

PROVINCIAL HOUSING PLAN

Western Cape

Situational Analysis

Reference Module B

Current Housing Demographics and AIDS Impact Assessment

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1. THE POPULATION

1.1 Total population

Statistics South Africa (SSA) calculated, on the basis of the 'official' population census, that the total population of the Western Cape Province was 3,957 million in 1996. The adjustments made to the CMA population, including the reclassification of the 'unspecified' group, as a result of special investigations by Dorrington, should, however, be noted. It is suggested that these be viewed as a more accurate reflection of the real population figures for the CMA. Taking these into account, the total population of the Province would have been 4,058 million in 1996. According to later estimates by SSA, as reflected in the 1999 October Household Survey, the population of the Province increased to 4,152 million in the next three years. This represents an annual growth rate of 1,8% for the total population and is made up of varying growth rates for the different population groups, namely (own calculations: approximations):

Black/African	-	2,3%
Coloured	-	1,7%
Asian	-	0,3%
White	-	1,0%

Based on the 1996 census survey, the population has been calculated separately for the Metropolitan Area and for the seven District Council Areas. The result is shown in the following diagram and in Table 1. From this the dominance of the Metropolitan area in the Province is clear.

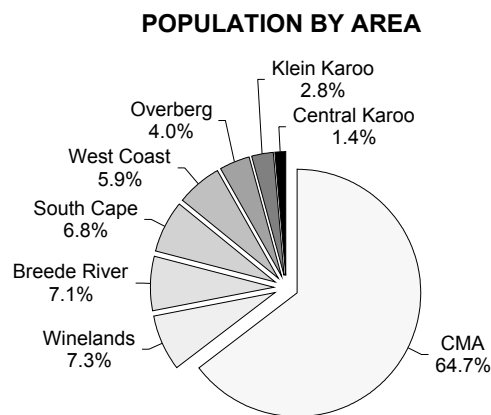


Figure 1

Table 1 : POPULATION by metropolitan and district council area and population group: 1996

	Black	Coloured	Asian	White	Unspes.	TOTAL	%
CMA ¹	643 387	1 236 118	37 875	542 528	97 548	2 557 456	64.6
CMA adjusted ²	702 034	1 313 131	36 717	630 985	-	2 682 866	(66.1)
Breede River	38 284	198 559	526	41 993	2 867	282 229	7.1
Klein Karoo	5 588	87 139	66	18 261	1 672	112 726	2.8
Overberg	22 032	96 488	166	35 368	4 810	158 864	4
Central Karoo	6 449	41 323	42	7 442	855	56 111	1.4
South Cape	52 365	140 531	463	69 543	5 252	268 154	6.8
West Coast	12 176	169 613	516	47 608	3 725	233 638	5.9
Winelands	46 410	176 340	722	58 807	5 419	287 698	7.3
TOTAL 1	826 691	2 146 111	40 376	821 550	122 148	3 956 876	100
TOTAL 2	885 338	2 223 124	39 218	910 007	-	4 057 687	

**Table 2 : POPULATION ESTIMATES FOR THE WESTERN CAPE PROVINCE: 1999
 October Household Survey**

Black	Coloured	Asian	White	TOTAL
910 000□	2 328 000	42 000	872 000	4 152 000

Adjustments for the District Council areas have not been attempted in any known research. According to Dorrington's work in the Metropolitan Area, however, the largest undercount occurred amongst the White population group (about 11%). For the purposes of the Provincial Housing Plan, inaccuracies in this group is of the least importance since the incidence of low income people in this group is very low.

1.2 Urban / non-urban population

From Table 3 it is important to note that the Province is highly urbanised. This is true for all population groups, which is in contrast with the situation in most other provinces as well as in the country as a whole.

Table 3 : URBAN AND NON-URBAN POPULATION: Western Cape Province according to 1999 October Household Survey

	Total	African	Coloured	Asian	White
Urban	3 692 000	866 000	1 971 000	41 000	814 000
Non-urban	460 000	44 000	357 000	1 000	58 000
Total	4 152 000	910 000	2 328 000	42 000	872 000
% Urban	88.9	95.2	84.7	97.6	93.3

Comparative levels of urbanisation for the different provinces in 1999 were as follows:

South Africa	-	54%
Gauteng	-	97%
Western Cape	-	89%
Northern Cape	-	70%
Free State	-	69%
KwaZulu-Natal	-	43%
Mpumalanga	-	39%
Eastern Cape	-	37%
North West	-	35%
Northern Province	-	11%

Table 4 provides details on the level of urbanisation of the Metropolitan Area and of each of the district council areas. This is illustrated in Figure 2.

Table 4 : URBAN / NON-URBAN POPULATION by metro and district council areas and pop. group: 1996

	Black	Coloured	Asian	White	Unspes.	TOTAL	% urban
CMA urban	636 769	1 222 782	37 825	538 064	97 142	2 532 575	99.0
non-urban	6 618	13 336	55	4 464	408	24 881	
Breede River urban	26 845	113 771	450	31 893	1 827	174 786	61.9
non-urban	11 429	84 788	76	10 100	1 040	107 433	
Klein Karoo urban	5 043	61 055	49	14 724	1 527	82 398	73.1
non-urban	545	26 084	17	3 537	145	30 328	
Overberg urban	13 649	57 647	112	27 363	3 591	102 362	64.4
non-urban	8 383	38 841	54	8 005	1 219	56 502	
Central Karoo urban	6 025	26 678	21	4 166	723	37 613	67.0
non-urban	424	14 645	21	3 276	132	18 498	
South Cape urban	50 247	114 140	408	57 423	4 894	227 112	84.7
non-urban	2 118	26 391	55	12 120	358	41 042	
West Coast urban	8 527	104 366	442	34 942	2 961	151 238	64.7
non-urban	3 649	65 247	74	12 666	764	82 400	
Winelands urban	38 642	116 198	634	48 837	4 080	208 391	72.4
non-urban	7 768	60 142	88	9 970	1 339	79 307	

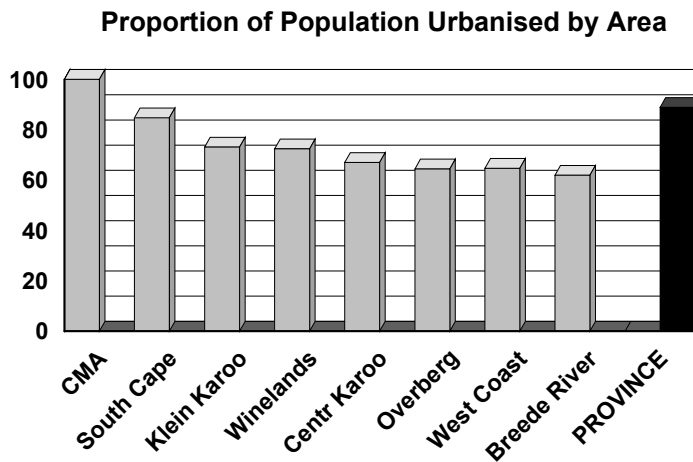


Figure 2

1.3 Major towns

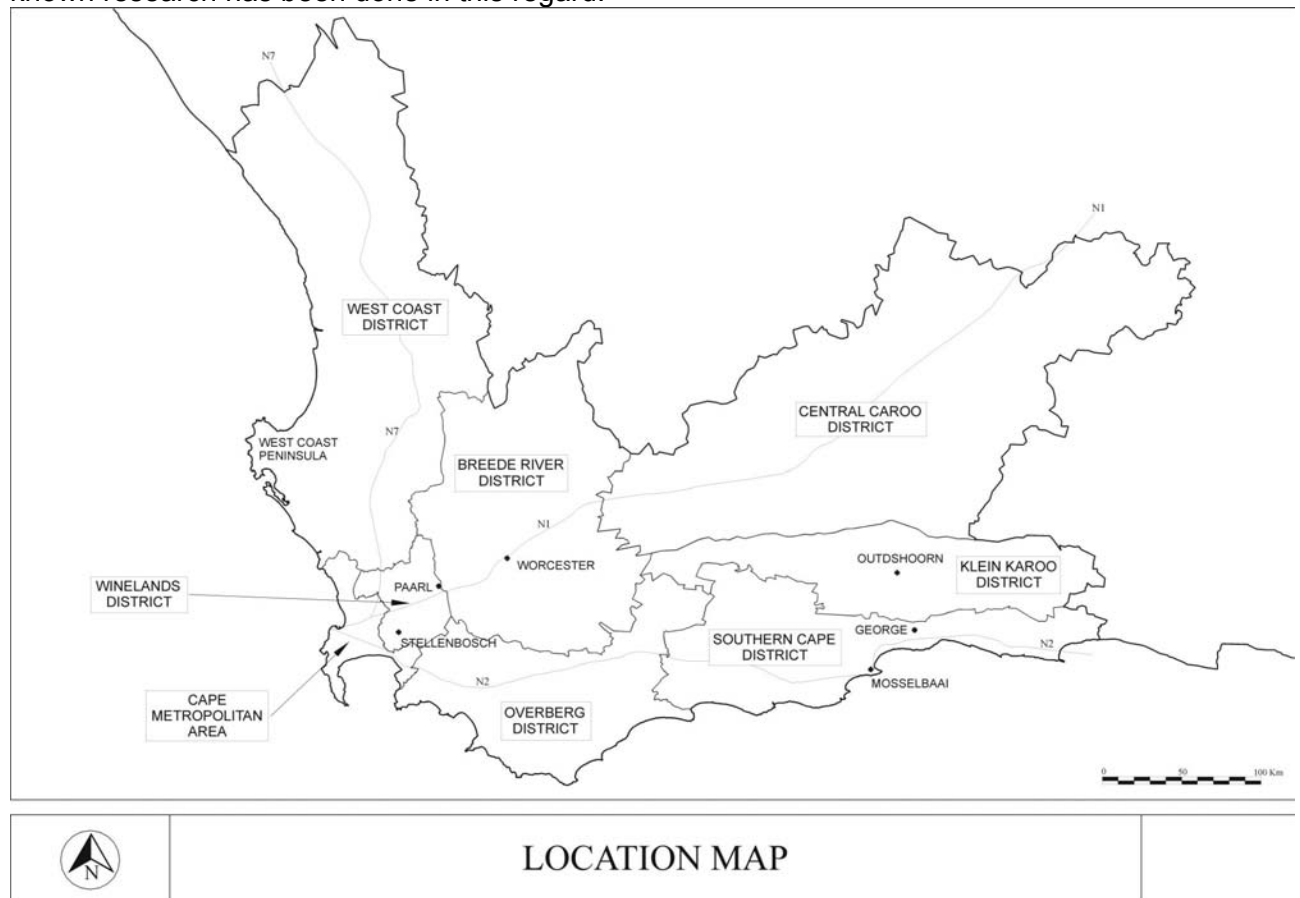
Apart from the Metropolitan area, where about 65% of the total provincial population is accommodated, there are seven secondary towns that are relatively important in terms of population and economic concentrations. Each of them accommodate between 40 000 and 110 000 people and, as a group, they house more than 12% of the total provincial population. These are shown in Table 5 on the next page. All other towns together are home to less than 13% of the total provincial population.

Table 5 : POPULATION of major towns by population group: 1996

	Black	Coloured	Asian	White	Unspes.	TOTAL
George	21 987	46 616	216	23 689	1 613	94 121
Mosselbaai	11 308	19 815	78	11 934	504	43 639
Oudtshoorn	4 713	35 631	48	11 941	1 256	53 589
Paarl	23 102	60 620	273	18 630	2 381	105 006
Stellenbosch	11 713	23 864	225	22 165	1 072	59 039
West Coast Peninsula	4 560	31 443	232	9 677	795	46 707
Worcester	13 046	46 600	371	16 071	805	76 893
TOTAL						478 994

Source: Processed from unpublished Census data, 1996.

Adjustments due to possible undercounts have not been attempted for the major towns since no known research has been done in this regard.



2. THE ECONOMIC SITUATION OF LOW INCOME PEOPLE

2.1 Employment

On average the economic situation in the Western Cape is better than most of the rest of the country. This is, amongst others, illustrated by the following comparative **unemployment** figures for 1996 (Census Report No 03-01-12/1996):

Eastern Cape	-	48,5%
Northern Province	-	46,0%
KwaZulu-Natal	-	39,1%
North West	-	37,9%
South Africa	-	33,9%
Mpumalanga	-	32,9%
Free State	-	30,0%
Northern Cape	-	28,5%
Gauteng	-	28,2%
Western Cape	-	17,9%

- and by unemployment rates given in the 1999 October Household Survey.

Table 6 : UNEMPLOYMENT RATES : 1999

	According to Official definition	According to Expanded definition
□		
RSA	Total: 23.3 Urban: 21.7 Non-urban: 27.0	Total: 36.2 Urban: 31.7 Non-urban: 44.8
Western Cape	Total: 13.7 Urban: 15.0 Non-urban: 4.4	Total: 18.9 Urban: 20.4 Non-urban: 7.8

Source: SSA 1999 October Household Survey

[It should be noted that one of the Western Cape's neighboring provinces, the Eastern Cape, has the highest unemployment rate, with the Western Cape having by far the lowest unemployment rate. This disparity probably represents the most important reason for migration flows from the Eastern to the Western Cape, which will be dealt with later in this report - see Section 5 of this report].

Furthermore, **the capacity of the Province to absorb labour** is the highest in the country and much higher than the national average. In 1996 it compared as follows (Census Report No 03-01-12/1996):

Northern Province	-	22,8%
Eastern Cape	-	23,4%
KwaZulu-Natal	-	32,2%
North West	-	36,3%
Mpumalanga	-	37,4%
South Africa	-	38,0%
Free State	-	42,9%
Northern Cape	-	43,4%
Gauteng	-	51,3%
Western Cape	-	54,8%

In light of the above, it is understandable that the **employment dependence ratio** (the number of people not working, being supported by one working person) of the Province will also be lower than in the rest of the country: 2,8, compared with 4,4 for the country as a whole.

2.2 Income

On the other hand, according to 1996 census data (Report No 03-01-12/1996) more than 80% of employed people in the Western Cape Province **earned less than R3 500 per month in 1996**.

Table 7 : NUMBER OF HOUSEHOLDS by selected income categories of heads of household in the Province, 1996

	R0-1500 pm	R1501-2500 pm	R2501-3500 pm
CMA	203 350	81 302	56 161
Breede River	34 936	8 855	4 729
Klein Karoo	13 044	2 944	1 423
Overberg	19 852	5 558	3 076
Central Karoo	7 673	1 441	667
South Cape	26 861	8 536	4 981
West Coast	25 076	8 014	4 546
Winelands	26 819	9 266	5 768
TOTAL	357 611	125 916	81 351

The total number of households in the above income categories = 564 878, of a total number of 985 470 households in all income groups, i.e. 57,3% of households earned less than R3500 pm.

Source: Processed from unpublished Census data, 1996.

Table 8 : NUMBER OF HOUSEHOLDS in major towns by selected income categories of heads of household, 1996

	R0-1500 pm	R1501-2500 pm	R2501-3500 pm
George	6 685	2 896	1 840
Mosselbaai	4 849	1 315	820
Oudtshoorn	4 637	1 570	921
Paarl	8 018	3 593	2 264
Stellenbosch	5 335	1 884	1 356
West Coast Peninsula	2 613	1 753	1 100
Worcester	5 896	2 683	1 697
TOTAL	38 033	15 694	9 998

Source: Processed from unpublished Census data, 1996.

2.3 Gender

It is also important to note the fact that a high **proportion of households are headed by women** and that such households display a poverty rate double that of households headed by men (Carol Coombe, June 2000). The following two tables give details of this for the respective geographical units in the Province and for the major towns.

Table 9 : GENDER OF HEAD OF LOW INCOME HOUSEHOLD (R0-3500): 1996

	Male	Female	% female
CMA	213 905	126 876	37.2
Breede River	36 498	12 022	24.8
Klein Karoo	12 651	4 760	27.2
Overberg	21 503	6 983	24.5
Central Karoo	6 476	3 304	33.8
South Cape	28 805	11 573	28.7
West Coast	28 840	8 796	23.4
Winelands	29 519	12 334	29.5
TOTAL	378 197	186 648	33

Source: Processed from unpublished Census data, 1996.

Table 10 : GENDER OF HEAD OF LOW INCOME HOUSEHOLD (R0-3500) : 1996

	Male	Female	% female
George	7 694	3 727	32.6
Mosselbaai	4 697	2 287	32.7
Oudtshoorn	4 504	2 624	36.8
Paarl	8 697	5 178	37.3
Stellenbosch	5 122	3 453	40.3
West Coast Peninsula	4 101	1 365	25
Worcester	6 564	3 712	36.1
TOTAL	41 379	22 346	35.1

Source: Processed from unpublished Census data, 1996.

2.4 Disposable Income

The next table provides (somewhat outdated) statistics on **personal disposable income** of the various population groups. This illustrates the fact that, although the situation is changing for the better, there are still vast disparities between these groups, e.g. in numbers the white and African population groups are approximately equal, but the disposable income of the white group was 5,8 times that of the African population in 1994.

Table 11 : PERSONAL DISPOSABLE INCOME IN THE WESTERN CAPE PROVINCE, 1985 - 1994 (1990 prices)

	1985		1990		1994	
	R'million	%	R'million	%	R'million	%
Africans	1 587.7	6.3	2 089.0	7.4	2 625.0	9.3
Asians	201.8	0.8	235.1	0.8	242.4	0.9
Coloureds	8301.0	33.1	9 691.2	34.4	10 224.3	36.1
Whites	14 950.6	59.7	16 179.3	57.4	15 263.8	53.8
TOTAL	25 041.1	100	28 194.6	100	28 355.5	100

Source: DBSA: Western Cape Development Profile 1998

Table 12 : ANNUAL GROWTH RATES OF REAL PERSONAL DISPOSABLE INCOME IN THE WESTERN CAPE PROVINCE, 1985 - 1994 (%)

	1985-1990	1990-1994
Africans	5.6	5.9
Asians	3.1	0.8
Coloureds	3.1	1.3
Whites	1.6	-1.4
TOTAL	2.4	0.1

Source: DBSA: Western Cape Development Profile 1998

2.5 Household Expenditure

The next table gives an indication of expenditure patterns of low income households.

Table 13 : HOUSEHOLD EXPENDITURE: LOW INCOME HOUSEHOLDS (R0 - 3500), 1998

	Blacks	Coloureds
Food	30.8%	24.7%
Housing and electricity	13.3%	23.7%
Transport	6.4%	7.2%
Fuel & light	0.8%	0.3%
Education	3.3%	2.4%
Other	45.4%	41.7%

Source: Palmer Development Group, 1999 (BMR, 1998)

The Palmer Development Group (October 1999) found that households in the R0-1500 income bracket in the CMA (65% of households fall into this bracket) generally cannot afford current service charges. To put this into some perspective, it should be noted that the 'Poverty Datum Line / Level' (PDL) is presently between R1100 and R1400 (according to various sources).

2.6 Focus on the Poorest

Table 14 : NUMBER OF HEADS OF HOUSEHOLDS EARNING R1000 PER MONTH OR LESS: CMA AND DISTRICT COUNCILS (1996)

	Black	Coloured	Asian	White	Unspes	TOTAL
CMA	75 103	45 930	1 145	14 277	2 486	138 941
Breede Rivier	5 168	15 461	30	1 696	143	22 498
Klein Karoo	645	7 591	5	830	0	9 164
Overberg	3 917	6 920	25	1 720	289	12 871
Central Karoo	839	4 450	5	351	23	5 668
South Cape	6 411	8 990	24	2 577	182	18 184
West Coast	1 723	12 631	19	2 034	99	16 506
Winelands	5 463	8 856	34	2 429	139	16 921
TOTAL	99 269	110 829	1 287	25 914	3 454	240 753

From the above it should be noted that the proportion of Black heads of households that fall into the lowest income category is much higher than for other groups: whilst the Black group comprises about 22% of the total provincial population, they make up 41% of the lowest income group. This picture is more pronounced in the CMA where the Black group comprises 26% of the population compared with 54% of heads of households that earn R1000 per month or less. In the non-metropolitan areas the Black population comprises 13% of the total population compared with almost 24% that fall into the lowest income category.

It should also be pointed out that, in the Province as a whole, almost 39% of the household heads in the R0 - R1000 group are female, compared with 33% in the total low-income category (R0 - 3 500).

Table 15 : NUMBER OF HEADS OF HOUSEHOLDS EARNING R1000 OR LESS PER MONTH: MAJOR TOWNS (1996)

	Black	Coloured	Asian	White	Unspes	TOTAL
George	1 469	2 036	5	604	33	4 147
Mosselbaai	2 173	1 129	3	386	17	3 708
Oudtshoorn	515	2 083	1	399	64	3 062
Paarl	2 232	2 407	0	461	68	5 168
Stellenbosch	1 321	799	18	1 533	21	3 692
WC Peninsula	313	854	4	231	15	1 417
Worcester	1 357	1 769	17	546	26	3 715
TOTAL	9 380	11 077	48	4 160	244	24 909

3. TYPE AND QUALITY OF DWELLINGS

The latest information that is available on the type of dwellings in which people live, is that which is contained in the 1996 census database. The type of dwelling also gives an indication of the quality of the dwelling, as is shown in the next two tables for the Province's geographical sub-areas and for the seven major towns respectively.

Table 16 : TYPE OF DWELLING : metropolitan and district council areas : 1996

	Formal	Informal	Traditional	Backyard (not shack)	Other	TOTAL
CMA	483 185	125 118	2 789	32 351	8 091	651 534
Breede River	53 409	4 627	1 172	3 913	1 911	65 032
Klein Karoo	20 029	1 885	352	816	279	23 361
Overberg	33 232	4 625	885	1 973	661	41 376
Central Karoo	11 185	508	145	287	330	12 455
South Cape	48 704	12 609	1 354	3 562	1 313	67 542
West Coast	46 583	3 594	843	4 099	1 059	56 178
Winelands	52 010	9 899	1 035	3 995	1 053	67 992
TOTAL □	748 337 75,9%	162 865 16,5%	8 575 0,9%	50 996 5,2%	14 697 1,5%	985 470 100%

Source: Processed from unpublished census data, 1996.

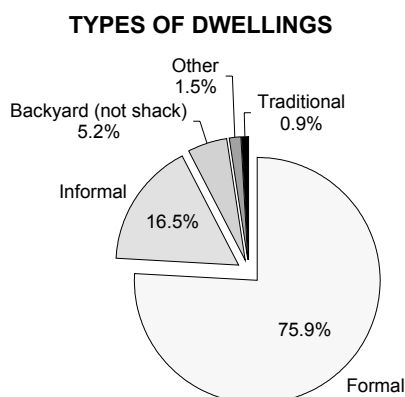


Figure 4

By comparison, the proportion of formal dwellings in the country as a whole is 60%, informal 16%, traditional dwellings 18% and backyard dwellings (not shacks) 5%.

Table 17 : TYPE OF DWELLING : major towns : 1996

	Formal	Informal	Traditional	Backyard (not shack)	Other	TOTAL
George	15 531	5 435	158	921	300	22 345
Mosselbaai	8 181	2 137	137	584	179	11 218
Oudtshoorn	8 811	1 395	157	452	138	10 953
Paarl	17 358	4 886	298	1 272	180	23 994
Stellenbosch	11 377	2 508	292	1 133	251	15 561
West Coast Peninsula	8 173	1 236	120	734	252	10 515
Worcester	13 806	1 618	130	634	248	16 436
TOTAL □	83 237 (75%)	19 215 (17,3%)	1 292 (1,2%)	5 730 (5,2%)	1 548 (1,4%)	111 022 (100%)
Ownership (private : non- private)	74 : 26	86 : 14	76 : 24	28 : 72	39 : 61	73 : 27

Source: Processed from unpublished census data, 1996.

In the following two tables an attempt was made to give an indication of overcrowding. However, averages generally do not mean much since cases of serious overcrowding are usually 'evened out' by such calculations. It may nevertheless be stated that, in the case of formal housing, the Karoo regions generally display a higher level of occupation of dwellings than elsewhere and that this is also higher in formal dwellings in major towns than elsewhere.

Table 18 : NO OF PEOPLE PER TYPE OF DWELLING : metropolitan and district council areas : 1996

	Formal	Informal	Traditional	Backyard (not shack)
CMA	4.0	3.6	4.0	2.9
Breede River	4.2	3.7	4.7	3.2
Klein Karoo	4.7	4.4	4.4	3.1
Overberg	3.7	3.6	3.8	3.0
Sentrale Karoo	4.4	3.7	3.4	2.8
South Cape	4.0	3.6	3.8	3.0
West Coast	4.1	3.7	4.3	2.9
Winelands	4.1	3.9	4.3	2.8
AVERAGE	4.1	3.7	4.0	2.9

Source: Processed from unpublished census data, 1996.

Table 19 : NO OF PEOPLE PER TYPE OF DWELLING : major towns : 1996

	Formal	Informal	Traditional	Backyard (not shack)
George	4.3	3.8	3.9	3.0
Mosselbaai	3.9	3.3	3.3	2.3
Oudtshoorn	4.7	4.4	3.6	2.4
Paarl	4.5	4.0	4.3	2.9
Stellenbosch	3.5	3.4	4.6	2.0
West Coast Peninsula	4.6	3.5	4.6	3.0
Worcester	4.5	3.7	5.2	2.6
AVERAGE	4.3	3.7	4.2	2.6

Source: Processed from unpublished census data, 1996.

4. OWNERSHIP OF DWELLINGS

In the census survey of 1996 respondents were questioned about the ownership of the dwellings within which they lived. The following table gives a summary of responses within the Western Cape Province.

Table 20 : PRIVATE OWNERSHIP by type of dwelling for metropolitan and district council areas: 1996 (ownership : non-ownership)

	Formal (%)	Informal (%)	Traditional (%)	Backyard (not shack)	Other (%)	TOTAL (%)
CMA	72 : 28	91 : 9				73 : 27
Breede River	47 : 53	78 : 22				46 : 54
Klein Karoo	60 : 40	80 : 20				60 : 40
Overberg	49 : 51	77 : 23				51 : 49
Sentrale Karoo	63 : 37	69 : 31				61 : 39
South Cape	68 : 32	88 : 12				70 : 30
West Coast	53 : 47	66 : 34				50 : 50
Winelands	53 : 47	82 : 18				54 : 46
TOTAL	66 : 34	88 : 12	62 : 38	26 : 74	33 : 67	67 : 33

Source: Processed from unpublished Census data, 1996.

The high private ownership ratio of informal dwellings should be noted. This may, to a large degree, reflect an interpretation of ownership that is not in line with the 'traditional' understanding of this concept. It is highly unlikely that such a large proportion of people living in informal dwellings would be in possession of a title deed to the land on which the dwelling is situated.

Due to the relatively small number of dwellings in the 'traditional', 'backyard' and 'other' categories, these have not been analysed according to sub-areas, but only for the Province as a whole.

5. MIGRATION

5.1 Motivating factors

Factors influencing an individual's decision to migrate may be economical, social, political or environmental in nature. Economic factors are generally the most important consideration for a person in his/her decision to move, the main consideration being the expectation of work opportunities. In a survey conducted by the DBSA for the eastern seaboard of South Africa, it was found that, although the search for work was the most important consideration in migration, the availability of services and land are also very important. In fact, the availability of infrastructure as a package is presently a more important consideration than work. The reason for this may be the fact that infrastructure is provided free to low income people in South Africa.

5.2 Characteristics

- Migration usually takes place from areas of less to areas of better economic opportunities.
- Most migration takes place over relatively short distances and the flow decreases with distance.
- The biggest volumes of migration take place to existing areas of intensive concentration of industries and other urban opportunities.
- Traditionally rural-urban migration is responsible for the largest volumes of migration, but the DBSA found that rural to rural migration makes up three quarters of migration in South Africa, usually to smaller and secondary towns.
- Migrants are usually adults in the younger age groups, particularly in the case of international migration.

5.3 International migration patterns in Southern Africa.

In 1993 and 1994 the main international migration pattern was one of South Africa being the destination and neighbouring states, with the exception of Namibia, being the sending areas. Gauteng and the Western Cape were the main destinations in SA, both for legal and illegal migrants. Net **legal** migration (in-migrants less out-migrants) in South Africa is relatively small, showing a small net loss of some 2000 people per year since 1994. Estimates for total **illegal** migrants in SA, however, vary between 400 000 and 8 million. Figures on deportations are the only official statistics on illegal migration, but this is generally regarded as only the tip of an increasing iceberg. In 1994 deportations amounted to 90 700 people, 80% of whom were repatriated to Mozambique, 14% to Zimbabwe, 4,5% to Lesotho and 1% to Swaziland.

5.4 Migration trends in the Western Cape

Migration from the rest of SA into the Western Cape can be derived from the 1996 official census figures. This shows the following:

Table 21 : Net migration into the Western Cape Province, 1996

Age Group	Population Group			Total
	Coloured	African	White	
0-19	1 365	11 063	4 686	17 112
20-44	2 773	19 869	8 302	30 944
45-59	250	1 875	2 716	4 841
60+	60	1 001	1 838	2899
Subtotal Male	1 751	17 144	8 675	27 570
Subtotal Female	2 697	16 664	8 865	28 226
TOTAL	4 448	33 808	17 542	55 796

(Source: SSA, processed from unpublished data, 1996 - international emigration not taken into account).

From research done by the Department of Sociology, University of Stellenbosch, it is clear that these trends were maintained at least until 1998 and that they may still be valid today.

In line with 'traditional' patterns, migration numbers in the younger age groups (20-44) were the largest.

From the following two tables it is evident that although migrants find an important destination in the Cape Metropolitan Area (62%), many go to the secondary and smaller towns in the Province (38%).

Table 22 : Net migration from outside the Province to areas other than the Cape Metro Area, 1996.

Age Groups	Population Group			
	Coloured	African	White	Total
0-19	889	2 315	2 564	5 768
20-44	1 632	5 983	3 888	11 503
45-59	191	529	1 690	2 410
60+	36	190	1 067	1 293
Subtotal Male	1 459	5 384	4 623	11 466
Subtotal Female	1 289	3 633	4 586	9 508
TOTAL	2 748	9 017	9 209	20 974

(Source: SSA, processed from unpublished data, 1996 - adjusted to make provision for a whole year).

Table 23 : Net migration from outside the Province to the CMA, 1996.

Age Groups	Population Group			
	Coloured	African	White	Total
0-19	476	8 748	2 120	11 344
20-44	1 141	13 887	4 414	19 442
45-59	59	1 346	1 026	2 431
60+	23	811	771	1 605
Subtotal Male	284	11 732	4 053	16 069
Subtotal Female	1 415	13 060	4 268	18 743
TOTAL	1 699	24 792	8 331	34 822

(Source: SSA, processed from unpublished data, 1996 - adjusted to make provision for a whole year).

As far as 'circulatory' (or return) migration between the Eastern Cape and the CMA is concerned, it may be stated with confidence that this was either nonexistent or very low during the period 1996 to 1998, although the intention of Xhosa speaking people to eventually return to the Eastern Cape, was relatively high. Indications are that migrants from the Eastern Cape come to the CMA on a permanent basis. For destinations closer to the Eastern Cape (the eastern parts of the Western Cape Province) this has not been researched, but the situation may prove to be different.

5.5 Illegal migrants

Like elsewhere in the country, hard statistics on illegal migrants are not available for the Western Cape. In a projection of population for the Western Cape, done by the Institute for Futures Research, an annual 'medium' inflow of illegal migrants of 11 250 is assumed (their 'high' inflow figure being 15 000). This is based on the assumption that not more than 200 000 'illegal' people enter South Africa annually and that only a relatively small proportion of that number find their way to the Western Cape.

6. THE IMPACT OF AIDS

6.1 The global picture

Globally Sub-Saharan Africa stands out as the area in the world most severely infected by AIDS. In summary the 1998 picture was estimated to be as follows:

Sub-Saharan Africa	20 800 000 people	(68%)
Southeast Asia	6 000 000 people	(20%)
Rest of the world	3 812 000 people	(12%)

Total in 1998 30 612 000

South Africa is, furthermore, described as the country where AIDS infections are growing the fastest in the world (Carol Coombe, June 2000).

6.2 The national picture

The prevalence rate of AIDS, measured on the basis of women attending antenatal clinics, in the Western Cape is presently the lowest of all provinces in SA, KwaZulu-Natal being the highest.

Table 24 : AIDS PREVALENCE IN THE WESTERN CAPE, KZ-NATAL AND RSA (%)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Western Cape	-	-	-	-	1.2	1.7	3.1	6.3	5.2	7.1
KZ-Natal	1.6	2.9	4.8	9.6	14.4	18.2	19.9	26.9	32.5	32.5
South Africa	0.8	1.4	2.4	4.3	7.6	10.4	14.2	17	22.8	22.4

Source: Alan Whiteside and Clem Sunter: AIDS: the Challenge for South Africa, 2000.

From the above table it is clear that the rate of increase in the Western Cape is rising and that its present prevalence is comparable to that in KwaZulu-Natal about 6 or 7 years earlier and some 5 years ago in SA as a whole. The rate of increase in AIDS infections between 1998 and 1999 was 36,5% in the Western Cape, the highest of all provinces (Dept. of Health, 2000). It has been observed that the level of infection tends to stabilise around 30%. This may mean that infection will reach that level in the Western Cape in 6 or 7 years from now, but it has also been argued that a lower peak will be reached in the Western Cape due to general advances in prevention in South Africa. In his projections for the CMA, Dorrington expects the prevalence level for the Metropolitan Area to plateau at about half the level of the national population.

6.3 Potential impacts

The concern of the Provincial Housing Plan has more to do with the demographic impact of AIDS and the resultant impact on housing demand in terms of numbers and types of dwellings in particular. However, it is important to note the broader context of the impact of AIDS. This is well illustrated by Whiteside and Sunter in their book *AIDS: The Challenge for South Africa*. They point out that AIDS will have both social and economic effects, because the individual is:

- A consumer:
 - a purchaser of goods and services
 - has an influence on the market
 - is a user of health and welfare services
- A producer:
 - a producer of labour
 - a producer of savings and investment
- A family member:
 - an income earner
 - a caregiver
 - an educator
- A community member:
 - a community service provider
 - a leader
 - a community supporter

Illness or death of the individual will, therefore, impact at all these levels.

a) The potential **demographic impact** of AIDS is described as 'dramatic and dynamic', should present trends continue. Most people are infected in their late teens and early 20's and are expected to die in their late 20's and early 30's. Because of the fact that this normally represents the most fertile age group, the impact on the number of children born to the population as a whole is expected to be severe. Also, children born from infected mothers stand a good chance (about 30%) of being infected at birth and will, almost without exception, die within five years [*Konrad Adenauer Stiftung: Occasional Papers, June 2000*].

b) If present trends continue, it is estimated that the annual **number of deaths** due to AIDS will be equal to the number of normal deaths in SA by the year 2006, namely about 450 000. Dorrington expects that, in the Metropolitan Area, this level will be reached by 2009 when AIDS will account for about 29 000 deaths per year in the CMA.

c) In 1998 the **child mortality rate** in SA was 96 per 1000 births. It would have been 70 per 1000 without AIDS. This is estimated to increase to 100 per 1000 in 2010, whilst it would have decreased to 49 per 1000 without AIDS.

d) **Life expectancy** in SA increased steadily up to a level of 64 years and then started to decline due to AIDS. According to projections up to the year 2010, life expectancy will then be down to 48 years. Dorrington projects the life expectancy of the Coloured population to drop from 65 years to 55 years within the next 10 years and that of the Black population from 55 to about 40 for the CMA.

e) Due to the fact that deaths of young adults will more or less be balanced by child deaths, **dependency ratios** are not expected to be affected much, statistically. The fact that AIDS deaths will lead to an increase in the number of widows and orphans, will, however, adversely affect the real dependency situation. It has been estimated that the number of AIDS orphans (defined as children under the age of 15 who have lost at least a mother) will rise to 1 million by 2005 and to 2 million by 2010 in SA.

f) It is also estimated that **more women than men** are infected by the HIV virus, which means that the gender ratios will eventually be skewed. Presently the number of infected people in SA is estimated to be made up of 56% women, 40% men and 4% babies.

g) Nationally, the effect of AIDS on the **population growth rate** will be significant: it is expected that the growth rate will fall below 1% in 2004 and will reach 0% in 2011 at a total population figure of about 49 million, as opposed to 61 million without AIDS. This represents a 19% reduction in the projection without the influence of AIDS [*Konrad Adenauer Stiftung: Occasional Papers, June 2000*].

h) It is clear that AIDS also has the potential to impact negatively on **poverty** in South Africa, e.g. loss of income due to illness or death and due to medical expenses. It has been projected that AIDS will infect more than a third of semi- and unskilled workers by 2005, compared with 23% skilled and 13% highly skilled workers.

i) **The State's ability** to provide for the poor may, furthermore, be affected as its responsibilities in the field of medical care rises.

6.4 Possible impacts on housing

As far as housing is concerned, the impact of AIDS is clearly a complex issue. When calculating the demand for housing, it will be a gross simplification to merely divide the number of deaths by an assumed household size in order to get an indication of lower demand. The fact is that the number of households may remain almost the same, with or without AIDS deaths since only one or two members of the household are likely to die. It should, however, be accepted that the likelihood of both parents in a household being infected by AIDS will be relatively high.

By far the largest impact of AIDS on households is likely to be

- illness, with all its consequences;
- an increase in single parent households, also taking into account that more female than male deaths are likely to occur;
- smaller households;
- an increase in the number of orphans.

All the above may have housing consequences that are largely not related to demand for 'numbers' but for variations in the type of accommodation that will be required.

In this regard Whiteside and Sunter (p. 91) point out that the present design of homes may not be appropriate for a population facing an AIDS epidemic and mentions that the KwaZulu-Natal Provincial Housing and Development Board issued a guideline, *AIDS: Provision of Housing*. In this document it is pointed out that the Housing Act No 107 of 1997 calls for all levels of government to '*promote the meeting of special housing needs, including, but not limited to, the needs of the disabled*'. Possibilities being put forward in that document include cluster homes for orphans, transitional housing for destitute adults and children and provision for home-based care.

7. POPULATION ESTIMATES FOR THE NEXT 5 YEARS

In line with the planning term of 5 years for the Provincial Housing Plan, high, medium and low estimates of population have been undertaken for the next 5 years, based on the following assumptions:

7.1 The high estimate

This estimate accepts the projections done by BB Haldenwang of the Institute for Futures Research (IFR), but compensates for the fact that those projections do not take account of migration other than illegal international migration. This means that

- the possible impact of AIDS is not incorporated into this projection;
- life expectancy increases as 'normal';
- fertility rates decrease as 'normal';
- a 'high' estimate of the impact of 'illegal' international migration is used (15 000 people pa);
- other migration is taken into account by way of a fixed figure for each population group, based on the calculated 1996 figures in paragraph 5 above (see annexure at end of report).

**Table 25 : HIGH POPULATION ESTIMATES FOR THE WESTERN CAPE
 PROVINCE: 2000 - 2006**

Year	Black	Coloured	Asian	White	Total
1996	885 300	2 223 100	39 200	910 000	4 057 600
2000	1 191 700	2 361 500	41 300	989 000	4 583 500
2001	1 263 700	2 397 100	41 800	1 008 700	4 711 300
2002	1 337 200	2 429 900	42 400	1 027 300	4 836 800
2003	1 412 000	2 462 900	42 900	1 046 000	4 963 800
2004	1 488 400	2 496 300	43 500	1 064 600	5 092 800
2005	1 566 300	2 530 000	44 000	1 083 300	5 223 600
2006	1 645 800	2 564 100	44 600	1 101 900	5 356 400

7.2 The middle estimate

For these estimates the following assumptions were made:

- AIDS will have an impact on population growth during this projection period. It is assumed that AIDS related deaths will follow the same pattern for the Province as that identified by Dorrington for the CMA, i.e. that AIDS deaths in the CMA started at a low rate of about 1000 pa in about 1995 and will reach an annual rate of about 21 000 in 2006. It is further assumed that deaths by population group will occur in proportion to infection rates given by Dorrington, i.e. that the level of infection for the Black group is about 17%, that for the Coloured group about 2% and for the other groups negligible (see annexure at end of report).
- fertility rates will decrease more rapidly for African and coloured women than in the case of the high projection;
- a lower estimate of the impact of illegal migration is used (11 250 people pa, according to IFR assumptions);
- other migration is taken into account by way of decreasing annual numbers for all population groups (see annexure at end of report).

Table 26 : MIDDLE POPULATION ESTIMATES FOR THE WESTERN CAPE PROVINCE: 2000 - 2006

Year	Black	Coloured	Asian	White	Total
1996	885 300	2 223 100	39 200	910 000	4 057 600
2000	1 114 500	2 353 100	41 300	983 800	4 492 700
2001	1 173 900	2 384 700	41 800	1 001 000	4 601 400
2002	1 219 800	2 411 300	42 400	1 016 600	4 690 100
2003	1 261 800	2 437 000	42 900	1 031 700	4 773 400
2004	1 299 500	2 461 600	43 500	1 046 300	4 850 900
2005	1 331 100	2 484 500	44 000	1 060 400	4 920 000
2006	1 357 600	2 506 100	44 600	1 074 000	4 982 300

7.3 The low estimate

The following assumptions were made in relation to these estimates:

- AIDS will have an impact similar to that assumed for the 'middle' projection (see annexure at end of report);
- fertility rates will decrease as per the medium projection;
- a lower estimate of the impact of illegal migration is used (7 500 people pa according to IFR assumptions);
- other migration decreases to 0 by 2001 for all population groups (see annexure at end of report).

In all three cases the base year population (1996) was assumed to be 4 057 600, making provision for the adjusted figures for the CMA, as calculated by Dorrington. This figure is about 100 000 higher than the census figure.

**Table 27 : LOW POPULATION ESTIMATES FOR THE WESTERN CAPE
 PROVINCE: 2000 - 2006**

Year	Black	Coloured	Asian	White	Total
1996	885 300	2 223 100	39 200	910 000	4 057 600
2000	1 095 500	2 346 400	41 300	961 300	4 444 500
2001	1 137 900	2 375 700	41 800	963 500	4 518 900
2002	1 162 800	2 394 700	42 400	964 600	4 564 500
2003	1 185 800	2 413 900	42 900	965 700	4 608 300
2004	1 206 500	2 433 200	43 500	966 800	4 650 000
2005	1 223 100	2 452 600	44 000	967 900	4 687 600
2006	1 236 600	2 472 300	44 600	969 000	4 722 500

7.4 Estimates for geographical sub-areas

In the estimation of population figures for geographical sub-areas (district council areas and major towns) in the tables below, it should be stated that:

- the 'middle' provincial estimate was used as a model;
 - the same assumptions as those for the provincial estimates are applicable;
 - growth rates derived from the 'middle' projection were used in these estimates, but the author's own interpretation of possible variations from this mean rate for the various sub-areas were used: for the CMA, the provincial rate was used, for the Breede River, Overberg, South Coast, and Winelands rates above the provincial were applied, rates below the provincial average were applied to the Karoo regions and to the West Coast and rates somewhat higher than the provincial were used to estimate future populations for the major towns;
 - no effort was made to correct the measure of probable undercount, which was identified and rectified for the CMA by Boddington, in the district council areas and larger towns;
- ☐ it should, therefore, be realised that these estimates had no real researched basis and should be regarded as broad qualitative indications rather than exact figures.***

Table 28 : ESTIMATED POPULATION : 2001 and 2006
 (based on 'middle' provincial estimate)

	Black	Coloured	Asian	White	TOTAL
CMA : 2001	931 400	1 396 100	38 900	697 700	3 064 100
: 2006	1 077 100	1 468 400	41 500	741 800	3 328 800
Breede River : 2001	51 000	213 500	800	46 400	311 700
: 2006	59 000	224 400	900	49 800	334 100
Klein Karoo : 2001	6 500	90 700	70	18 700	115 970
: 2006	7 200	94 400	80	19 200	120 880
Overberg : 2001	29 500	103 700	180	39 200	172 580
: 2006	34 000	109 000	200	42 200	185 400
Central Karoo : 2001	7 500	43 400	50	7 600	58 550
: 2006	8 300	45 200	60	7 800	61 360
South Cape : 2001	70 000	151 100	490	77 500	299 090
: 2006	81 000	158 800	510	85 500	325 810
West Coast : 2001	16 000	196 600	540	52 800	265 940
: 2006	19 000	206 600	560	56 900	283 060
Winelands : 2001	62 000	189 600	760	65 600	317 960
: 2006	72 000	199 300	800	70 700	342 800

Table 29 : ESTIMATED POPULATION by major town and population group: 2001 and 2006 (based on 'middle' provincial estimate

	Black	Coloured	Asian	White	TOTAL
George : 2001	29 900	51 100	230	26 600	107 830
: 2006	35 500	54 200	250	28 700	118 650
Mosselbaai : 2001	15 300	21 600	80	13 400	50 380
: 2006	18 100	22 900	90	14 400	55 490
Oudtshoorn : 2001	6 400	39 300	50	13 500	59 250
: 2006	7 600	41 700	60	14 500	63 860
Paarl : 2001	30 700	66 800	300	21 100	118 900
: 2006	37 500	70 900	320	22 700	131 420
Stellenbosch : 2001	16 000	26 200	240	25 000	67 440
: 2006	18 500	27 800	260	26 900	73 460
West Coast P : 2001	6 200	34 500	250	10 900	51 850
: 2006	7 300	36 600	270	11 700	55 870
Worcester : 2001	17 700	50 700	400	17 900	86 700
: 2006	21 000	53 800	420	19 300	94 520

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ANNEXURE

ASSUMPTIONS FOR POPULATION ESTIMATES

1. NATIONAL NET IN-MIGRATION ASSUMPTIONS RELATING TO 'HIGH' PROVINCIAL POPULATION ESTIMATES

Black : 33 800 pa
Coloured : 4 450 pa
Asian : 0
White : 17 540 pa

2. NATIONAL NET IN-MIGRATION ASSUMPTIONS RELATING TO 'MIDDLE' PROVINCIAL POPULATION ESTIMATES

	BLACK	COLOURED	ASIAN	
1997	31 000	4 000	-	
1998	29 000	3 700	-	
1999	27 000	3 400	-	
2000	25 000	3 100	-	
2001	23 000	2 800	-	
2002	21 000	2 500	-	
2003	19 000	2 200	-	
2004	17 000	1 900	-	
2005	14 000	1 600	-	
2006	11 000	1 300	-	

3. NATIONAL NET IN-MIGRATION ASSUMPTIONS RELATING TO 'LOW' PROVINCIAL POPULATION ESTIMATES

	BLACK	COLOURED	ASIAN	WHITE
1997	30 000	3 500	-	15 000
1998	22 000	2 500	-	12 500
1999	14 000	1 500	-	10 000
2000	6 000	500	-	5 000
2001	0	0	-	0

4. ASSUMPTIONS ON AIDS DEATHS (ACCUMULATIVE)

	BLACK	COLOURED
2000	9 000	3 000
2001	14 800	4 900
2002	23 400	7 800
2003	34 900	11 700
2004	49 900	16 700
2005	70 000	23 400
2006	94 300	31 400