

## **MAYOR'S ADDRESS AT LEO MEWS PARTNERSHIP**

**21 SEPTEMBER 2009**

### **ELSIES RIVER**

Good morning (INSERT PROTOCOL)

Cape Town is faced with the twin challenges of managing the need for sustainable growth and development, as well as meeting the increasing demand for housing. Increasing residential density is a key step in meeting these dual demands.

The City needs to maximise the use of very limited land – especially well-located land - available for building homes for those in need. Well planned, higher density residential buildings are the most viable option to effectively and efficiently solve the housing challenge in Cape Town.

Leo Mews is an example of a project that meets some of the City's challenges. It is the result of a groundbreaking partnership agreement between the City of Cape Town and Standard Bank of South Africa that has its origins in The City of Cape Town/Banks Co-operation Agreement signed in May 2006.

This agreement resulted in a number of partnerships between the City and the private sector to provide housing opportunities to people who do not qualify for government subsidised housing, but cannot afford housing on the open market.

Here at Leo Mews, this agreement has culminated in the delivery of 125 medium density, quality, environmentally sustainable and affordable homes. The City of Cape Town made this vacant municipal infill land

available to the private sector to develop. It is close to transport and service nodes and employment opportunities.

Providing medium density housing close to transport networks is important from the perspective of making the public transport system viable. The City supports developments that are not car-dependent and allow people access to facilities, amenities, conveniences and opportunities on foot as well as by public transport.

Land in Cape Town is expensive. Higher densities provide significant saving in land cost per unit, as less land is needed and available land is used more efficiently. Higher densities require shorter infrastructure runs and therefore cost less for installation and operation fees per consumer.

With the world moving towards 'green' development and in order to alleviate pressure on the already over-extended electricity supply, Leo Mews' units are energy efficient.

The units will provide safe and secure family accommodation in a historically deprived locality.

The design and construction of the complex minimises its environmental footprint by including water and energy conservation systems. All units are fitted with solar hot water systems to save electricity. Water recovery, recycling and re-use systems conserve water and save money. These and other energy saving interventions are standard features of the development.

The Leo Mews partnership model between the City of Cape Town, Standard Bank of South Africa and Bitol Development is sustainable, can easily be replicated and serves as an example for future projects of this nature.

I would like to commend and thank the City's Housing officials, Standard Bank and Bitol Development for their commitment and dedication to the delivery of housing to those in need. I hope that this Leo Mews

partnership will stimulate others in the private sector to get involved in similar worthy initiatives.

Thank you.