

PARLIAMENT OF THE PROVINCE OF THE WESTERN CAPE

QUESTION PAPER: WRITTEN REPLY

THURSDAY, 2 APRIL 2026

8. Mr B N Herron to ask Mr T A Simmers, Minister of Infrastructure:

With a budget of R2,01 billion allocated to the Human Settlements Programme:

(1)(a) Aside from the Human Settlements Development Grant (HSDG) and the Informal Settlements Upgrading Partnership Grant (ISUPG), what other sources are being used to fund the Human Settlements Programme and (b) what elements of the Human Settlements Programme do these other sources of funding fund, (c) what is the target for BNG housing units for the 2026/27 financial year and (d) in which locations are the housing units going to be constructed;

(2) in which locations were the targeted 5 317 Breaking New Ground (BNG) housing units constructed that were funded through the HSDG in the 2025/26 financial year;

(3) whether priority will be given to land that has already been released for development; if not, (a) what are the reasons for not prioritising such land and (b) what factors inform the selection of sites for the construction of BNG housing units;

(4) with reference to housing construction projects not funded through the HSDG, (a) what is the targeted number of housing units to be delivered over the MTEF period and (b) in which locations are these housing units planned to be developed;

(5) whether priority will be given to land that has already been released for development; if not, what are the reasons for not prioritising such land?

RESPONSE:

(1) (a) The Asset Finance Reserve Fund (AFRF) is used to supplement the Human Settlements Programme.

(b) The AFRF funds supplementary items on Human Settlements projects, including the installation of solar geysers, the provision of bulk services, and First Home Finance subsidies for qualifying beneficiaries.

(c) The target for BNG housing units for the 2026/27 financial year is 5,249

(d) Housing units will be constructed in the following locations:

PROJECT	BNG housing units
City of Cape Town	
Delft Symphony Way Corridor - Site B (ACSA)	200
Garden Cities Fisantekraal Ph5/Ph6	200
Gugulethu Infill (Mau Mau)	100
Macassar	200
Maroela South	110
Atlantis Kanonkop Phase 2	150
Rushof Infill	50
Elsies River Infill Housing	150
City Area PHP Projects	47
Varios Blocked Projects (Masinedane, Mandela Park, Nompumelelo)	30
Sheffield Road	100
Breede Valley	
Worcester Transhex	100
Drakenstein	
Siyahlala	10
Fairylands	14
Simondium	80
Stellenbosch	
Kayamandi Zone 0	100
Witzenberg	
Ceres Vredebes	60
Cape Agulhas	
Napier Site A2 Infill	147
Struisbaai Oukamp	84
Theewaterskloof	
Grabouw Roodakke	8
Villiersdorp Destiny	300
Laingsburg	
Matjiesfontein (20)	20
Bitou	
New Horizons Ebenhaeser	112
George	
Thembaletu	50
Syferfontein	83
Hessequa	
Stilbaai Melkhoutfontein	100
Heidelberg Diepkloof	6
Knysna	
Vision	30
Hlalani	20
Khayaletu Bungalows	40
Mossel Bay	
Yakh'indlu	4
New Rest	45

Matzikama	
Bitterfontein	66
Saldanha Bay	
St Helena Bay Laingville	86
Vredenburg_Louwville_	65
Vredenburg_Witteklip	96
Swartland	
Malmesbury De Hoop	413
Moorreesburg	373
Individuals : 0-3500 Non Credit-linked	500
Individuals : 3501-22000 Credit-linked (FHF)	900

(2) Please see details in the table below.

PROJECT	TARGET BNG units
CITY OF CAPE TOWN	
Garden Cities Fisantekraal ph5	200
Gugulethu Infill (Mau Mau)	200
Macassar	159
Atlantis Kanonkop Phase 2	145
Bonteheuwel	112
Maroela South	143
Edward Street	126
Freedom Park	48
Elsies River	44
City Area PHP Projects	48
Forest Village	120
Various Blocked Projects	50
Sheffield	50
Drakenstein	
Paarl Vlakkeland	30
Siyahlala	10
Fairylands	31
Witzenberg	
Ceres Vredebes	50
Overstrand	
Gansbaai Blompark	139
Stanford West	23
Swellendam Railton	359
Theewaterskloof	
Riviersonderend	48
George	
Thembaletu	100
Syferfontein	57
Syferfontein East Ph C	38
Metro Grounds	212

Hessequa	
Stilbaai Melkhoutfontein	5
Knysna	
Vision	12
Hlalani	14
Flenters/Robololo	6
Ethembeni	5
Happy Valley	1
Khayaletu Bungalows EHP	30
Mossel Bay	
Yakh'indlu	17
New Rest	82
Oudtshoorn	
Bongolethu	25
Berg Rivier	
Porterville	126
Piketberg	137
Eendekuil	45
Matzikama	
Vredendal	264
Saldanha Bay	
Laingville	15
Louwville	90
Swartland	
Malmesbury De Hoop	166
Moorreesburg	280
Darling	139
Individual : 0-3500 Non Credit-linked	416
Individual : 3501-22000 Credit-linked (FHF)	900

(3) Yes, priority has been given to the land that has been released for development, by Province as well as the local municipalities. All the 25 municipalities across the province have released land for human settlement development. A significant portion of land was released through various means, including land under municipal ownership released for human settlement developments and land acquired by the municipality, either through private purchase or transfers from Public Works, which was then subsequently developed. This land release supported not only housing delivery such as serviced sites, top structure for various housing programmes, but also enabled the development of socio-economic facilities, inter alia multipurpose centres, recreational facilities, and taxi ranks.

(a) Not applicable.

(b) The factors informing the selection of sites for the construction of BNG housing units are numerous. The municipalities have Council-endorsed pipelines that prioritise a range of potential housing projects. The department assists the municipality to package projects that will be Council-endorsed and to follow through the statutory processes (environmental and feasibility studies, Land use applications, Water licences, etc.) for each of the projects. These processes can be time sensitive and influence the sequencing and allocation of funds to the projects.

Given the provincial and national strategic focusses, and the limited funding, service sites are prioritised and this also applies to the BNG housing provision. It is herein that the provision of bulk services is to be aligned to the proposed site, and the range of projects linked to it. It is herein that precedence is given to projects within the Priority Human Settlement and Housing Development Areas (PHSHDAs) and the Restructuring Zones (RZs), to bring spatial transformation to the Apartheid spatial landscape.

The ISUPG

A further critical factor to determine best fit for BNG housing is guided by the housing demand of the municipalities. This gives direction to who the potential qualifiers could be, based on their age, dependencies, military veteran status as well as income level (below R3,500 per month, for combined household income).

(4) (a)(b) Neither the AFRF nor the ISUPG delivers housing units.

(5) See response under (3) above.

MR TERTUIS SIMMERS

MINISTER OF INFRASTRUCTURE

DATE: