HUMAN SETTLEMENTS PLAN

1. INTRODUCTION

1.1 Background

Saldanha Bay Municipality developed the Integrated Human Settlements Plan with the 10-year concept housing pipeline in July 2015 and the intention of the review is to update the specific sections of the HSP with a revised housing pipeline for the period of 2018-2022. The municipality is planning to undergo a full review of the HSP in the 2019/20 financial year.

The Saldanha Bay Municipality's Integrated Development Plan (IDP) and Spatial Development Framework (SDF) contain strategies which aim to eliminate the current housing backlog, to provide subsidised housing in appropriate locations and provide housing for all income groups. In this manner, integrated and sustainable settlements can be created.

The Saldanha Bay Municipality IDP has identified land for housing as one of its key capital and operational priority needs. The provision of houses is however not enough to ensure a healthy functioning community. The appropriate location and range of housing types play a key role in creating a well- connected and spatially, functionally and socially integrated settlement. Subsidized housing constitutes the bulk of this need. However, to expand the municipality's revenue base, land for medium and high-income housing should also be made available.

By providing a broad range of housing opportunities to its whole community, the Saldanha Bay Municipality strives to create a dignified living environment for all of its residents.

1.2 Purpose of the Saldanha Bay Municipality Human Settlements Plan

The previous review mainly was to identify future housing projects and the development of a 10-year conceptual housing pipeline in order to ensure sustainable and sustained housing delivery in Saldanha Bay Municipality (SBM) in the short and medium term. The updated HSP will be utilised for the following purposes:

- complies with the policies of national legislation and policy frameworks concerned with housing and the Western Cape Human Settlement Plan;
- forms part of and complies with the SDF and the IDP and be integrated with other sectorial plans (i.e. water services, etc.);
- co-ordinates and facilitates alignment between provincial and district housing strategies, policies, delivery systems and other related initiatives;
- integrates with the West Coast District Municipality HSP;
- establishes a medium term (5 year) human settlement delivery plan;
- responds to the current and future housing needs, as well as other related challenges faced within the municipal area;
- identifies the strategic housing priorities within the municipal area;
- inform the need of socio-economic facilities and the desired location of such facilities within the human settlement;
- assists with the preparation of Council's annual budgets for housing and related expenditure;
- guides the identification, prioritisation and implementation of housing, land for housing and related projects to inform the IDP process and planning for the provincial and municipal budgets;
- serves as a planning, facilitating and measuring instrument for housing delivery; and
- implements strategic plans and implementation programmes.

All of this must be done in a manner that supports the implementation of the National Development Plan, which aims to fight poverty and inequality, to upgrade all informal settlements on suitable, well located land by 2030 and have more people living closer to their place of work.

The ultimate purpose of this HSP is to inform forward planning relating to housing provision in support of Strategic Goal 4, especially to guide the 10-year housing delivery pipelines within the 20-year planning horizon.

1.3 Legislative Context

The HSP must comply with the following set of legislation and guidelines of the National and Provincial Government. The most important legislation is listed below:

1.3.1 Constitution of South Africa, Act 106 of 1996

The Constitution states that:

- "*Every citizen has the right to enter, to remain in and to reside anywhere in, the Republic*" (Section 21(3));
- "*Everyone has the right to an environment that is not harmful to their health or well-being*" (Section 24(a)); and
- "*Everyone has the right to have access to adequate housing and the State must take reasonable legislative and other measures, within its available resources, to achieve the progressive realisation of this right*" (Section 26).

According to Schedule 4 of the Constitution, housing is a functional area of concurrent national and provincial legislative competence. It is however not a functional area of municipalities. However, Section 153(b) states that municipalities must participate in national and provincial development programmes and Section 156(4) permits the national and provincial governments to assign the administration of matters, including housing delivery, to a municipality.

1.3.2 Housing Act, Act 107 of 1997

Following on the basic rights contained in the Constitution, the National Housing Act recognises that housing, as adequate shelter, fulfils a basic human need and is both a product and a process: it is a product of human endeavor and enterprise, but it is also a vital part of integrated development planning, is a key sector of the national economy and is vital to the socio- economic well-being of the nation.

The Act defines "**housing development**" to mean "*the establishment and maintenance of habitable, stable and sustainable public and private residential environments to ensure viable households and communities in areas allowing convenient access to economic opportunities, and to health, educational and social amenities in which all citizens and permanent residents of the republic will on a progressive basis have access to:*

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

This Act makes provision for the management structure within which the above stated goals are achieved through the establishment of the following:

- the National Housing Development Board;
- the National housing data bank and information system;
- the Provincial Housing Development Board; and
- the South African Housing Fund and the allocation of funds to provinces.

The functions of national, provincial and local governments with regards to housing delivery, include the following:

- National Government: Compiles national housing policy, in which the national housing delivery process can occur in a sustainable manner;
- Western Cape Government: Creates an enabling environment by promoting and facilitating the provision of housing that is compliant with the national housing policy; and
- Local Government: Responsible for the delivery of housing within the framework of the national and provincial housing policies, by addressing issues of land, services and infrastructure and creating an enabling environment for housing development.

The Act determines the roles and responsibilities of local governments in housing development. According to the Act, B Municipalities (including Saldanha Bay Municipality) are responsible for housing delivery within their municipal area. As part of this process, the Municipality must address issues relating to *inter alia* availability of land, services and infrastructure. The Municipality's responsibilities include the following:

- provide access for the inhabitants of its area of jurisdiction to adequate housing in a progressive manner;
- provide a healthy and safe environment;
- provide services in respect of water, sanitation, electricity, roads, stormwater drainage and transport in a manner which is economical efficient;
- set housing delivery goals in respect of its area of jurisdiction;
- identify and designate available land for housing development;
- create and maintain a public environment conducive to housing development which is financially and socially viable;
- resolve conflicts arising during the housing development process;
- initiate, plan, co-ordinate, facilitate, promote and enable appropriate housing development in its area of jurisdiction;
- provide bulk engineering services. and revenue generating services in so far as such services are not provided by specialist utility suppliers; and
- plan and manage land use and development.

The Saldanha Bay HSP forms the framework within which the Saldanha Bay Municipality will manage and monitor housing delivery at local government level.

1.3.3 Spatial Planning and Land Use Management Act, Act 16 of 2013 (SPLUMA)

The Act contains development principles that are applicable to all organs of state and authorities responsible for the implementation of legislation regulating the use and development of land. The Act guides the compilation of any SDF or policy that concerns the sustainable use and development of land. The following principles are applicable to human settlement planning:

- spatial justice – past spatial and development imbalances must be addressed and inclusion and access to secure tenure and the incremental upgrading of informal areas must be increased;
- spatial sustainability – promote land development in locations that are sustainable, which limits urban sprawl and protect against the loss of natural and agricultural resources;
- efficiency – development should optimise the existing resources and infrastructure;
- spatial resilience – spatial plans, policies and land use management systems must be flexible to ensure the sustainable livelihoods of communities most likely to suffer the impacts from economic and environmental shocks;
- good administration – all spheres of government must ensure an integrated approach to the provision of housing, public participation must form part of the process and spatial plans, policies and statutory application must be done in a timeous manner.

These principles are considered during the identification of human settlement projects for inclusion in the project pipeline in **subsections 9** and **10** of the HSP.

1.3.4 Municipal Systems Act, Act 32 of 2000

This Act lays down the core principles, mechanisms and processes that are necessary to enable municipalities to move progressively towards the social and economic upliftment of communities and ensure access to services that are affordable to all.

The Act requires all municipalities to undertake forward planning - of which the Integrated Development Plan (IDP) is the most important instrument - a process by which a municipality should establish a development plan for the short, medium and long terms. By adopting such an approach a municipality is enabled to appraise the current situation within the municipal area; assess community needs; establish public participation processes in development; determine needs and priorities and set goals to meet these needs; implement programmes to achieve objectives; and set measures in place to assess delivery performance.

The IDP requires the Municipality to formulate a multi-year settlement/ housing plan.

1.3.5 Local Government: Municipal Finance Management Act, Act 56 of 2003

The Act makes provision that the National Treasury promotes good budget and fiscal management by municipalities. For this purpose, the National Treasury monitors the implementation of municipal budgets, including their expenditure, revenue collection and borrowing. The Act determines that national and provincial governments must support the local municipalities, must provide the necessary funding commitments and provide information for municipalities in order to plan ahead. The Act also describes the manner in which municipalities must manage their budgets.

The Act determines that a municipality may only spend money on a capital project if:

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

1.4 Overview of Human Settlements Responsibilities

The HSP related responsibilities shared between the different spheres of government are summarised in **Table 1**. Funding for human settlement programmes originates from National Government and is channeled through the Province to municipalities who are responsible for implementing or overseeing of the implementation of specific projects.

Table 1: Human Settlement Delivery Responsibilities

AUTHORITY	RESPONSIBILITY
National Government	• Human settlement subsidies and programmes • National norms and guidelines • Financial allocation to Province
Provincial Government	• Provincial norms and guidelines • Technical support • Financial allocation to Municipalities
Municipal Government	• Implementation • Other sources of funding (rates, loans, levies) • Support to communities
Communities	• Responsibilities of ownership • Own financial resources • Home extensions and improvements

The Western Cape Government Department of Human Settlements (DoHS) must ensure that delivery targets are met and that grant funds are spent in accordance with national and provincial policy. The existing funding application process only releases funds to the Municipality if the DoHS is satisfied that a project is consistent with funding conditions. The purpose of the Saldanha Bay HSP is therefore to ensure that the DoHS requirements for funding can be met and sets out the requirements that individual projects identified in the HSP still need to fulfil in order to be project-ready to qualify for funding.

1.5 Planning Policy Context

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

1.5.1 National Spatial Development Perspective (NSDP, 2002)

The NSDP demonstrates the high levels of deprivation and inequality which often coincide with areas of high economic growth potential. The NSDP provides a framework for the development of the national spatial economy, focusing on industrial development, but also on the allocation of housing.

The National Development Plan contains objectives to transform human settlements, namely (i) creating a strong and efficient spatial planning system that is well integrated across the spheres of government, (ii) upgrading of all informal settlements on suitable, well located land by 2030 and (iii) ensuring that more people live closer to their places of work.

1.5.2 The Provincial Spatial Development Framework (PSDF, 2005)

The PSDF sets out an integrated social, economic and environmental framework for the spatial development of the Western Cape to guide sustainable private and public investment in the province. Flowing from the NSDP, the PSDF argues that public capital investment, including the expenditure on housing, should be directed towards towns with high growth potential. The PSDF also provides the norms and standards about the nature of physical development within human settlements. Key aspects addressed in the PSDF include socio-economic development, integration and providing for the socio-economic gradient, as strategies directed at achieving integration of communities.

1.5.3 Breaking New Ground (BNG, 2004)

The BNG policy was approved by Cabinet in 2004. More properly referred to as the "Comprehensive Plan for Development of Sustainable Human Settlements", it remains the national government's policy framework for housing. The framework provides for several programmes which were formulated as strategic objectives. The programmes are as follows:

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

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

Key objectives of BNG that are relevant to this HSP include: (i) accelerate housing delivery as a key strategy for poverty alleviation; (ii) promote social cohesion and improve the quality of life of the poor; (iii) ensure that property can be accessed by all as an asset in wealth creation and empowerment; and
(iv) utilise housing as an instrument for the development of sustainable human settlements, in support of social restructuring.

Key interventions proposed by the BNG that need to be considered in the HSP include: (i) move from housing provision to sustainable human settlement development; (ii) use existing and new housing instruments; (iii) build institutions and capacity; (iv) define financial arrangements; (d) create jobs and housing; (v) build information, communication and awareness; and
(vi) establish systems.

It is important to note that the current provincial strategy has made a shift from predominantly free housing delivery to increasing social, rental, institutional, FLISP and affordable housing opportunities. Therefore, serviced sites will be prioritised above site and top structures. Furthermore, infill and brownfield sites should be prioritised and rental opportunities created as well.

1.5.4 The National Development Perspective (NDP)

The NDP aims to eliminate poverty and reduce inequality by 2030 and identifies the role that different sectors of society need to play in reaching those goals. Chapter 8 in particular addresses the transformation of human settlements and sets the following goals:

- Strong and efficient spatial planning system. Well integrated across the spheres of government,
- Upgrade all informal settlements on suitable, well located land by 2030; and
- More people living closer to their place of work.

1.5.5 Western Cape Sustainable Human Settlements Strategy (WCSHSS, 2007)

The strategy acknowledges that there is a need to find an alternative to the current unsustainable housing model which relies on a "one-size-fits-all" approach. It accepts that there is a need for an incremental approach via a range of interventions including, but not necessarily limited to, in-situ upgrades, high-density rental, social housing in mixed developments, backyard tenancy, greenfield developments, etc.

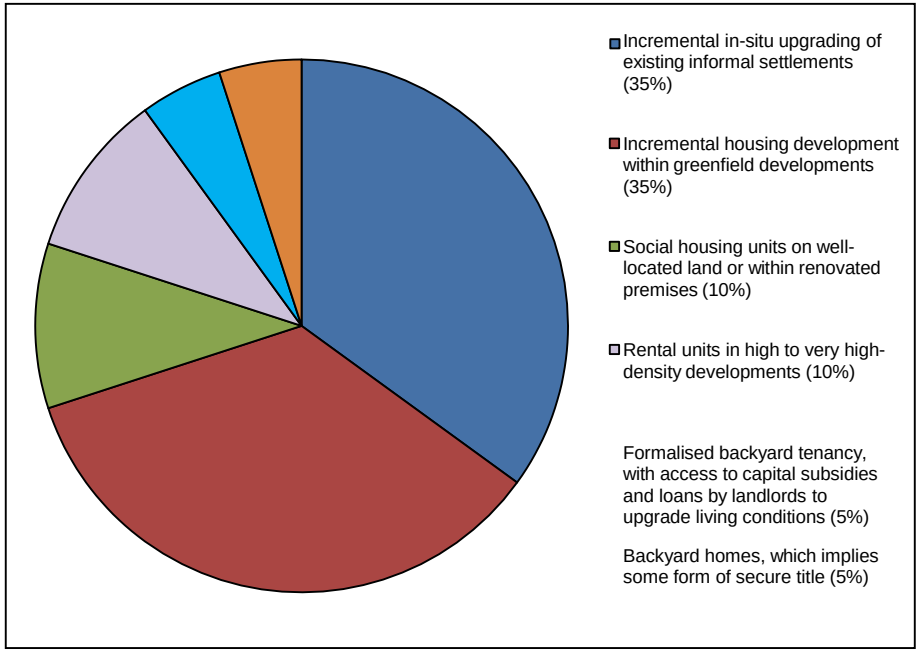


Figure 1: WCSHSS: The Range of Proposed Interventions

Once the break from the image of RDP housing on the periphery is accepted, it is necessary to include the following range of interventions (with percentages in brackets suggesting the mix). Also refer to **Figure 1**.

- incremental in-situ upgrading of some of the existing informal settlements via a capital subsidy for the land and services, and support for a People's Housing Process (PHP) (35%);
- incremental housing development within greenfield developments (from low-density stand-alone sites of not less than 25 du/ha to high-density row housing). Mixed-use and socially mixed developments on well-located land should be promoted – again, with a capital subsidy for land and services, and additional support for a PHP (35%);
- Social housing units (1, 2 or 3-roomed) on well-located land or within renovated premises located in mixed-use and socially mixed developments (a range from low-density to high-density row housing) (10%);
- Rental units in high to very high-density developments, with public, non- profit or for-profit landlords located mainly in the inner urban cores and/or in mixed-use, socially mixed developments (10%);
- Formalised backyard tenancy, with access to capital subsidies and loans by landlords to upgrade living conditions (5%);
- Backyard homes, which implies some form of secure title and support directly to owners (including the possibility of subdivision and sale) (5%); and
- GAP housing to cater for a market where the need is significant. If this need goes unmet, then downward raiding takes place to the disadvantage of the poorer households.

The ultimate goal of the strategy is that all citizens and residents live in vibrant, safe, efficient and sustainable human settlements that are able to grow and absorb everyone that chooses to live in the Western Cape, in particular poor households who do not have access to housing opportunities. The purpose of this strategy is to "*ensure that those human settlement interventions aimed at achieving the goal will indeed create an environment that allows the citizens and residents of the Western Cape to constructively engage with the state in order to access a wide range of services, facilities and benefits that can satisfy their fundamental human needs without degrading the eco-systems they depend on*".

A recent analysis of municipal performance with respect to the implementation of the various housing instruments that are available 2009 to 2014 shows the emphasis that has been placed on certain sectors within the Saldanha Bay Municipality (Refer to **Figure 2**). This can in part be attributed to the municipality's approach in that period to eradicate informal settlements in their area of jurisdiction.

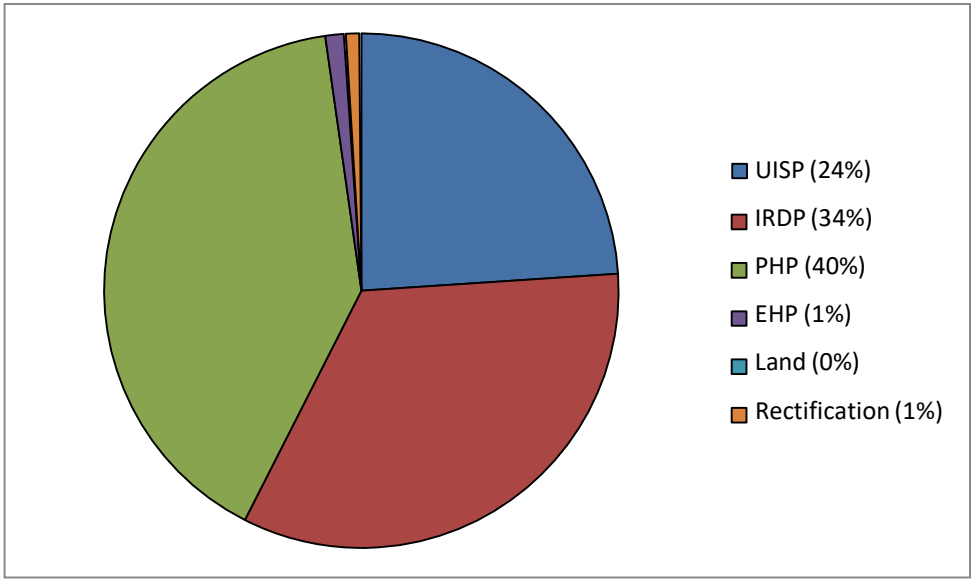


Figure 2: SBM Breakdown per Programme (2009 – 2014)

- *be a place in which all have access to development opportunities;*
- *utilise the riches of land and sea in a sustainable manner; and*
- *strive to achieve the three aims of sustainable development, namely human well-being, economic success and ecological integrity.*"

With relation to housing, the IDP includes a strategic objective that aims to develop safe, integrated and sustainable neighborhoods by increasing safety, developing integrated and sustainable human settlements, and providing subsidized housing to qualifying households. The IDP also aims to reduce poverty, increase the accessibility to safe and efficient transport and to provide integrated service delivery.

The IDP has highlighted the increase in informal dwellings between 2001 and 2011 (almost double). The number of backyard dwellers has also increased significantly (an increase of 71%).

1.5.6 Saldanha Bay Integrated Development Plan, 2012-2017 (2012)

The revised 5-year Saldanha Bay Integrated Development Plan (IDP) serves as the confluence of all the listed programmes and projects impacting on the municipal budget. The IDP aims to reflect, guide and report on delivery in the context of an all-encompassing municipal-wide development strategy.

The IDP has set the following vision for the Saldanha Bay Municipality: "*Serve, grow and succeed together.*"

Flowing from this, the IDP has also set the following mission for the Municipality:

"*We, the community of Saldanha Bay Municipality, want to make Saldanha Bay Municipality the area of choice in which to live, do business and relax. We want do:*

- *be a leading Municipality;*
- *render quality services at an affordable price;*

The IDP therefore aims to ensure that there is sufficient and suitable land available to address the housing need. The IDP proposes a 89/11% split between serviced sites and completed top structures. Provision should also be made for residential uses close to future economic growth pints, industrial expansion, etc.

A mixed land use planning approach is also encouraged to ensure accessibility for the lower income groups to economic and employment opportunities.

1.5.7 Saldanha Bay Municipal Spatial Development Framework (2011)

The main goals and objectives relating to human settlements of the Saldanha Bay SDF are as follows:

- address the social needs and expectations of all sections of the community by ensuring the provision of housing and access to a full spectrum of social service and facilities to all sections of the community, as well as to facilitate the liaison between the local authority and the community;
- provide an environmentally and economically sustainable bulk service infrastructure and road network by *inter alia* improving and maintaining bulk services; and
- ensure that future development pressures are managed in a sustainable manner that protects the natural environment and cultural landscape.

The key issues relating to human settlements that were identified were:

- ensure a balanced provision of land and housing types for all income and age groups;
- effectively address the sustainable provision of subsidised housing;
- proactively identify appropriate land for the extension areas for lower, middle and higher income residential purposes; and
- bulk services development and related service provision should be coordinated with the housing supply plan and supplied in areas where growth and development is considered desirable.

The Saldanha Bay SDF contains policies and strategies to fulfil the demand for housing within the municipal area. These policies and strategies are included in **Table 2**. The SDF also states that a 'supply driven' approach should be taken by only providing for housing growth and related community facilities in the urban areas where the highest potential for sustainable economic growth exists.

Table 2: Saldanha Bay SDF: Policies and Strategies

	employment opportunities.		existing housing backlog.
P19	Each settlement should have a balanced provision of housing stock for the medium and higher income groups, within the context of the Municipality's spatial objectives.	S18	Undertake a detailed demographic study for the municipal area in order to determine the population growth rate and migration trends relative to the existing housing stock and future housing needs.

Source: Saldanha Bay Municipality SDF, 2011

The housing policy contained in the SDF, includes the following guidelines to achieve the abovementioned policies and strategies.

Table 3: Saldanha Bay SDF: Housing Policy Guidelines

Policies (P)		Strategies (S)	
P16	Urgently address the existing subsidised housing backlog.	S15	Determine the quantum and type of the housing need throughout the municipal area and make spatial provision for this need, within the context of the Municipality's spatial objectives.
P17	Ensure that there is suitable and sufficient land available in each settlement to address the housing need, within the context of the Municipality's spatial objectives.	S16	In the planning of future economic growth points, industrial expansion, etc., provision should be made for housing developments close to these growth points/economic opportunities.
P18	Promote mixed land use planning in order to ensure accessibility for the lower income groups to economic	S17	Undertake a land audit of all vacant municipal land in the settlements in order to identify suitable land to address the

Topic	Guidelines
Housing backlog (subsidised housing)	• Address the current housing backlog through the Government subsidy scheme; • Compile a housing plan to accommodate the current backlog in five years; • Pro-actively identify land through a land audit linked to a land release programme; • Continual monitoring of the waiting lists and yearly updates of census data.
Migration	• To manage the impact of in-migration, it is proposed that the land release/subsidy provision programme should be balanced with the growth rate to ensure that in-migration is not supply side driven; • Regular socio-economic data should be compiled of informal households to: - Determine the reasons for migration; - Ensure regular monitoring; - To support pro-active planning.
Middle and high-income housing	• While the majority of the housing backlog is in the low-income category, middle and high income housing areas should also be made available as part of an integrated strategy to: - Attract people with higher skills levels;

	- Increase the rates base; - Promote local economic development; - Ensure a variety of housing types, including group housing, semi-detached, row houses, walk-up apartments, flats and mixed-used areas.
Development pattern	• Housing development should be planned at appropriate locations that are consistent with the municipality's overall development pattern policy for nodes and settlements according. Housing development should therefore be: - Accommodated within existing nodes and settlements, to enable low income households easy access to services, facilities and job opportunities; - Promoted within public settlements; • Accommodated within agri-villages, provided that the policies relating to security of tenure, subdivision, usual impact, etc. apply.
General guidelines for land identification	• Subsidised housing should not be developed on slopes steeper than 1:4; • No development should be permitted below the 1:50 year flood line; • Avoid environmentally sensitive areas.

Source: Saldanha Bay Municipality SDF, 2011

The SDF contained further more detailed proposals relating to housing for each settlement. These are briefly discussed in **Table 4**.

Table 4: Saldanha Bay SDF: Housing Proposals per Settlement

Settlement	Land Use Proposals
Saldanha	Appropriate densification measures should be applied to increase the density from 14 (current) to 15 units per hectare, which will result in 712 additional residential units within the existing urban edge. In order to achieve the provincial density target of 25 units per hectare, development in these proposed extension areas should have high densities wherever appropriate. Densification should be implemented in such a manner as to retain the character of the town. High residential densities and mixed uses are proposed in the following areas: • Properties adjacent to the Main Road in the Waterfront area (infill developments with appropriate heights), the portions of the areas earmarked for Residential Development along Saldanha Road (the beginning of the Vredenburg-Saldanha corridor), the business area along Saldanha Road (an identified activity spine); • Medium residential densities should be encouraged in the area located to the west of the main town, between White City and Diazville. The Saldanha Local Area Plan includes more detailed proposals for residential infill development. • Low residential densities are proposed along Camp Road, to the east of Saldanha.
Vredenburg	Provide a full range of housing options for the low, middle and upper income groups. Appropriate densification measures should be applied to increase the density from 14 (current) to 15 units per hectare, which will result in 621 additional residential units within the existing urban edge. Densification should be implemented in such a manner as to retain the character of the town. Densification is also important in order to address the current housing waiting list on the limited available land. The projected population growth (at the current growth rate) figures indicate a future residential demand of an additional 14 462 units by 2031. Additional extension areas have been provided for Vredenburg as it forms the economic centre and primary growth town in the Saldanha Bay Municipality. The following extensions are proposed: • South of Louwville for potential residential infill extension. Future development must utilise the potential of Vredenburg to accommodate low cost housing and thereby maximise accessibility to the socio-economic opportunities provided by Vredenburg. • Low density residential extension areas for the south-eastern edge of Tierkloof. These areas are suitable for providing housing options for the higher income spectrum

	of the population. • Medium density extension areas for the area south of Witteklip. Densities of approximately 15 to 35 du/ha should be encouraged in this extension area. This area should provide a mechanism for integration and an opportunity to support the functioning of the proposed activity corridor along Saldanha Road. • High density residential infill areas along Saldanha Road in support of the proposed activity corridor. Additional higher density residential areas to the south of Main Road near the intersection of Saldanha / Velddrif Road(s). • Low density extension areas towards the east of Rusfontein up to Main Road, north of the existing industrial areas. This low density northerly extension of Vredenburg is a preventative measure aimed at limiting northward growth as the future growth of the town should largely be encouraged in a southerly direction to support the proposed activity corridor. • Community facilities and schools should be provided in residential extension areas in accordance with the most recent Provincial standards for the provision of community facilities. • The Vredenburg Urban Renewal project includes a variety of low-medium to medium-high residential options (public and private initiatives) and civil and social functions within one pedestrian-friendly precinct adjacent to the Vredenburg CBD.
Hopefield	Suitable land must be identified to address the current subsidised housing backlog. The projected population figures indicate a future residential demand of approximately 508 units. The ongoing provision of land and/or provision of redevelopment opportunities for residential use within the urban edge must address the residential needs of all income groups. Densification should be implemented in such a manner as to retain the character of the town.
St. Helena Bay	The current average residential density is low at only 12 units per hectare and due to the linear nature of the existing development the expansion opportunities are limited. Therefore, future growth must encourage appropriate densification strategies. Densification should however, be implemented in such a manner as to retain the character of the town. The projected population growth figures indicate a future residential demand of approximately 3 552 units. Subsidised housing must be provided to address the current housing backlog. Sufficient land has been identified for higher density development. To promote integration, the location of subsidised housing should specifically be investigated in the proposed northwestern node. The Gap housing demand should also be addressed.
Paternoster	The current average residential density is 15 units per hectare. Due to Paternosters dependence on tourism and the appeal of the historical village atmosphere, development densities within the settlement remain consistent with the built form and character of the surrounding areas. The densification potential of the developed areas within Paternoster is therefore limited, but must if implemented be done in such a manner as to retain the character of the town. It is therefore important to avoid sprawling ribbon development and unnecessary expansion of the town. The projected population growth figures indicate a future residential demand of approximately 507 units. There is a need for Gap housing. The provision of housing must be balanced with the need to develop infrastructure and housing in other growth centres in the surrounding towns within the municipal area.
Langebaan	The ongoing provision of land and/or redevelopment opportunities for a balanced mix of housing types for the full range of income groups within the urban edge is a priority. The projected population growth figures indicate a future residential demand of approximately 3 781 units.

	The proposed urban edge can accommodate considerably more residential units than indicated by the population growth figures. Future development should be focused around strengthening the tourist potential and developing Langebaan further to support Saldanha and Vredenburg with future residential expansion. Sufficient land has been identified for the development of housing for a range of income groups. Langebaan's subsidised housing development model is particularly attractive and, if successful, should be used as a model for other subsidised housing developments undertaken within the municipal area. Consideration must be given to address the Gap housing market. In this regard, developers should be encouraged to investigate economically feasible developments to cater for the gap market. Densification should be implemented in such a manner as to retain the character of the town.
Jacobsbaai	The current average residential density is very low at only 7 units per hectare. It is an upmarket dormitory town with a relatively low permanent population It also has a seasonal tourism role due to its seasonal wild flowers and whale watching opportunities. It is therefore not regarded as appropriate to increase the density of the existing built up areas. Densification should however, be implemented in such a manner as to retain the character of the town. Currently, there is no need for subsidised housing and thus land has not been identified for this purpose. The projected population growth figures indicate a future residential demand of approximately 19 units. Extensive residential development areas are proposed for the eastern extension area. These areas should be utilised for low-density residential purposes, with some small scale agricultural activities. This area serves as a spatial transition area between the urban and the rural areas of the town.
	In order to ensure a compact urban form, certain infill residential areas are proposed. These areas were identified with the purpose of preventing urban sprawl and ribbon development along the coastline.

Source: Saldanha Bay Municipality SDF, 2011

The proposals made in this HSP regarding the provision of housing within the municipal area will inform the next revision of the SDF.

1.5.8 Saldanha Bay Municipality Local Economic Development Strategy (2013)

The Local Economic Development (LED) Strategy is essential in ensuring the growth and stability of the South African economy, by promoting development in areas other than the major growth points (Johannesburg, Durban and Cape Town). The primary focus of a LED strategy is to promote and advance socio-economic growth and encourage sustainable development within a particular area.

The Saldanha Bay LED (Medium Term Strategy, 2013) focused primarily on increasing the competitiveness of the local industries (especially oil and gas and steel) compared to the rest of the county, thereby generating additional employment opportunities within the Municipality. The LED did not contain any objectives specifically related to the provision of housing.

The LED aims to produce strategies that are implementable and meets the economic development needs of the local communities on a sustainable manner.

1.5.9 Saldanha Local Area Plan (2014)

A Local Area Plan (LAP, a localised Spatial Development Plan) was compiled in 2014 for the town of Saldanha by ARG Design. The role of the LAP is to act as a medium to long term (15 to 20 years) spatial plan for Saldanha and to guide and assist the various role players and government officials with regards to land use and development applications and initiatives. A key objective included in the LAP is to improve the integration between the currently physically segregated suburbs, which are not only spatially separated from each other, but also socially and economically.

The LAP includes a set of broad development principles which have been formulated taking cognizance of the spatial vision set for Saldanha and the develop principles outlined in SPLUMA. These principles are:

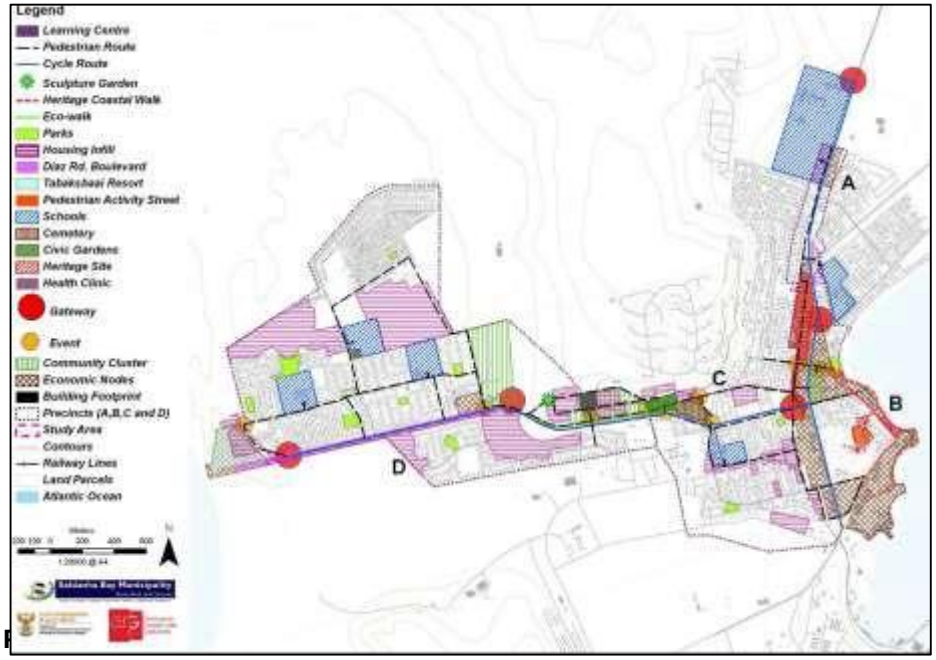
- Promote integration and inclusiveness;
- Conserve, protect and enhance natural and heritage assets;
- Maximise the development and economic opportunities;
- Create a clear urban structure through place-making;
- Encourage a compact urban form through residential densification; and
- Upgrade existing communities.

The above-mentioned development principles can be realised by facilitating change in Saldanha through five spatial ideas, namely:

- Enhancing the overall spatial structure;
- Introducing transport interventions;
- Upgrading the urban realm;

Harnessing urban infill opportunities; and

- Maximising economic development opportunities.



In order to achieve the spatial vision of the LAP, a number of key spatial interventions have been identified throughout the study area. The LAP concerns four precincts; (i) the Central Business District (CBD), (ii) Hoedjiesbaaikoppie, (iii) White City and (iv) Diazville and Middelpos. These four areas can be briefly described as follows (refer to **Figure 3**):

- **Central Business District (CBD)**

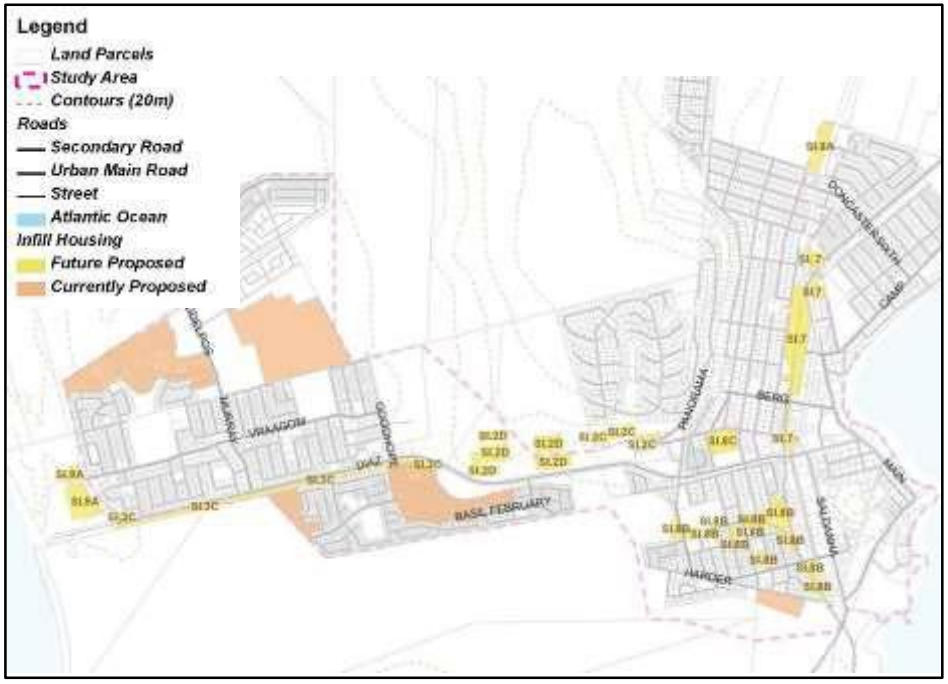
The traditional Saldanha CBD has strong mobility routes and is characterised by high levels of activity. However, the CBD is experiencing a decline and neglect in commercial space demand. The LAP contains a set of Urban Design Guidelines which are proposed to support the CBD in growing into a vibrant, attractive and legible CBD capable of sustaining and capturing economic opportunities. This can be strengthened by the release of strategic railway land.

- **Hoedjiesbaaikoppie**

Hoedjiesbaaikoppie consists of a number of locational advantages (coastline, panoramic views over the bay, existing heritage centre) that could be utilised to promote tourism. The LAP proposes to transform this precinct into a vibrant tourism hub showcasing Saldanha's history, natural beauty and local produce.

- **White City**

Even though this suburb is in close proximity to the CBD and harbour, it has remained predominantly residential, due to the railway line and a strip of industrially zoned properties dividing and separating it from the main activity in the CBD. The LAP proposes to enhance the sense of place of this suburb through releasing state land (railway) and redeveloping it to the benefit of the community (housing and open space) and to encourage the industrial barrier to be softened by promoting the redevelopment of these properties to mixed use (commercial and residential).



- **Diazville and Middelpos**

Diazville and Middelpos are located on the outskirts of the town (west) with limited economic opportunities. There are also limited expansion potential because of its interface with the ocean to the west and SAS Saldanha Nature Reserve and SAS Saldanha Military Academy to the south. The LAP envisages the transformation of these suburbs with improved levels of safety on the street, enhanced sense of place, connectivity and increase in local economic opportunities.

The detailed residential interventions within the four precincts are discussed in **subsection 9.1**. Taking an average density of 57.6 du/ha in account, approximately 2 000 dwelling units can be achieved on the available 34.8 ha of land.

1.5.10 Vredenburg Urban Renewal Project (2018)

The Vredenburg Urban Renewal Project focuses on 32 ha of well-located land in the centre of the town, bordered to the north by Main Road, the west by Saldanha Bay Road, the south partially by Kooitjieskloof Road and the East by Erica Street.

The catalytic project initiated from the demand from national and provincial government departments for additional and suitable office space in a centralised location. In addition, there is a demand for housing in SBM. There is also a demand for further commercial (office and retail) space. Furthermore, the Saldanha IDZ has created a need to establish certain ancillary and support functions and services outside the boundaries of the IDZ. These functions and services include offices, training facilities and tourist accommodation.

The vision for the project is to create "*a vibrant, accessible community incorporating office, retail, community and residential uses, in conjunction with Municipal and Provincial centres*". The development is supported by a series of public open spaces and parks, as well as pedestrian-friendly streets.

The main objectives of the project are to integrate the town spatially, integrate different communities socially, bring government closer to the people, create employment and business opportunities and improve the overall aesthetic quality of the town and Municipality in general.

The following design principles have been formulated for the project:

- Integration: the development must be spatially integrated into the existing surrounding communities. The new proposed land uses, social facilities and open spaces will be for the use and benefit of the broader community.
- Sustainability: the development must utilise sustainable practices with regards to 'green initiatives' and efficient service infrastructure must be employed at precinct and building levels;
- Movement: the roads must be easy to navigate and should be well- connected into the surrounding road network. The precinct should be pedestrian focused by providing pedestrian streets, pedestrian and cycle routes and easy access to public transport facilities.
- Public realm: the development must provide safe, accessible and well- managed public spaces and streets. These open spaces must connect into the broader open space system. Strong emphasis should be placed on providing active building edges and natural surveillance onto public areas.
- Land use: a variety of land uses should be promoted, thereby creating 24/7 activities within the precinct. Buildings should have appropriate bulks, heights and densities to be of a 'human scale';
- Architecture: appropriate, but flexible architectural designs should be incorporated, and focus should be placed on key landmarks and public places;
- Feasibility: the project should include employment opportunities and economic development of a broader catchment area. The project should be both affordable to the end user and provide sound economic returns for the investors.

The project includes a variety of residential options, including row houses, duplex units and apartments. The medium-high density residential uses are intended to be designed as clusters which combines a mix of unit sizes (walk-up apartments and row houses) and locations. The low-medium residential uses (walk-up apartments and row houses) are proposed for the southern boundary of the precinct to link with the low density residential suburbs to the south (refer to **Figure 4**). Mixed use is also proposed at certain locations with retail and offices at ground level and apartments on the upper levels. Height restrictions will be in place to fit in with the surrounding existing building heights in Vredenburg. In total, approximately 13.0 ha of land is provided for the residential component of the project, which is estimated to yield approximately 1 142 dwelling units.

The detailed residential interventions within the project are discussed in **subsection 9.2**. This project is still in the planning phase.

Figure 5: Vredenburg Urban Renewal Project: Residential Uses

2. REVIEW OF CURRENT HUMAN SETTLEMENTS PLAN (2009)

The SBM has a current HSP (November 2015) that sets out the housing status quo in 2009 - 2015 and provides two estimated housing demand projections until 2014 and 2019. The HSP also contains a range of housing delivery mechanisms appropriate for each income segment of the community.

The housing need was assumed using the number of informal structures (on serviced sites), the number of overcrowded formal structures and the projected annual population growth, using an agreed upon growth rate.

Densification was proposed, in accordance with the Draft SBM SDF (2008), for Vredenburg, Saldanha, Langebaan and Hopefield, while new development sites were planned within Vredenburg, Saldanha, Langebaan and St. Helena Bay.

2.1 Strengths

The following strengths were identified in the current HSP:

- The proposed housing projects and settlement configurations are aligned as closely as practically possible with the settlement focus areas contained in the SDF.
- The HSP gave good strategic direction for providing subsidised housing in towns with the most growth potential.
- The HSP acknowledged the fact that the current manner of providing housing (BNG) is inadequate to address the current and projected need and proposed a more rapid delivery strategy that incorporates a range of housing delivery mechanisms.
- The HSP assessed each project's readiness according to a wide range of site characteristics.
- Specific housing delivery mechanisms were recommended for each identified market segment.

2.2 Weaknesses

The following weaknesses were identified in the current HSP:

- Official up-to-date StatsSA data were not available at the time of compiling the HSP. Informed assumptions were therefore made to determine the current population figures and to make population growth projections. These assumptions can now be tested with the published StatsSA 2011 data. When comparing the assumed HSP 2011 population and the StatsSA 2011 figures, there is a big discrepancy when looking at individual towns (7 to 55% difference). The total HSP estimated SBM population figure is however only 2.8% lower than the StatsSA figure.
- The HSP used the average income distribution, as contained in the WSDP, for the whole Municipality to apply to all sub-categories of housing. There is a large discrepancy when comparing the WSDP and the StatsSA 2011 income distribution figures.
- The HSP also states that the *"the research method…is open ended in the sense that inputs from municipal officials during the process had an effect on the outputs*". This method could be flawed since it is open to influence by subjective and external considerations, which do not necessarily focus on housing deliver, greatest need and appropriate siting, inter alia:
- The HSP stated that Section G of the report contains an informed estimate of the individual and aggregated project costs, but this was not included in the report, since the roll out programme until 2019 was not available at that time.
- The status of the bulk infrastructure for the densification areas and for the new development areas was not known.
- The project pipeline contains numerous small projects which are not economically viable due to the lack of economies of scale.
- The project pipeline is only for 5 years. This timeframe is inadequate with respect to planning for future housing, since processes such as annual financial budgets, land acquisition, EIAs and LUPO applications can take considerable time. For a project pipeline to be a planning tool, a 10 year period is more suitable.

- The method of projecting the demand for middle and higher income groups, by deducting the projected subsidised population from the proposed number of residential sited in the SDF, seems inaccurate and over-supplied.

3. BORDERING MUNICIPALITIES

Saldanha Bay Municipality is bordered by Bergrivier Municipality in the north and Swartland Municipality in the east and south (refer to **Figure 6**). In addition, the Cape Town Metropolitan Area should be considered given its regional importance and potential regional influence. Since population growth and housing need is not limited by municipal borders, the housing need within these municipalities should also be taken into consideration.

3.1 Bergrivier Municipality

The Bergrivier Municipality's HSP (2013) includes population projections for the short, medium and long-term up to 2031.

The housing demand in the short term (5 years) was estimated at 6 863, of which 3 928 (approximately 57%) is represented by the current waiting list (2013). The previous 5-year project pipeline (2012-2017) indicated that it can address approximately 59% of the projected demand in that sector. The additional projected housing demand in the medium term (5 to 10 years) would be 3 695, and in the longer term 10 to 20 years, a further 10 340 units would need to be developed in order to meet the demand.

The HSP recommends that the provision of subsidised housing should be focused in Piketberg, Porterville and Velddrif.

Housing demand and delivery in Piketberg and Porterville should not have an impact on SBM, since these towns are related and connected more closely with Paarl, Wellington and Malmesbury.

However, the demand and delivery of housing in Velddrif could have an impact on SBM, since the town is located close to and well connected to Vredenburg and the Saldanha IDZ. The projected housing demand is the highest in Velddrif (8 828 households in 2031) and Velddrif also has the highest dependency and unemployment rates in the Municipality. This situation could cause Velddrif residents to move closer to (perceived) employment opportunities in the towns within the SBM and therefore add to the housing need in SBM.

3.2 Swartland Municipality

The Swartland Municipality IDP focuses the provision of subsidised housing mainly in Malmesbury and to a lesser extent in Moorreesburg, Darling and Riebeek Kasteel. A few smaller projects are also planned in Abbotsdale, Kalbaskraal, Koringberg and Riebeek Wes. In future, subsidised housing will only be provided in Malmesbury, Moorreesburg and Darling.

Darling and Moorreesburg are the closest towns to the SBM. The previous project pipeline (2012-2017) proposes 75 GAP units in Darling and 500 serviced sites and 250 top structures for Moorreesburg. These towns are however not likely to have a significant impact on the housing demand in the SBM, since they are located far from the SBM and more closely linked to Malmesbury.

3.3 City of Cape Town Municipality

Even though the City of Cape Town Municipality does not border the SBM directly, the regional importance of Cape Town necessitates the mention of the Municipality's policies relating to housing.

The City of Cape Town SDF (2012) includes the Blaauwberg-Atlantis Strategic Growth Corridor as a key area for future urban expansion. This corridor will contain higher intensity commercial, industrial and residential uses, supported by sufficient public transport facilities. The *MyCiTi* IRT service already links Atlantis with

Cape Town and this service will be expanded as the corridor develops. It is also proposed to upgrade the Atlantis railway line and include passenger rail stations between Atlantis and Du Noon and Cape Town. These proposals will better integrate Atlantis with the rest of Cape Town in the long term.

The City of Cape Town SDF, as well as the Blaauwberg District Plan (2012) which covers the area nearest to the SBM, encourages the unlocking of employment-generating opportunities within Atlantis. It also encourages the reinforcement of the Atlantis central business district as a commercial and public facilities node. The development proposals also contain subsidised housing within Atlantis.

All these development initiatives will generate much needed employment opportunities to the unemployed living in Atlantis. Should these employment opportunities realise it would be expected that the existing and future population within Atlantis would remain in Atlantis.

Should these initiatives however not occur in time, the current unemployed living in Atlantis could view SBM as an attractive alternative and seek employment in the Saldanha IDZ and Port of Saldanha development. This could mean that these individuals will either commute to and from Saldanha if sufficient public transport is in place, or they could relocate closer to Saldanha which would add to the housing need within the SBM.

4. MUNICIPAL OVERVIEW

4.1 Municipal Area and Community Profile

The Saldanha Bay municipal area, 2 015 km^2 in extent, is situated in the jurisdiction area of the West Coast District Municipality (WCDM). The municipal area is bordered in the west by the Atlantic Ocean, in the north the Berg River and the south by the West Coast National Park. The Swartland Municipality forms the eastern boundary of the Municipality (refer to **Figure 6**).

The Saldanha Bay Municipality has a diverse economy, of which the following sectors contributed the most to the GDP in 2013 (Urban-Econ, 2013):

- Finance, insurance, real estate and business services (36.9%);
- General government (17.3%);
- Manufacturing (11.1%);
- Wholesale and retail trade, catering and accommodation (9.2%); and
- Agriculture, forestry and fishing (7.3%).

The proposed Saldanha Industrial Development Zone, declared in 2013, and the proposed expansion of the Port of Saldanha could have a major impact within the SBM with relation to employment generation and increased demand for housing. These development proposals are discussed in a later section of this HSP.

In terms of employment and GDP contribution, the SBM has a comparative advantage within the WCDM in the following sectors (Urban-Econ, 2013);

- Mining;
- Transport, storage and communication;
- Finance, insurance, real estate and business services; and
- Government, community, social and personal services.

The most significant comparative advantage the SBM has compared to the WCDM is the Saldanha deep-sea port and related industrial zone.

The Saldanha Bay municipal area has eleven settlements (refer to **Figure 6**). Vredenburg (the administrative seat of the Municipality) and Saldanha are classified major towns. Hopefield and Langebaan are considered medium order service centres, whilst the remaining settlements of Paternoster, St. Helena Bay and Jacobsbaai are smaller settlements.

Further concentrations of dwellings are found in Koperfontein, Green Village, Swartriet and Langebaanweg. **Table 5** lists these eleven settlements with each one's function, economic base and locational advantages. The towns containing the most existing functions and which have the most locational advantages have the highest potential for future growth and to sustain future growth. Subsidised housing should therefore predominantly be provided within these settlements. According to the table, Saldanha and Vredenburg should be priority locations for future housing development, with Langebaan also being a possible location due to its close proximity to the employment opportunities within Saldanha. It is important to note that even though individuals will be located in Vredenburg, most of the employment opportunities will be created in the Saldanha IDZ. This will require individuals living in Vredenburg to commute to Saldanha. A strong public transport link between Vredenburg and Saldanha is therefore needed (Refer to **Figure 6**).

Table 5: Saldanha Bay Municipality Settlements, their Main Functions, Economic Base and Locational Advantages

Settlement	Main Functions	Econo-mic Hierarchy	Economic Base
			Locational Advantages
Saldanha	High order main centre	1	Industrial town with a deep sea harbour
			Proclaimed Industrial Development Zone
			Established fishing industry and fishing harbour
			Railway connection
			Commercial activities
			Military academy
			Community services
			High School
Vredenburg	High order main centre	1	Administrative centre
			Community services
			Commercial activities
			Railway connection
			High School
Hopefield	Medium order agricultural service centre	4	Limited commercial activities
			Railway connection
			High School
St. Helena Bay	Low order coastal settlement	3	Fishing processing industry with fishing harbour
			Holiday town
Paternoster	Low order coastal settlement	4	Historic fishing industry
			Tourism with supporting social infrastructure
			Residential and holiday destination
			Tourism attraction
Langebaan	Medium order coastal settlement	2	Residential and holiday destination
			Regional tourist attraction
			Commercial activities
			Retirement opportunities
			High School (Private)
Jacobsbaai	Low order coastal settlement	4	Holiday town
			Retirement opportunities
Koperfontein	Low order rural settlement	N/A	
Green Village	Low order rural settlement	N/A	
Swartriet	Low order rural settlement	N/A	
Langebaan-weg	Airforce Base	N/A	

(Source: SDF, 2011, Western Cape Department of Education)

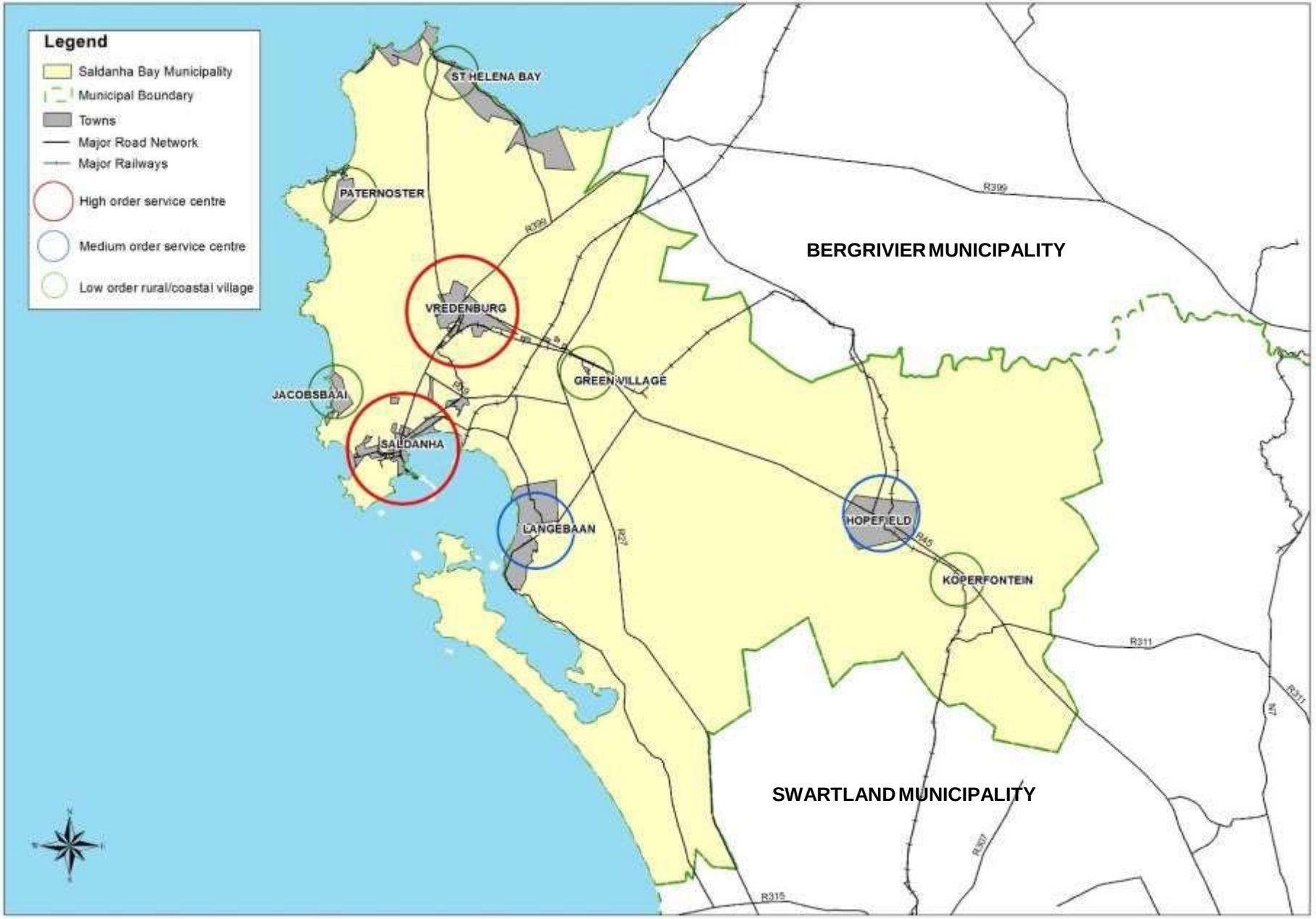


Figure 6: Saldanha Bay Municipal Area

Table 6: Saldanha Bay Municipality: Community Profile

		2001	2011
Population	Total Population	70 261	99 193
	Population Growth Rate	4.3% (4%)	3.5% (4%)
	Age Dependency Ratio[1]	49:100	44:100
	15 - 64 years of age	67.2%	69.5%
Education	Higher Education	7%	8%
	Matric	20%	26%
	No Schooling	5%	2%
	Primary Education Enrolment	71.0%	67.1%
	School attendance	24%	21%
Households	Number of Households	18 663	28 835
	Average Household Size	3.8	3.2
	Female Headed Households	5 481 (29.1%)	8 759 (30.4%)
	Formal Dwellings	15 490 (84.5%)	23 188 (81.7%)
	Housing Owned/Paying Off	65.2%	62.1%
	Households with Flush Toilet connected to Sewer	90.5%	92.5%
Employment	Unemployment	21.5%	23.4%
	Youth Unemployment Rate as % of Persons aged 15 - 34	26.8%	30.4%

(Source: StatsSA, 2001 and 2011 Quick Facts, WC014 Ward Data, SBM IDP, 2011)

[1] Age dependency ratio is the ratio of dependents (people younger than 15 or older than 64) to the working-age population (ages 15-64). Data are shown as the proportion of dependents per 100 working-age population.

The Saldanha Bay SDF (2011) places emphasis on the importance of the transport network to create a new pattern of accessibility and to create opportunities for investment in those places. The central challenge within the SBM is to maximise accessibility (reducing the distance people have to travel) rather than increasing mobility (making it easier for motor vehicles to move). This is a means to improve the development potential of settlements.

4.2 Growth Potential of Towns (2014)

The Western Cape Growth Potential Study of Towns in the Western Cape (2014) identified Vredenburg as the only settlement within the Saldanha Bay Municipality with a 'very high' growth potential. Vredenburg was also identified as having a 'high' socio-economic need. Langebaan was identified as having a 'high' growth potential with a 'low' socio-economic need. Saldanha (the study combined Jacobsbaai and Saldanha) and Hopefield, the other two major urban centres within the Municipality, scored an overall 'medium' growth potential, as well as Paternoster and St. Helena Bay. These settlements have varied levels of socio-economic needs.

No settlement within the Municipality scored a 'low' or 'very low' growth potential. Koperfontein and Green Village were not included in this study.

Table 7 provides a summary of the growth potential of each settlement and the level of socio-economic need.

Looking at the results of the Growth Potential Study, Saldanha, Vredenburg and Langebaan are the best towns to provided subsidised housing in, since they contain the highest combined growth potential and socio-economic needs. Development and investment in these towns will thus have a significant impact to support economic growth and development, and supporting socio-economic development imperatives. The approved Saldanha IDZ will play a very important role within SBM and is discussed in more detail in **subsection 7.3** of this report.

Even though Hopefield and Paternoster scored a medium growth potential, these town have low economic potential. Only the current housing demand should therefore be addressed, but planning should be in place if the future need arises for expansion. The provision of subsidised housing in Jacobsbaai is not supported due to its isolated nature and lack of economic and employment opportunities.

Table 7: Saldanha Bay Municipality Growth Potential per Town (2014)

		Socio-Economic Needs				
		Very Low	**Low**	**Medium**	**High**	**Very High**
Growth Potential	**Very Low**					
	Low					
	Medium	Paternoster	Hopefield, St. Helena Bay	Saldanha/ Jacobsbaai		
	High		Langebaan			
	Very High				Vredenburg	

(Source: Growth Potential of Towns in the Western Cape Study, 2014)

The NSDP states that investment must to be directed at towns with economic potential. It however also acknowledges that there may be towns with a perceived low growth potential, which could improve with strategic initiatives that respond to their unique features. Therefore, in this regard, spatial policies should take the following four aspects into account:

- Economic concentration should be enabled in only a few places, through an emphasis on efficient land and labour markets;
- Leading and lagging areas should be economically and physically integrated;
- Most resources should be focused on universal people-based policies, such as education, health, water and security; and Spatial policies should not be spatially targeted (i.e. a conscious direction) but place-based policies instead (e.g. building on existing strengths, exploiting indigenous potential and tackling vested interests and blockages).

5. SOCIO-ECONOMIC ASSESSMENT

5.1 Municipal Demographic and Socio-Economic Profile

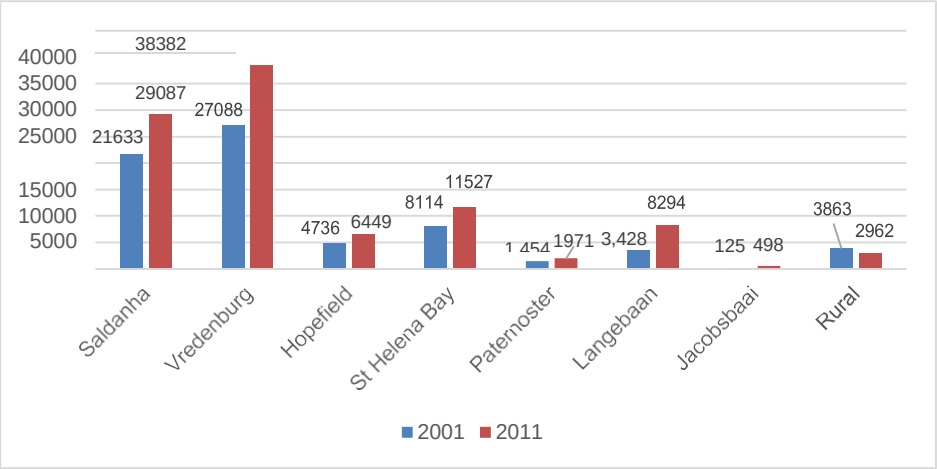
5.1.1 Population

According to the 2011 census data, the population of the Saldanha Bay Municipality was 99 193, which constituted 25.3% of the total population in the West Coast District Municipality (WCDM) at that time. The Municipality had the second highest population within the WCDM in 2011. **Table 8** displays official population figures recorded in the 2001 census, the 2007 community survey and the 2011 census.

Table 8: Population Data

Municipal Area	Census 2001	2007 Household	Census 2011
Saldanha Bay	70 439	78 979	99 193
WCDM	282 672	286 748	391 766
Percentage of WCDM	24.9	27.5	25.3

(Source: Stats SA, 2001, 2007 and 2011)



According to StatsSA, the population growth rate between 1996 and 2011 was 4.0% per annum. If this growth rate continues over the next 20 year period then the population would increase to 217 344 by 2031, more than double the current population.

Figure 7 provides a breakdown of the 2001 and 2011 population figures of individual towns and the rural area.

According to the compound growth rate between 2001 and 2011, the highest growth rates were experienced in Langebaan, St. Helena Bay and Vredenburg. Jacobsbaai also experienced a significant growth rate, although this represents a relatively low number of people. The high growth rates in Langebaan and Jacobsbaai could be attributed to the release of erven within large residential developments that were approved between 2001 and 2011. Paternoster, Saldanha and Hopefield experienced a lower compound growth rate. The population figures for the various towns of the SBM, as well as the rural areas, is shown in **Figure 7**.

The decline in the rural figures from 2001 (3 863) to 2011 (2 962) could be attributed to the shift of the municipal boundary between Saldanha Bay Municipality and Bergrivier Municipality, whereby a section of rural land along

Figure 7: Population per Town and Rural Areas (Source: UWC, 2014)

A total number of 28 835 households were living within the municipal area in 2011 (Census, 2011), an increase of 9 946 households since 2001. This growth can be ascribed to not only natural growth, but also in-migration due to the perceived creation of employment opportunities in the municipal area and industrial development in Saldanha. In 2011, 26% of the SBM population originated from other provinces than the Western Cape, of which the highest percentage (14%) were from the Eastern Cape.

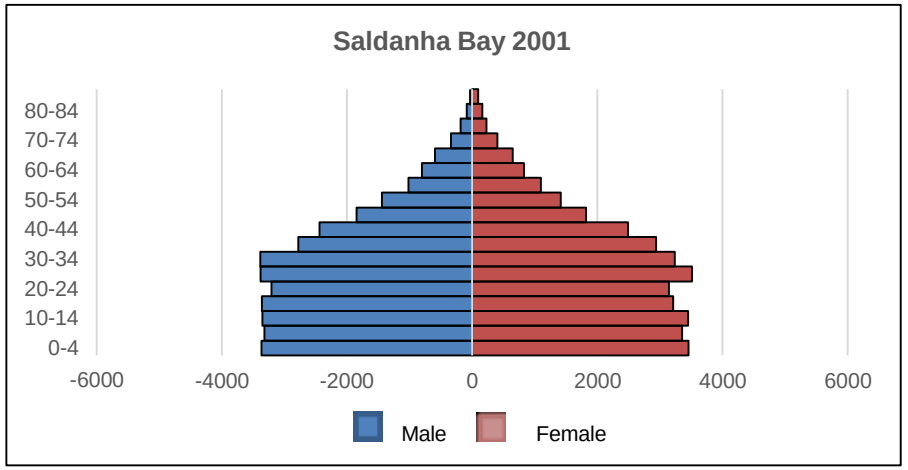
According to the 2011 census figures, 96.8% of the population lived in urban areas and the remaining 3.2% lived in rural areas.

Understanding the racial groupings provides insight into changes in the human settlement and migratory pattern of a population. The Saldanha Bay population is predominantly Coloured (55.8%), a percentage decrease from 63.6% in 2001. There was an increase in the African group's share of the total population from 16.9% in 2001 to 24.5% in 2011, while the White group's share declined from 19.1% in 2001 to 18.0% in 2011. **Table 9** provides a summary of demographic information pertaining to the municipal area.

Table 9: Demographic Information of the Municipal Area (2001 and 2011)

The 2011 census recorded that 3.2% of the SBM population aged 20 years and older had no schooling, 28.4% has completed matric and 9.3% has higher and tertiary qualifications. This is an improvement on 2001 when 5.1% of the population aged 20 years and older had no schooling, 22.2% had a matric qualification and 7.7% had a higher and tertiary education.

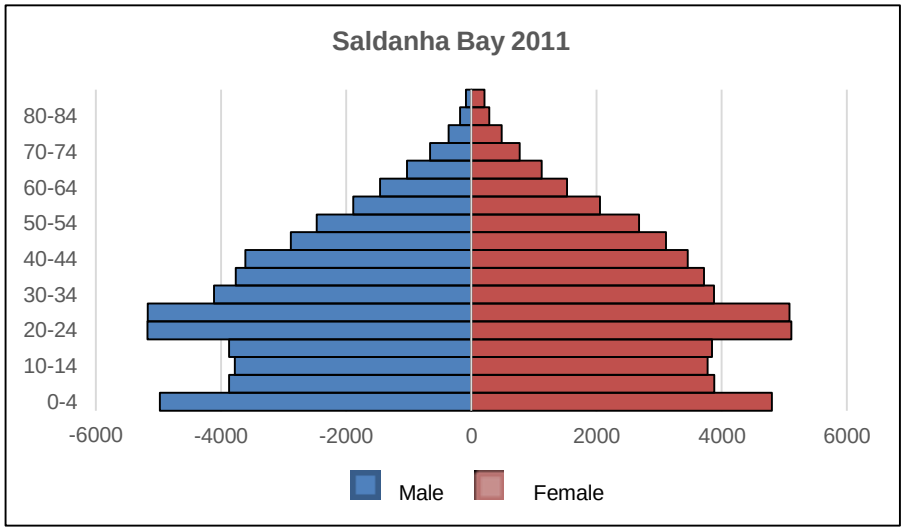
Census Year	Number of Households	Total Popula -tion	Coloured	African	White	Asian / Indian
2001	18 889	70 439	44 784	11 872	13 454	329
% Increase 2001-2011	4.32	3.45	2.14	7.42	2.87	8.90
2011	28 835	99 193	55 345	24 292	17 861	772
Percentage per Population Group (2011 Figures) *			55.8	24.5	18.0	



(Source: StatsSA, 2001 and 2011)

* Note: 'Other' excluded from table.

5.1.2 Municipal Age Profile (2001 and 2011)



The 2011 census indicates that 25.3% of the population of Saldanha Bay Municipality is younger than 15 years of age. Approximately 69.5% of the population is aged between 15 and 64 years of age, which is considered to be the 'economically active' age category. The remaining 5.2% is aged 65 and over. **Figure 8** illustrates the age profiles for the Saldanha Bay Municipality for 2001 and 2011. The age profile illustrates that the Saldanha Bay Municipality currently has a relatively young population, with a significant increase in the numbers of persons below the age of 30. This is an important consideration for the HSP. **Figure 8** also illustrates that the percentage of children younger than 14 years has decreased while the percentage of working people (15 to 64) has increased.

Although the vast majority of the population is between 15 and 64 years of age, 82.6% of the population is below the age of 40. Although the dependency ratio is still high at 44:100, it declined since 2001 by 2.3% (49:100).

5.1.3 Skills Level

The skills level of the labour force has a significant impact on the income earned by the labour force, with higher skilled people generally earning more money. The SBM's labour force in 2011 consisted of 10% low skilled, 18% skilled and 5% highly skilled. The remaining population did not list their skill level (StatsSA 2011).

In order to increase a population's income, the skills level needs to be improved. It is therefore important to implement skills development initiatives and employment creation in higher skilled occupations. These initiatives could include increased corporate social responsibility from companies in providing bursaries or learnerships or in-house training of local employees. A partnership could also be created between local business, the SBM, further education and training colleges (FET Colleges) and other training institutions in the area.

5.1.4 Employment Figures and Income Distribution

Unemployment is one of the major challenges facing the Saldanha Bay Municipality. The official unemployment rate according to the Census 2011 is 23.4%, the second highest in the WCDM after the Swartland Municipality, and represents a 1.9% increase from Census 2001. The Saldanha Bay IDP (2012- 2017), however, estimates that the unemployment figure is closer to 10.6%. This excludes 'discouraged work seekers' and those 'economically not active'.

According to StatsSA, the age group 20 to 34 years represents the majority (54%) of the unemployed population. The IDP (2012) attributes this to low skill levels.

StatsSA indicated that 41% of the working population had no monthly income. A further consequence of the relatively low average household income is a high level of poverty, with an estimated 21.6% of the population living in poverty[2] (IDP 2012 -2017). This situation is also illustrated in the household and individual income graphs (**Figures 9** and **10**).

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

Figure 9: Municipal Annual Household Income Categories (Source: StatsSA, 2001 and 2011)

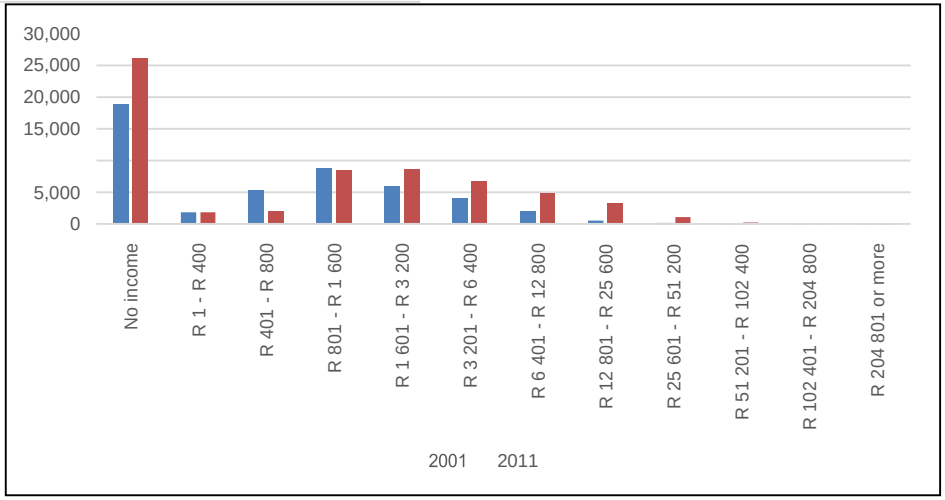


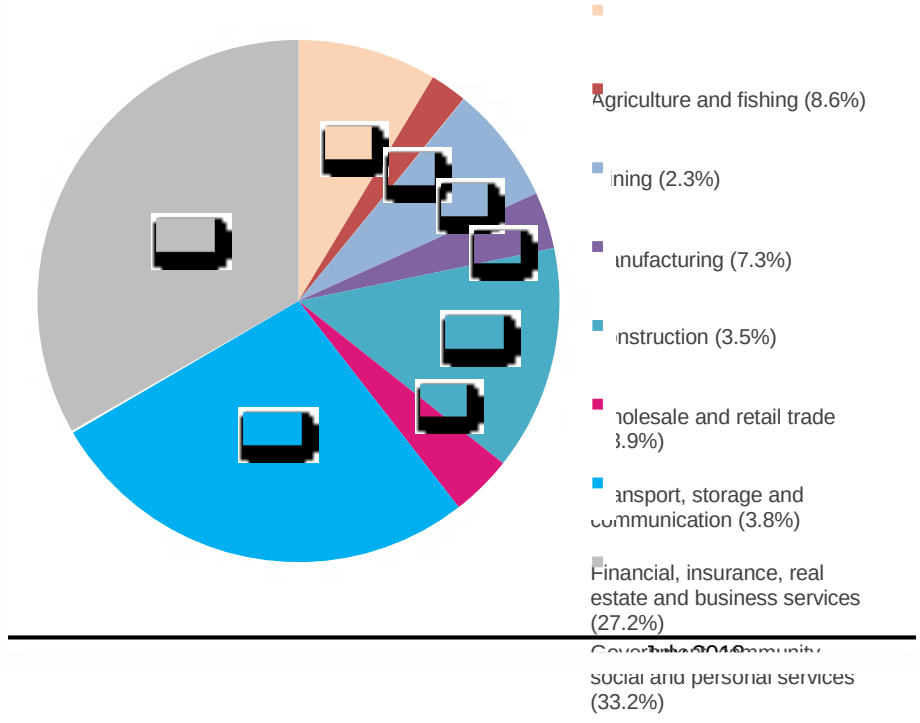
Figure 10: Municipal Monthly Individual Income Categories (Source: StatsSA, 2001 and 2011)

Note that the census data did include individuals younger than 15 years of age and older than 65 years of age earning an income. These individuals were excluded from these graphs.

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

The Saldanha Bay Municipality has an indigent policy for households that qualify for an indigence subsidy (households earning less than R3 500 per month). The policy includes the subsidisation of municipal services (electricity, potable water, sanitation and refuse removal).

According to StatsSA, the Municipality had approximately 13 926 households (48.3% of total) earning less than R3 500 per month in 2011. Note that StatsSA has different monthly individual income and annual household income categories than the subsidy income categories. A conservative approach was taken and the annual income of up to R38 200 has been used for this calculation. Therefore, there will be more households earning less than R3 500 per month, which relates to R42 000 per year. The wards with the highest number of households with no annual income are wards 1 and 9, which



includes the subsidised housing areas of Diazville and George Kerridge respectively.

Figure 11: Municipal Employment Per Sector (Source: Urban Econ, 2013)

5.1.5 Economic Sectors

The SBM economy was the best performing economy in the WCDM, with an annual economic growth rate of 4.6% between 2000 and 2010. The key growth sectors were finance, insurance, real estate and business services, followed by mining and quarrying and general government services.

In 2011, Saldanha Bay Municipality's dominant employment sectors were the finance, services and transport sectors. The agriculture and fishing sector played a smaller role (IDP, 2013).

5.2 Mode of Transport

Transport to and from the place of work is an important factor in the location of new residential areas, especially for subsidised housing where transport costs could be a major monthly expense. The majority of SBM residents travel by foot (43.7%), 27.0% use public transport and 27.4% use their own transport. It is not known what the average distance is that people walk to work and walking distance from future housing projects to employment is important.

Table 10: Mode of Transport (2011)

Mode	SBM	Saldanha	Vredenburg
On foot	43.7%	52.5%	46.5%
By bicycle	1.0%	5.0%	0.8%
By motorcycle	0.4%	0.4%	0.5%
By car as a driver	12.2%	7.8%	14.3%
By car as a passenger	13.9%	11.9%	15.0%
By minibus/taxi	10.8%	4.3%	8.0%
By bus	16.1%	17.5%	13.5%
By train	0.1%	0.0%	0.1%
Other	1.9%	0.7%	1.2%

Source: Urban-Econ (2013)

St. Helena Bay	8 114	11 527	2 915	3.6%	417
Paternoster	1 454	1 971	511	3.1%	395
Langebaan	3 428	8 294	2 927	9.2%	623
Jacobsbaai	125	498[7]	192	14.8%	0
Rural	3 863	2 962	902	-2.6%	Included in above figures.
Residing outside of SBM					27
Total:	**70 261**	**99 193**	**28 835**	**3.5%**	**7 883**

5.3 Socio-Economic Analysis per Town

For the purposes of the HSP, available data at town level forms the basis of determining the housing demand throughout the municipal area. **Table 11** provides a summary of the 2011 and 2014 situation.

Table 11: Summary of Towns: Population, Households, Growth Rate and Waiting List

Figure 12 illustrates the age distribution per town within the SBM in 2011. According to the figure, each town's population consists of predominantly people aged between 15 and 64. Each town has a youth population (aged 14 years and younger) of between 15% and 29%. Langebaan and Jacobsbaai (including Swartriet) contain the highest percentage of elderly residents, indicating the two towns' attractiveness for people to retire to.

Figure 12 also illustrates that the largest proportion of the SBM population earn R1 600 and less per month. St. Helena Bay has the highest proportion (74%) of individuals earning R1 600 and less per month, followed by Hopefield (72%), Vredenburg (64%) and Saldanha (62%). Of the rural area's population, 68% percent earn R1 600 and less per month, which is partly due to the minimum wage paid to farm workers.

Table 12 and **Figure 13** provides the annual household income per town. The figures illustrate that 65.7% (18 938) of the households living in the SBM earn less than R76 400 per annum (R6 367 per month) and could qualify for a housing subsidy. Of these, the majority reside in Vredenburg (7 975), followed by Saldanha (5 208) and St. Helena Bay (2 099).

Town	Population (2001)	Population (2011)	Number of Households (2011)	Annual Growth Rate (2001 - 2011)	Waiting List for Residing Town (September 2014)
Saldanha[5]	21 633	29 087	8 012	3.0%	2 889
Vredenburg	27 088	38 382	11 557	3.5%	2 805
Hopefield[6]	4 736	6 449	1 810	3.1%	727

[5] Includes Langebaanweg population.

[6] Includes Oudekraalfontein population.

[7] Includes Swartriet population.

Table 12: Annual Household Income per Town (2011)

Town		R0 – R19 600	R19 601 – R76 400	R76 401 – R307 600	R307 601 – R1 228 800	R1 228 801 and more
Saldanha	%	30	35	27	7	1
	Number	2 404	2 804	2 163	561	80
Vredenburg	%	33	36	25	6	0
	Number	3 814	4 161	2 889	693	0
Hopefield	%	26.5	42	28	3.5	0.0
	Number	480	760	507	63	0
St. Helena Bay	%	37	35	22	5	1
	Number	1 079	1 020	641	146	29
Paternoster	%	44	34	16	5	1.0
	Number	225	174	82	26	5
Langebaan	%	23.5	21	35	19	1.5
	Number	688	615	1 024	556	44
Jacobsbaai	%	12	32	34	21	2.0
	Number	23	61	65	40	2
Rural	%	29	41	24	5	1.0
	Number	262	370	216	45	9
TOTAL		**8 973**	**9 965**	**7 589**	**2 130**	**169**

Source: UWC, 2014

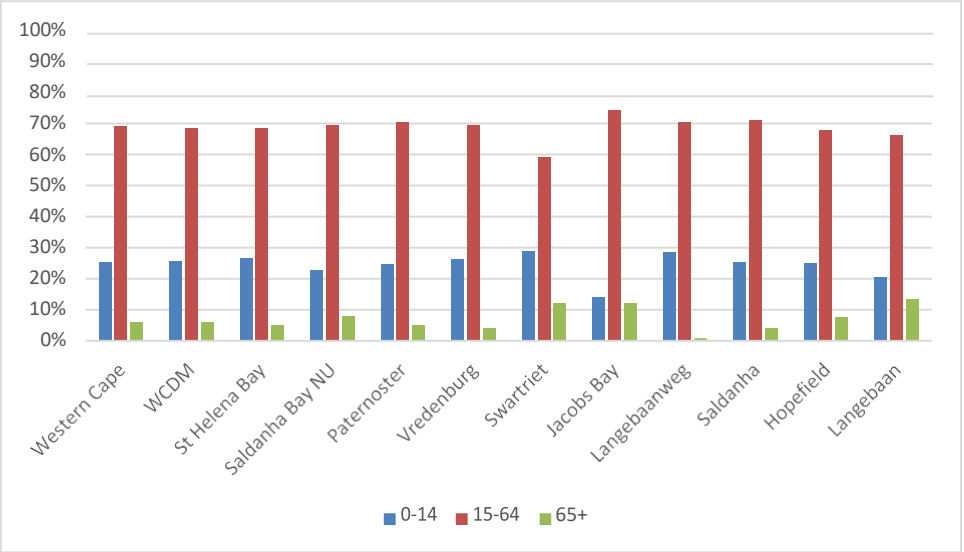


Figure 12: Age Distribution per Town (Source: UWC, 2014)

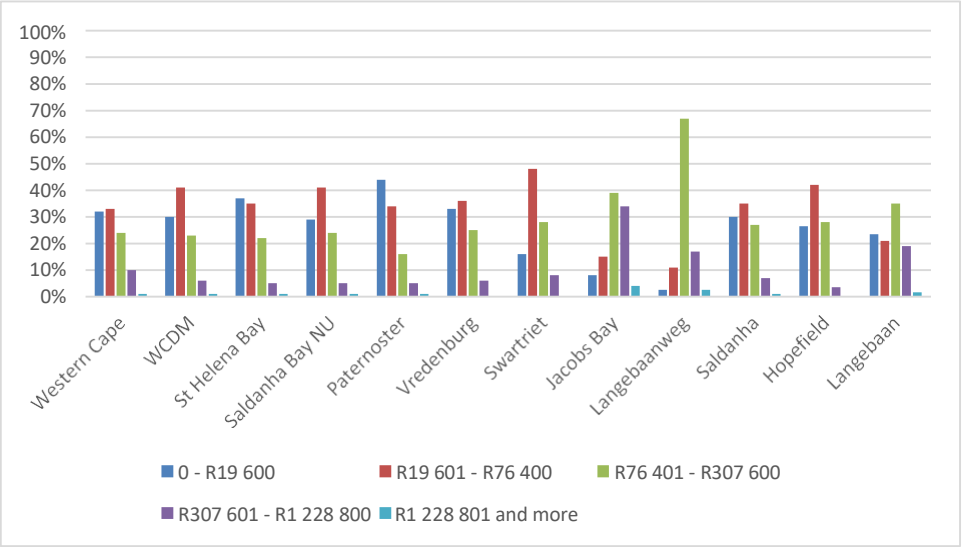


Figure 13: Annual Household Income per Town (Source: UWC, 2014)

6. INFRASTRUCTURE STATUS QUO

6.1 General

In general, the ability of a town to expand its human settlement program depends largely on the availability of sewerage and potable water infrastructure. Electricity is a special need but is not provided as part of the current housing subsidy program. Bulk services capacity within each town is discussed in more detail in **subsection 9**.

In some towns within the SBM area, stormwater management is less formal and is restricted to surface flow over roads and open channels. Whilst this is not a barrier to development, it does form part of the subsidy and will need to be assessed for any human settlement development plan. This section of the report does not specifically consider stormwater issues which are highly dependent on each development project.

Most of the roads within the SBM area are surfaced and there are only limited areas where the roads are still gravel. Whilst this is also not a barrier to development, improvements including access road widening may be necessary should large scale human settlement developments be proposed.

6.2 Water Supply

SBM's primary water source is from the West Coast District Municipality (WCDM). Many of the towns rely on long distance pipelines feeding the holding reservoirs that supply the towns. Most of these pipelines probably have sufficient current reticulation capacity to supply the holding reservoirs.

Each town has its own supply capacity issues and potential bulk and local reticulation constraints. Some of the constraints are being addressed and some are identified for future attention. The constraints, along with the actual location of a proposed human settlement, will need to be evaluated carefully for each development proposal.

Table 13 provides a high level summary of the existing macro water supply situation in a town by town basis within the SBM area.

Town	Bulk Water Supply	Supply Capacity	Reticulation Capacity	Notes
Saldanha	Directly from Bezaansklip reservoirs.	Limited capacity in various reservoirs.	Pressure problems in high lying areas.	Very little spare capacity. Dependant on particular local area. Desalination plant and additional 15 ML reservoir in planned.
Vredenburg	Directly from Bezaansklip reservoirs to local Hospital and Louwville reservoirs.	Sufficient current capacity in reservoirs.	Existing system is generally sufficient.	Spare capacity available for expansion.
Hopefield	From Withoogte reservoir (WCDM) and reservoir is supplemented with borehole water.	Sufficient spare capacity.	Pressure problems in reticulation lines.	Scope for expansion.
St. Helena Bay	From Vergeleë reservoir (WCDM) to local reservoirs in Laingville.	Bulk spare capacity available but not throughout area.	Pressures problems in peak periods. Insufficient additional capacity in pipes.	Spare capacity dependant on particular supply zone.

Table 13: Status Quo: Bulk Water Supply

Town	Bulk Water Supply	Supply Capacity	Reticulation Capacity	Notes
Paternoster	From reservoirs in Vredenburg to two reservoirs in Paternoster.	Sufficient current capacity in reservoirs.	Bulk supply line restrictive to additional flow requirements but will not be upgraded.	Additional storage will be required for significant expansion.
Langebaan	From Withoogte and Bezaansklip reservoirs to local reservoirs.	Various reservoirs supply various parts of Langebaan. Generally no bulk spare capacity available.	Pressure problems in high lying areas.	Spare capacity dependant on particular local area.
Jacobsbaai	From reservoir in Vredenburg to Jacobsbaai reservoir.	Limited current bulk supply.	Supply pipeline from Vredenburg restrictive in size.	Limited scope for large expansion.

Town	Treatment	Treatment Capacity	Reticulation Capacity	Notes
Saldanha	WWTWs	Spare capacity is available.	Infrastructure has spare capacity.	Spare capacity is location dependent.
Vredenburg	WWTW is being upgraded.	Spare capacity is available.	Infrastructure has spare capacity.	Additional capacity is being further enhanced.
Hopefield	WWTW	Spare capacity available.	Pump stations and reticulation lines have limited spare capacity.	Location of development would need to be evaluated carefully.
St. Helena Bay	WWTW and septic/ conservancy tanks.	No spare capacity in Britannia Bay and limited capacity in Laingville.	Reticulation is spread over a long distance, thus capacity is very location dependent.	Capacity is generally problematic.
Paternoster	WWTW	WWTW has significant spare capacity.	Pump station capacities would need to be evaluated.	Only bulk reticulation would need to be confirmed.

6.3 Sewerage

Most of the towns and human settlement in the region are connected to a sewer reticulation system. Only limited areas within towns (e.g. Jacobsbaai) still rely on septic tanks with a soak away system or a conservancy tank. It is accepted that all human settlement developments in the Saldanha Bay Municipal region will need to connect to a water-borne sewerage reticulation.

All of the towns, except for Jacobsbaai, have Waste Water Treatment Works (WWTWs), where spare capacity can be created. Sewer reticulation in the larger towns has generally being identified for improvement and human settlement development will need to take cognizance of the infrastructure upgrading and timing.

Table 14 indicates the general status of sewage handling within the SBM.

Table 14: Status Quo: Sewerage

Town	Treatment	Treatment Capacity	Reticulation Capacity	Notes
Langebaan	WWTW	Limited spare capacity.	Limited spare capacity especially in pump stations.	Upgrading would be necessary for large developments.
Jacobsbaai	Septic/ conservancy tanks.	No sewerage treatment capacity.	Limited reticulation capacity.	Any development would require localised treatment proposals.

6.4 Electricity Supply

Eskom supplies electricity to the Municipality who in turn coordinate the supply to most of the towns within the SBM. Only St. Helena Bay obtains electricity directly from Eskom.

The housing subsidy does not cover the supply of electricity and electrical reticulation for human settlement programs will thus need to be coordinated directly by the Municipality. **Table 15** indicates the status of electrical supply to the individual towns.

Table 15: Status Quo: Electricity

Town	Supplier	Supply Capacity	Reticulation Capacity	Notes
Saldanha	SBM	Spare capacity available.	Reticulation can be connected to, but site specific.	Upgrade of bulk supply infrastructure will be required for large developments.
Vredenburg	SBM	Spare capacity available.	Reticulation can be connected to, but site specific.	Upgrade of bulk supply infrastructure will be required for large developments.
Hopefield	SBM	Limited spare capacity.	Network limited.	Upgrade of bulk supply infrastructure will be required.
St. Helena Bay	Eskom	Limited spare capacity.	Network limited.	Upgrade of bulk supply infrastructure will be required.
Paternoster	SBM	Limited spare capacity.	Network limited.	Upgrade of bulk supply infrastructure will be required for large developments.
Langebaan	SBM	Reticulation can be connected to, but site specific.	Upgrade of bulk supply infrastructure will be required for large develop-ments.	Reticulation can be connected to, but site specific.
Jacobsbaai	SBM	Limited spare capacity.	Network limited.	Upgrade of bulk supply infrastructure will be required.

7. HOUSING NEEDS ANALYSIS

7.1 Existing Housing Provision

7.1.1 Access to Housing

Analysis of the 2011 census reveals that 80.4% of households (23 188) living in Saldanha Bay Municipality had access to a formal dwelling house/apartment at that time and 376 households (1.3%) rented formal types of units on another person's property. Of the total households, 3 390 (11.8%) lived in informal dwelling units on separate stands and 1 560 households (5.4%) lived in informal rented accommodation on another person's property (backyard dwellers) (refer to **Table 16**). The municipality initiated a survey in informal settlements and formal residential areas to confirm he number of households in informal areas as well as the number of backyard dwellers – these figures are not available to report.

Table 17 provides the number of households living in the different types of dwelling units within the SBM according to Census 2001 and 2011. Even though the number of households in formal housing increased over this time (an additional 7 698 dwelling units), the proportion of households decreased over the same time (a decrease of 1.6%).

The proportion of households living in informal dwellings increased for the same period (an increase of 2 184 informal dwellings and 181 backyard dwellers). The proportion of informal dwellings increased markedly, while the proportion of backyard dwellers declined (see **Figure 14**). This demonstrates that there are a significant and increasing number of households living in informal structures that may not be adequate and there has also been a slight increase in households living in backyard living quarters (being formal or not).

Table 17 provides a summary of the type of dwelling unit per town. The table shows that the towns with the highest proportion of informal dwellings are Saldanha and Vredenburg. Note that SBM does not have any illegal informal settlements. The informal dwellings in the table represents informal structures on formal site and serviced schemes and backyard dwellers.

Table 16: Dwelling Type Occupied by Household (2001 and 2011)

Type of Dwelling	2001	% of Total	2011	% of Total
Formal dwellings	15 490	82.0	23 188	80.4
Traditional material houses	242	1.3	134	0.5
Formal room/flatlet on a property or larger dwelling/servants quarters/granny flat	327	1.7	376	1.3
Informal dwelling in backyard	1 379	7.3	1 560	5.4
Informal dwelling on separate stand	1 206	6.4	3 390	11.8
Caravans/tents	42	0.2	39	0.1
Other	201	1.1	148	0.5
Total	**18 887**	**100**	**28 835**	**100**

(Source: StatsSA, 2001 and 2011)

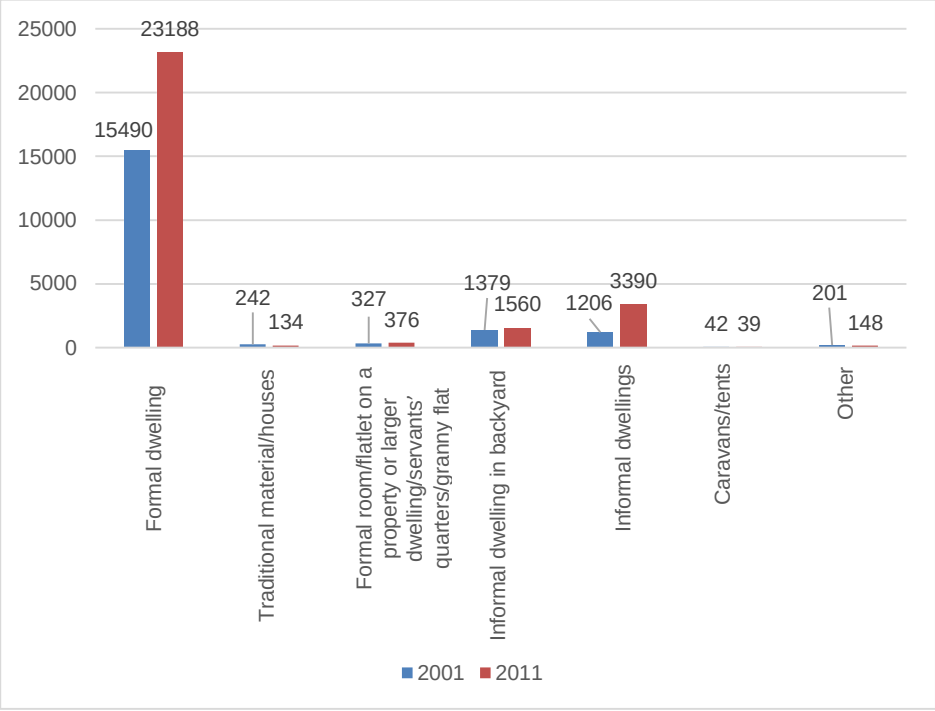


Figure 14: Dwelling Types (2001 and 2011) (Source: StatsSA 2001 and 2011)

Town	Formal Dwelling	Informal Dwelling	Traditional Dwelling	Other
Saldanha	5 849	2 163	0	0
Vredenburg	8 783	2 774	0	0
Hopefield	1 774	18	0	18
St. Helena Bay	2 711	146	29	29
Paternoster	485	0	10	15
Langebaan	2 868	29	29	0
Jacobsbaai	190	2	0	0
Rural	848	9	36	9

Table 17: Number of Dwellings per Types and per Town (2011)

There are 7 883 persons on the current (2014) municipal housing demand data base. Of these, 27 individuals are residing outside of the SBM. Note that 106 duplicates were found on the waiting list and these have been excluded.

Combining the findings of this table and the current waiting list (2014), the greatest need for housing exists within Saldanha and Vredenburg.

7.1.2 Tenure

According to the 2001 census, 65.2% of individuals living in the Saldanha Bay Municipality at that time owned a house or were busy paying it off, which indicates a decrease from 2001. This percentage would also include retired people who have paid off their bond in full. The decrease could be attributed to the increase in the portion of the population renting a property from 28.9% in 2001 to 30.2% in 2011 as well as the fact that the municipality as part of its housing delivery strategy have implemented a system, where individual tenure is only affected once a top structure has been provided.

Households that are allocated and occupy serviced stands pay a nominal rental in the interim. The approach provided needed temporary housing, but did not motivate occupiers to invest in upgrading their informal structures. This could change with the implementation of the new provincial objectives, where serviced sites are prioritised and top structures will only be provided if certain criteria are met, i.e. over 40 years of age, longer than 10 years on the waiting list and elderly persons.

7.1.3 Informal Settlement Profiles

According to the Saldanha Bay Municipality HSP (2009), there are no informal settlements and no illegal land occupations located within the SBM. However, there are approximately 2450 informal structures located on formal site-and- services schemes in George Kerridge, Ongegund, Old Middelpos and Laingville. The 2009 HSP states that the aim is to replace these 1 200 informal structures with formal housing. The current housing pipeline includes projects to achieve this objective. The municipality furthermore developed an Informal Settlement Development and Upgrading Plan which sets the out the process to address the current condition of informal settlements in the area of jurisdiction and strategy will set out what the municipality wants to achieve and how it will be achieved.

The municipality is of the notion that informal settlements are a reality and are not easily going to go away and is taking lead from the National Housing Code in terms Informal Settlement Upgrade. The Informal Settlement Upgrading Strategy represents a shift in the way that the Municipality will respond to the informal settlements within the municipal boundary, moving from an approach which sought to eradicate informal settlements by moving informal settlement residents into new RDP houses to an approach where the municipality will upgrade, where possible, these settlements where they are.

In order to achieve this, shift the municipality will start by recognising the existence of these informal settlements and increase the provision of basic services and amenities through a phased and incremental approach. The long term upgrading goal is for all residents of informal settlements to be accommodated in fully fledged integrated, sustainable human settlements.

This Strategy builds on the current "regularisation" approach where the municipality has already started to provide informal settlement residents with access to basic services, and in addition proposes a new approach of making (semi) serviced land available to accommodate the ever-growing number of people needing accommodation. The institutional arrangements will be clearly defined and the roles and responsibilities of all role players will be outlined to make the Strategy achievable.

The strategy will start to address the challenges in informal areas and there are a number of interventions that will be addressed. Some the support and development that will take place include the following:

1. Status in Municipality and addressing backlogs in informal areas
2. Implement a locally administered land tenure system within the informal settlement
3. Planning and basic development of the area
4. Implement a development support programme
5. Coordinate incremental upgrading interventions
6. Designated future areas

7.1.4 Existing Residential Property Supply

Table 18 provides a summary of the number of developed and vacant residential erven in the different settlements of the Saldanha Bay Municipality, as recorded in the Saldanha Bay Municipality Land Use Survey (2013).

Table 18: Vacant and Developed Residential Properties (2013)

Settlement	Vacant Erven	Developed Residential Erven	Percentage Vacant
Saldanha	1 435	4 843	22.9
Vredenburg	1 322	7 635	14.8
Hopefield	554	1 436	27.8
St. Helena Bay	5 595	3 053	65.0
Paternoster	353	449	44.0
Langebaan	2 324	4 248	35.4
Jacobsbaai	289	233	55.4
Koperfontein	Not included in assessment.		
Green Village	Not included in assessment.		
Langebaanweg	Not included in assessment.		
Total	**11 872**	**21 897**	**35.2**

Source: Saldanha Bay Municipality Land Use Survey, 2013

The 35.2% vacant erven will be taken into consideration in the development of a human settlement strategy for the municipality, with particular attention being given to their location relative to employment opportunities and the key characteristics of the settlement within which they occur.

Note that Koperfontein, Green Village and Langebaanweg were not included in the vacant erven analysis, since the settlements are in private ownership.

7.2 Existing Housing Need

The location of land to address housing need should be strongly linked to urban structure and the SDF to guide the form, nature and direction of urban growth. Based on spatial planning directives reflected in the SDF, an analysis of the existing housing backlog (as reflected in the municipal waiting list), planned urban expansion and land availability in the municipal area was conducted.

The housing need within Saldanha Bay Municipality exists primarily for lower income groups. **Table 19** shows the previous experienced housing backlog of August 2018 waiting list. Looking at the individuals residing in each town, the greatest expressed need for subsidised housing is experienced in Saldanha, followed by Vredenburg and Hopefield. However, looking at the preference town each individual on the waiting list provided, the greatest demand is for Vredenburg, followed by St. Helena Bay and Saldanha. Significant demand has also been expressed in Hopefield, Langebaan and Paternoster.

Table 19: Subsidised Housing Backlog

Town	Housing Backlog, Residing in Town (2010)	Housing Backlog, Residing in Town (September 2014)	Housing Backlog per Town 2018
Saldanha	2 400	2 889	2314
Vredenburg	2 365	2 805	3703
Hopefield	211	727	824
St. Helena Bay	950	417	1635
Paternoster	150	395	497
Langebaan	160	623	726
Jacobsbaai	0	0	0
Koperfontein	Not included in assessment.		
Green Village	Not included in assessment.		Included as part of Vredenburg
Langebaanweg	Not included in assessment.		
Outside of SBM	Not included	27	Not included
Total	**6 236**	**7 883**	**9699**

(Source: Saldanha Bay Municipality HSP, 2015, Waiting List, August 2018)

7.3 Future Housing Demand and Land Requirements

In order to determine the future housing demand in the Saldanha Bay Municipality, projections were based on the following considerations:

- Existing population and average household size per ward;
- Current average growth rate for the municipality as a whole.

The annual Municipal growth rate is recorded by StatsSA as being 3.5% for the period 2001 to 2011. This is a decline for the annual growth rate between 1996 and 2001 which was 4.3%. The average growth rate between 1996 and 2011 is approximately 4.0%. To provide sufficient population projections to illustrate a varied impact the IDZ and associated development may have, three scenarios will be presented.

7.3.1 Significant Development Proposals

The declared Saldanha Industrial Development Zone (IDZ) and the proposed expansion of the Port of Saldanha could have major impacts on the employment opportunities and housing demand within SBM. The two proposed developments are briefly discussed below:

- **Saldanha IDZ**

The IDZ, declared in 2013, is located between Vredenburg, Saldanha Bay and Langebaan. It extends from the Port area in the south up to the R45 Road to the north, and includes land both east and west of the Sishen-Saldanha rail line which runs through the central part of the area in a north-south direction. The IDZ could contain *inter alia* marine repair industries, offshore supply base to oil rigs, hot briquetted iron manufacturing, a titanium and Zircon complex, wind turbine blade manufacturing and manufacturing of renewable energy source.

Different scenarios estimate the number of direct jobs to be between 16 900 (low scenario) and 19 100 (high scenario) during construction and between 23 120 (low scenario) and 26 129 (high scenario) during the operational phase. The labour skill level for the construction phase is estimated to be 40.1% skilled, 45.0% semi-skilled and 14.9% unskilled.

Sources estimate the potential employment generation of between 23 120 (low scenario) and 26 129 (high scenario) direct jobs within the first 25 years of operation.

- **Port of Saldanha Expansion**

The Port of Saldanha is South Africa's only natural deep sea harbour and contains facilities to handle containers, breakbulk cargo and liquid cargo. The port also contains a fishing harbour and a naval base station. Different scenarios estimate the number of direct jobs to be between 1 200 and 4 600 during construction and between 1 642 and 5 392 during the operational phase.

- **Other Industrial Projects**

Other projects related to the IDZ and port expansion are estimated to potentially generate between 3 360 and 19 075 direct jobs during construction and between 1 345 and 8 262 direct jobs during the operational phase.

- **Airport Project**

The SBM SDF contains a proposal to upgrade the airfield located east of the intersection of R79 and MR238. This airport serves as an important civil aviation service for the West Coast region. The proposals are to upgrade the airport for commercial purposes and incorporate it into the envisaged corridor along MR238. These proposals could have a positive impact on tourism and economic development within the region. One would therefore expect an increase in tourist accommodation in the region.

7.3.2 Projected Future Housing Demand (2031)

For the purpose of determining associated land requirements, a differentiation has been made between the different housing delivery instruments, economic income bands and housing delivery by the public and the private sector. The results were then measured against the proposals of the Saldanha Bay SDF (2011) in order to determine whether or not the SDF, which is also a 20-year plan, has made provision in its proposals to satisfy the projected housing demand. Note that given strategic spatial policy directives, it is accepted that the focus of housing provision will be within the existing urban settlements, and the projected demand has been tested against the SDF proposals for growth areas within towns and within existing urban edges.

Three different scenarios will be presented. The first scenario assumes that the current growth rate will continue in future. Due to the potential significant impact that the IDZ, port expansion and related developments could have on population figures within the SBM in the future, two additional scenarios will be presented.

Tables 20 to 22 provide the projections of the population and number of households using (i) the current municipal growth rate (an average 4.0% was experienced between 1996 and 2011), (ii) the high case scenario if only the IDZ is implemented at 4.8%, and (iii) a high case scenario if the IDZ and associated projects are implemented at 6.0%. The latter two scenarios only take direct jobs into account. In all three cases the current household size per town was used.

Table 20: Scenario 1: Projected Future Housing Demand (2031), Status Quo Scenario at 4.0% Annual Growth Rate

Town	2011		Current Growth Rate (4.0%) Projections			
	2011 Population	2011 Households (Average household size in brackets)	Projected 2031 Population	Projected 2031 Households (Average household size in brackets)	Projected Additional New Households Since 2011	Additional New Households Since 2011 (Rounded to nearest 50)
Saldanha	28 135	8 012 (3.5)	61 647	17 613 (3.5)	9 601	9 600
Vredenburg	38 382	11 557 (3.3)	84 100	25 485 (3.3)	13 928	13 950
Hopefield	6 449	1 810 (3.6)	14 131	3 925 (3.6)	2 115	2 100
St Helena Bay	11 527	2 915 (4.0)	25 257	6 314 (4.0)	3 399	3 400
Paternoster	1 971	511 (3.9)	4 319	1 107 (3.9)	596	600
Langebaan	8 294	2 927 (2.8)	18 173	6 490 (2.8)	3 563	3 550
Jacobsbaai	498	192 (2.6)	912	351 (2.6)	159	150
Rural	2 962	902 (3.3)	6 490	1 967 (3.3)	1 065	1 050
Langebaanweg	975	n/a	Not part of this study.			
Total	**99 193**	**28 826**	**215 029**	**63 252**	**34 426**	**34 400**

(Source: Saldanha Bay SDF 2011 and StatsSA 2011)

Table 21: Scenario 2: Projected Future Housing Demand (2031), High Case IDZ Only (Direct Jobs) Scenario at 4.8% Annual Growth Rate

Town	2011		Growth Rate (4.8%)			
	2011 Population	2011 Households (Average household size in brackets)	Projected 2031 Population	Projected 2031 Households (Average household size in brackets)	Projected Additional New Households Since 2011	Additional New Households Since 2011 (Rounded to nearest 50)
Saldanha	28 135	8 012 (3.5)	71 858	20 531 (3.5)	12 519	12 500
Vredenburg	38 382	11 557 (3.3)	98 029	29 706 (3.3)	18 149	18 150
Hopefield	6 449	1 810 (3.6)	16 471	4 575 (3.6)	2 765	2 750
St Helena Bay	11 527	2 915 (4.0)	29 440	7 360 (4.0)	4 445	4 450
Paternoster	1 971	511 (3.9)	5 034	1 291 (3.9)	780	800
Langebaan	8 294	2 927 (2.8)	21 183	7 565 (2.8)	4 638	4 650
Jacobsbaai	498	192 (2.6)	1 272	489 (2.6)	297	300
Rural	2 962	902 (3.3)	7 565	2 309 (3.3)	1 407	1 400
Total	**99 193**	**28 826**	**250 852**	**73 826**	**45 000**	**45 000**

(Source: Saldanha Bay SDF 2011, StatsSA 2011 and Urban Econ)

Table 22: Scenario 3: Projected Future Housing Demand (2031), High Case Scenario at 6.0% Annual Growth Rate

Town	2011		Growth Rate (6.0%)			
	2011 Population	2011 Households (Average household size in brackets)	Projected 2031 Population	Projected 2031 Households (Average household size in brackets)	Projected Additional New Households Since 2011	Additional New Households Since 2011 (Rounded to nearest 50)
Saldanha	28 135	8 012 (3.5)	90 233	25 781 (3.5)	17 769	17 750
Vredenburg	38 382	11 557 (3.3)	123 096	37 302 (3.3)	25 745	25 750
Hopefield	6 449	1 810 (3.6)	20 683	5 745 (3.6)	3 935	3 950
St Helena Bay	11 527	2 915 (4.0)	36 969	9 242 (4.0)	6 327	6 350
Paternoster	1 971	511 (3.9)	6 321	1 621 (3.9)	1 110	1 100
Langebaan	8 294	2 927 (2.8)	26 600	9 500 (2.8)	6 573	6 550
Jacobsbaai	498	192 (2.6)	1 334	513 (2.6)	321	300
Rural	2 962	902 (3.3)	9 500	2 879 (3.3)	1 977	2 000
Total	**99 193**	**28 826 (3.4)**	**314 736**	**92 583**	**63 757**	**63 750**

(Source: Saldanha Bay SDF 2011, StatsSA 2011 and UWC, 2014)

As can be seen on the three tables do the projected population figures for 2031 range from 215 029 at the current 4.0% annual growth rate to 314 736 at a 6.0% annual growth rate. This equates to an additional of between 34 400 and 63 750 additional households, respectively, depending on the scenario adopted.

Table 23 below presents a breakdown of the subsidy category according to the monthly income distribution within SBM. At the current growth rate scenario, the existing breakdown of monthly income have been used (StatsSA, 2011) (Scenario 1). The High Case IDZ Only (Scenario 2) and High Case IDZ and Associated Projects (Scenario 3) scenarios assume that the generated direct jobs will positively influence the monthly income within SBM. The following assumptions are made with regards to the direct jobs generated and the percentage change in monthly income that may occur during the construction and operational phases. These generated jobs correlate to additional housing demand within the respective subsidy categories.

Taking these additional generated jobs within the various income categories into consideration, it can be assumed that the percentage households falling within the GAP, GAP:FLISP and Private Residential subsidy categories within SBM will increase and the percentage falling within the BNG category will decrease.

Table 23: Generated Direct Jobs and their Proportional Shift during the IDZ Construction and Operational Phases

Subsidy Category	**IDZ Only** and **IDZ and Associated Projects Scenarios**	
	Construction Phase	**Operational Phase**
R0 – R3 500	3 381 (17.7%)	4 181 (16.0%)
R3 501 – R7 500	8 060 (42.2%)	10 138 (38.8%)
R7 500 +	7 659 (40.1%)	11 810 (45.2%)
Total Direct Jobs:	**19 100 (100%)**	**26 129 (100%)**

It can also be assumed that the individuals that can afford to buy a house without state grants will also increase.

A conservative assumption has been made to increase the percentage of these individuals within SBM from the current 7.6% to 10.0%.

The following table presents the assumptions made with relation to the shift in numbers of individuals falling within each subsidy categories.

Table 24: Additional Households for 2031 per Income Category / Subsidy Category per Growth Scenario

Income Category / Subsidy Category	Additional Households				
	Current Growth Rate (4.0%)	High Case IDZ Only (4.8%) [Natural Growth + Generated Jobs]	New Percentage Breakdown	High Case IDZ and Associated Projects Scenario (6.0%)	Tenure Type
Full subsidy: BNG	25 490 (74.1%)	11 008 (74.1 + 2.5 = 76.6%) + 4 181 = 15 189	33.8	21 548 (33.8%)	BNG
Partial Subsidy: Serviced Site	3 646 (10.6%)	1 883 (10.6 + 2.5 = 13.1%) + 10 138 = 12 021	26.7	17 021 (26.7%)	GAP
Partial Subsidy: Serviced Site and Top Structure	2 650 (7.7%)	1 480 (7.7 + 2.6 = 10.3%) + 11 810 = 13 290	29.5	18 806 (29.5%)	GAP: FLISP
Sub-total:		**14 371 + 26 129 = 40 500**			
Self Help: Private Residential Development	2 614 (7.6%)	(7.6 + 2.4 = 10.0%) 4 500	10.0	6 375 (10.0%)	Private
Total	**34 400**	**45 000**	**100**	**63 750 (100.0%)**	

(Source: StatsSA 2011 and Urban Econ)

7.4 Future Land Requirements

The Saldanha Bay SDF (2011) makes proposals for residential expansion areas, but do not distinguish between low income and middle/high income housing.

For the purposes of the evaluation of the SDF proposals, the land requirements were determined for the following four housing categories that correspond with the different DoHS funding opportunities, based on current income distribution data (StatsSA 2011):

- BNG housing: serviced site and top structure – Income of R3 500 or less;
- GAP housing: serviced site only – Income of R3 501 – R7 000.00;
- GAP housing: potential FLISP subsidy – Income of R7 001 – R15 000.00; and
- Other private sector development.

The percentage breakdown per housing sector is based on the 2011 municipal individual income distribution. This breakdown will be used for each town's projected housing demand calculations. Since StatsSA income categories do not correspond with the DoHS income categories, the following approach has been adopted:

Table 25: Individual Income Brackets (2011)

Category	Housing Sector	StatsSA Income Bracket	Proportion of SBM Population
1	Full Subsidy: BNG housing: potential serviced site and top structure	No income to R3 200.00/month	74.1%
2	Partial Subsidy: GAP housing: serviced site only	R3 201.00 to R6 400.00/month	10.6%
3	Partial Subsidy: GAP housing: potential FLISP subsidy	R6 401.00 to R12 800/month	7.7%
4	Private sector development	R12 801.00+	7.6%

Because StatsSA does not have detailed individual income figures per town, the municipal average breakdown, as stated in the above table, will be used to estimate the future housing demand per income category for each town. Land requirements per category are based on the following plot size standards, with the view of optimising the use of available land resources, without limiting the potential of the land owner to improve/extend on the individual lot:

Table 26: Housing Sector Plot Standards

Category	Housing Sector	Assumed Standards	Proposed Density (du/ha)
1	Full Subsidy: BNG housing: potential serviced site and top structure	150 m² + 20% provision for roads, open space and community facilities	56
2	Partial Subsidy: GAP housing: serviced site only	150 m² + 20% provision for roads, open space and community facilities	56
3	Partial Subsidy: GAP housing: potential FLISP subsidy	250 m² + 20% provision for roads and open space	33

4	Private sector development	500 m² + 20% provision for roads, open space and community facilities	17

Note that specific housing instruments to be applied in the SBM will take direction from the HSP strategy, as well as the analysis of individual sites, which is dealt with in subsequent sections of this report.

7.4.1 Saldanha

Figure 15: Saldanha: Proposed Residential Expansion Areas and Current Housing Pipeline Projects (Source: SBM SDF, 2011)

Findings:

Saldanha has opportunities for infill development on vacant land to increase densification and ensure the restructuring of the town. The SDF proposes Saldanha to be a focus area for future subsidised housing in the SBM. Some of the housing demand originating in the rural areas and smaller settlements will need to be accommodated in Saldanha. Proposed restructuring zones have been identified in Saldanha and are at an advanced level of conceptual design. The SDF provides 503 ha of land within the urban edge for future residential development, subject to site constraints and sensitivities. There are also 1 435 vacant residential erven (22.9% of the total residential erven) that could accommodate housing demand in the middle and upper income The following tables show that the SDF has sufficient land available to meet the estimated housing demand until 2031 for all three scenarios, subject to site evaluation.

Recommendations:

- Land availability must be monitored to ensure that housing demand originating from the rural area and smaller settlements can also be accommodated;
- Higher density housing forms must be considered to optimise the use of land;
- Due to the large number of potential employment opportunities, Saldanha should form the focus of potential GAP and rental projects in the SBM.

Table 27: Saldanha: Scenario 1: Future Demand and Supply of Land per Housing Sector: Status Quo Scenario (4.0% Annual Growth Rate)

Saldanha	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (4.0% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	1 787	573	1 214	7 114 (74.1%) + 1 214 = 8 328	149.9	503.0	+268.8
Partial subsidy: Serviced Site Only	0	0	0	1 018 (10.6%)	18.3		
Partial subsidy: additional persons eligible for FLISP	0	0	0	739 (7.7%)	22.2		
Private Development	N/A	Market related	N/A	730 (7.6%)	43.8		
Total	**1 787**	**573**	**1 214**	**9 601 (100%) + 1 214 = 10 815**	**234.2**	**503.0**	**+268.8**

Table 28: Saldanha: Scenario 2: Future Demand and Supply of Land per Housing Sector: IDZ Only High Case Scenario (4.8% Annual Growth Rate)

Saldanha	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (4.8% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	1 787	573	1 214	4 231 (33.8%) + 1 214 = 5 445	98.0	503.0	+158.9
Partial subsidy: Serviced Site Only	0	0	0	3 343 (26.7%)	60.2		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	3 693 (29.5%)	110.8		
Private Development	N/A	Market related	N/A	1 252 (10.0%)	75.1		
Total	**1 787**	**573**	**1 214**	**12 519 (100%)+ 1 214 = 13 733**	**344.1**	**503.0**	**+158.9**

Table 29: Saldanha: Scenario 3: Future Demand and Supply of Land per Housing Sector: IDZ and Other Projects High Case Scenario (6.0% Annual Growth Rate)

Saldanha	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (6.0% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	1 787	573	1 214	6 006 (33.8%) + 1 214 = 7 220	130.0	503.0	+23.7
Partial subsidy: Serviced Site Only	0	0	0	4 744 (26.7%)	85.4		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	5 242 (29.5%)	157.3		
Private Development	N/A	Market related	N/A	1 777 (10.0%)	106.6		
Total	**1 787**	**573**	**1 214**	**17 769 (100%)+ 1 214 = 18 983**	**479.3**	**503.0**	**+23.7**

Table 30: Vredenburg: Scenario 1: Future Demand and Supply of Land per Housing Sector: Status Quo Scenario (4.0% Annual Growth Rate)

7.4.2 Vredenburg

Figure 16: Vredenburg: Proposed Residential Expansion Areas and Current Housing Pipeline Projects (Source: SBM SDF, 2011)

Findings:

Vredenburg has some opportunities for infill development on vacant land to increase densification and ensure the restructuring of the town. The SDF proposes that Vredenburg forms one of the focus areas for future subsidised housing in the SBM. A proposed restructuring zone has been identified and conceptual layout design is at an advanced stage of development. Some of the housing demand originating in the rural areas and smaller settlements will need to be accommodated in Vredenburg. The SDF includes 294 ha of land available within the urban edge for future residential development. Note that the developable area will be less due to site constraints and sensitivities. There are also 1 322 vacant residential erven (14.8% of the total residential erven) that could accommodate housing demand in the middle and upper income groups for the period. The following tables show that the SDF does not have sufficient land available to meet the estimated housing demand until 2031 for either of the scenarios.

Recommendations:

- Higher density housing forms must be considered to optimise the use of land, which is limited and undersupplied i.t.o. the 2009 SDF proposals;
- As the administrative and service centre of the municipality, it should form the focus of potential GAP housing and rental projects in the SBM.

Vredenburg	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	**Current housing projects pipeline**	**Remaining Current Demand after 5 years**	**Additional Projected Demand (HHs) in 2031 (4.0% growth rate) + Current Rem. Demand**	**Additional Land Required (ha)**	**Available Land per SDF 2011 (ha)**	**Undersupply/ Oversupply of Land by SDF (ha)**
Full subsidy: Serviced Site + Top Structure	2 854	1 499	1 355	10 321 (74.1%) + 1 355 = 11 676	210.2	294.00	-38.5
Partial subsidy: Serviced Site Only	0	0	0	1 476 (10.6%)	26.6		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	1 072 (7.7%)	32.2		
Private Development	N/A	Market related	N/A	1 059 (7.6%)	63.5		
Total	**2 854**	**1 499**	**1 355**	**13 928 (100%) + 1 355 = 15 283**	**332.5**	**294.00**	**-38.5**

Table 31: Vredenburg: Scenario 2: Future Demand and Supply of Land per Housing Sector: IDZ Only High Case Scenario (4.8% Annual Growth Rate)

Vredenburg	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (4.8% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	2 854	1 499	1 355	6 134 (33.8%) + 1 355 = 7 489	134.8	294.00	-197.5
Partial subsidy: Serviced Site Only	0	0	0	4 846 (26.7%)	87.2		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	5 354 (29.5%)	160.6		
Private Development	N/A	Market related	N/A	1 815 (10.0%)	108.9		
Total	**2 854**	**1 499**	**1 355**	**18 149 (100%) + 1 355 =**	**491.5**	**294.00**	**-197.5**

Table 32: Vredenburg: Scenario 3: Future Demand and Supply of Land per Housing Sector: IDZ and Other Projects High Case Scenario (6.0% Annual Growth Rate)

Vredenburg	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (6.0% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	2 854	1 499	1 355	8 702 (33.8%) + 1 355 = 10 057	181.0	294.00	-393.0
Partial subsidy: Serviced Site Only	0	0	0	6 874 (26.7%)	123.7		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	7 595 (29.5%)	227.9		
Private Development	N/A	Market related	N/A	2 574 (10.0%)	154.4		
Total	**2 854**	**1 499**	**1 355**	**25 745 (100%) + 1 355 = 27 100**	**687.0**	**294.00**	**-393.0**

7.4.3 Hopefield

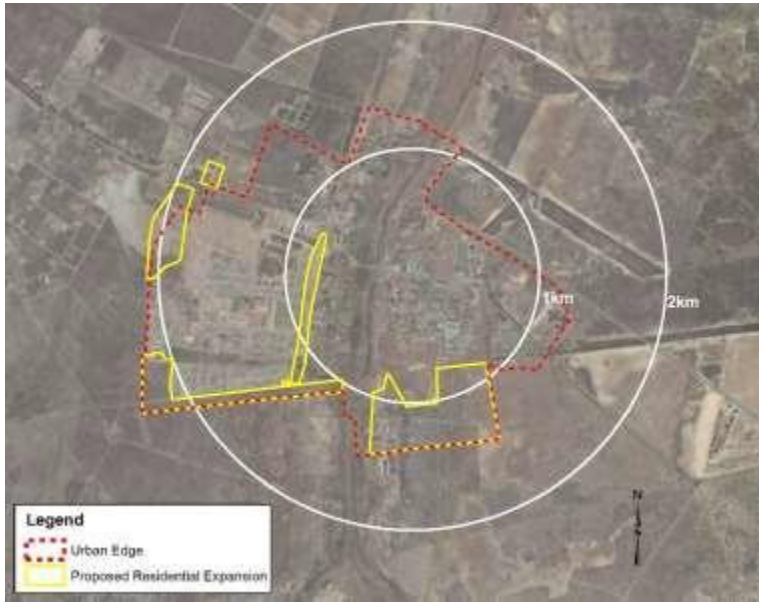


Figure 17: Hopefield: Proposed Residential Expansion Areas and Current Housing Pipeline Projects (Source: SBM SDF, 2011)

Table 33: Hopefield: Scenario 1: Future Demand and Supply of Land per Housing Sector: Status Quo Scenario (4.0% Annual Growth Rate)

Findings:

Hopefield has large portions of vacant land that could be used for infill development (in 2011 the town had 554 vacant residential erven, or 27.8% of the total residential erven). Residential erven are very large and can be subdivided into smaller erven. The SDF proposed densification as a measure to address future growth within the current urban edge.

The SDF proposes that Hopefield forms one of the focus areas for future subsidised housing in the SBM. Some of the housing demand originating in the rural areas will need to be accommodated in Hopefield.

The following tables show that the SDF has sufficient land available (94.5 ha) to meet the estimated housing demand until 2031 for Scenarios 1 and 2, but Scenario 3 will require additional land.

Recommendations:

- Land availability must be monitored to ensure that housing demand originating from the rural area and smaller settlements can also be accommodated
- Higher density housing forms must be considered.

- The current waiting list should be addressed, with planning for future demand to take place thereafter, in order to prevent future backlogs.

Hopefield	5 years			20 years			
	Current Demand in Preference (waiting list 2014)	**Current housing projects pipeline**	**Remaining Current Demand after 5 years**	**Additional Projected Demand (HHs) in 2031 (4.0% growth rate) + Current Rem. Demand**	**Additional Land Required (ha)**	**Available Land per SDF 2011 (ha)**	**Undersupply/ Oversupply of Land by SDF (ha)**
Full subsidy: Serviced Site + Top Structure	741	42	699	1 567 (74.1%) + 699 = 2 266	40.8	94.5	+35.1
Partial subsidy: Serviced Site Only	0	0	0	224 (10.6%)	4.0		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	163 (7.7%)	4.9		
Private Development	N/A	Market related	N/A	161 (7.6%)	9.7		
Total	**741**	**42**	**699**	**2 115 (100%) + 699 = 2 814**	**59.4**	**94.5**	**+35.1**

Table 34: Hopefield: Scenario 2: Future Demand and Supply of Land per Housing Sector: IDZ Only High Case Scenario (4.8% Annual Growth Rate)

Hopefield	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (4.8% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	741	42	699	935 (33.8%) + 699 = 1 634	29.4	94.5	+10.7
Partial subsidy: Serviced Site Only	0	0	0	738 (26.7%)	13.3		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	816 (29.5%)	24.5		
Private Development	N/A	Market related	N/A	276 (10.0%)	16.6		
Total	**741**	**42**	**699**	**2 765 (100%) + 699 = 3 464**	**83.8**	**94.5**	**+10.7**

Table 35: Hopefield Scenario 3: Future Demand and Supply of Land per Housing Sector: IDZ and Other Projects High Case Scenario (6.0% Annual Growth Rate)

Hopefield	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (6.0% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	741	42	699	1 330 (33.8%) + 699 = 2 029	36.5	94.5	-19.3
Partial subsidy: Serviced Site Only	0	0	0	1 051 (26.7%)	18.9		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	1 161 (29.5%)	34.8		
Private Development	N/A	Market related	N/A	393 (10.0%)	23.6		
Total	**741**	**42**	**699**	**3 935 (100%) + 699 = 4 634**	**113.8**	**94.5**	**-19.3**

7.4.4 St. Helena Bay

Figure 18: St. Helena Bay: Proposed Residential Expansion Areas and Current Housing Pipeline Projects (Source: SBM SDF, 2011)

Findings:

The current housing pipeline contains several separate projects for St. Helena Bay. In total, 701 sites and top structures are planned within the next five years, which is more than the current waiting list (417).

There is a vast oversupply of residential opportunities in the town, particularly given the current number of vacant residential erven within the urban edge (5 595 erven, which constitutes 65.0% of the total residential erven).

Due to the lack of commercial, social and employment opportunities within St. Helena Bay, future subsidised housing should be provided elsewhere after the current demand has been addressed.

The following tables show that the SDF has sufficient land available to meet the estimated housing demand until 2031 for all three scenarios.

Recommendations:

- Higher density housing forms must be considered;
- The current waiting list should be addressed, with planning for future demand to take place in Vredenburg and Saldanha.

Table 36: St. Helena Bay: Scenario 1: Future Demand and Supply of Land per Housing Sector: Status Quo Scenario (4.0% Annual Growth Rate)

St. Helena Bay	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (4.0% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	1 497	701	796	2 519 (74.1%) + 796 = 3 315	60.0	474	+384.1
Partial subsidy: Serviced Site Only	0	0	0	360 (10.6%)	6.5		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	262 (7.7%)	7.9		
Private Development	N/A	Market related	N/A	258 (7.6%)	15.5		
Total	**1 497**	**701**	**796**	**3 399 (100%) + 796 = 4 195**	**89.9**	**474**	**+384.1**

Table 37: St. Helena Bay: Scenario 2: Future Demand and Supply of Land per Housing Sector: IDZ Only High Case Scenario (4.8% Annual Growth Rate)

St. Helena Bay	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (4.8% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	1 497	701	796	1 502 (33.8%) + 796 = 2 298	41.4	474	+345.2
Partial subsidy: Serviced Site Only	0	0	0	1 187 (26.7%)	21.4		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	1 311 (29.5%)	39.3		
Private Development	N/A	Market related	N/A	445 (10.0%)	26.7		
Total	**1 497**	**701**	**796**	**4 445 (100%) + 796 = 5 241**	**128.8**	**474**	**+345.2**

Table 38: St. Helena Bay: Scenario 3: Future Demand and Supply of Land per Housing Sector: IDZ and Other Projects High Case Scenario (6.0% Annual Growth Rate)

St. Helena Bay	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (6.0% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	1 497	701	796	2 139 (33.8%) + 796 = 2 935	52.8	474	+296.8
Partial subsidy: Serviced Site Only	0	0	0	1 689 (26.7%)	30.4		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	1 866 (29.5%)	56.0		
Private Development	N/A	Market related	N/A	633 (10.0%)	38.0		
Total	**1 497**	**701**	**796**	**6 327 (100%) + 796 = 7 123**	**177.2**	**474**	**+296.8**

7.4.5 Paternoster

Figure 19: Paternoster: Proposed Residential Expansion Areas and Current Housing Pipeline Projects (Source: SBM SDF, 2011)

Findings:

Paternoster is a historic fishing village that is characterized by high income holiday homes. Due to its tourism potential, the character of Paternoster should be maintained. This, combined with the limited commercial, social and employment opportunities within the town, necessitates subsidised housing to be provided within the larger towns of the SBM.

The SDF provides for 110.7 ha of residential land within the town and a further 90.ha located outside of the town. There were 353 vacant residential erven in 2011 (44.0% of the total residential erven). Residential expansion is directed at additional higher income housing.

The following tables show that the SDF has a vast over supply of land available to meet the estimated housing demand until 2031 for all three scenarios.

Recommendations:

- Higher density housing forms must be considered;
- The current waiting list should be addressed, with planning for future demand to take place in Vredenburg and Saldanha.
- Given the limited projected GAP demand, GAP housing opportunities should not be considered here.

Table 39: Paternoster: Scenario 1: Future Demand and Supply of Land per Housing Sector: Status Quo Scenario (4.0% Annual Growth Rate)

Paternoster	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (4.0% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	376	202	174	442 (74.1%) + 174 = 616	11.1	110.7 (plus 90.7 ha)	+184.7
Partial subsidy: Serviced Site Only	0	0	0	63 (10.6%)	1.1		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	46 (7.7%)	1.4		
Private Development	N/A	Market related	N/A	45 (7.6%)	2.7		
Total	**376**	**202**	**174**	**596 (100%) + 174 = 770**	**16.3**	**201.4**	**+184.7**

Table 40: Paternoster: Scenario 2: Future Demand and Supply of Land per Housing Sector: IDZ Only High Case Scenario (4.8% Annual Growth Rate)

Paternoster	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (4.8% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	376	202	174	264 (33.8%) + 174 = 438	7.9	110.7 (plus 90.7 ha)	+178.1
Partial subsidy: Serviced Site Only	0	0	0	208 (26.7%)	3.7		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	230 (29.5%)	6.9		
Private Development	N/A	Market related	N/A	78 (10.0%)	4.7		
Total	**376**	**202**	**174**	**780 (100%) + 174 = 954**	**23.2**	**201.4**	**+178.1**

Table 41: Paternoster: Scenario 3: Future Demand and Supply of Land per Housing Sector: IDZ and Other Projects High Case Scenario (6.0% Annual Growth Rate)

Paternoster	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (6.0% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	376	202	174	375 (33.8%) + 174 = 549	9.9	110.7 (plus 90.7 ha)	+169.7
Partial subsidy: Serviced Site Only	0	0	0	296 (26.7%)	5.3		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	328 (29.5%)	9.8		
Private Development	N/A	Market related	N/A	111 (10.0%)	6.7		
Total	**376**	**202**	**174**	**1 110 (100%) + 174 = 1 284**	**31.7**	**201.4**	**+169.7**

7.4.6 Langebaan

Figure 20: Langebaan: Proposed Residential Expansion Areas and Current Housing Pipeline Projects (Source: SBM SDF, 2011)

Findings:

Langebaan is characterised as a holiday town. However, due to its proximity to the Port of Saldanha and proposed Saldanha IDZ, the housing demand will increase in future with people that prefer to reside in Langebaan rather than Vredenburg or Saldanha.

The SDF provides 695.5 ha of available land for residential expansion. Note that the developable area will be less due to site constraints and sensitivities. There were also 2 324 vacant residential erven in Langebaan in 2010, which constituted 35.4% of the total residential erven within the town.

The following tables show that the SDF has a vast over supply of land available to meet the estimated housing demand until 2031 for all three scenarios.

Recommendations:

- Higher density housing forms must be considered;
- GAP and rental options should be considered due to its proximity to Saldanha.

Table 42: Langebaan: Scenario 1: Future Demand and Supply of Land per Housing Sector: Status Quo Scenario (4.0% Annual Growth Rate)

Langebaan	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (4.0% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	628	0	628	2 640 (74.1%) + 628 = 3 268	58.8	695.5	+605.4
Partial subsidy: Serviced Site Only	0	0	0	378 (10.6%)	6.8		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	274 (7.7%)	8.2		
Private Development	N/A	Market related	0	271 (7.6%)	16.3		
Total	**628**	**0**	**628**	**3 563 (100%) + 628 = 4 191**	**90.1**	**695.5**	**+605.4**

Table 43: Langebaan: Scenario 2: Future Demand and Supply of Land per Housing Sector: IDZ Only High Case Scenario (4.8% Annual Growth Rate)

Langebaan	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (4.8% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	628	0	628	1 568 (33.8%) + 628 = 2 196	39.5	695.5	+564.9
Partial subsidy: Serviced Site Only	0	0	0	1 238 (26.7%)	22.3		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	1 368 (29.5%)	41.0		
Private Development	N/A	Market related	0	464 (10.0%)	27.8		
Total	**628**	**0**	**628**	**4 638 (100%) + 628 = 5 266**	**130.6**	**695.5**	**+564.9**

Table 44: Langebaan: Scenario 3: Future Demand and Supply of Land per Housing Sector: IDZ and Other Projects High Case Scenario (6.0% Annual Growth Rate)

Langebaan	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (6.0% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	628	0	628	2 222 (33.8%) + 628 = 2 850	51.3	695.5	+515.0
Partial subsidy: Serviced Site Only	0	0	0	1 755 (26.7%)	31.6		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	1 939 (29.5%)	58.2		
Private Development	N/A	Market related	0	657 (10.0%)	39.4		
Total	**628**	**0**	**628**	**6 573 (100%) + 628 = 7 201**	**180.5**	**695.5**	**+515.0**

7.4.7 Jacobsbaai

Figure 21: Jacobsbaai: Proposed Residential Expansion Areas (Source: SBM SDF, 2011)

Findings:

The SDF does not support subsidised housing in Jacobsbaai. Residential expansion in Jacobsbaai is directed at additional higher income housing provision, in keeping with the existing character and predominantly holiday accommodation function of the town. The current demand for subsidised and GAP housing should be addressed in nearby Vredenburg or Saldanha.

There are large areas of land (80.4 ha ha in total) available within the current urban edge for future urban development and in 2011 there were 289 vacant residential erven, which constituted 55.4% of the total residential erven. There is a large oversupply of existing land and designated land for the estimated housing demand of all three scenarios until 2031.

Recommendations:

- Subsidised housing provision must be redirected to the larger towns of Vredenburg and Saldanha;
- Given the limited projected GAP demand, GAP housing opportunities should not be considered here.

Table 45: Jacobsbaai: Scenario 1: Future Demand and Supply of Land per Housing Sector: Status Quo Scenario (4.0% Annual Growth Rate)

Jacobsbaai	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (4.0% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	0	0	0	0 (0.0%)	0.0	80.4	+70.9
Partial subsidy: Serviced Site Only	0	0	0	0 (0.0%)	0.0		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	0 (0.0%)	0.0		
Private Development	N/A	Market related	N/A	159 (100%)	9.5		
Total	**0**	**0**	**0**	**159 (100%)**	**9.5**	**80.4**	**+70.9**

Table 46: Jacobsbaai: Scenario 2: Future Demand and Supply of Land per Housing Sector: IDZ Only High Case Scenario (4.8% Annual Growth Rate)

Jacobsbaai	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (4.8% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	0	0	0	0 (0.0%)	0.0	80.4	+62.6
Partial subsidy: Serviced Site Only	0	0	0	0 (0.0%)	0.0		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	0 (0.0%)	0.0		
Private Development	N/A	Market related	N/A	297 (100%)	17.8		
Total	**0**	**0**	**0**	**297 (100%)**	**17.8**	**80.4**	**+62.6**

Table 47: Jacobsbaai: Scenario 3: Future Demand and Supply of Land per Housing Sector: IDZ and Other Projects High Case Scenario (6.0% Annual Growth Rate)

Jacobsbaai	5 years			20 years			
	Current Demand in Preference Town (waiting list 2014)	Current housing projects pipeline	Remaining Current Demand after 5 years	Additional Projected Demand (HHs) in 2031 (6.0% growth rate) + Current Rem. Demand	Additional Land Required (ha)	Available Land per SDF 2011 (ha)	Undersupply/ Oversupply of Land by SDF (ha)
Full subsidy: Serviced Site + Top Structure	0	0	0	0 (0.0%)	0.0	80.4	+61.1
Partial subsidy: Serviced Site Only	0	0	0	0 (0.0%)	0.0		
Partial subsidy: Additional persons eligible for FLISP	0	0	0	0 (0.0%)	0.0		
Private Development	N/A	Market related	N/A	321 (100%)	19.3		
Total	**0**	**0**	**0**	**321 (100%)**	**19.3**	**80.4**	**+61.1**

7.4.8 Rural

Findings:

The rural population is estimated to grow by 1 065 additional households by 2031, using the current growth rate of 4.0% (Scenario 1). Scenario 2 estimates an additional 1 407 households at a growth rate of 4.8% and Scenario 2 an additional 1 977 households at a growth rate of 6.0%.

It can be assumed that a large proportion of these households represents farm workers and their families. Farm worker children not wishing to work on the farms will move to the surrounding towns and would attribute to the housing demand within these towns. The rural population growth should therefore also be considered within the HSP.

All farmworkers who are not currently on the waiting list should register themselves in order to be eligible for a housing subsidy.

Recommendations:

- Subsidised housing for retired farm workers must be redirected to the larger towns of Vredenburg, Saldanha and Hopefield.
- In principle the beneficiary allocation process should also include a certain percentage of housing provision to farm workers.

Table 48 provides a short, medium and long term housing demand projection over the period up to 2031, using the current Municipal growth rate of 4.0% (1996 to 2011) (growth Scenario 1).

Housing demand in the short term (5 years) is 14 217, of which 7 883 (approximately 55.4%) is represented by the current waiting list (2014). The current 5-year project pipeline (2012-2017) can deliver 1 969 serviced sites and 2 767 top structures. This will address approximately 35.1% of the current waiting list.

The additional projected housing demand in the medium term (5 to 10 years) would be an additional 7 617, and in the longer term (10 to 20 years), further additional 20 475 units would need to be created.

Should the population growth rates in the municipal area change over this period, the projected housing demand would differ. Any significant economic or social trends should therefore be monitored and the projections amended accordingly.

Note: The projections set out in this report are based on the current municipal growth rate and in order for the HSP to remain current and relevant, population growth rates, average household size and income group distribution will need to be revisited on a regular basis.

Table 48: Projected Housing Demand: Short, Medium and Long Term: Scenario 1: 4.0% Annual Growth Rate

TOWN (4.0% growth rate)	Additional Households since 2016: 5 years (2021)				Additional Households since 2021: 10 years (2031)				Total Housing Demand (2031)
	Full subsidy: Site and Top Structure (74.1%)	Partial subsidy: Serviced Site Only (10.6%)	Partial subsidy: Eligible for FLISP (7.7%)	High Income (7.6%)	Full subsidy: Site and Top Structure (74.1)	Partial subsidy: Serviced Site Only (10.6%)	Partial subsidy: Eligible for FLISP (7.7%)	High Income (7.6%)	
Saldanha	1 570	225	163	161	4 234	606	440	434	**11 941**
Vredenburg	2 272	325	236	233	6 127	876	637	628	**14 462**

Hopefield	350	50	36	36	944	135	98	97	**2 800**
St. Helena Bay	563	81	59	58	1 518	217	158	156	**3 115**
Paternoster	99	14	10	10	266	38	28	27	**789**
Langebaan	579	83	60	59	1 560	223	162	160	**4 186**
Jacobsbaai	37	5	4	4	50	7	5	5	**159**
Rural	175	25	18	18	473	68	49	49	**1 065**
Total	**5 644**	**807**	**587**	**579**	**15 172**	**2 170**	**1 577**	**1 556**	**38 517**

Table 49 provides a short, medium and long-term housing demand projection over the period up to 2031, using growth Scenario 2 (IDZ Only at 4.8%).

Housing demand in the short term (5 years) is 15 590, of which 7 883 (approximately 50.6%) is represented by the current waiting list (2014). The current 5-year project pipeline (2012-2017) can deliver 1 969 serviced sites and 2 767 top structures. This will address approximately 35.1% of the current waiting list.

The additional projected housing demand in the medium term (5 to 10 years) would be an additional 9 711, and in the longer term (10 to 20 years), further additional 27 580 units would need to be created.

Should the population growth rates in the municipal area change over this period, the projected housing demand would differ. Any significant economic or social trends should therefore be monitored and the projections amended accordingly.

Table 49: Projected Housing Demand: Short, Medium and Long Term: Scenario 2: 4.8% Annual Growth Rate

TOWN (4.8% growth rate)	Additional Households since 2016: 5 years (2021)				Additional Households since 2021: 10 years (2031)				Total Housing Demand (2031)
	Full subsidy: Site and Top Structure (33.8%)	Partial subsidy: Serviced Site Only (26.7%)	Partial subsidy: Eligible for FLISP (29.5%)	High Income (10.0%)	Full subsidy: Site and Top Structure (33.8%)	Partial subsidy: Serviced Site Only (26.7%)	Partial subsidy: Eligible for FLISP (29.5%)	High Income (10.0%)	
Saldanha	907	717	792	268	2 597	2 052	2 267	768	**12 519**
Vredenburg	1 313	1 037	1 146	388	3 758	2 968	3 280	1 112	**18 149**
Hopefield	202	160	176	60	579	457	505	171	**2 765**
St. Helena Bay	325	257	284	96	931	735	812	275	**4 445**
Paternoster	57	45	50	17	163	129	143	48	**780**
Langebaan	334	264	292	99	957	756	835	283	**4 638**
Jacobsbaai	40	31	35	12	44	35	38	13	**297**
Rural	103	82	90	31	293	232	256	87	**1 407**
Total	**3 282**	**2 593**	**2 865**	**971**	**9 322**	**7 364**	**8 136**	**2 758**	**45 000**

Table 50: Projected Housing Demand: Short, Medium and Long Term: Scenario 3: 6.0% Annual Growth Rate

TOWN (6.0% growth rate)	Additional Households since 2011: 5 years (2016)					Additional Households since 2016: 5 years (2021)				Additional Households since 2021: 10 years (2031)				Total Housing Demand (2031)
	Waiting List (residing within Town, 2014)	Full subsidy: Site and Top Structure (74.1%)	Partial subsidy: Serviced Site Only (10.6%)	Partial subsidy: Eligible for FLISP (7.7%)	High Income (7.6%)	Full subsidy: Site and Top Structure (33.8%)	Partial subsidy: Serviced Site Only (26.7%)	Partial subsidy: Eligible for FLISP (29.5%)	High Income (10.0%)	Full subsidy: Site and Top Structure (33.8%)	Partial subsidy: Serviced Site Only (26.7%)	Partial subsidy: Eligible for FLISP (29.5%)	High Income (10.0%)	
Saldanha	2 889	2 034	291	211	209	1 230	971	1 073	364	3 848	3 040	3 359	1 139	**17 769**
Vredenburg	2 832	2 970	425	309	305	1 779	1 406	1 553	526	5 568	4 398	4 859	1 647	**25 745**
Hopefield	727	435	62	45	45	274	216	239	81	858	677	748	254	**3 935**
St. Helena Bay	417	698	100	72	72	441	348	385	130	1 380	1 090	1 204	408	**6 327**
Paternoster	395	123	18	13	13	77	61	67	23	242	191	211	72	**1 110**
Langebaan	623	768	110	80	79	453	358	396	134	1 418	1 120	1 238	420	**6 573**
Jacobsbaai	0	48	7	5	5	41	32	35	12	46	37	40	14	**321**
Rural	0	222	32	23	23	161	127	140	48	407	321	355	120	**1 977**
Total	**7 883**	**7 297**	**1 044**	**758**	**748**	**4 456**	**3 520**	**3 889**	**1 318**	**13 766**	**10 874**	**12 015**	**4 073**	**63 757**

Table 50 provides a short, medium and long-term housing demand projection over the period up to 2031, using growth Scenario 3 (IDZ and Other Projects at 6.0%).

Housing demand in the short term (5 years) is 17 730, of which 7 883 (approximately 44.5%) is represented by the current waiting list (2014). The current 5-year project pipeline (2012-2017) can deliver 1 969 serviced sites and 2 767 top structures. This will address approximately 35.1% of the current waiting list.

The additional projected housing demand in the medium term (5 to 10 years) would be an additional 13 183, and in the longer term (10 to 20 years), further additional 40 728 units would need to be created.

Should the population growth rates in the municipal area change over this period, the projected housing demand would differ. Any significant economic or social trends should therefore be monitored and the projections amended accordingly.

Preference Town	Number on Waiting List for Preference Town	Living within the Preference Town	Living outside the Preference Town
Saldanha	1 787	1 713	74
Vredenburg	2 854	2 755	99
Hopefield	741	708	33
St. Helena Bay	1 497	394	1 103
Paternoster	376	367	9
Langebaan	628	599	29
Jacobsbaai	0	0	0
Total	**7 883**	**6 536**	**1 347**

7.5 Current Municipal Waiting List (September 2014)

Table 51 summarises the current waiting list (September 2014) according to the town of preference and distinguishes between people already living in the preference town or in another town/farm. The table reflects that the majority of people on the waiting lists already reside within their town of preference.

The waiting list does not allow to distinguish between people living within towns or on farms. Farm workers should however be accommodated in the larger towns to minimize the burden on farm owners and the municipality to provide additional services to farms.

Table 51: Current Waiting List: Town and Farm Residents (September 2014)

Town	Period on List								
	0 to 1	2	3	4	5	6 to 10	10 +	Unknown	Total
Saldanha	270	447	0	139	8	922	1	0	**1 787**
Vredenburg	644	371	16	232	517	806	241	27	**2 854**
Hopefield	51	75	296	17	145	142	13	2	**741**
St. Helena Bay	45	1 341	107	0	0	4	0	0	**1 497**
Paternoster	3	70	5	0	46	169	81	2	**376**
Langebaan	96	58	28	17	65	335	29	0	**628**
Jacobsbaai	0	0	0	0	0	0	0	0	**0**
Total	722	2 087	1 100	50	626	2 570	697	31	**7 883**

Table 52 illustrates the period that persons have been on the waiting list for the preference town. Of these individuals on the waiting list, 8.8% have been on the list for more than 10 years. These individuals reside in Vredenburg, Paternoster, Langebaan, Hopefield and Saldanha. A further 32.6% have been on the waiting list for more than 5 years. Therefore, more than 40% of the persons on the list have been waiting to be allocated a house for more than 5 years. According to the new provincial objectives, will individuals who have been on the waiting list the longest, receive priority. The rate of listing per year seems to have fluctuated continuously for the last 10 years.

A large proportion of the individuals on the waiting list for Vredenburg, Saldanha, Langebaan, Paternoster and Hopefield have been on the waiting list for more than 5 years. Vredenburg, St. Helena Bay, Saldanha and Hopefield demonstrate the largest number of new listings for the last 5 years (4 585 individuals).

Table 52: Period on the Waiting List for Preference Town

Table 53 illustrates that most of the individuals on the waiting list are aged 64 and younger (94.9%, 7 484 individuals), with 64.8% of individuals (5 105) aged younger than 40 years of age. Most of the elderly on the waiting list wants a house in Saldanha, Vredenburg, Hopefield and St. Helena Bay. This will be taken into consideration during beneficiary selection according to the new provincial strategy.

Town	Age										
	0 – 24	25 - 34	35 - 39	40 – 44	45 - 54	55 - 64	65 - 74	75 - 84	85+	Un-known	Total
Saldanha	96	650	352	253	201	121	39	5	2	68	**1 787**
Vredenburg	144	1 151	492	342	387	174	50	10	6	98	**2 854**
Hopefield	81	311	59	85	98	43	35	17	6	6	**741**
St. Helena Bay	108	738	276	148	159	52	13	2	0	1	**1 497**
Paternoster	16	160	48	58	60	14	13	2	0	5	**376**
Langebaan	70	279	74	65	84	35	14	1	0	6	**628**
Jacobsbaai	0	0	0	0	0	0	0	0	0	0	**0**
Total	**515**	**3 289**	**1 301**	**951**	**989**	**439**	**164**	**37**	**14**	**184**	**7 883**

Given the housing demand projections it is therefore probable that a significant proportion of the future demand will list on the waiting list in the near future and would need to be carefully monitored by the Municipality in the development of project pipelines into the future.

It is important to note that even though individuals will be located in Vredenburg, as one of the focus areas for subsidised housing provision, most of the employment opportunities will be created in the Saldanha IDZ. This will require individuals living in Vredenburg to commute to Saldanha. A strong public transport link between Vredenburg and Saldanha is therefore needed (Refer to **Figure 6**).

7.6 Current Project Pipeline (2018-2022)

A 5-year housing pipeline has been compiled for the period of 2018 to 2022 This is a flexible planning tool and gets updated and amended as needed as the various projects progress. **Table 54** summarises the current projects on the pipeline and the status of each.

The largest planned human settlements project is located in Laingville, St. Helena Bay, and will contain 309 serviced sites and top structures. This project is being planned in phases. Another large project is planned in Diazville and contains 559 serviced sites and 559 top structures of which the last phase of 120 units are outstanding. The other planned projects are all smaller projects of between 24 and 464 dwelling units. It would be financially beneficial if some of the smaller projects could be grouped and completed as a whole to benefit from economy of scale.

These state funded projects should use a portion of the work force and contractors from the local communities in order to facilitate the transfer of skills to the local work force. This aspect should be included in the business plan of each project.

Table 54: Current Project Pipeline (July 2018)

PROJECT DETAILS		Phase / Status of Project	Year 1 - 2018/2019 2018/2019 34 450 000		
			SERVICES CAPITAL BUDGET	UNITS OPERATING BUDGET	FUNDING
Average Site Cost	**45 985**				
Average Planning Costs	**3 800**				
Average Unit cost	**116 000**				
Laingville 309	IRDP	Approved	309	0	7 874 710
Paternoster 82	IRDP	Approved	0	82	10 332 000
Hopefield 62	IRDP	Approved	0	62	2 766 688
Vredenburg Urban Regeneration	IRDP / Rental	Approved	0	0	10 000 000
Louwville 200	IRDP	Approved	0	0	760 000
Ongegund/George Kerridge 56	IRDP	Approved		28	1 646 764
Ongegund 508	IRDP	In process	**194**	**0**	**1 069 838**
White City 24	UISP	In process	**24**	**24**	**3 840 000**

7.7 Conclusions

From the situational analysis and the projected housing demand the following conclusions can be drawn which will need to be taken into consideration in the development of a human settlements strategy for the Saldanha Bay Municipality:

7.7.1 Growth Potential

- The largest towns in the municipality are Saldanha and Vredenburg, which are connected to each other by a north-south transport route. These towns are also the highest developed and provide the widest range of social services, facilities and economic opportunities in the municipal area.

- The proclaimed Saldanha IDZ and the Port of Saldanha expansion projects represent the most significant economic growth potential for the Saldanha Bay municipal area. It can be foreseen that the IDZ and port expansion will generate a significant amount of temporary and permanent employment opportunities and will have a major impact on the demand for subsidised housing.

- There is strong connectivity between Vredenburg and the Saldanha IDZ. Relative good connectivity exists between these two major towns and the other settlements within the municipal area.

- Vredenburg and Saldanha are also indicated as the IDP focus areas for future growth in the municipality and would therefore be the focus areas for housing delivery into the future.

- Based on current growth rates, the projected housing demand will also be highest in these two towns and housing delivery initiatives should therefore be focussed within these towns.

- Langebaan and Hopefield have also been identified as towns with a high growth potential and could be suitable towns for future subsidised housing projects. Hopefield however has currently limited employment opportunities and large scale subsidised housing should only be planned here once the economic sector within the town has increased.

- The Saldanha Bay municipal area has limited agricultural production, and without a fundamental change taking place in the agriculture sector, it can be expected that employment opportunities in rural areas will remain constantly low at current levels. The focus of accommodating the current housing demand, emanating from rural residents, as well as the future projected demand would also need to focus on housing provision within the towns.

7.7.2 Future Projected Housing Demand

- Vredenburg and Saldanha have the largest waiting lists (as the preference town of the individuals on the waiting list) with 3 703 and 2 314 individuals respectively, followed by St Helena Bay with 1 635 and Hopefield with 824 individuals on the list.

- Projected housing demand (up to 2031) is likely to be highest in Vredenburg, followed by Saldanha and then Langebaan.

- Implementation of the projects that are currently on the Municipality's 5-year project pipeline indicates that it will not be possible to address the existing demand over the next 5 years.

- The informal settlements in the Saldanha Bay Municipal area situated on the following towns: St Helena bay (Langville Plakkerskamp), Ongegund (Tsitsiratsitsi) and Saldanha (Joe Slovo/Markina and White City). The municipality is of the view that households that is residing in informal areas are in need for upgrade and decent services. Furthermore there currently is little incentive to invest in the areas they live in. To address this scenario, the municipality will have to find a

workable approach, one which is containment and in-situ upgrade of the services, which is not always possible.

- The municipality therefore started to think differently and want to unlock state funding to support the upgrade of informal areas. Furthermore, as part of the upgrade is it in envisaged to encourage residents to do more in their areas which is part of the upgrade programme.

- There are also a significant number of households (1 560) residing in informal structures in backyards within the SBM,

7.7.3 Access to Services

- The towns within the Saldanha Bay municipal area vary in the quality and capacity of their existing service infrastructure.

  Water is supplied to the Municipality by the WCDM through the Saldanha- Berg River Water Scheme. The main bulk water source is the Berg River which feeds into the Misverstand Dam, from where water is pumped to a water treatment facility and stored in the Bezaansklip and Vergeleë district reservoirs. Several smaller reservoirs store and distribute water to the various settlements. In 2011, 97% of all households had access to potable water.

- All towns within the Municipality are serviced by a water-borne sewerage system except for St. Helena Bay, Jacobsbaai, Koperfontein and Green Village, which still make use of septic tanks. In 2011, 96% of all households had access to flush toilets. Diazville and Middelpos had the lowest percentage of households with access to water-borne sewerage.

- Eskom has a bulk supply network (400 kV) throughout the municipal area. In 2011, 92% of all households had access to electricity for cooking, which is an accurate measure of the typical household's access to electricity.

- It must be noted that there are a significant number of vacant erven in towns in the municipal area that are 'ring fencing" services capacity that has been allocated but is unused, since no houses have in fact been constructed. There is therefore real bulk services capacity in the system that allows the expansion of housing areas without requiring immediate bulk services infrastructure expansion. An example is St. Helena Bay where 62.7% of existing erven are vacant.

7.7.4 Need

- In deciding on projects and areas of intervention the Saldanha Bay Municipality will also need to consider those communities that demonstrate the greatest socio-economic need.

- From the analysis it is evident that St. Helena Bay has the highest unemployment rate, followed by Vredenburg and Saldanha.

- Therefore, although the two main settlements that are indicated as the towns in the Municipality that have economic growth potential, they also demonstrate high levels of need.

- The Saldanha Bay Municipality is characterised by large numbers of indigent households, including households that are accommodated in backyard structures (1 560 in 2011), who do not contribute to the municipal rates base.

- The Municipality is cautious to perpetuate a negative spiral, where human settlement projects compound this problem over time with the result that the ability of the Saldanha Bay Municipality to cater for the poorest of the poor is no longer feasible, since this would impact negatively on the entire community.

- The Municipality has stated that there is a demand for housing in the GAP housing market. It is accepted that there is also an existing need in this housing sector that will need to be planned for in the near future.

- Provision for housing opportunities in the upper income groups will also be required to support the sustainable development of the municipality.

- Saldanha, Vredenburg and Hopefield demonstrate the largest housing demand within the municipal area.

- The Municipality has stated that there are no informal settlements within the municipal area. Census 2011 indicates that there are large numbers of households that live in either informal or formal structure in backyards or structures that are secondary to the primary dwelling unit, e.g. a granny flat or outside room.

- The human settlements programme of the Municipality will therefore be directed at accommodating existing urban households and housing demand originating in the rural hinterland of the towns within the municipal area.