

QUESTION FOR WRITTEN REPLY

FRIDAY, 14 NOVEMBER 2025

30. Mr D J Wessels to ask Mr T A Simmers, Minister of Infrastructure:

(a) What is the current status of all existing housing projects in the Western Cape and (b) for each project, (i) what is the total estimated cost, (ii) how much has been spent to date, (iii) how many housing units have been completed since the commencement of the project and (iv) what progress has been made during the current financial year and (c) (i) what are the main causes of any delays experienced in the implementation of these housing projects and (ii) what measures has his Department put in place to address such delays?

RESPONSE

(a) (b) (i)(ii)(iii)(iv) The response is reflected in the table below:

Human Settlement Projects 2025/26					
(b) Project	(a) Historical status of current existing projects	(b) (iv) Progress made during the current financial year (April - September)			Status
		(b) (i) The total estimate d cost (R '000)	(b) (ii) Spent to date (R '000)	(b) (iii) housing units complete d	
CITY OF CAPE TOWN					
IRDP:					
Garden Cities Fisantekraal	2171 houses delivered in previous years	40 000		24	Ongoing project
Gugulethu Infill (Mau Mau) (1019)	252 houses delivered in previous years	40 000		75	Contractor on site

**Human Settlement Projects
2025/26**

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Macassar (2500)	446 houses delivered in 2024/25	20 000		159	Contractor on site
Atlantis Kanonkop	447 houses delivered in previous years	30 000			Next phase to commence
Bonteheuwel (361)	New project 2025	20 000		118	Contractor on site
Maroela South	22 houses delivered in 2024/25	30 000			Contractor on site
Edward Street	New project 2025	26 460			Project to commence quarter 3
Freedom Park (100)	New project 2025	10 000			Project to commence quarter 3
Elsies River (724)	New project 2025	9 240			Project to commence quarter 3
City Area PHP Projects	Completion of remaining units	10 130		51	Completion of last remaining units
City Area IDA Projects (Bosasa, Wolwerivier)	Maintenance of IDA areas	37 980			Incremental development areas
Funds transferred to City-managed projects			152 510		
CITY TOTAL		273 810	152 510	427	
PROVINCIAL PROJECTS					
Forest Village	4425 houses delivered in previous years	49 300	49 427	120	Project complete, last handovers
Welmoed Penhill Professional Fees	No housing units commenced	2 000	249		Bulk services installation in progress
Kosovo Wedge Sites	Planning approvals	2 000			In planning phase
Erf 26943, Khayelitsha (HSHS)	No housing units commenced	1 800			Completion of last erven
Highbury (45) FLISP	45 houses delivered in previous years	181	14		Remaining transfers
Our Pride Ph2	218 houses delivered in previous years	8 000	7 728		Remaining completion items

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Malibu/Conifers Prof Fees	123 houses delivered in previous years	1 050	579		Remaining completion items
Blue Downs (Mil Veterans)	102 houses delivered in previous years	2 000	1 726		Remaining completion items
PHP remaining units	Completion of remaining units	7 500			Completion of last remaining units
Sheffield Road	New project 2025	10 500			Contractor on site
PROVINCIAL PROJECTS TOTAL		84 331	59 723	120	
METRO TOTAL		358 141	212 233	547	
WINELANDS DISTRICT					
Breede Valley		15 200	3 205	0	
Worcester Transhex	190 houses delivered in previous years	12 000	3 205		Plan approvals, securing site
Worcester Zwelethemba Square	Planning approvals	3 200			Assessing new project
Drakenstein		42 720	6 667	0	
Paarl Vlakkeland (Previous phases)	517 houses delivered in previous years				
Paarl Vlakkeland (Ph1.4 : 188/187) MV	New phase military veterans	11 090	1 070		Latest phase to commence quarter 3
Siyahlala	Informal settlement upgrade	2 200			Constructing remaining units
Fairylands	Informal settlement upgrade	6 820	17		Constructing remaining units
Mbekweni erf 557 (400)	Planning approvals	2 610	2 610		Assessing new project
Simondium (1033)	New project 2025	20 000	2 970		Bulk services installation in progress
Langeberg		13 000	435	0	
Robertson Bulk Services	New project 2025	13 000	435		Bulk services installation in progress

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Stellenbosch		8 000	0	0	
ISSP Kayamandi Zone 0 (711)	New project 2025	3 000			To commence quarter 3
Stellenbosch Droe Dyke (1000 - TOD)	Planning approvals	0			Assessing new project
Stellenbosch Jamestown Ph2	New project 2025	5 000			To commence quarter 3
Witzenberg		11 285	142	0	
Ceres Vredebes (3022 services/2163 units)	229 houses delivered in previous years	11 285	142		Latest phase to commence quarter 3
SUB TOTAL		90 205	10 449	0	
OVERBERG DISTRICT					
Cape Agulhas		16 714	0	0	
Napier Site A2 Infill (157)	New project 2025	13 350			Contractor on site servicing erven
Struisbaai site A (442)	Planning approvals	2 000			Assessing new project
Bredasdorp Site F	556 houses delivered in previous years	1 364			Transfer of last units
Overstrand		62 606	46 795	102	
Hermanus Mount Pleasant	Servicing of infill erven	7 050	7 049		Servicing of erven
Gansbaai Blompark	250 houses delivered in previous years	32 666	19 593	79	Contractor on site
Stanford West	450 houses delivered in previous years	19 190	19 190	23	Units complete
Gansbaai Masakhane	150 houses delivered in previous years	250	163		Transfer of units
Hawston Sea Farms	Planning approvals	800	800		Assessing new project

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Kleinmond Infills	Planning approvals	2 650			Assessing new project
Swellendam		91 278	47 985	180	
Swellendam Railton (965)	86 houses delivered in previous years	89 278	47 985	180	Contractor on site
Swellendam Railton CBD (32)	New project 2025	2 000			Servicing of erven
Theewaterskloof		12 816	746	0	
Grabouw Hillside	102 houses delivered in previous years	746	746		Completion work on first phase
Greyton Erf 595	Planning approvals	2 000			
Riviersonderend	87 houses delivered in previous years	10 070			Constructing remaining units
SUB TOTAL		183 414	95 526	282	
CENTRAL KAROO DISTRICT					
Beaufort West		0	0	0	
Beaufort West G2 (67) IRDP	Planning approvals				Assessing new project
Laingsburg		5 164	4 324	0	
Laingsburg Site G (200) IRDP	Planning approvals	4 324	4 324		Assessing new project
Matjiesfontein (20)	Existing houses	840			Rebuild of damaged units
Prince Albert		0	0	0	
Prince Albert	267 houses delivered in previous years				Complete
SUB TOTAL		5 164	4 324	0	

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GARDEN ROUTE DISTRICT					
Bitou		68 437	41 966	0	
New Horizons Ebenhaeser (Portion 20)	100 houses delivered in previous years	9 392	5 487		completion and transfers
Qolweni Bossiesgif	169 houses delivered in previous years	29			completion and transfers
New Horizons Ebenhaeser (Portion 3)	New project 2025	59 016	36 479		Servicing of erven
George		161 494	91 595	100	
Thembaletu (718 additional sites)	795 houses delivered in previous years	20 688	4 832		
Syferfontein	1238 houses delivered in previous years	71 772	42 464	25	Last phases under construction
Syferfontein (30 Military veterans)	New project 2025	11 856	9 387	30	additional 10 units being built
Metro Grounds	272 houses delivered in previous years	57 178	34 912	45	Last phases under construction
Hessequa		5 743	5 213	5	
Stilbaai Melkhoutfontein (585) (100 transfers	240 houses delivered in previous years	5 213	5 213	5	Current phases complete
Lower Bekker Street (35)	Planning approvals	156			Assessing new project
Gouritsmond Roofs	Roof repairs complete	374			Complete
Kannaland		1 830	1 830	0	
Calitzdorp (671) (transfer 124)	651 houses delivered in previous years	1 830	1 830		Complete, last handovers

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Knysna		26 232	11 789	48	
Vision (459)	811 houses delivered in previous years	7 300	2 828	25	Last remaining beneficiaries
Hlalani (273/165/96)	74 houses delivered in previous years	1 800		14	Last remaining beneficiaries
Flenters/Robololo	900 houses delivered in previous years	1 240	322	4	Last remaining beneficiaries
Happy Valley	73 houses delivered in previous years	220			Last remaining beneficiaries
Khayaletu Bungalows EHP	25 houses delivered in previous years	15 672	8 639	5	Replacement of timber structures
Mossel Bay		52 200	10 907	14	
Mountain View (Louis Fourie Corridor)	1003 houses delivered in previous years	6 450	3 720		Handover and transfer remaining units
Yakh'indlu (150)	10 houses delivered in previous years	3 315			Contractor on site
New Rest (285)	New project 2025	25 953	6 667	14	Contractor on site
Site K (400)	Planning approvals	1 777			Contractor on site
Wolwedans Remedial Works	Complete	13 360			Remedial works to units
Groot Brak Toekoms (25)	Planning approvals	111			Assessing new project
Bartelsfontein EHP (10 FarmHouses)	New project	1 234	520		Planning
Oudtshoorn		12 077	8 804	25	
Dysseldorp (534)(522 residential)(Transfers)	339 houses delivered in previous years	3 046	3 016		Complete, units transferred

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Bongolethu (19 Mud Houses Rebuild)	New project 2025	7 031	5 788	25	Complete
Grootkop	Planning approvals	2 000			Assessing new project
SUB TOTAL		328 013	172 104	192	
WEST COAST DISTRICT					
Berg Rivier		73 730	70 231	307	
Porterville (171)	45 houses delivered in previous years	31 157	30 470	126	Complete
Piketberg (176)	40 houses delivered in previous years	33 608	30 797	136	Complete
Eendekuil (45)	New project 2025	6 317	6 316	45	Complete
Piketberg (150 of 1000 in phases)	Planning approvals	2 322	2 322		Assessing new project
Piketberg Trajekte Kamp (Planning & 80 Sites)	Planning approvals	326	326		Assessing new project
Cederberg		6 794	1 000	0	
Wupperthal: 53 Emergency Units - EHP - Phase 1	Temporary structures built after fire	1 000	1 000		temp units dismantled and cleared
Citrusdal Bulk	New project 2025	2 605			Assessing new project
Clanwilliam Bulk	New project 2025	3 189			Assessing new project
Matzikama		67 693	54 881	174	
Vredendal (399)(Phase 6)	New project 2025	58 593	53 541	174	Contractor on site
Vredendal Ph 5 (Transfer 150)	382 houses delivered in previous years	96			Last transfers in process
Bitterfontein	New project 2025	7 476			Erven being serviced
Klawer (199)	199 houses delivered in previous years	188			Last transfers in process

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Kliprand (68) (Reduced to 40)	New project 2025	576	576		Assessing new project
Nuwerus (87)	New project 2025	764	764		Assessing new project
Saldanha Bay		25 054	4 962	0	
Laingville (309) IRDP	New project 2025	2 000	302		Contractor on site
Louwville (155)	New project 2025	14 500	2 106		Contractor on site
Witteklip (1155)(295) Phase 1b	Planning approvals	6 000			Assessing new project
Witteklip Old Southern Bypass (82)	Planning approvals	2 554	2 554		Assessing new project
Swartland		218 556	77 908	0	
Malmesbury De Hoop (3036 of 4600) phase 2	New project 2025	100 000	57 327		Contractor on site
Moorreesburg (773)	New project 2025	70 000	16 720		Contractor on site
Darling (187)	New project 2025	34 140	3 861		Contractor on site
Darling (327))	Planning approvals	257			Assessing new project
Kalbaskraal Social and economic facility	New project 2025	9 364			Contractor on site
Dalsig	Planning approvals	4 795			Assessing new project

PROVINCIAL PROJECTS					
N2 Gateway TRAs	Temporary accomodation	13 240	4 863		TRA maintenance
iThemba (Bulks & Professional Fees)	New project 2025	20 106	20 106		Bulk services installation
Welmoed Bulkand Internal Services	New project 2025	56 930	56 572		Bulk services installation
Driftsands Ph1	New project 2025	37 000	14 158		Installing temporary relocation areas
PROVINCIAL PROJECTS TOTAL		127 276	95 699		

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WINELANDS DISTRICT					
Brede Valley		1 809	0		
ISSP Zwelethemba North (2000 sites) UISP/IBS	Planning approvals	1 809			Assessing new project
Drakenstein		1 200	457		
ISSP Lover's Lane (168 sites) UISP	Planning approvals	1 200	457		Assessing new project
Langeberg		11 283	4 671		
ISSP Montagu Mandela Square (173) UISP	New project 2025	6 612			Contractor on site
ISSP Bonnievale Boekenhoutskloof (574)	574 erven installed	4 671	4 671		Complete
Stellenbosch		10 318	6 018		
Langrug Franschhoek (Mooiwater) IBS	Basic services provision	2 162	2 162		Interim services provision
Langrug Dam (274 of 2277)	Basic services provision	3 300			Interim services provision
ISSP Kayamandi Enkanini (IBS)	Basic services provision	3 000	2 000		Interim services provision
Kayamandi Hostels	New project 2025	1 856	1 856		replacement of structures
SUB TOTAL		24 610	11 146		
OVERBERG DISTRICT					
Cape Agulhas		7 771	0		
Napier Site B (400)	Planning approvals	870			Assessing new project
Struisbaai Oukamp (166) Blompark	New project 2025	6 901			Contractor on site
Overstrand		15 906	7 853		

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Gansbaai Masakhane (1184 of 1569)	Services installed	5 200	3 344		Complete
Schulphoek (Planning & bulks)	Interim services	10 706	4 509		Interim services
Swellendam		8 932	4 780		
Swellendam Railton (Informal Settlement) (IBS)	Basic services provision	8 932	4 780		Contractor on site
Theewaterskloof		76 136	8 232		
Greater Grabouw	Planning approvals	3 000	1 019		Assessing new project
Grabouw Iraq (456)	Services installed	8 336	1 201		Completion of services
Grabouw Hillside (321)	phases of services installed	9 200			New phase to commence
Villiersdorp (182) Berg en Dal	Services installed	2 600			Complete
Villiersdorp Destiny Farm (1133)	Services installation	24 700	1 269		Contractor on site
Caledon Riemvasmaak (1014)	New project 2025	11 000			Impementation quarter 3
Botrivier Beaumont	New project 2025	7 000			Contractor on site
Rooidakke (1054)	Services installed	5 300	790		Completion of services
Greater Villiersdorp UISP (2600)	Planning approvals	5 000	3 953		Assessing new project
SUB TOTAL		108 745	20 865		
GARDEN ROUTE DISTRICT					
Bitou (Plettenberg Bay)		15 000	6 987		
Qolweni/Bossiesgif Ph4 (350) UISP	Services installation	15 000	6 987		Contractor on site
George		11 500	0		
Themba lethu	Services installation	11 500			Impementation quarter 3

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Hessequa		1 230	1 230		
ISSP Heidelberg Site 6 (27) Eikeweg	Planning approvals	1 230	1 230		Assessing new project
Mossel Bay		5 400	2 503		
NUSP Projects (23 Areas) (total 3493 sites)	193 services installed	5 400	2 503		New phase to commence
Oudtshoorn		1 804	1 299		
Central Informal Settlements	Planning approvals	505			Assessing new project
IBS Toilets Dysveldorp (39)	Basic services provision	1 299	1 299		Complete
SUB TOTAL		34 934	12 019		
WEST COAST DISTRICT					
Cederberg		2 259	224		
Citrusdal Riverview	Services complete	2 259	224		Retaining walls and flood measures
Matzikama		18 355	14 828		
Klawer Donkerhoek / Sandkamp (335) (IBS)	Planning approvals	1 146	154		Assessing new project
Vredendal Mangaung (367 of 800) (IBS)	Planning approvals	1 834			Assessing new project
Vredendal Phase 8 IBS	Basic services provision	14 573	14 573		Complete
Lutzville JuJu Square (600) (IBS)	Planning approvals	802	101		Assessing new project
Swartland					
Malmesbury Phola Park	Services complete	0			Complete

(c)(i) The main causes of delays experienced in the implementation of these housing projects are as follows:

- Finding alternative/ suitable land for decanting and relocation. The slow pace of land release from private and government Institutions e.g. National Department of Public Works.
- Funding and implementing non-human settlements related mandate in informal settlements upgrading e.g. Creches, Clinics, electrification, waste management.
- Municipal Capacity: Municipalities understanding of the strategic shift willingness/ capacity to implement UISP projects (serviced sites) as opposed to BNG (top structures).
- Capacity challenges at municipal level, loss of skilled built environment skills such as project managers
- Lengthy statutory approval process required for unlocking informal settlements projects outside of the mandate of Human Settlements. (e.g. EIA, WULA)
- Lack of clear and coherent understanding and response from stakeholders involved in the upgrading process.
- Community dynamics: complex and rigorous community engagement and participation involved which is usually on intensive and time-consuming process
- Funding cuts (R300m) in March 2025: Impact on projects funded in first draft business plan 205/26
- Severe reduction in ISUP Grant to R100m, from previous annual allocations of R300 – R400m.

(ii) Measures the Department put in place to address such delays are as follows:

- Promoting super blocking as a short-medium term approach.
- Following a transversal approach to project planning/ budgeting and Implementation.
- Supporting municipalities through technical and one-on-one engagements.
- Lobbying and negotiating trade-off with other organs of state.
- Fostering IGR/ Transversal engagements.
- Deploying the support of social facilitators on projects.
- Due to budget cut by National Human Settlement, March 2025 payments were disbursed in April 2025. All projects that had not started or could be slowed down were put on hold until financial commitments re-assessed.
- The impact is that many projects started late after a comprehensive review of commitments in May/ June 2025. This means that certain services projects with a duration of more than 9 months will only be completed after April 2026.
- Projects have all been given the go-ahead, but funding will need to be carefully managed, and as stated above some site projects will now reach completion only in 2026.

- Funding for the initiated projects is insufficient going into 2026. The department is trying to source additional funding and fund the projects from own limited reserves until there is certainty around future funding for ISUP Grant.
- The Department is assisting municipalities where possible with critical staff, and outsourced resources, but funding is limited
- All the above factors have led to a series of engagements to prioritise limited funding and human resources and will lead to some projects being deferred to the outer years from the original plans for 2026/27.

MR TERTUIS SIMMERS

MINISTER OF INFRASTRUCTURE

DATE: