services such as electricity, water, sanitation and waste removal. This, however, is not the case for settlements which are either unlawful or unauthorised. Thus, the municipality should request the relocation of the residents of such informal settlements to legal/authorized settlements which, as outlined in the housing pipeline, are included in the development plans of the municipality.

10.6. Conclusion

This chapter presented the housing pipeline that has been developed in conjunction with the key stakeholders within the Langeberg LM. The pipeline presented describes all the planned housing developments over the forecast period of the next 10-15 years, as well as presenting potential sites for future developments along with recommendations as to the type of developments on those sites. The planned locations of these developments was also presented using maps from the draft Langeberg LM Spatial Development Framework (2024-2029). The planned pipeline developments are summarized per settlement and per each housing typology to clearly outline the proposed plan for housing developments in the Langeberg LM. It is important to note that the current infrastructure requirements indicated for these projects will be made more clear by the infrastructure master plans which are currently being updated and are scheduled to be released in 2025.

Although the currently planned developments presented here will not solve the projected backlog in the forecast time frame, the potential future developments will continue to assist in reducing this backlog further. Current fiscal and infrastructural constraints limit the degree to which the DoHS can sufficiently provide affordable and low cost housing to completely remove the backlog. For this reason, the inclusion of rental housing as well as gap and affordable housing options provides a means of increasing the municipal rates and taxes, thereby assisting in the provision of housing to those most in need. The reason for the inclusion of few rental options stems from the human and financial resource constraints faced by the municipality. The included small-scale rental options will provide a means by which the municipality can begin to provide rental options without overallocation resources. There should be the aim to increase the capacity of the municipality to provide and manage rental housing to increase tenure options and flexibility in the market for affordable housing.

Going forward, the data indicates a strong desire for affordable housing, in both rental and bonded form. This would suggest that gap with First Home Finance and affordable rental housing are and will be in high demand in the Langeberg LM. While the DoHS continues to do its utmost to provide housing for the lowest income households in the municipality through the UISP and IRDP grants, as is its mandate, this is not a sustainable solution to the housing crisis facing the municipality. Gap housing with First Home Finance and affordable rental housing are needed in order to strengthen the fiscal position of the municipality. This would aid in alleviating the issues currently faced in terms of infrastructure and basic service delivery. Too much of the current municipal budget is being spent on maintenance of infrastructure. The fast influx of people into the area puts pressure on infrastructure and causes a need for more frequent maintenance. Because of this, the municipality has limited resources with which to develop new housing and the infrastructure that it requires. Housing which adds to the fiscal position through the payment of rates and taxes, as well as through the attraction of professionals who would work in the municipality would be a far more sustainable solution to the housing crisis and would improve the ability of the DoHS to perform its mandate of providing housing and basic services to the entire municipality, thereby alleviating poverty.

11. Implementation phase:

11.1. Introduction

This chapter discusses the important features of implementation of the above discussed pipeline and the constraints and concerns that need to be considered in doing so. The chapter begins with a description of the criteria used to assess housing projects, which is followed by the prioritisation of housing projects. Finally, implementation requirements and critical partnerships for the successful completion of these projects are discussed.

11.2. Criteria for assessing housing projects

Some important general principles as set out by the National Housing Act (no.107 of 1997) which are directly addressed by the planned housing developments outlined in the pipeline above are:

- “Priority must be given to the poor with respect to planned developments;
- housing developments must be sustainable;
- housing developments must take place in a transparent and accountable manner and promote equitable outcomes;
- housing developments must promote spatial integration;
- housing authorities must prevent discrimination in the housing development process;
- housing developments should increase density in order to promote efficient use of land;
- housing developments must limit their environmental impact.”

These principles are directly addressed by the housing developments in the planned pipeline outlined in the previous chapter. Additionally, housing development principles not directly addressed by these

developments are indirectly addressed through the development process as well as through the guidelines set out in other municipal plans such as the SDF and IDP. These planned developments are therefore in line with the necessary criteria and thus, the implementation of these projects should go ahead.

11.3. Prioritisation of projects

The prioritisation of projects on the housing pipeline is in line with the principle of giving priority to the poor with respect to housing developments. The projects currently being implemented are either addressing the needs of the poorest communities, or addressing shortages in access to basic services. The following projects are currently being prioritised by the DoHS:

Table 11.1: First priority projects

Settlement	Project	Project type
Robertson	C4	IRDP & UISP
McGregor	B1	IRDP & First Home Finance
Bonnievale	C3	UISP
Montagu	O1	IRDP
Montagu	C1	UISP Superblocking
Ashton - Zolani	D8	Serviced sites

(LLM DoHS, 2024)

The projects outlined in the table above are all the current priorities of the DoHS. This is in line with the need to provide housing and basic services to the most in need. The only new IRDP housing being built is in Robertson, with the IRDP in Montagu being the completion of the previous “White City” development. Additionally, the IRDP project in Montagu involves the demolition and rebuilding of severely degraded houses rather than the building of new homes. Thus, the majority of currently prioritised projects are the upgrading of informal settlements. The focus here is on the provision of basic services so as to provide a decent standard of living to the worst-off residents of the municipality. This is especially the case with project C3 in Boekenhoutskloof and project C1 in Montagu. These projects will improve the living conditions of a large number of residents, making efficient use of the limited resources available to the municipality. Additionally, project D8 in Zolani is of high importance due to the rate at which Zolani is growing. This project will aid in slowing the growth of Riemvasmaak as well as the growth of the eastern edge of Zolani towards the landfill site.

The table below summarizes the medium-term projects, which are the next prioritised projects.

Table 11.2: Priority 2 projects

Settlement	Project/site	Project type
Robertson	R01	UISP upgrade on site.
	R03	Gap housing with First Home Financing.
	R24	Middle- and upper-income open market housing.
	R35	UISP upgrade on site.
	Relocation of Lawaaiikamp (R43)	Serviced sites for qualifiers, and rental of serviced sites to non-qualifiers. There is also potential for “super blocking”).
Ashton	A1	IRDP and UISP serviced sites.
	A09 & A11	Affordable & gap housing.
	A25	UISP upgrade on site.
	A12 & A13	Open market middle-income housing.
	A19, A27 & A28	UISP upgrade on site.
Bonnievale	D10	IRDP & Gap housing.
	B10	Affordable and gap housing with First Home Financing option.
Montagu	C2	IRDP.
	M09 & M13	Open market middle-income housing.
	M16	UISP upgrade on site.
	M23, M25, M26 & M27	Gap and affordable housing with First Home Financing option.

The projects listed above indicate that once the current projects have been completed, the next priority is to provide additional housing opportunities to both alleviate the housing backlog but also provide affordable housing options for working residents through the provision of gap housing.

Next, the long-term housing projects are presented below. These projects are the third priority as the municipality hopes to use them to provide long-term solutions to housing shortages in the municipality. Additionally, bulk infrastructural and fiscal constraints prevent the DoHS from commencing with all these large projects immediately.

Table 11.3: Priority 3 projects

Settlement	Project	Project type
Robertson	D1	UISP upgrade on site, IRDP & affordable housing.
	1	High -income, affordable housing & gap housing.
McGregor	D11	Relocation.
	Mo8	IRDP & serviced sites.
Bonnievale	1	IRDP & serviced sites.
Montagu	D9	IRDP.

Project D1 in Robertson aims to provide a mixed-use development in line with the principle of densification and the promotion of more liveable settlements. This settlement is planned to absorb the large growth in the informal settlements of Robertson North as well as provide alternative housing typologies and tenure statuses. Both D1 and D8 aim to provide housing or basic services to 1 000 households each, making them large developments. For this reason, bulk infrastructure will need to be upgraded – something which cannot happen in the short-term. Thus, these projects will take place in the long-term, aiming to begin within 10 years. Project D1 is a long-term project for the same reasons, but aims to provide a mixture of high-income, affordable and gap housing opportunities.

Project D11 is a long-term project at the moment due to the small size of the informal settlement which the plan aims to upgrade, as well as the unwillingness of the current residents to relocate to suitable land. Until these residents are willing to relocate, the project cannot go ahead. Project Mo8 is also a long-term project due to the land currently being privately owned. It is envisioned that this land will be acquired, after which the development of the required infrastructure can begin, followed by the development of IRDP units and serviced sites.

The only long-term plan in Bonnievale is the expansion of the urban edge to accommodate the development of serviced sites and IRDP units between Boekenhoutskloof and Happy Valley. It is envisioned that this development will absorb the expected growth of Boekenhoutskloof in a formal manner.

Finally, the provision of 65 IRDP units in Mandela Square in Montagu as part of project D9 is another long-term project that aims to absorb the growth in this informal settlement. This project, like those of D1 and D8 will require time and funding. Thus, this project is planned to aid the long-term housing need.

The prioritisation of projects outlined above is in line with the objectives of the municipality in that the aim is to first provide basic services to those most in need, followed by the provision of housing where it is most needed and most possible from an infrastructural perspective. The priority can then shift to the provision of

housing that will capture the long-term growth of the municipal population and will require the largest upgrades to infrastructure, thus requiring longer to plan and develop.

The recommendations and prioritised areas discussed above are a result of consultation with municipal officials in the form of workshops, meetings and discussions.

Next, the implementation requirements for these developments to take place are discussed.

11.4. Implementation timeline Summary

The tables below provide an overview and summary of the housing pipeline, as well as the constraints, steps required to overcome constraints, the associated timelines in which these steps should be completed, as well as which department should conduct each step.

The first table presented on the following page provides this information for projects that are currently in the implementation phase. These projects should be completed within 5 years, after which the medium-term projects will be prioritised.

The page thereafter provides the same overview of medium-term projects, which are planned to commence within 5 years. Finally, the last table presents this overview for long-term projects, which are scheduled to begin within 10 years.

Table 11.4: Implementation timeline - implementation phase projects

Project Location and number	Type and number of units (where known)	Constraints	Steps required and associated time frames	Responsible parties
McGregor (B1).	10 IRDP units and 15 First Home Finance units.	Currently no constraints.	Proceed with construction of 10 IRDP units and take applications for First Home Finance units in order to complete within 5 years.	Langeberg LM DoHS.
Montagu (O1).	14 IRDP units - demolition and upgrade.	Project Initiation Document required to be submitted.	Project Initiation Document should be submitted within 1-2 years in order to clearly define project and lay out construction plan. Begin construction within 3 years in order to complete within time frame of 5 years.	Langeberg LM DoHS & Langeberg Department of Statutory and Town Planning.
Bonnievale (C3).	574 serviced sites (UISP).	Project Feasibility Report required as well as a Project Implementation Readiness Report is required.	These reports should be submitted within 1-2 years to be reviewed and allow construction to begin so that construction can be completed within 5 years.	Langeberg LM DoHS required to submit both reports before Langeberg LM Department of Statutory and Town Planning can ratify reports.

Project Location and number	Type and number of units (where known)	Constraints	Steps required and associated time frames	Responsible parties
Montagu (C2)	500 IRDP units.	Project Feasibility Report required.	The Project Feasibility Report should be submitted within 1 year so as to assess the viability of the project. Construction to begin within 2-3 years to complete within the time frame of 5 years.	Langeberg LM DoHS to submit Project Feasibility Report to Langeberg Department of Statutory and Town Planning.
Robertson (C4)	205 IRDP units & 188 serviced sites (UISP).	Illegal occupation of site (26 structures with unknown number of occupants). Bulk infrastructure upgrades required: Sewerage, water and electrical infrastructure.	Apply for interdict within 6 months in order to proceed with eviction in 1 year. Funding for local projects should be sourced within 2 years in order to commence with construction and meet timeframe of completion within 5 years.	Langeberg DoHS and Municipal Council to submit interdict application. Departments of Civil and Electrical Engineering to acquire funding for bulk infrastructure upgrades.

The next table presents the medium-term projects.

Table 11.5: Implementation timeline - medium-term projects

Project Location and number	Type and number of units (where known)	Constraints	Steps required and associated time frames	Responsible parties
Robertson (R03)	Gap housing with First Home Financing.	TBD	Establishment of connections to electrical, water and sewerage infrastructure within 1-3 years.	Departments of Civil and Electrical Engineering to acquire funding for and commence with bulk infrastructure upgrades.
Robertson (R01)	UISP upgrade on site.	TBD.	Connections to electrical, water and sewerage infrastructure. Development of roads and designation of erven. within 1-3 years.	Departments of Civil and Electrical Engineering to acquire funding for and commence with bulk infrastructure upgrades.
Robertson (R24)	Open market middle income housing.	TBD.	Connections to electrical, water and sewerage infrastructure within 1-3 years.	Departments of Civil and Electrical Engineering to acquire funding for and commence with bulk infrastructure upgrades.
Robertson (35)	UISP upgrade on site.	TBD.	Connections to bulk infrastructure within 3 years so that upgrades can begin within 5 years.	Departments of Civil and Electrical Engineering to acquire funding for and commence with bulk infrastructure upgrades.

Project Location and number	Type and number of units (where known)	Constraints	Steps required and associated time frames	Responsible parties
Robertson (Relocation of Lawaai kamp (R43))	Serviced sites for qualifiers, and rental of serviced sites to non-qualifiers. There is also potential for “super blocking”)	TBD.	Interdict to be submitted for approval within 3 years so that relocation can begin within 5 years.	The DoHS should submit the interdict for approval.
Ashton (A1).	IRDP UISP serviced sites.	TBD.	Source funding for and commence with upgrades to reservoir and electrical capacity within 5 years.	Departments of Civil and Electrical Engineering to acquire funding for and commence with bulk infrastructure upgrades.
Ashton (A12 & A13).	Open market middle-income housing.	TBD.	Connections to electrical substation, water and sewerage systems to be completed within 5 years.	Departments of Civil and Electrical Engineering to acquire funding for and commence with bulk infrastructure upgrades.
Ashton (A09 & A11).	Affordable & gap housing.	TBD.	Connections to electrical substation, water and sewerage systems to be completed within 5 years.	Departments of Civil and Electrical Engineering to acquire funding for and commence with bulk infrastructure upgrades.
Aston (D8)	1 000 serviced sites (UISP).	The land is privately owned, so a land acquisition application as well as a	Land acquisition application should be submitted within 3 years. Funding for upgrades to bulk infrastructure should	Langeberg LM Department of Engineering Services to acquire funding for upgrades to bulk infrastructure. Land acquisition

Project Location and number	Type and number of units (where known)	Constraints	Steps required and associated time frames	Responsible parties
		Project Initiation Document must be submitted. Upgrades to bulk infrastructure are required. Electrical substation in Ashton can provide electricity, but connections need to be developed. Additionally, electrical capacity from Eskom needs to be increased by way of upgrades to Worcester substation. Upgrades to sewerage and reservoir capacity are also needed, along with the development of a new landfill site, or the purchasing of new trucks to transport waste to regional landfill in Worcester at a monthly cost.	be acquired and upgrades should begin within 5 years.	application should be submitted by Langeberg LM Municipal Council. Pressure should be applied by Langeberg LM Municipal Council in order to prioritise upgrades to Worcester substation.

Project Location and number	Type and number of units (where known)	Constraints	Steps required and associated time frames	Responsible parties
Ashton (A25)	UISP upgrade on site.	TBD.	Connections to electrical substation, water and sewerage systems to be upgraded within 3-5 years.	Departments of Civil and Electrical Engineering to acquire funding for and commence with bulk infrastructure upgrades.
Ashton (A19, A27 & A28)	UISP upgrade on site.	Fast growing nature of settlement. This could increase the need for serviced sites before construction begins.	Connections to electrical substation, water and sewerage systems to be upgraded within 3-5 years	Departments of Civil and Electrical Engineering to acquire funding for and commence with bulk infrastructure upgrades.
Bonnievale (D10)	58 IRDP units and 10 GAP housing units.	Funding for the construction of 58 IRDP units needs to be obtained. No other constraints: Environmental and Land Use approvals have been obtained. Bulk infrastructure is sufficient.	Acquire funding within 3 years in order for planning and construction to commence within 5 years.	Langeberg LM DoHS to acquire funding.
Bonnievale (B10)	Affordable and gap housing with First Home Financing option.	TBD.	N/A	DoHS to commence with sale of land for housing development.

Project Location and number	Type and number of units (where known)	Constraints	Steps required and associated time frames	Responsible parties
Montagu (C2)	500 IRDP units.	Project Feasibility Report required. Bulk infrastructure capacity unclear.	Project Feasibility Report should be submitted within 2 years. Bulk infrastructure capacity to be determined within 2 years.	Project feasibility report to be submitted by Langeberg LM DoHS. Bulk infrastructure capacity to be determined by Langeberg LM Department of Engineering Services.
			If upgrades to bulk infrastructure is required, funding should be sourced within 3 years. Funding for 500 IRDP units to be sourced within 4-5 years.	Funding for required upgrades to be sourced by Langeberg LM Department of Engineering Services. Funding for IRDP units to be sourced by Langeberg LM DoHS.
M16	UISP upgrade on site.	TBD.	Connections to water, electrical and sewerage infrastructure within 1-3	Departments of Civil and Electrical Engineering to acquire funding for and commence with bulk infrastructure upgrades.

Project Location and number	Type and number of units (where known)	Constraints	Steps required and associated time frames	Responsible parties
			years so that upgrades can begin.	
M12, M25, M26 & M27	Gap and affordable housing with option for First Home Finance.	TBD.	Connections to water, electrical and sewerage mains within 5 years.	Departments of Civil and Electrical Engineering to acquire funding for and commence with bulk infrastructure upgrades.
M09 & M13	Open-market middle-income housing.	TBD.	Connections to bulk infrastructure within 3 years so that upgrades can begin within 5 years.	Departments of Civil and Electrical Engineering to acquire funding for and commence with bulk infrastructure upgrades.

Finally, this information is presented for long-term projects below.

Table 11.6: Implementation timeline - long-term projects

Project Location and number	Type and number of units (where known)	Constraints	Steps required and associated time frames	Responsible parties
Robertson (D1)	1 000 IRDP, UISP and affordable housing units. Split	Privately owned land - land acquisition application required to be submitted.	Land acquisition application should be submitted within 5 years.	Land Acquisition Application to be submitted by

Project Location and number	Type and number of units (where known)	Constraints	Steps required and associated time frames	Responsible parties
	between three typologies to be confirmed.	Project Initiation Document to be submitted. Bulk infrastructure upgrades required. Illegal land occupation – interdict required.	Funding for required upgrades to infrastructure should be completed within 5-8 years. Project Initiation Document should be submitted within 8-10 years.	Langeberg LM Municipal Council. Funding for required upgrades to be sourced by Langeberg LM Department of Engineering Services. Project Initiation Document should be submitted by Langeberg DoHS & Langeberg Department of Statutory and Town Planning.
Robertson (1)	High -income, affordable housing & gap housing.	TBD.	Upgrades to reservoirs, water, electrical, sewerage and stormwater infrastructure should be completed within 8 years. Establishment of connections to infrastructure should be completed within 8-10 years.	Departments of Civil and Electrical Engineering to acquire funding for and commence with bulk infrastructure upgrades.

Project Location and number	Type and number of units (where known)	Constraints	Steps required and associated time frames	Responsible parties
McGregor (D11)	30 serviced sites (UISP).	Project Initiation Document must be submitted. Relocation of residents is required before project can begin.	Project initiation document should be submitted within 10 years. Relocation agreement should be completed upon within 10 years.	Langeberg LM DoHS & Langeberg Department of Statutory and Town Planning should submit Project Initiation Document. Langeberg DoHS should settle relocation agreement with current residents.
McGregor (Mo8)	IRSP and UISP serviced sites.	Currently privately owned land. Land acquisition application required.	Land acquisition application should be submitted within 5 years. Funding for upgrades to bulk infrastructure should be acquired and upgrades should begin within 8 years.	Langeberg LM Department of Engineering Services to acquire funding for upgrades to bulk infrastructure. Land acquisition application should be submitted by Langeberg LM Municipal Council.
Bonnievale (1)	IRDP & serviced sites.	Currently privately owned land and outside of the urban edge.	DoHS should apply for expansion of urban edge and relocation of land to residential use within 5 years. Land acquisition application	DoHS to apply for urban edge expansion, land rezoning and acquisition. Departments of Civil and Electrical Engineering to

Project Location and number	Type and number of units (where known)	Constraints	Steps required and associated time frames	Responsible parties
			should be submitted within 5-8 years. Upgrades to electrical, sewerage, water and stormwater infrastructure facilities within 8-10 years.	acquire funding for and commence with bulk infrastructure upgrades.
Montagu (D9)	65 IRDP units.	Upgrades to water and sewerage capacity, as well as electrical capacity from Worcester substation.	Funding for upgrades to bulk infrastructure should be acquired within 10 years.	Langeberg Department of Engineering Services to acquire funding for upgrades to bulk infrastructure. Pressure should be applied by Langeberg LM Municipal Council in order to prioritise the upgrading of the Worcester substation.

11.5. Critical steps and partnerships

Implementation requirements are the upgrading of bulk infrastructure, which first relies on the sourcing of funding. Then, once the bulk infrastructure problems are solved, the rest of the next projects can go ahead. Additionally, the need for funding in terms of the actual developments themselves, i.e. the UISP, IRDP and First Home Finance subsidies are required in order for these to go ahead. Additionally and importantly, an interdict is needed for the municipality to remove illegal occupants of land designated for housing developments. The DoHS also needs assistance from the department of home affairs with the illegal immigration into the municipality which is a root cause of the sprawling settlements and illegal land occupations.

There are several critical partnerships required for the planned development pipeline to go ahead. First, it is important that there are strong partnerships between the DoHS and the other key departments within the Langeberg LM, such as Local Economic Development, Community and Engineering Services. This is to ensure that there is consistency among the plans and objectives of the municipality where it relates to integrated development, spatial development and human settlements plans. Additionally, partnerships with the engineering departments are critical for a full understanding of the realities where it relates to bulk infrastructural capacity. The communication between all these departments and alignment of objectives is crucial for the development of socially, spatially, economically and financially sustainable settlements and the provision of basic services to all residents of the municipality.

The table below provides a summary of these key steps and timeframes in which they should commence and the associated key outcomes.

Table 11.7: Key steps to be undertaken by Langeberg LM

Step to be undertaken	Responsible parties	Time-frame	Key outcomes
Obtain interdict against illegal land occupation.	Langeberg LM Municipal Council.	1-2 years so as to commence with eviction and relocation.	Housing projects are able to proceed without being hindered by illegal land occupation.
Source funding for housing development projects.	Langeberg LM DoHS.	1-2 years for projects in implementation phase. 3-5 years for medium-term projects. 5-10 years for long-term projects.	Housing projects begin and are completed within associated timeframes.
Source funding for upgrades to bulk infrastructure.	Langeberg LM Department of Engineering Services.	1-2 years for projects in implementation phase. 3-5 years for medium-term projects. 5-10 years for long-term projects.	Infrastructure upgrades are completed in a timely manner so as to align with housing development timeframes.
Assess bulk infrastructural requirements throughout Langeberg LM.	Department of Engineering Services.	1-5 years in order to plan for medium- and long-term projects and source funding.	Understanding of available infrastructure capacity as well as the upgrades required and cost thereof.
Obtain assistance from Department of Home Affairs and law enforcement to curb illegal immigration.	Langeberg LM DoHS, Langeberg LM Municipal Council & Department of Home Affairs.	Obtain assistance within 1-2 years in order to develop plan to curb illegal immigration.	Reduction in number of illegal immigrants moving into the Langeberg LM.

11.6. Conclusion

This chapter has outlined the implementation strategy for the proposed housing pipeline for the Langeberg LM. This began with a description of how the proposed pipeline addresses the key housing principles as outlined in the National Housing Act (no.107 of 1997). This was followed by an outline of the prioritisation of the projects, as well as how these priorities are in line with the objectives of the municipality as they pertain to spatial and local economic development. Implementation requirements were then discussed. This relates to the funding required for the upgrading and development of improved bulk infrastructure capacity in the municipality as well as sourcing the funding required for the developments themselves. Finally, the key partnerships required for the successful and sustainable provision of housing in the municipality were discussed. These include partnerships between the DoHS and Local Economic Development, Community and Engineering Services so as to align spatial, economic and integrated development planning with human settlements planning. Additionally, partnerships with engineering services would allow for the full understanding of infrastructural capacity by all those involved in planning within the municipality.

12. Conclusion

This review and update of the Langeberg LM Human Settlements Plan has provided an overview of the key characteristics and current housing dynamics within the Langeberg LM. The report began with a discussion of the relevant policies and legislation which have influence on the development of housing and human settlements in South Africa, the Western Cape and the Langeberg LM.

This was followed by a presentation and discussion of the key socio-economic characteristics of the municipality in order to provide context and develop an understanding of the municipality from a socio-economic perspective. This understanding was enriched through the statistical analysis of 1 041 household surveys, collected during the week of 20-24 May 2024 within identified settlements in the municipality, as informed by the DoHS. These settlements included Robertson North (Môreson & Droëheuvel), Nkqubela, Ashton (Cogmanskloof), Zolani, Montagu (Mountain View & Mandela Square), Bonnievale (Mountain View, Happy Valley and Boekenhoutskloof) and McGregor (White City & the neighbouring informal settlement). These settlements were surveyed due to their status as some of the least affluent areas in the municipality, and therefore, the most likely areas to be in need of housing assistance. First, the identified settlements were each discussed and an overview of each provided from a spatial and housing dynamics perspective. The survey results were then discussed, which provided valuable insight into the housing and social dynamics of these households, such as current housing situations, access to amenities and job opportunities, preference of tenure status and patterns of migration and immigration into the municipality.

Housing demand models were then developed to forecast housing demand within the Langeberg LM for a 15 year period. These models were developed to forecast housing need in the whole municipality, Robertson and Ashton and provided forecasts of housing demand by typology (affordability) and tenure status, and were additionally developed to reflect both conservative and broad estimates of housing demand. These results enriched the findings from the survey results and allowed for a more nuanced picture of housing need in the municipality to be developed. The housing demand models predicted that by the year 2039 there will be demand for 11 786 bonded housing units and 255 rental housing units across all towns in the Langeberg LM. In addition to this, the broad models predicted that in Robertson there will be demand for 3 846 bonded and 179 rental units by 2039, while in Ashton there will be demand for 1 746 bonded and 60 rental units by 2039. These results are dependent to a large extent on the current housing backlog, which is estimated at 1 623 units. The table below presents these results.

Table 12.1: Housing demand summary - 2039

2039	Bonded	Rental	Total
Langeberg LM	11 786	255	12 041
Robertson – broad model	3 846	179	4 025

2039	Bonded	Rental	Total
Ashton – broad model	1 740	60	1 800

Critical human settlements challenges were discussed in Chapter 9. Understanding of these challenges was gained through engagements with locals, fieldworkers, municipal officials and key stakeholders. These challenges include the state of housing in rural areas, in-migration and the challenges associated with this, including illegal land occupation, settlement sprawl and illegal immigration. Finally, the challenges associated with affordable rental housing were discussed.

Chapter 10 provided an in-depth discussion of the long-term strategy for housing provision within the municipality. This strategy was informed by the housing pipeline, as developed in conjunction with key stakeholders and municipal officials through workshops and discussions. This plan provides an overview of the projects which are currently underway and provides details, timelines, locations and current constraints for the planned housing projects throughout the municipality. This was followed by chapter 12, which detailed the implementation of these proposed projects. This included a discussion of the criteria for assessing housing projects, a description of the priorities of the municipality in terms of housing developments, as well as the requirements and critical partnerships required for the successful implementation of the housing pipeline. Two additions were made to the housing pipeline in consultation with various departments within the Langeberg LM, including the Langeberg LM DoHS. Both of these projects are long-term projects. The first one is located on the north-west of Robertson, and is planned to be a mixture of IRDP, UISP and affordable housing, with a total of 1 000 sites made available. The second project is planned to take place on the northern edge of Zolani, and will be the provision of 1 000 sites through the UISP grant.

There are several key takeaways from this report that should inform the goals of the DoHS as well as the municipality. First, a key constraint on the municipality and the DoHS in terms of housing provision is the many challenges associated with illegal immigration. Illegal immigration has contributed to sprawling settlements, illegal land occupation, and has been blamed for increases in crime and violence in some of the surveyed settlements, particularly Nkqubela. Stronger partnerships with the Department of Home Affairs and law enforcement in addressing this issue, and the development of community policing forums may aid in combatting illegal immigration and crime and violence in these communities. Additionally, the challenges caused by illegal land occupation should be made aware to those communities affected due to its impact on the ability of the DoHS to provide housing, which has a direct influence on the legal residents of these communities.

The constraints associated with infrastructure and service provision have a large negative impact on the ability to effectively provide housing. This includes the inability of the municipality to acquire additional electrical capacity from Eskom until upgrades are made by Eskom to substations located in Worcester. Until

this is completed, the municipality is constrained in its ability to accommodate new housing due to the lack of electrical capacity. Fiscal constraints also limit the development of infrastructure. This includes the development of new landfills which would be needed if additional housing were to be built. Without this, the municipality would have to transport waste to the regional landfill in Worcester at great expense.

These fiscal constraints are worsened by the constant need to conduct maintenance on infrastructure. A large portion of the infrastructural budget (approx. 80%) is spent on maintenance only thereby hindering the ability to institute new development and provide basic services to additional households.

The challenges posed by illegal immigration in terms of infrastructure maintenance is particularly important due to its ties to several other challenges. Illegal immigration puts additional pressure on infrastructure, but does not add to the tax base, increasing the fiscal constraints on the municipality. The municipality is therefore in need of an expanded tax base and improved collection of rates and taxes. For this reason, gap housing, social rental housing and First Home Finance should be prioritised. This would expand the tax base and improve the fiscal position of the municipality, which in turn would improve the ability of the municipality to provide basic services and upgrade infrastructure.

Finally, a key result identified from the household survey results is the demand for rental housing and the ability to afford rent by many residents of the identified settlements. This indicates the need for rental housing in the municipality. This would aid in the provision of affordable housing and add to the tax base of the municipality.

Ultimately, these findings point to the need for planning to be a forward looking, rather than reactionary process, informed by reliable data and engagements with the key stakeholders in the municipality. Additionally, divisions of the municipality should work together as one multi-faceted team in the provision of housing.

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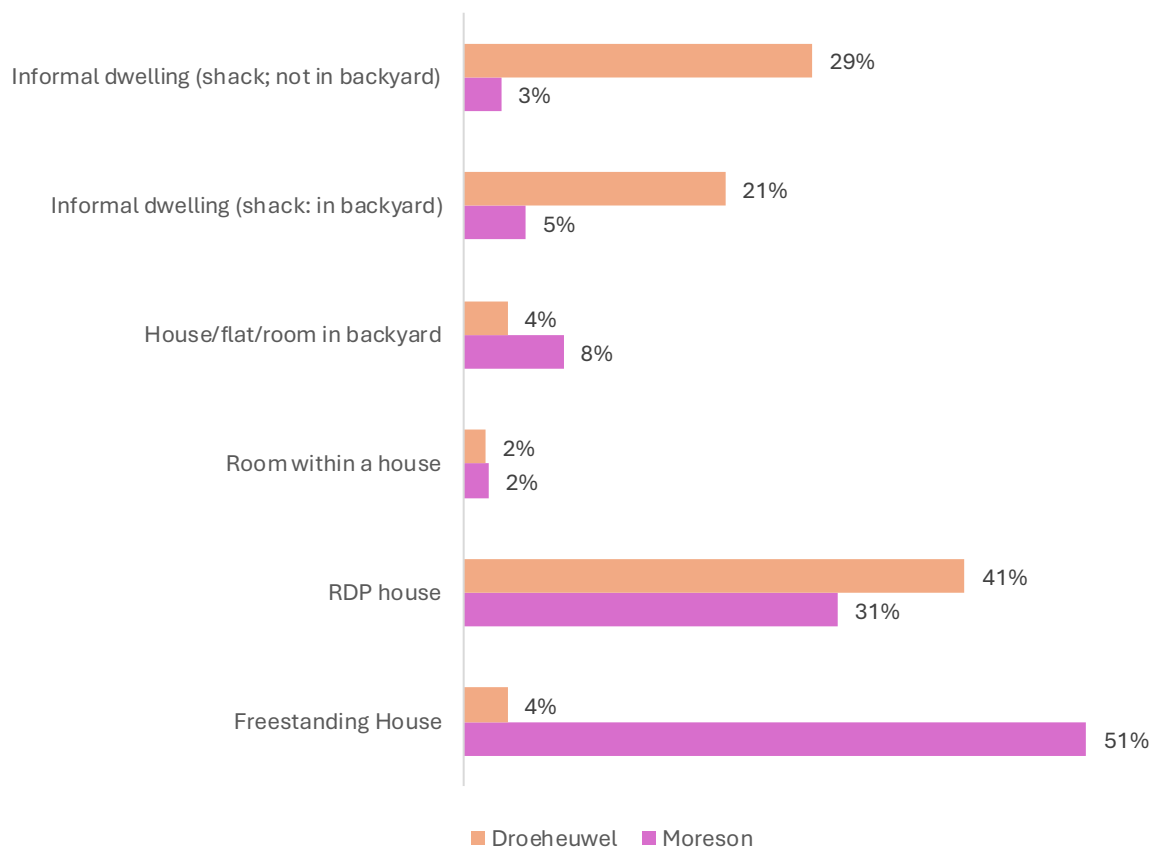
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Appendix A: Demographics

A.1. Housing typology

	Langeberg LM	Robertson North	Nkqubela	Ashton	Zolani	Montagu	Bonnievale	McGregor
Freestanding House	16%	34%	10%	10%	14%	2%	8%	35%
RDP house	27%	34%	27%	43%	41%	3%	19%	20%
Room within a house	3%	2%	6%	7%	3%		2%	3%
House/flat/room in backyard	7%	6%	7%	4%	9%	13%	1%	9%
Informal dwelling (shack: in backyard)	22%	11%	22%	20%	16%	25%	40%	26%
Informal dwelling (shack; not in backyard)	16%	12%	24%	13%	15%	9%	28%	8%
Flat or apartment	1%		2%		1%		1%	
Semi-detached house	1%		1%	3%	1%	1%	1%	
Wendy house	7%					48%		

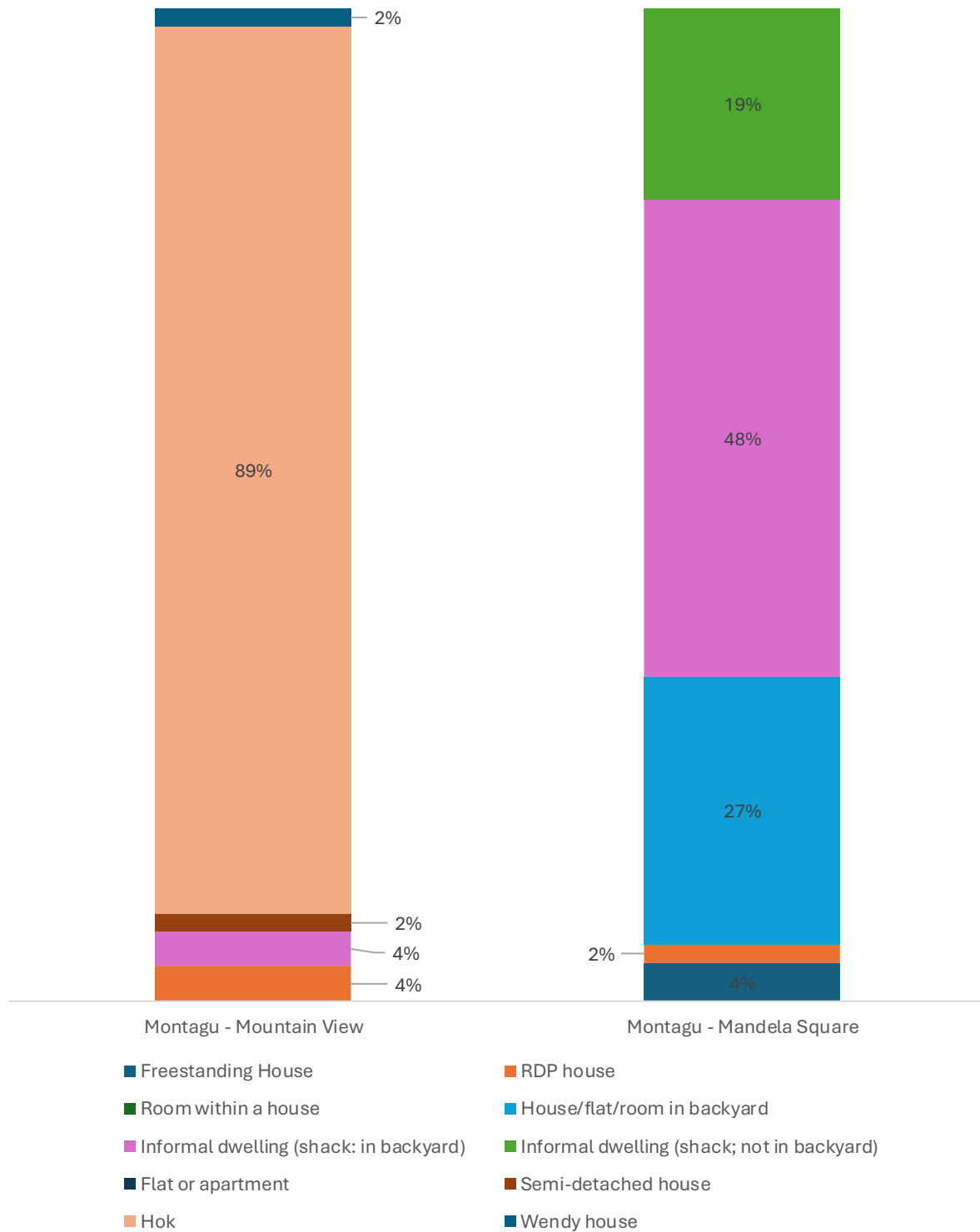
A1.1. Robertson North



A1.2. Nkqubela

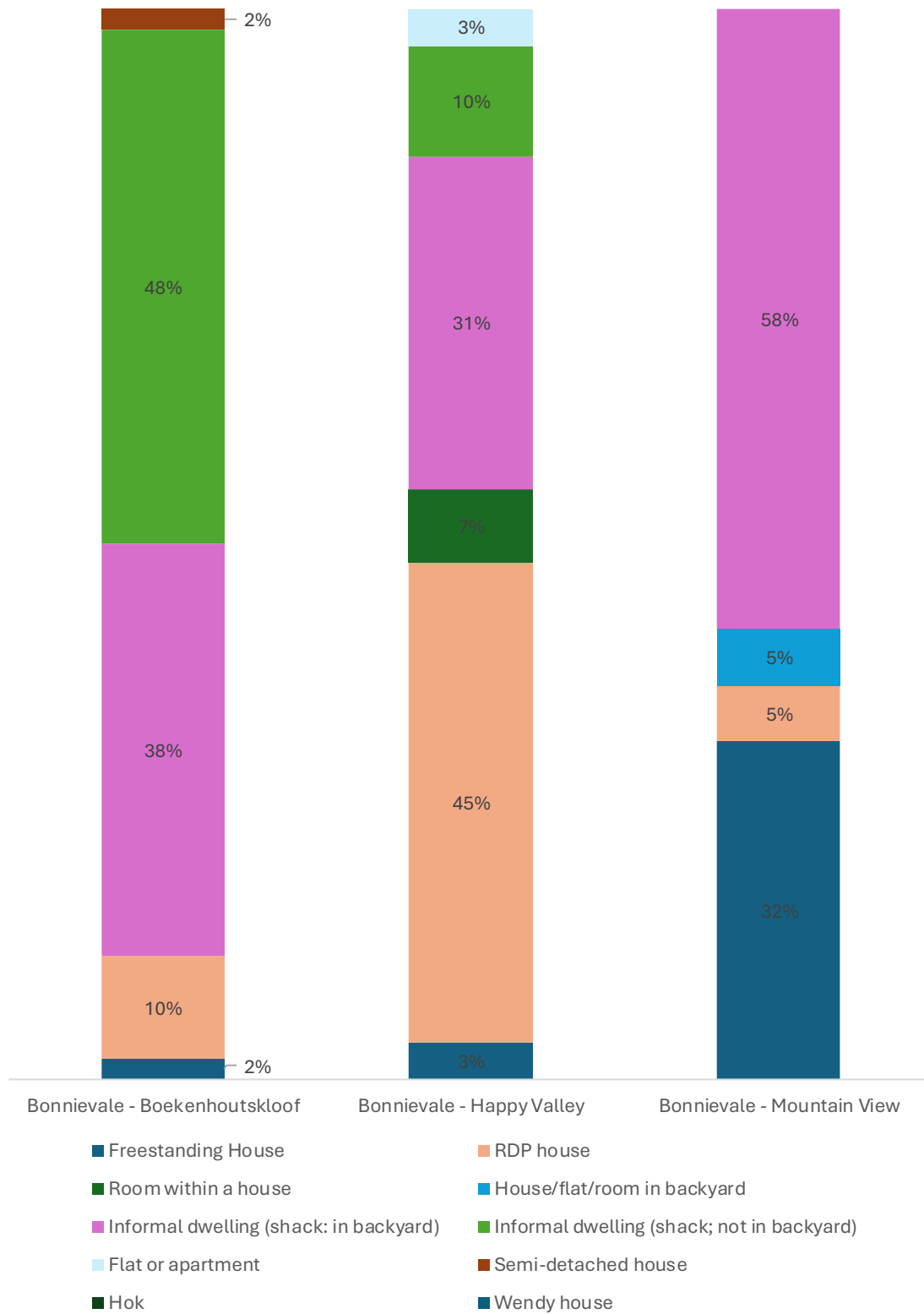


A.1.3. Montagu



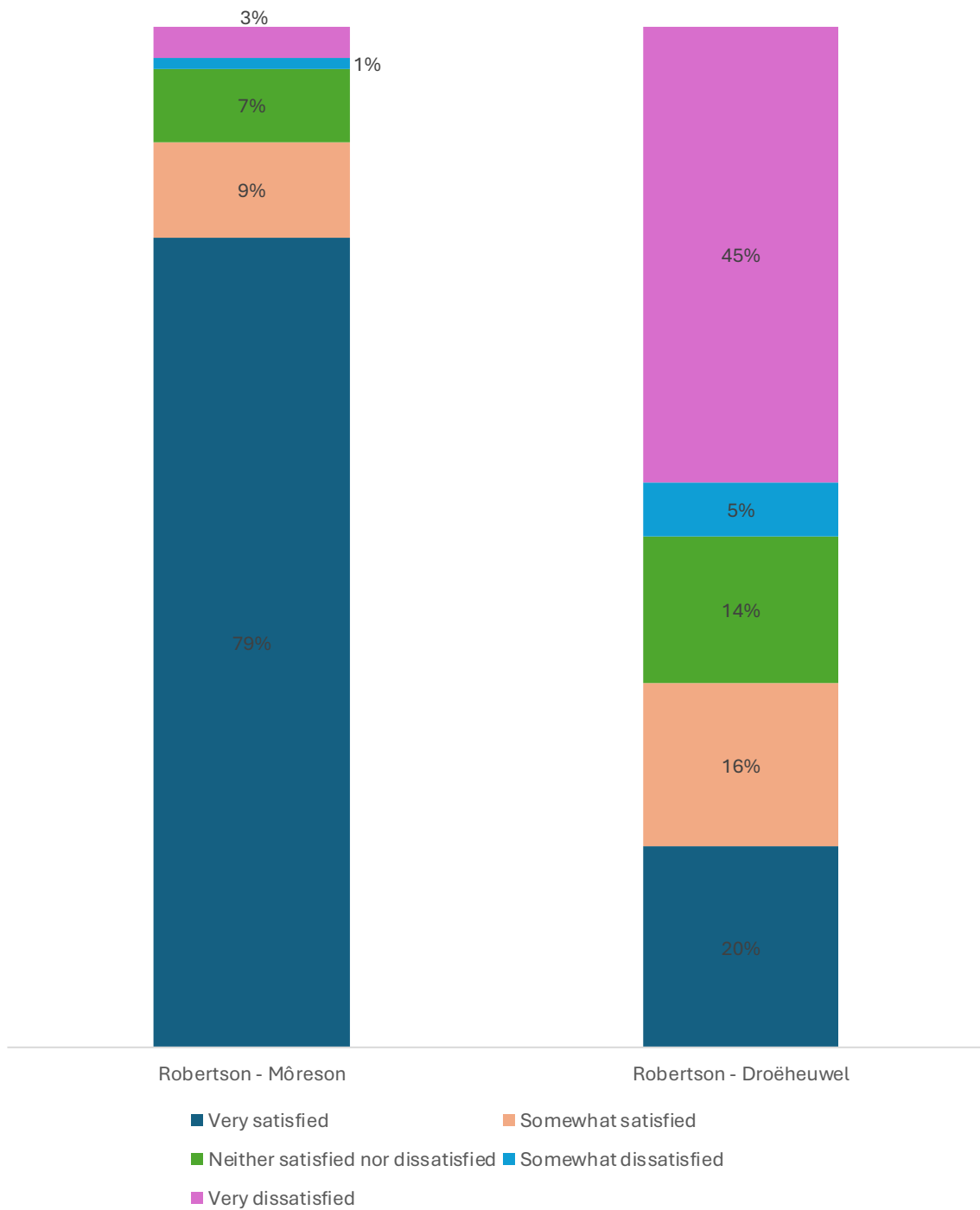
Note that “Hok” is referred to as a Wendy house in the paper, however, the written answer by respondents was “Hok” as depicted here.

A.1.3. Bonnievale

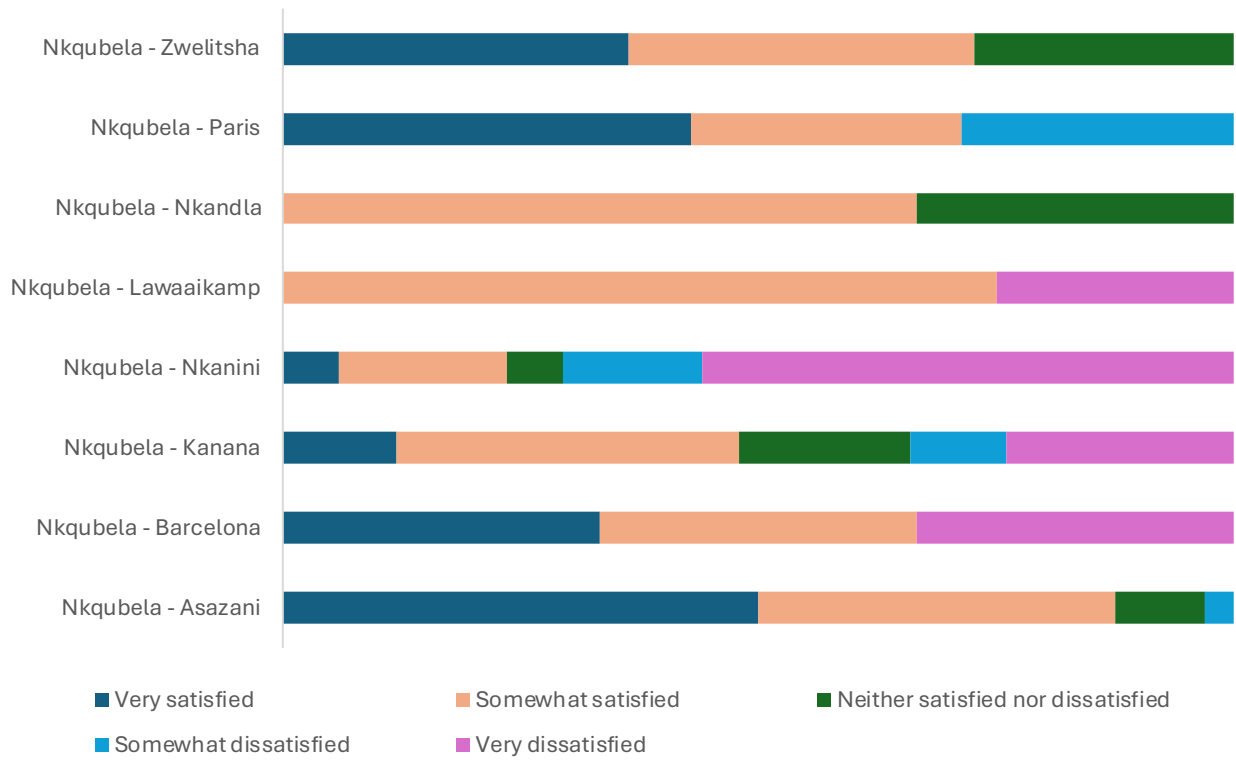


A.2. Housing satisfaction

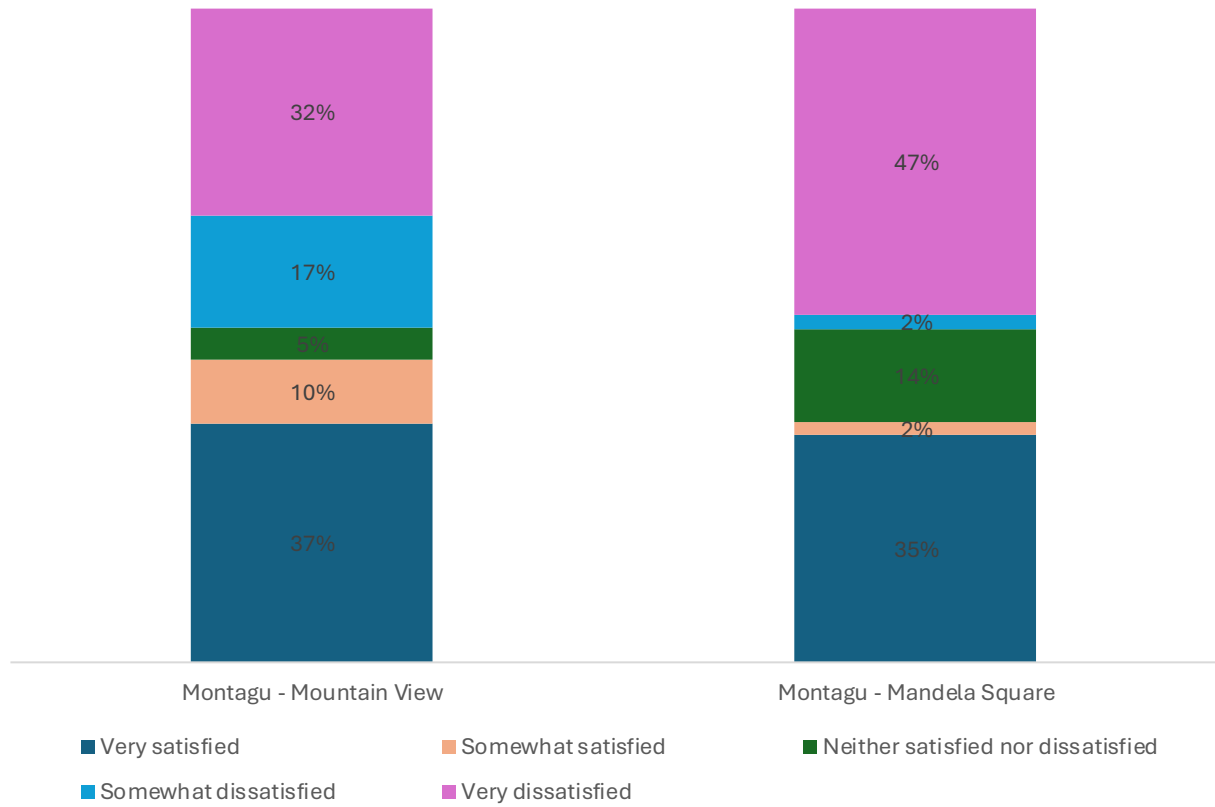
A.2.1. Robertson North



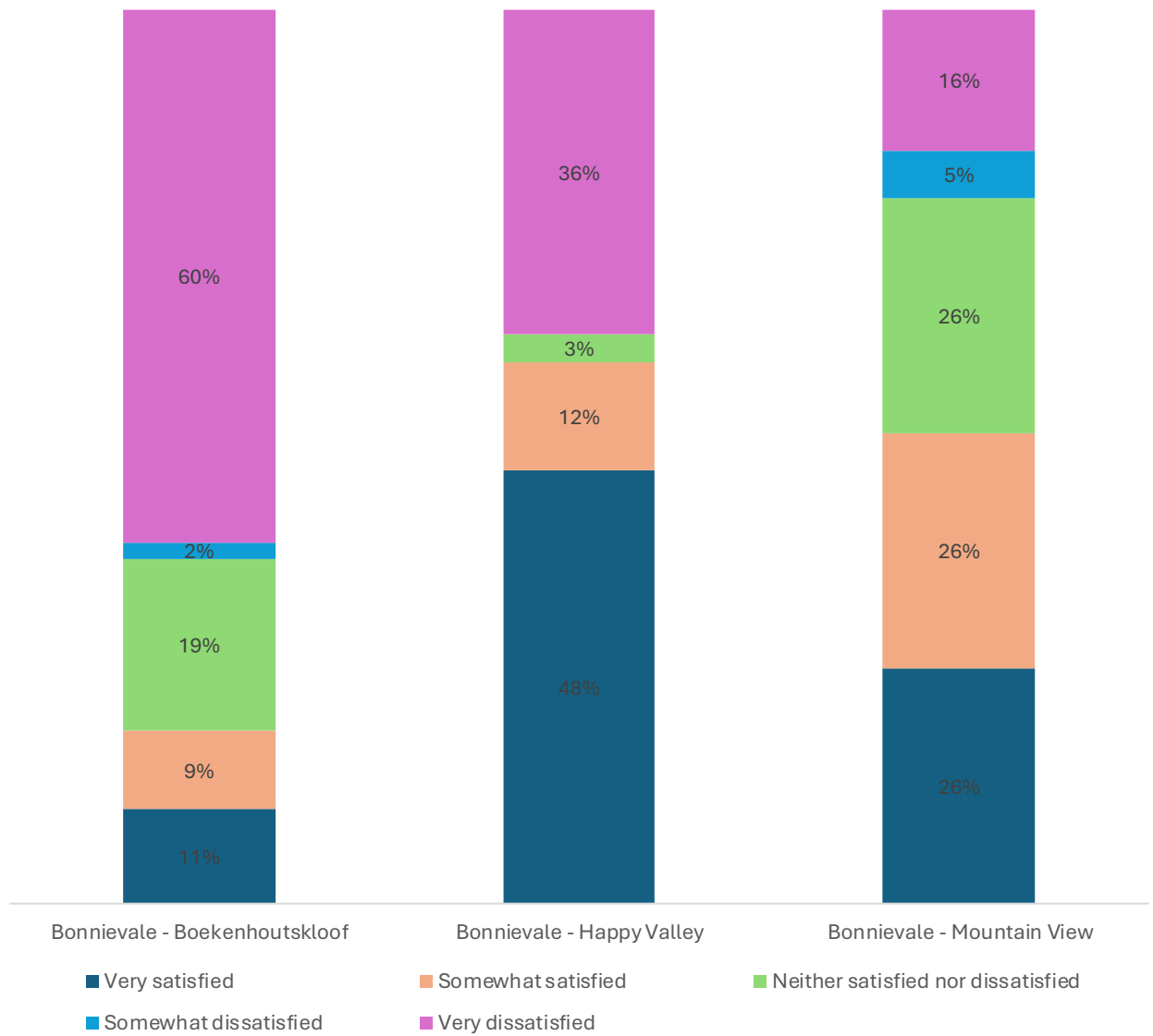
A.2.2. Nkqubela



A.2.3. Montagu

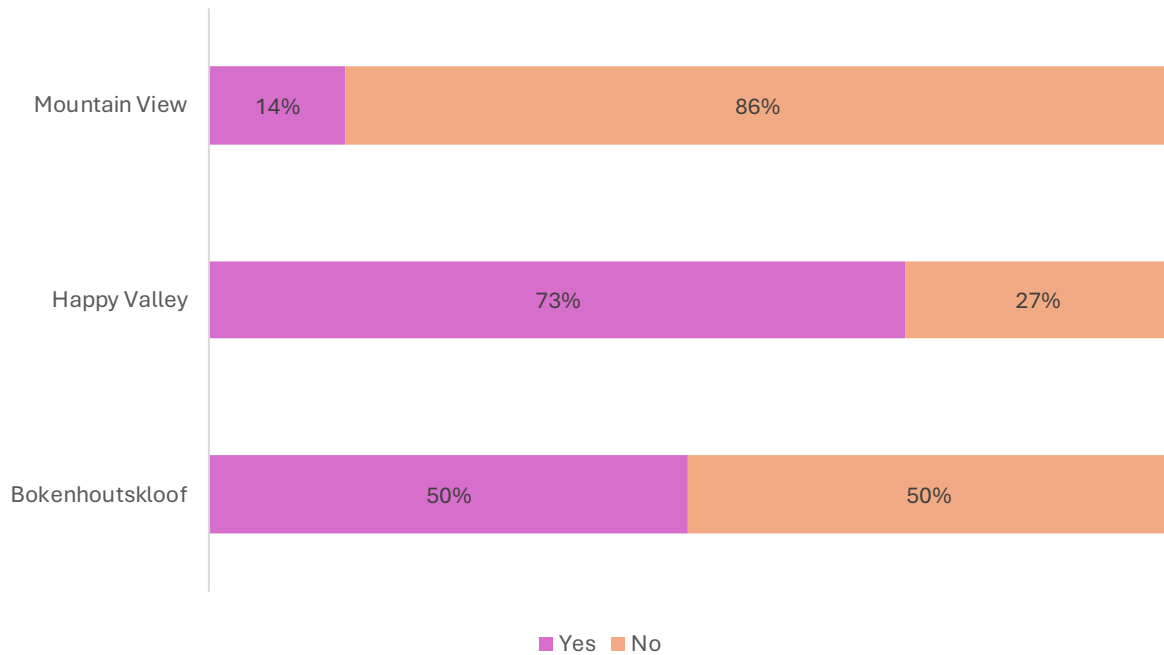


A.2.4. Bonnievale



Appendix B: Economics

B.1. Bonnievale – looking for new accommodation



B.2. Montagu – looking for new accommodation

