

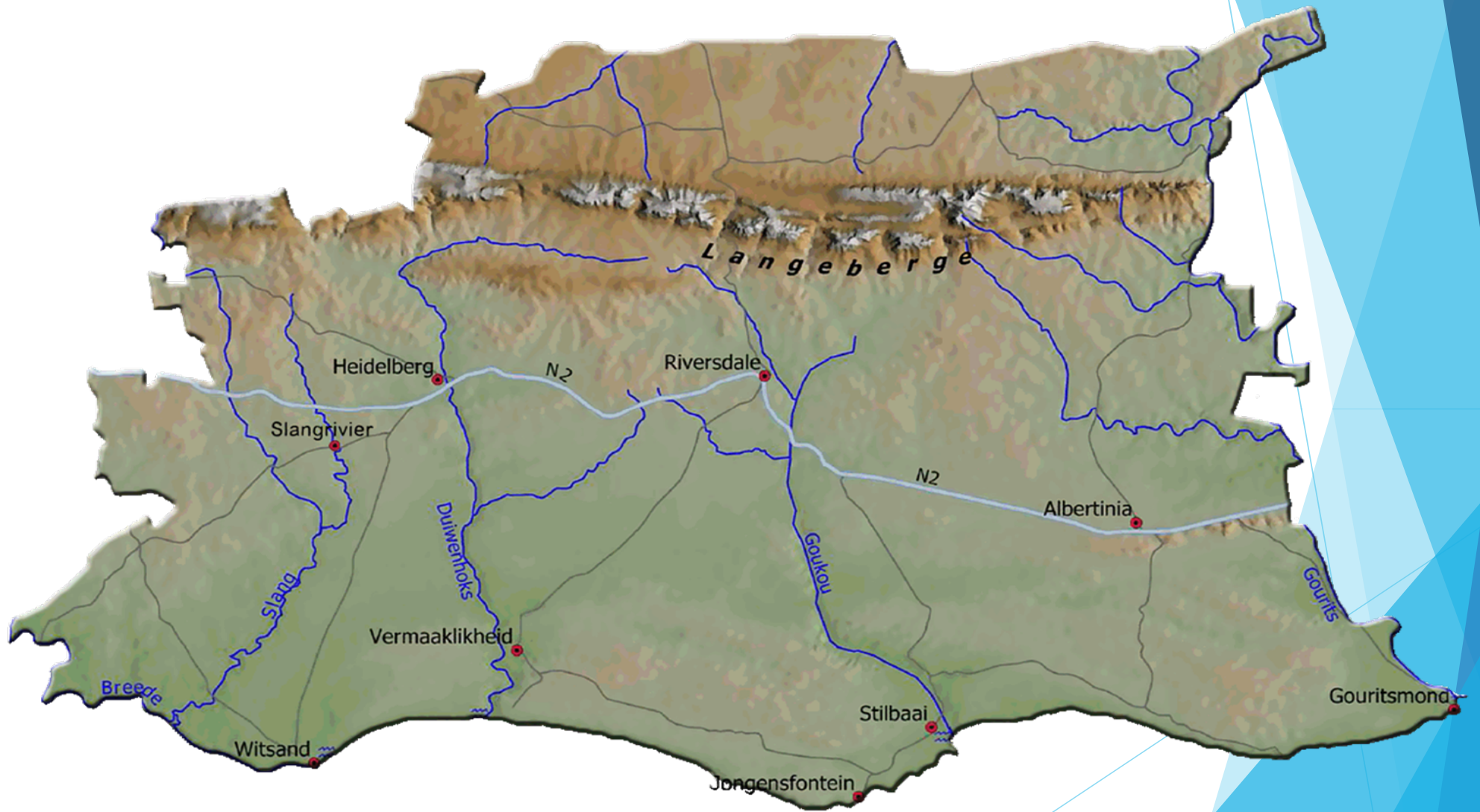


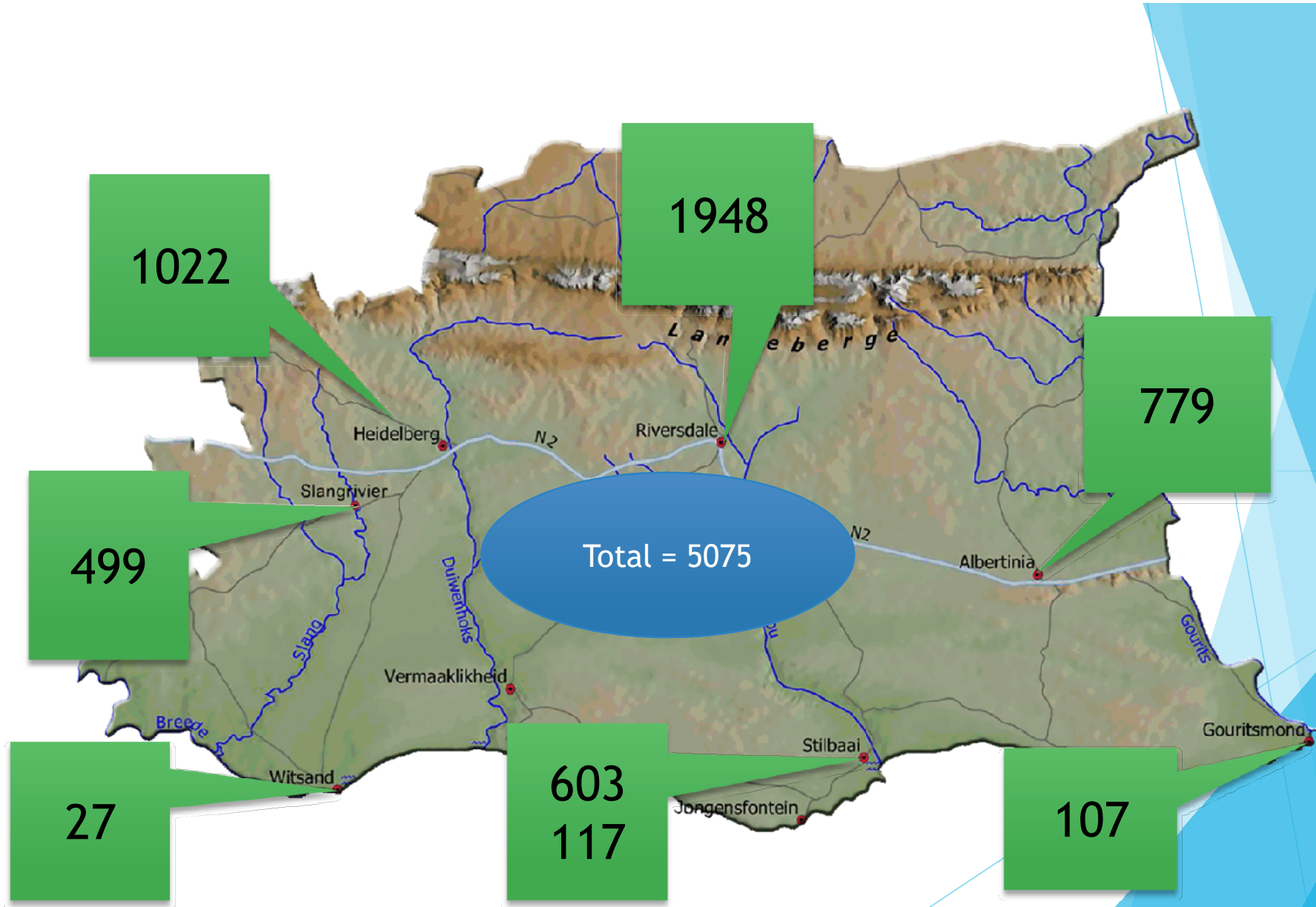
GRDM STRATEGIC HUMAN SETTLEMENTS SESSION

25 MARCH 2022

CONTENT

- ▶ Geographical distribution of municipal area
- ▶ Housing Demand per town
- ▶ Breakdown of Housing Demand as Per Western Cape Data Info
- ▶ Hessequa Housing Pipeline
- ▶ Existing Projects
- ▶ Challenges





Housing Demand - Western Cape Database

DATA ANALYSIS FOR FEBRUARY 2022 (BASED ON DATA FOR UP TO 2022/02/28)		NO REG DATES		NO ID NUMBERS		NO RESIDENTIAL ADDRESS IN FIELD 1, 2,4 & 5		INITIALS ONLY AS FIRST NAME		STATUS= WAITING	STATUS= CANCELLED	STATUS= ASSISTED	STATUS= DORMANT	DUPLICATE RECORDS (ACROSS STATUS AND MUNICIPALITY)	
		TOTAL	PERCENT	TOTAL	PERCENT	THERE CAN BE MANY MORE, DIFFICULT TO QUANTIFY		TOTAL	PERCENT					TOTAL	TOTAL
						TOTAL	PERCENT			TOTAL	PERCENT	TOTAL	PERCENT		
CAPE WINELANDS	BREEDE VALLEY	0	0,0%	0	0,0%	141	0,7%	1	0,0%	19955	5215	2488	6886	0	0,0%
CAPE WINELANDS	DRAKENSTEIN	0	0,0%	0	0,0%	0	0,0%	0	0,0%	20620	15998	5842	204	4	0,0%
CAPE WINELANDS	LANGEBERG	0	0,0%	0	0,0%	5	0,1%	1	0,0%	9093	1643	594	1404	0	0,0%
CAPE WINELANDS	STELLENBOSCH	0	0,0%	0	0,0%	25	0,1%	0	0,0%	17960	10414	957	1430	0	0,0%
CAPE WINELANDS	WITZENBERG	0	0,0%	0	0,0%	0	0,0%	0	0,0%	8277	1836	822	0	0	0,0%
CENTRAL KAROO	BEAUFORT WEST	0	0,0%	0	0,0%	0	0,0%	0	0,0%	6551	1896	1199	53	0	0,0%
CENTRAL KAROO	LAINGSBERG	0	0,0%	0	0,0%	0	0,0%	0	0,0%	814	211	169	4	0	0,0%
CENTRAL KAROO	PRINCE ALBERT	1	0,1%	0	0,0%	0	0,0%	0	0,0%	1338	442	557	0	0	0,0%
EDEN	BITOU	1	0,0%	0	0,0%	494	5,7%	2	0,0%	8683	952	2326	43	0	0,0%
EDEN	GEORGE	0	0,0%	0	0,0%	0	0,0%	0	0,0%	18657	7823	1123	0	0	0,0%
EDEN	HESSEQUA	4	0,1%	0	0,0%	92	1,8%	4	0,1%	5108	1632	800	776	0	0,0%
EDEN	KANNALAND	1	0,0%	0	0,0%	690	21,0%	0	0,0%	3283	542	301	20	0	0,0%
EDEN	KNYSNA	0	0,0%	0	0,0%	202	2,3%	104	1,2%	8681	3967	497	867	1	0,0%
EDEN	MOSSEL BAY	0	0,0%	0	0,0%	11	0,1%	6	0,1%	11217	2900	763	54	0	0,0%
EDEN	QUDTSHOORN	0	0,0%	0	0,0%	7	0,1%	159	1,5%	10812	6938	696	1255	0	0,0%
OVERBERG	CAPE AGULHAS	0	0,0%	0	0,0%	62	1,7%	0	0,0%	3555	858	943	62	0	0,0%
OVERBERG	OVERSTRAND	0	0,0%	0	0,0%	0	0,0%	0	0,0%	13923	5285	742	10	0	0,0%
OVERBERG	SWELLENBAM	8	0,2%	0	0,0%	3	0,1%	0	0,0%	3710	928	570	152	2	0,1%
OVERBERG	THEEWATERSKLOOF	1	0,0%	0	0,0%	569	4,4%	5	0,0%	12879	4162	1230	29	0	0,0%
WEST COAST	BERGRIVIER	0	0,0%	0	0,0%	0	0,0%	0	0,0%	5292	897	1104	17	0	0,0%
WEST COAST	CEDERBERG	0	0,0%	0	0,0%	0	0,0%	0	0,0%	5768	2464	763	25	2	0,0%
WEST COAST	MATZIKAMA	0	0,0%	0	0,0%	43	0,5%	6	0,1%	9456	2161	585	522	0	0,0%
WEST COAST	SALDANHA BAY	0	0,0%	0	0,0%	259	2,1%	23	0,2%	12202	1404	429	187	0	0,0%
WEST COAST	SWARTLAND	0	0,0%	0	0,0%	9	0,1%	8	0,1%	15320	2316	1002	389	1	0,0%
	GRAND TOTAL	16	0,0%	0	0,0%	2612	1,1%	319	0,1%	233154	82884	26502	14389	10	0,0%

Housing Demand - Age Breakdown

AGE BREAKDOWN PER DISTRICT AND MUNICIPALITY										
DISTRICT	MUNICIPALITY	< 30	30 - 39	40 - 44	45 - 49	50 - 54	55 - 59	60 AND ABOVE	UNKNOWN AGE	GRAND TOTAL
CAPE WINELANDS	BREEDE VALLEY	1813	5947	2933	2737	2260	1742	2523	0	19955
CAPE WINELANDS	DRAKENSTEIN	919	4536	3328	3524	3111	2319	2882	1	20620
CAPE WINELANDS	LANGEBERG	678	2451	1597	1386	1053	733	1194	1	9093
CAPE WINELANDS	STELLENBOSCH	904	3901	2722	2847	2666	1924	2996	0	17960
CAPE WINELANDS	WITZENBERG	340	2365	1529	1403	1011	653	976	0	8277
CENTRAL KAROO	BEAUFORT WEST	842	2603	966	686	480	351	623	0	6551
CENTRAL KAROO	LAINGSBERG	88	241	147	125	86	49	78	0	814
CENTRAL KAROO	PRINCE ALBERT	236	578	155	108	89	66	106	0	1338
EDEN	BITOU	873	3393	1746	1081	624	350	616	0	8683
EDEN	GEORGE	1155	6259	3904	2741	1804	1210	1584	0	18657
EDEN	HESSEQUA	532	1660	760	591	521	372	671	1	5108
EDEN	KANNALAND	254	1189	476	358	342	257	407	0	3283
EDEN	KNYSNA	761	2504	1475	1216	970	706	1049	0	8681
EDEN	MOSEL BAY	586	4114	2263	1563	989	716	986	0	11217
EDEN	OUDTSHOORN	1051	3305	1444	1408	1251	945	1408	0	10812
OVERBERG	CAPE AGULHAS	316	1346	514	367	343	262	407	0	3555
OVERBERG	OVERSTRAND	2319	5560	2625	1553	763	431	672	0	13923
OVERBERG	SWELLENDAM	343	1492	506	476	302	240	351	0	3710
OVERBERG	THEEWATERSKLOOF	995	4258	1973	1637	1342	996	1677	1	12879
WEST COAST	BERGRIVIER	356	1786	842	739	549	417	603	0	5292
WEST COAST	CEDERBERG	600	1798	918	791	621	428	612	0	5768
WEST COAST	MATZIKAMA	1090	3464	1313	1059	832	653	1045	0	9456
WEST COAST	SALDANHA BAY	1320	5032	2270	1325	822	516	917	0	12202
WEST COAST	SWARTLAND	1537	5638	2515	1881	1358	931	1460	0	15320
	GRAND TOTAL	19908	75420	38921	31602	24189	17267	25843	4	233154

Housing Demand - Income Breakdown

INCOME BREAKDOWN PER DISTRICT AND MUNICIPALITY								
DISTRICT	MUNICIPALITY	R0 - R3500	R3501 - R7000	R7001 - R15000	R15001 - R22000	R22001 AND ABOVE	UNKNOWN	GRAND TOTAL
CAPE WINELANDS	BREEDE VALLEY	5930	404	180	21	16	0	6551
CAPE WINELANDS	DRAKENSTEIN	4786	334	137	21	14	0	5292
CAPE WINELANDS	LANGEBERG	8114	377	149	29	13	1	8683
CAPE WINELANDS	STELLENBOSCH	17831	1356	596	117	55	0	19955
CAPE WINELANDS	WITZENBERG	3346	149	41	11	8	0	3555
CENTRAL KAROO	BEAUFORT WEST	4637	537	423	94	77	0	5768
CENTRAL KAROO	LAINGSBERG	19313	887	338	43	39	0	20620
CENTRAL KAROO	PRINCE ALBERT	16827	1229	482	72	47	0	18657
EDEN	BITOU	4512	395	160	27	14	0	5108
EDEN	GEORGE	3032	160	77	8	6	0	3283
EDEN	HESSEQUA	4591	335	140	27	14	1	5108
EDEN	KANNALAND	712	73	18	7	4	0	814
EDEN	KNYSNA	8283	557	211	29	13	0	9093
EDEN	MOSSEL BAY	8288	779	328	40	21	0	9456
EDEN	OUDTSHOORN	10494	471	196	33	23	0	11217
OVERBERG	CAPE AGULHAS	10123	448	184	43	13	1	10812
OVERBERG	OVERSTRAND	11322	1813	642	98	47	1	13923
OVERBERG	SWELLEN DAM	1185	97	47	3	6	0	1338
OVERBERG	THEEWATERSKLOOF	10860	880	354	67	41	0	12202
WEST COAST	BERGRIVIER	16613	885	362	59	41	0	17960
WEST COAST	CEDERBERG	14270	659	320	46	25	0	15320
WEST COAST	MATZIKAMA	3406	208	73	15	8	0	3710
WEST COAST	SALDANHA BAY	11559	908	330	44	38	0	12879
WEST COAST	SWARTLAND	7711	368	144	34	20	0	8277
	GRAND TOTAL	207745	14309	5932	988	603	4	229581

Hessequa Housing Pipeline

- ▶ Refer to word document
- ▶ Pipeline revised in February 2022
- ▶ Mixture of Greenfields and UISP
- ▶ Try to support the entire residential property market - Rentals to be explored further based on demand database data
- ▶ IRDP, FLISP, ISUP Programmes to be used
- ▶ In line with Hessequa Approved Spatial Development Framework - Now busy drawing up a new SDF

Existing Projects

- ▶ Melkhoutfontein Mixed Development of 585 opportunities
- ▶ Civil Services phase practical completion
- ▶ Wastewater Treatment Plant upgraded
- ▶ Beneficiary admin underway
- ▶ Top structure phase budgeted for in 2022/2023 and 2023/2024
- ▶ See layout of site on next slide



Challenges

- ▶ Availability of suitable located land is diminishing
- ▶ Bulk Infrastructure capacity (water infra in Heidelberg - Overberg Water)
- ▶ DORA
- ▶ Changes in housing legislation/directives in terms of beneficiation

Funding

- ▶ R36 084 000 (2022/23) - Melkhoutfontein Tops
- ▶ R48 220 000 (2023/24) - Melkhoutfontein Tops
- ▶ R9 780 000 (2023/24) - ISUP Heidelberg
- ▶ R23 400 000 (2024/25) - Heidelberg Site 1 & 4



Thank You