



**PARLIAMENT**  
OF THE REPUBLIC OF SOUTH AFRICA



# HOUSING PROJECTS IN EERSTERIVIER, DELFT AND MFULENI

**NCOP LOCAL  
GOVERNMENT WEEK**

**16 SEPTEMBER 2025**

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**PARLIAMENTARY  
RESEARCH UNIT (PRU)**

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## 1. INTRODUCTION

The City of Cape Town Metropolitan Municipality is a Category A municipality, situated in the southern peninsula of the Western Cape Province. The City's area size is 2 440,6km<sup>2</sup>, with a coastline of 294km that stretches from Gordon's Bay to Atlantis. Cape Town is the capital city of the Western Cape and the legislative capital of South Africa, where the National Parliament is located. The City is renowned for its harbour and its natural setting within the Cape Floral Kingdom, featuring well-known landmarks, such as Table Mountain and Cape Point.

Despite the economic gains of the City, social ills such as high crime and other socio-economic challenges persist. The growing housing demand due to in-migration which outpaces job creation as well as land invasion and rapid growth of informal settlements has contributed to a housing backlog. The current number of applicants on the City of Cape Town's housing database with a "waiting" status is 440 012. The figure is for the entire Metro including areas such as Gugulethu, Khayelitsha, Philippi and Dunoon. Linked to this, is the challenge of issuance of title deeds, the Western Cape faces significant challenges, primarily due to complex legal and administrative processes. Another challenge is lack of capacity within government, and the impact of informal settlements and land invasions. The City's socio-economic index (2011) identifies the areas of greatest need and indicates that 25,5% of households live in 'needy' or 'very needy' areas of the city. This corresponds with the highest vulnerability index areas in 2020. The very needy areas include Dunoon, Imizamo Yethu, Mitchells Plein, Khayelitsha, Gugulethu, Philippi, Delft, Maneberg and Langa amongst others.

The paper analyses the housing projects in Delft, Eersterivier and Mfuleni. The projects include the housing projects implemented by the City as well as the Department of Infrastructure.

## 2. DELFT



Delft is a large, predominantly residential area situated on the outskirts of Cape Town, South Africa. As a relatively young township, established in 1989, Delft has grown significantly and plays a crucial role in providing housing opportunities for a diverse population of 152 030 people (2013) within the Cape Metropolitan area. According to the 2011 census, Delft was 51% Coloured and 46% Black African with 3% "other". The dominant first languages are Afrikaans (47%) and Xhosa (37,8%) while English is widely used as second language.

Delft was established in the late 1980s as part of an initiative to provide housing for the growing population of Cape Town, particularly those from historically disadvantaged communities. The name "Delft" was chosen seemingly arbitrarily. The development of Delft has been marked by rapid growth and ongoing efforts to improve infrastructure and social services. In 2022 Delft was the fastest growing community in Cape Town.

Delft is divided into 7 areas namely Delft South (also known as Suburban), Voorbrug, Leiden (Delft Central), Eindhoven, Roosendal, The Hague and the new Symphony section. Delft South is predominantly populated by Xhosa-speaking people, Leiden (Delft Central) is a mixed community of both Xhosa-speaking and Afrikaans-speaking people. Voorbrug, The Hague, Roosendal and Eindhoven are predominantly populated by Afrikaans-speaking coloured people. Roosendal and

Voorbrug homes are also achieving the highest average prices – respectively R370 896 (2024) and R482 612 (2024).

Roosendal and The Hague are two of the oldest areas within Delft. The plots in these more established areas are larger and the houses are perceived to be of a better quality than the southern areas. Voorbrug is known for older cement block RDP houses on large plots.

## 2.1 Demographics of Delft

In 2011, the population of 2011 Census suburb Delft was 152 030 and the number of households was 39 576. The average household size was 3.84.

Key results for 2011 Census Suburb Delft:

- The population is predominantly Coloured (52%) and Black African (46%).
- 27% of those aged 20 years and older have completed Grade 12 or higher.
- 59% of the labour force (aged 15 to 64) is employed.
- 69% of households have a monthly income of R3 200 or less.
- 83% of households live in formal dwellings.
- 90% of households have access to piped water in their dwelling or inside their yard.
- 91% of households have access to a flush toilet connected to the public sewer system.
- 98% of households have their refuse removed at least once a week.
- 96% of households use electricity for lighting in their dwelling

## 2.2 Educational facilities

Delft has several schools within the area, catering to primary and secondary education. These include Delft High School, Symphony Primary School, Masibambisane Secondary School, Hindle High School, Rosendal High School, Khanyolwethu Secondary School, Delft Technical High School, and Voorbrug High School, as well as a private school, Curro Delft High School.

Primary Schools include Delf Primary School, Leiden Primary School, Delft South Primary School, Masonwabe Primary School, Sandaalhout Primary School, Delft North Primary School, Rosendal Laerskool, Sunray Primary School, Voorbrug Secondary School, Kairos Primary School and Leiden Avenue Primary School.

## 2.3 Healthcare facilities

Delft has healthcare facilities within the area, including clinics and community health centers. These facilities provide essential primary healthcare services to residents. For more specialized medical care, residents may need to travel to hospitals in other parts of Cape Town.

The Department of Infrastructure has no projects in Delft but indicated that the City of Cape Town has two projects, the Symphony Way and Tsunami projects. The City of Cape Town however, indicated that these two projects have not been handed over to them. This made it difficult to arrange a visit as it is not clear how these sites will be accessed if the City is not in charge.

## 2.4 Delft housing projects

### - **Symphony Way housing project**

The R400 million flagship project comprises two sites, Site A and Site B. It is one of the City's largest housing developments and will yield roughly 3 469 housing opportunities for beneficiaries and their

families once completed. The project is expected to accommodate three informal settlements communities — Malawi Camp, Freedom Farm and Blikkiesdorp, which has been used as a settlement for anyone needing emergency housing. Land in Symphony Way in Delft was finally secured and a contractor was appointed to build more than 2,500 houses.

The project was relaunched in March 2025 in remembrance of the legacy of Wendy Kloppers, a dedicated City official who was senselessly murdered on 16 February 2023 while serving this community. Ms Kloppers was murdered by extortionist gangs while she was visiting the site. The project, which was put on hold after the murder. This was preceded by attacks on security staff at the site, who were too scared to return to work.

## **Progress of the project**

### **Site A**

Civil engineering works are progressing. Quotations for pump station infrastructure items were approved in August. Pump station drawings are under review, and approval of construction manager appointment has been confirmed.

Programme status: The contractor is behind schedule against the approved Programme. The City is in contact with the contractor to accelerate.

### **Site B**

The civil contract for Site B remains pending.

Land survey progress: Site B comprises four General Plans. The first GP has been provisionally approved, with the second GP scheduled for submission by end August 2025 and provisional approval expected by end September 2025.

## **- Tsunami informal settlement**

Tsunami Informal Settlement near Delft in Cape Town is a severely deprived area. Tsunami has about 1,700 shacks. The blue portable toilets serve about eight families each. There are also some permanent flush toilets but these are all blocked. A few other flush toilets are half-built and abandoned. Many residents have to relieve themselves in bushes. There are no drains to throw dirty water. Residents used to use illegal electric connections from streetlights before Eskom cut all the wires.

Some of the residents of Tsunami are intended recipients of the state housing programme known as the N2 Gateway Project. The province is intending to move them into houses in Delft. However, many of the residents occupied the land, and they will not be moved as part of the programme.

## **3. EERSTERIVIER**

Eersterivier is a suburb of the city of Cape Town. It forms part of the Oosterberg subregion of the city, situated behind the Stellenbosch/Vlaeberg Hills on the Strand/Van Riebeeck Road. It is about 45 km from Cape Town CBD and 8 km from Cape Town International airport on the N2 route.

Eersterivier lies on the R102 (Van Riebeeck Road) about 40 km from Cape Town CBD and 8 km from Cape Town International Airport on the N2 route.

Eersterivier started off as many different farms and expanded vastly after the 1980s. It is a diverse town; many of its almost 40,000 residents originally immigrated here from elsewhere. Among its beauty is the area called Penhill, hidden from the town and filled with nature.

### 3.1 Demographics of Eersterivier

Population statistics indicate that the suburb has close to 40,000 residents, but other estimates are closer to 52,000 when Kleinvlei, Palm Park and Penhill are included to the municipality - which are all still considered suburbs of Eerste River by locals and many visitors alike.

Delft, Blackheath, Wesbank and Brentwood Park used to be a part of the town, but as the towns grew, all were given their own municipalities.

In 2011 the population of Eersterivier was 41 483 and the number of households was 9 513. The average household size was 4.36.

Key results for 2011 Census Suburb Eersterivier:

- The population is predominantly Coloured (79%).
- 43% of those aged 20 years and older have completed Grade 12 or higher.
- 79% of the labour force (aged 15 to 64) is employed.
- 30% of households have a monthly income of R3 200 or less.
- 93% of households live in formal dwellings.
- 98% of households have access to piped water in their dwelling or inside their yard.
- 88% of households have access to a flush toilet connected to the public sewer system.
- 99% of households have their refuse removed at least once a week.
- 98% of households use electricity for lighting in their dwelling

### 3.2 Educational facilities

Schools in Eerste River include the Afrikaans-medium Eersterivier Secondary School. Other schools in the area include Forest Heights Primary School, Palm Park Primary School, Stratford Primary School, Spurwing Primary School, Tuscany Glen Primary School, Melton Primary School, Helderkruin Primary School, Tuscany High School, Forest Heights High School, and in the surrounding areas Kleinvlei High School and Malibu High School.

### 3.3 Housing projects in Eersterivier

The Department of Infrastructure has the following projects in Eersterivier:-

Table 1: Housing projects in Eersterivier

Eersterivier	Department of Infrastructure	of City of Cape Town
	Welmoed Estate	Blueberry Hill
	Forest Hill	
	Ithemba Farms	

#### - Welmoed Estate

The Welmoed development forms part of the Southern Corridor Integrated Human Settlements Programme, and will yield 3 296 housing opportunities, including mixed-use affordable housing and private development units. Beneficiaries will primarily be drawn from sub-council 14 and surrounding informal settlements, addressing a critical housing need in the area.

This development was, however, delayed due to unlawful occupation by self-proclaimed small-scale farmers, which resulted in drawn-out court processes. At the meeting in ward 19, residents were informed of the latest legal developments regarding the matter. In March this year, the Land Claims Court ruled that the Western Cape Department of Infrastructure could continue with site clearance and civil and electrical works in areas not already demarcated and occupied by the existing farmers in Phase 1.

### **Progress to date**

Bulk Services Installation and Bulk Earthworks underway  
Eviction of Illegal Farmers before the Courts.

#### **- Forest Hill**

The Forest Village Housing Project continues to serve as a catalyst in improving the lives of our residents. Over the last six weeks, 85 deserving and qualifying beneficiaries, have moved into their brand-new homes. This brings the total number of beneficiaries that have benefitted from this development to 2 906.

The Forest Village Housing Development has benefited residents from across the Cape Metropole. 579 of these residents are N2 Gateway beneficiaries, 508 are from the Southern Corridor, 160 are Priority Cases and 1 659 are from the local area, which includes Eersteriver, Eersteriver South, Electric City, Faure, Dreamworld, Blue Downs, Malibu Village, Kleinvlei, Rosedale, Mfuleni and Fairdale.

Forest Village is one of the Western Cape Department of Human Settlement's Catalytic Projects, which commenced in January 2016 and has a budget allocation of R1.1billion. This mixed-use development consists of various types of units to cater for beneficiaries of different income levels and specific needs such as Military Veterans, Breaking New Ground (BNG) and Finance Linked Individual Subsidy Programme (FLISP) units.

Nearing project completion – last units being handed over.

#### **- Ithemba Farms**

A group of informal farmers occupying government land earmarked for development in Eerste River will soon have to move. But this has caused tension in the community because there are already families living on the land proposed for the farmers' relocation, and the area is too small to accommodate all of their livestock.

The land currently occupied by the farmers is owned by the Western Cape government. It is about 72-hectares and located on the outskirts of Cape Town on Old Faure Road, between Blue Downs and Khayelitsha.

The Western Cape government plans to develop the land for housing, but these plans have been stalled for years in a battle to get the informal farmers known as the Ithemba farms to move. The Ithemba development was to provide about 2,400 homes including low-income and subsidised houses and Breaking New Ground (formerly RDP) houses. There is also provision for public open spaces, schools, and community and commercial facilities, according to a 2020 statement from Western Cape Human Settlements MEC.

The matter was In and out of the Western Cape High Court in 2009, 2010, and 2011. In January 2011, the court postponed the matter for hearing at a later date, if either the applicant, Ithemba farmers association, or the respondent, the Western Cape Human Settlements MEC, wished to proceed. A mediation process about alternative land then started. The Ithemba farmers have also been supported by the Surplus People Project (SPP), and some of the farmers are part of its Food

Sovereignty Campaign (FSC). There was initially land nearby in Penhill in Eerste River where the farmers would have been relocated. But by 2016 this land was already occupied.

### **Progress to date**

Relocation of occupiers and consolidation of informal farmers under way. Site is being secured and cleared in phases.

#### **- Blueberry Hill**

Blueberry Hills has Phase 1A – comprising of 230 units and Phase 1B – comprising of 755 units. Anticipated BAC Award to be completed in November 2025. Planned Anticipated Contractor Site Handover: January 2026  
Construction Period: 20 months

This project has not been handed over to the City of Cape Town.

## **4. GREENFIELDS DEVELOPMENT PROJECTS**

### **4.1 Bosasa Link in Mfuleni**

The site is a greenfield development situated in Mfuleni, Cape Town. It is strategically located, surrounded by existing residential areas to the northwest and southeast. The site is bounded by the M49/Old Faure Road to the south and the M32/Spine Road Extension to the north, providing excellent existing transport links.

#### **Project Purpose & Deliverables**

The Bosasa Link Project aims to create a new, fully integrated community by delivering:

- 756 fully serviced sites ready for top-structure development.
- A-grade engineering services, including comprehensive water, sanitation, and stormwater infrastructure.
- Electrification to be provided by Eskom.

#### **Project Milestones & Status**

Current Phase: Phase 2 Execution is currently underway.  
Estimated Completion Date: February 2026.  
Total Budget Allocated: R 41,721,744.61

### **4.2 Enkanini in Khayelitsha**

The Enkanini South project is an in-situ upgrade of the Enkanini Informal Settlement in Khayelitsha. This project is critical for improving living conditions within a well-established urban area, focusing on formalizing services and providing housing opportunities directly to the existing community.

#### **Project Purpose & Deliverables**

The purpose of the development is to fundamentally improve the living conditions of residents through the provision of formalised infrastructure and services. The project will be delivered in two phases:

Portion 1: 434 serviced sites  
Portion 2: 498 serviced sites

Total Serviced Sites: 932

Beneficiaries will receive the following services:

- Bulk Earthworks
- Installation of Stormwater drainage
- Installation of Sewer systems
- Roads Construction
- Water Reticulation
- Electrical Reticulation (provided by Eskom)
- Street-lighting

## **5. CONCLUSION**

The provision of housing is a challenge for the Province. Extortion and intimidation including murder in certain areas constrain and delay implementation of housing projects. A collaborated approach between the three spheres of government might assist in removing and eliminating such hurdles.

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