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REPORT TO SUBCOUNCIL 2

ITEM NUMBER: 02SUB37/11/2019

SUBJECT:

MOTION: ERF 9702, BRACKENFELL

(LATE ITEM)

URGENT MOTION FOR DECISION BY SUBCOUNCIL 2

Date: 19 November 2019

Subject: Erf 9702, Brackenfell

Background: Erf 9702, Kruispad, Brackenfell is situated next to Ruwari shopping centre. Adjacent are the residential areas of Ruwari and Protea Heights, Bracken Nature Reserve, Everite Hostels, Cape Town Municipal Utility Services, various industries and the railway station. Kruispad is also earmarked for extension of the Okovango Freeway which, in future, will extend into Link Way in Kuils River and beyond to Stellenbosch.

The Council of the City of Cape Town is investigating the possibility to utilise the erf as a care centre and for social rental housing (high density).

The investigation consists of two processes to be completed complementary to each other:

- Determining the possibility/feasibility to alienate the property to a company that specialises in the construction and management of social housing.
- The obtaining of the relevant land use rights to enable the establishment of residential housing.

Both processes were carried out to include the receipt of public comment and input. Both processes fulfilled the legal requirements for public participation and administrative legalisation.

Consideration of public comment in terms of the alienation largely addressed aspects on infrastructure, density and perceptions of residents of social housing.

During the land use process, comment was received that largely showed the limitations in terms of infrastructure of sewerage, roads and community facilities. Again the perceptions of the residents presented as utterly negative and unacceptable.

The comments on both processes were sent to the applicant for comment and possible mitigation of its impact.

Conclusion:

During an open conversation with the applicant, it was determined that:

- Social housing is only affordable within a specific financial framework.
- To keep the project financially viable, it will be impossible to fund all the infrastructure (apart from the internal services to the erf).
- While the design of Kruispad has been completed, it is uncertain when the budget for the building thereof will be available.
- In light of the fact that development levies are calculated using rentable surface, it will be difficult to afford the request to mitigate for lesser density.
- That the applicant does not view the project as financially viable.

In light of these realities, Subcouncil 2 is requested to make the following decisions:

1. The Subcouncil recognises and respects the need for densification and intensification of land use as determined by the MSDF.
2. The Subcouncil recognises and supports the principle of inclusive development.

3. The Subcouncil again confirms its view that a lack of investment in the supply of the necessary infrastructure, means development cannot be supported.
4. It is clear from the response of the applicant that the development is unable to carry the costs related to the supply of infrastructure.
5. Subcouncil 2 therefore requests the Council not to continue with the development of the proposed social housing on erf 9702, Kruispad, Brackenfell.
6. That these decisions of the Subcouncil be conveyed to the Department of Housing and the MMC for Human Settlements, Malusi Boo.

Proposed by: Ald Grant Twigg

Seconded by: Ald Marian Nieuwoudt

Date: 18 November 2019