

ITEM NUMBER: C 52/12/22

ANNEXURE A

QUESTION TO THE EXECUTIVE MAYOR IN TERMS OF RULE 22 OF THE RULES OF ORDER:

COUNCIL MEETING: 08 DECEMBER 2022

Today, as the population grow at unprecedented rate, sustainable urbanisation is becoming a pressing challenge for the city. The worst part of this situation majority of these citizens has little or no access to shelter, water, electricity and sanitation. The City is expected to make a difference engaging in Integrated Urban Planning and pro poor land management.

- a) We feel that there is inefficient use of urban space, how is the City providing legal access to land in order to address urban poverty?
- b) As the city claim to be well run, why are the poor excluded in City Planning and Developments?
- c) We often get confronted by eviction matters, why can't the poor access land in the city legally and become visible, a situation which got worse during lock down period?
- d) Every meeting, we deal with property items, how is the city making land for human settlement and development?

Cllr Banele Majingo (ANC)

06th October 2022

BYLAE A

VRAAG AAN DIE UITVOERENDE BURGEMEESTER INGEVOLGE REËL 22 VAN DIE ORDEREËLS:

RAADSVERGADERING: 08 DESEMBER 2022

Volhoubare verstedeliking is vandag, met die bevolking wat teen 'n ongekende koers toeneem, 'n dringende uitdaging vir die stad. Die ergste van hierdie situasie is dat die

meeste van hierdie burgers min of geen toegang tot skooling, water, elektrisiteit en sanitasie het nie. Van die Stad word verwag om 'n verskil te maak deur geïntegreerde stedelike beplanning en swak grondbestuur aan te pak.

- a) Ons voel daar is ondoeltreffende gebruik van stedelike ruimte – hoe gaan die Stad wettige toegang tot grond voorsien om stedelike armoede te hanteer?
- b) Aangesien die Stad daarop aanspraak maak dat dit goed bestuur word, hoekom word die armes by Stadsbeplanning en -ontwikkelings uitgesluit?
- c) Ons word dikwels deur uitsettingsaangeleenthede gekonfronteer – hoekom kan die armes nie wettig toegang tot grond in die stad kry en sigbaar word nie, 'n situasie wat gedurende die inperkingstyd vererger het?
- d) Op elke vergadering hanteer ons eiendomsitems – hoe stel die Stad grond beskikbaar vir menslike nedersetting en ontwikkeling?

Rdl. Banele Majingo (ANC)

6 Oktober 2022

ISIHLOMELO A

UMBUZO OJOLISWE KUSODOLOPHU WESIGQEBA NGOKOMGAQO 22 WEMIGAQO YOCWANGCO:

INTLANGANISO YEBHUNGA: 08 EYOMNGA (DISEMBA) 2022

Namhlanje njengoko likhula inani labantu ngesantsya esinenambaliso, ulawulo oluluqilima lokungena edolophini ngowona mngeni otshisa ibunzi kwisixeko. Eyona nto imaxongo ngakumbi, ubuninzi baba bahlali bafumana inkonzi engephi okanye abayifumani kwaphela engokufaka intloko, engezamanzi, umbane nogutyulo. Isixeko kulindeleke ukuba senze umahluko ngokubandakanya iSicwangciso seDolophu ngokuHlangeneyo nakulawulo olugwenxa lomhlaba.

- a) Sibona ukuba kukho ukusetyenziswa kakubi kwamabala edolophu, ingaba iSixeko sikubonelela njani ukufumaneka komhlaba ngokusemthethweni ukuze kuphendulwe intswelo edolophini?
- b) Njengokuba isixeko sibanga ukulawulwa kakuhle, kutheni abo bahlelekileyo bengabandakanywa kuCwangciso noPhuhliso kwiSixeko?

- c) Sisoloko sijongene nemibandela engokugcothwa kumhlaba, kutheni lento abo bahlalelekileyo bengenakho ukufumana umhlaba ngokusemthethweni kwaye babonakale, imeko iye yamandundu ngakumbi ngexesha lokuvaleleka ngendlu?
- d) Kwintlanganiso nganye siye sizonane nemibandela engepropati, isixeko siwulungiselela njani umhlaba ngokujoliswe kuhlaliso loluntui nophuhliso?

UCeba Banele Majingo (ANC)

6 eyeDwarha (Okthobha) 2022

ANNEXURE B**REPLY FROM THE EXECUTIVE MAYOR TO QUESTION FROM CLLR B MAJINGO FOR COUNCIL MEETING ON 08 DECEMBER 2022**

The compounding effect of poor economic policy at a national level has seen families endure a decade or more of constant financial retreat. Soaring unemployment, increased homelessness, and growing informality are evidence of this.

At the same time, fully government subsidised housing programmes in South Africa are undergoing a permanent reduction of budgets and delivery.

The future of affordable housing delivery is not going to be in the free housing space, and is not going to be delivered by the state. Instead, it will be about the enabling state.

To make any meaningful dent in housing demand in our cities, we need to reposition the state as an enabler of housing by unlocking micro-developers, social housing companies, and private sector delivery. Together, these three groups of developers can deliver far more affordable housing than the state ever can. They need to be enabled and freed up to deliver, rather than ever-more challenging hurdles placed in their way.

In January, the City formed a Mayoral Priority Programme on Affordable Housing to drive progress in four main areas:

1) Cutting red tape to enable faster private sector delivery of thousands more affordable homes.

We've begun a meaningful amendment to the Municipal Planning By-law to achieve a much streamlined process.

We are also reforming the online systems for development applications and rates certifications to fast-track property approvals.

2) Making it easier for micro-developers to deliver more rental units.

Micro-developers are doing incredible work right now in the upgrading of townships and informal settlements, and are delivering more units than the entire rest of the property market.

We will soon offer planning support officers in townships, with off-the-shelf pre-approved building plans for rental units. We are also spending hundreds of millions upgrading sewer infrastructure in informal settlements to cope with the densification that micro-developers drive.

3) Giving people title deeds and eradicating historical backlogs.

Our work includes innovative partnerships with banks and cell phone companies to track down beneficiaries who still need to receive their title deeds. In this way we are enabling people to get on the property ownership ladder, leave a legacy for their children, generate an income by developing micro-rental units, or simply live in a home of their own.

4) **Speeding up the release of city-owned land for social housing delivery.**

In the three months spanning May to July, we processed three inner-city properties through City Council which will deliver over 1,000 social housing units.

Sustainable Urbanisation

It is important to understand that unlawful occupations, especially large-scale ones, negatively impact on the City's ability to comply with its Constitutional mandate of basic service delivery. Not only are the unlawful occupations unplanned and unbudgeted, they primarily occur on land not suitable for human habitation or where no bulk infrastructure exists or has been planned for, such as on wetlands, nature reserves, water detention ponds, or on privately-owned land.

Some of the settlements have also been established over bulk sewer and other infrastructure, which means that work to repair and replace infrastructure cannot be performed, and in many cases, the new occupants have to be relocated first before work can commence. However, it is not a simple matter of relocation, as one has to find suitable land as well as have a positive response from the receiving community.

It is not only the City that is impacted by these, largely, orchestrated unlawful occupations. From 2017 until June 2020, 338 743 ha of State, and privately-owned land in the metro had been unlawfully occupied, of which 73% is City-owned land.

The City's ability to protect its property was severely curtailed by the National Government Covid-19 Disaster Management Regulations across various phases of their Covid-19 management efforts.

New infrastructure is paid for by provincial and national government grants. National grants in the form of Human Settlements or Urban Development grants, among others, are used to enable and deliver State (national government) subsidised housing, and upgrade informal settlements in recognition of the permanent nature of informality.

Basic services are grant-funded for new infrastructure. However, the management and maintenance of informal settlements is a municipal rates-funded service. The City (via rates funding) contributes to operating and maintenance cost for informal settlements. Resources are far from unlimited. Pressure is intensifying as the existing rates base is not growing markedly, especially as it is still recovering from the Covid-19 pandemic and national lockdown, made worse by the national economic picture.

The City of Cape Town's Human Settlements Directorate, together with other municipal departments, is responsible for the enabling, creation and maintenance of human settlements projects and programmes in the City of Cape Town metropolitan area. This financial year, the Directorate has a budget of R2,8 billion. The yearly spend of the budget is high, about 96+ percent and any unspent money is usually due to violence disrupting projects, gangsterism, crime, and safety issues outside the control of the City.

Highlights for 2022/23 include:

- R284,7 million: Public Housing Maintenance

- R818 million: Breaking New Ground, social housing and incremental development projects
- R30 million: Alternative building technology
- R19 million: Backyarder service enhancement
- R370 million: Informal settlements upgrading projects

Township Rental Units

In 2020 the City adopted a report recognising the important role small scale rental units can play, not only in addressing the housing backlog, but also enabling a property owner to use his property to develop a number of small rental units on that property for rental purposes. This sector, in the meantime, has grown to the point that they are providing more houses for affordable rental purposes than the combined provision of both the Province and the City within the available grant funding envelope. Whilst the initial support for this sector was based on their delivery ability, they also offer other important contributions.

From the perspective of township economies, property owners are encouraged to use their properties as collateral to obtain building bonds from a number of registered accredited financial suppliers to build small-scale rental units and lease them out to prospective tenants. This form of development is mushrooming across the City and the reasons are self-explanatory from a cost feasibility point of view. Whilst this sector was initially limited in their role, based on the difficulty of obtaining development funding, accredited financial suppliers are prepared to make bonds available to property owners provided that they are the owner of the house, that they are prepared to run the small scale rental units on their properties as rental units, and collect the monthly rental income. These financial suppliers do not require that an owner must receive a monthly income to qualify for a building bond.

The feasibility and instant appeal to property owners is the fact that to build eight (most common building envelope) small scale rental units will cost in the vicinity of R1 200 000 depending on finishes. The monthly bond repayment will be in the order of R12 000 whilst the rental accruing to an owner is in the order of R28 000. A property owner who has received a BNG house from the government can use that property now to build small scale rental units and accrue an income after paying off his building bond of R16 000. This is a real anti-poverty strategy. The only factor holding back the participation of property owners in the urban townships are lack of knowledge of this program and private funding availability.

This sector, if properly managed, has the ability to renew the depressed built environments of previously neglected township areas over time. However, it will require that the City enter into a social dialogue with township communities to develop a credible, mutually supportive new development path for these communities demonstrating a better outcome over time.

The City is introducing a number of initiatives to ramp up the supply by this sector and, thus, indirectly empowering property owners and township communities to escape poverty through participating in this program.

Affordable Housing opportunities

The Human Settlement Directorate is busy with numerous subsidised housing projects all over the City. These developments are aimed at addressing the need for housing across the City and specifically aimed at the poorest of the poor. In the last 5 years up to June

2022, the City has successfully implemented 33 housing developments at a total cost of R 3.41 billion. This investment resulted in delivering 34 951 housing opportunities to the different communities in need across the City. This was done by the City itself as well as with the private sector (private developer, Garden Cities, and Social Housing Institutions). The City is also assisting the Provincial Government on some projects where the land is in Provincial ownership and being developed for human settlements.

The City has made in the region of 950 hectares of land available to implement these projects all over the Metropolitan area of Cape Town.

In the quest to use the available land for residential development to the optimum, the Directorate is developing residential areas at much higher densities than in the past. This allows for more efficient use of land but also reduces development costs and delivers a more transport-orientated development for motorised and non-motorised users. This also supports the City's policy of densification and more efficient residential areas.

It should also be noted that the National Department of Public works has significant, well-located land holdings within the City of Cape Town which we have requested be released to the City for affordable housing.

BYLAE B

ANTWOORD VAN DIE UITVOERENDE BURGEMEESTER OP VRAAG VAN RDL. B MAJINGO VIR RAADSVERGADERING OP 8 DESEMBER 2022

As gevolg van die saamgestelde uitwerking van swak ekonomiese beleid op 'n nasionale vlak verduur gesinne al 'n dekade of langer konstante finansiële agteruitgang. Werkloosheid wat die hoogte inskiet, groter haweloosheid en toenemende informaliteit is bewys hiervan.

Terselfdertyd ervaar behuisingsprogramme in Suid-Afrika wat ten volle deur die regering gesubsidieer word, 'n permanente vermindering in begroting en lewering.

Die toekoms van die lewering van bekostigbare behuising lê nie in die ruimte vir gratis behuising nie, en gaan nie deur die staat gelewer word nie. Dit sal eerder by die instaatstellende staat lê.

Om enige betekenisvolle impak op die vraag na behuising in ons stede te maak, moet ons die staat herposisioneer as 'n instaatsteller van behuising deur mikro-ontwikkelaars, maatskaplike behuisingsmaatskappye en lewering deur die private sektor te ontsluit. Saam kan hierdie drie groepe ontwikkelaars baie meer bekostigbare behuising as die staat lewer. Hulle moet in staat gestel en bevry word om te lewer, eerder as die immer toenemende uitdagingstruikelblokke wat in hul weg geplaas word.

Die Stad het in Januarie 'n burgemeestersprioriteitsprogram vir bekostigbare behuising ingestel om die vordering op vier hoofterreine aan te dryf:

- 1) Verminder rompslomp om die vinniger lewering van duisende meer bekostigbare huise deur die private sektor moontlik te maak.**

Ons het met 'n betekenisvolle wysiging aan die Verordening op Munisipale Beplanning begin om 'n uiters vaartbelynde proses daar te stel.

Ons hervorm ook die aanlyn stelsels vir ontwikkelingsaansoeke en eiendomsbelastingertifiserings om eiendomsgoedkeurings te versnel.

2) Maak dit vir mikro-ontwikkelaars makliker om meer huureenhede te lewer.

Mikro-ontwikkelaars doen op die oomblik ongelooflike werk met die opgradering van townships en informele nedersettings, en lewer meer eenhede as die res van die eiendomsmark saam.

Ons gaan binnekort beplanningsteunbeampes in townships hê, met vooraf goedgekeurde bouplanne vir huureenhede van die rak af. Ons gaan ook honderde miljoene rande aan die opgradering van rioolinfrastruktuur in informele nedersettings bestee om die verdigting wat mikro-ontwikkelaars aandryf, die hoof te bied.

3) Gee titelaktes aan mense en wis historiese agterstande uit.

Ons werk sluit in innoverende vennootskappe met banke en selfoonmaatskappye om begunstigdes wat nog hul titelaktes moet ontvang, op te spoor. So stel ons mense in staat om die eiendomsbesitler te klim, 'n erflating vir hul kinders na te laat, 'n inkomste te genereer deur mikrohuureenhede te ontwikkel of bloot in 'n tuiste van hul eie te woon.

4) Versnel die vrystelling van die grond in Stadsbesit vir die lewering van maatskaplike behuising.

In die maande Mei tot Julie het ons drie binnestad-eiendomme deur die Stadsraad verwerk wat meer as 'n duisend maatskaplikebehuisingseenhede sal lewer.

Volhoubare verstedeliking

Dit is belangrik om te verstaan dat onregmatige besettings, veral dié op groot skaal, 'n negatiewe uitwerking op die Stad se vermoë het om sy grondwetlike mandaat van basiese dienslewering na te kom. Nie net is die onregmatige besettings onbeplan en onbegroot nie, maar dit kom ook hoofsaaklik voor op grond wat nie vir menslike bewoning geskik is nie of waar daar geen grootmaatinfrastruktuur is of beplan word daarvoor nie, soos in vleigebiede, natuurreserve, waterkeerdamme of op grond in private besit.

Van die nedersettings is ook oor grootmaatriool- en ander infrastruktuur gevestig, wat beteken die werk om infrastruktuur te herstel en te vervang, kan nie uitgevoer word nie en in baie gevalle moet die nuwe bewoners eers hervestig word voor daar met die werk begin kan word. Dit is egter nie net 'n eenvoudige saak van hervestiging nie, want geskikte grond moet eers gevind word én 'n positiewe reaksie moet ook van die gemeenskap aan die ontvangkant verkry word.

Nie net die Stad word deur hierdie - grootliks georkestreerde - onregmatige besettings geraak nie. Van 2017 tot Junie 2020 is 338 743 ha staatsgrond en grond in private besit in die metro onregmatig beset, waarvan 73% in die Stad se besit is.

Die Stad se vermoë om sy eiendom te beskerm, is ernstig ingekort deur die nasionale regering se covid-19-rampbestuursregulasies deur die verskillende fases van sy covid-19-bestuurspogings.

Nuwe infrastruktuur word vanuit provinsiale en nasionale regeringstoelaes betaal. Nasionale toelaes in die vorm van toelaes vir menslike nedersettings of stedelike ontwikkeling, onder andere, word gebruik om behuising deur die staat (nasionale regering) moontlik te maak en te lewer, en informele nedersettings te opgradeer ter erkenning van die permanente aard van informaliteit.

Basiese dienste word uit toelaes vir nuwe infrastruktuur befonds. Die bestuur en instandhouding van informele nedersettings is egter 'n diens wat uit munisipale eiendomsbelasting befonds word. Die Stad (via eiendomsbelastingfondse) dra tot die bedryfs- en instandhoudingskoste van informele nedersettings by. Hulpbronne is ver van onbeperk. Die druk neem toe soos die bestaande eiendomsbelastingbasis nie beduidend toeneem nie, veral aangesien hy nog van die covid-19-pandemie en nasionale inperking herstel, wat deur die nasionale ekonomiese prentjie vererger word.

Die Stad Kaapstad se direktoraat menslike nedersettings, saam met ander munisipale departemente, is verantwoordelik vir die instaatstelling, skeep en instandhouding van menslikenedersettingsprojekte en -programme in die metropolitaanse gebied van die Stad Kaapstad. Die direktoraat se begroting vir hierdie boekjaar is R2,8 miljard. Die jaarlikse besteding van die begroting is hoog, ongeveer 96+ persent, en enige onbestede geld is gewoonlik te wyte aan geweld wat projekte ontwig, bendes, misdaad en veiligheidskwessies wat buite die Stad se beheer is.

Hoogtepunte vir 2022/23 sluit in:

- R284,7 miljoen: Instandhouding van openbare behuising
- R818 miljoen: "Breaking New Ground" (BNG), maatskaplike behuising en projekte vir inkrementele ontwikkeling
- R30 miljoen: Alternatiewe bouegnologie
- R19 miljoen: Verbetering van agterplaasbewoner-dienste
- R370 miljoen: Opgraderingsprojekte vir informele nedersettings

Township-huureenhede

In 2020 het die Stad 'n verslag aangeneem waarin die belangrike rol erken word wat kleinskaalse huureenhede kan speel in nie net die hantering van die behuisingsagterstand nie maar ook om 'n eiendomsbesitter in staat te stel om sy eiendom te gebruik om 'n paar klein huureenhede vir huurdoeleindes op daardie eiendom te ontwikkel. Hierdie sektor het intussen gegroei tot op die punt waar hulle meer huise vir bekostigbare huur-doeleindes voorsien as die gesamentlike voorsiening van beide die provinsie en die Stad binne die beskikbare toelaebefondsingsgrense. Hoewel die aanvanklike steun vir hierdie sektor op hul leweringsvermoë gegrond was, bied dit ook ander belangrike bydraes.

Vanuit die perspektief van township-ekonomieë word eiendomsbesitters aangemoedig om hul eiendomme as kollateraal te gebruik om bouverbande by 'n paar geregistreerde geakkrediteerde finansiële verskaffers te kry om kleinskaalse huureenhede te bou en dit aan voornemende huurders te verhuur. Hierdie vorm van ontwikkeling skiet oral in die stad op, en die redes is vanselfsprekend vanuit 'n kostehaikbaarheidsoogpunt. Hoewel die rol van hierdie sektor aanvanklik beperk was, gegrond op hoe moeilik dit is om

ontwikkelingsbefondsing te verkry, is geakkrediteerde finansiële verskaffers bereid om verbande aan eiendomsbesitters beskikbaar te stel mits hulle die eienaar van die huis is, bereid is om die kleinskaalse huureenhede as huureenhede op hul eiendomme te bestuur en die maandelikse huurinkomste in te vorder. Hierdie finansiële verskaffers vereis nie dat 'n eienaar 'n maandelikse inkomste moet ontvang om vir 'n bouverband te kwalifiseer nie.

Die haalbaarheid en onmiddellike aantrekkingskrag vir eiendomsbesitters is die feit dat dit ongeveer R1 200 000 kos om ag kleinskaalse huureenhede (algemeenste boustruktuur) te bou, afhangende van die afwerkings. Die maandelikse verbandafbetaling sal ongeveer R12 000 wees terwyl die huurder ongeveer R28 000 per maand uit die huur sal verdien. 'n Eiendomsbesitter wat 'n BNG-huis by die regering ontvang het, kan daardie eiendom nou gebruik om kleinskaalse huureenhede te bou en 'n inkomste verdien nadat hy sy bouverband van R16 000 afbetaal het. Dit is 'n ware teenarmoede-strategie. Die enigste faktor wat die deelname van eiendomsbesitters in die stedelike townships verhinder, is die gebrek aan kennis oor hierdie program en beskikbaarheid van private befondsing.

Hierdie sektor, indien behoorlik bestuur, het die vermoë om die onderdrukte beboude omgewings van voorheen verwaarloosde townshipgebiede mettertyd te vernuwe. Die Stad sal hiervoor in 'n maatskaplike dialoog met township-gemeenskappe moet tree om 'n geloofwaardige, wedersyds ondersteunende, nuwe ontwikkelingspad vir hierdie gemeenskappe te ontwikkel wat met verloop van tyd 'n beter uitkoms sal toon.

Die Stad is besig met die instelling van 'n paar inisiatiewe om die voorsiening deur hierdie sektor 'n hupstoot te gee en eiendomsbesitters en township-gemeenskappe dus te bemagtig om armoede te ontvlug deur aan hierdie program deel te neem.

Geleenthede vir bekostigbare behuising

Die direktoraat menslike nedersetting is besig met talle gesubsidieerde behuisingsprojekte oral deur die stad. Hierdie ontwikkelings is daarop gemik om die behoefte aan behuising regoor die stad te hanteer en spesifiek veral die armstes van die armes. Die Stad het oor die afgelope vyf jaar tot Junie 2022 33 behuisingsontwikkelings suksesvol geïmplementeer teen 'n totale koste van R3,41 miljard. Hierdie investering het 34 951 behuisingsgeleenthede aan die verskillende behoeftige gemeenskappe regoor die stad gelewer. Dit is deur die Stad self asook saam met die private sektor (private ontwikkelaar, Garden Cities en maatskaplike behuisingsinstansies) gedoen. Die Stad help die provinsiale regering ook met sommige projekte waar die grond in provinsiale besit is en vir menslike nedersettings ontwikkel word.

Die Stad het ongeveer 950 ha grond beskikbaar gestel vir die implementering van hierdie projekte regoor die metropolitaanse gebied van Kaapstad.

In die stree om die beskikbare grond vir residensiële ontwikkeling tot die uiterste toe te benut, ontwikkel die direktoraat residensiële gebiede teen veel hoër digtheid as in die verlede. Dit maak die doeltreffender gebruik van grond moontlik en verminder ook ontwikkelingskoste en lewer 'n meer vervoergerigte ontwikkeling vir gemotoriseerde en niegemotoriseerde gebruikers. Dit ondersteun ook die Stad se beleid van verdigting en meer doeltreffende residensiële gebiede.

Daar moet ook daarop gelet word dat die nasionale departement van openbare werke oor aansienlike goed geleë grond in die Stad Kaapstad beskik wat ons versoek het vir bekostigbare behuising aan die Stad vrygestel moet word.

ISIHLOMELO B

IMPENDULO EVELA KUSODOLOPHU WESIGQEBA KUMBUZO KACEBA UB MAJINGO WENTLANGANISO YEBHUNGA YOMHLA WESI8 KWEYOMNGA 2022

Ifuthe elibi lomgaqonkqubo wezoqoqosho olulambathayo kwinqanaba likazwelonke libone iintsapho zinyamezele ishumi leminyaka okanye ngaphezulu lokurhoxa kwezimali. Ukwanda kwentswelangqesho, ukwanda kokungabi namakhaya, nokwanda kokungacwangciswanga kububungqina boku.

Ngaxeshanye, iinkqubo zezindlu ezixhaswa ngurhulumente ngokupheleleyo eMzantsi Afrika ziphantsi kokuthotywa okusisigxina kohlahlo lwabiwomali kunye nonikezelo.

Ikamva lonikezelo lwezindlu olufikelelekayo aluyi kuba kwizindlu zasimahla, kwaye aluzi kunikezelwa ngurhulumente. Endaweni yoko, iya kuba malunga nelizwe elivumelayo.

Ukwenza nawuphi na umahluko onentsingiselo kwimfuno yezindlu kwizixeko zethu, kufuneka sibeke urhulumente ngokutsha njengomncedi wezindlu ngokuvula amathuba kubaphuhlisi abancinci, iinkampani zezindlu zasekuhlaleni, kunye nonikezelo lwecandelo labucala. Ngokubambisana, la maqela mathathu abaphuhlisi banokunikezela ngezindlu ezifikelelekayo kakhulu kunokuba urhulumente ebenakho ukwenza. Kufuneka banikwe amandla kwaye bakhululwe ukuba banikezele, endaweni yemiqobo esoloko engumngeni ebekwe endleleni yabo.

KweyoMqungu, iSixeko siseke iNkqubo kaSodolophu ePhambili yeZindlu eziFikelelekayo ngeenjongo zokuqhubela phambili kwiinkalo ezine eziphambili:

1) Ukunciphisa imigaqo egqithisileyo ukwenzela ukuba icandelo labucala linikezele ngokukhawuleza amawaka amakhaya angozelelweyo afikelelekayo.

Sele siqalisile ukwenza uhlehlengiso olunentsingiselo kuMthetho kaMasipala woCwangciso lukaMasipala ukuze kuphunyezwe inkqubo elungelelanisiweyo.

Sikwalungisa iinkqubo zeintanethi zophuhliso kunye neziqinisekiso zerhafu ukukhawulezisa ukuvunywa kweepropati.

2) Ukwenza kube lula kubaphuhlisi abancinci ukunikezele iiyunithi ezininzi zokurenta.

Abaphuhlisi abancinci benza umsebenzi ongakholelekiyo ngoku ekuphuculeni iilokishi kunye namatyotyombe, kwaye banikezela ngeeyunithi ezininzi kunezinye iindawo zentengiso yezindlu.

Kungekudala siza kubonelela ngamagosa enkxaso yocwangciso ezilokishini, anezicwangciso zolwakhiwo eziphunyezwe ngaphambili zeeyunithi zokurenta.

Sikwachitha amakhulu ezigidi siphucula iziseko zogutyulo kwiindawo zamatyotyombe ukumelana nengxinano eyenziwa ngabaphuhlisi abancinci.

3) Ukunika abantu iitayitile zezindlu kunye nokuphelisa ukusilela kwembali.

Umsebenzi wethu uquka ubudlelwane obutsha neebhanki kunye neenkampani zeeselfowuni ukukhangela abaxhamli abasafuna ukufumana iitayitile zezindlu zabo. Ngale ndlela senza ukuba abantu bangene kwileli yobunini bepropati, bashiyele abantwana babo ilifa, benze ingeniso ngokuphuhlisa iiyunithi ezincinci ezirentwayo, okanye bahlale kumakhaya abo.

4) Ukukhawulezisa ukukhutshwa komhlaba wesixeko ukulungiselela unikezelo lwezindlu zoluntu.

Kwiinyanga ezintathu ezisusela kuCanzibe ukuya kweyeKhala, siye salungisa iipropati ezintathu ezingaphakathi kwesixeko sisebenzisa iBhunga leSixeko eliya kuthi linikezele ngeeyunithi zezindlu zoluntu ezingaphezu kwe 1, 000.

Ukufudukela ezidolophini okuzinzileyo

Kubalulekile ukuqonda ukuba ukuhlala kumhlaba ngokungekho mthethweni ingakumbi kwimihlaba emikhulu, kunefuthe elibi kubuchule beSixeko bokuthobela igunya laso loMgaqosiseko lonikezelo lweenkonzo ezisisiseko. Asikuphela nje ukuhlala kwimihlaba ngokungekho mthethweni okungacwangcisiwanga kwaye kungalungiselelwanga kuhlalo lwabiwomali, ikakhulu iyenzeka kumhlaba ongalungelanga ukuhlala abantu okanye apho kungekho ziseko zoncendo zininzi zikhoyo okanye zicwangcisiweyo njengemigxobhozo, iindawo zolondolozo lwendalo, amadama ogcino lwamanzi, okanye kumhlaba ongowabucala.

Ezinye iindawo zokuhlala nazo zisekwe phezu komjelo omkhulu ohambisa amanzi amdaka kunye nezinye iziseko zophuhliso, nto leyo ethetha ukuba umsebenzi wokulungisa nokutshintsha iziseko zophuhliso awunakwenziwa, kwaye kwiimeko ezininzi, abahlali kufuneka bafuduswe kuqala phambi kokuba kuqaliswe umsebenzi. Nangona kunjalo, asingomcimbi ulula wokufuduka, njengoko umntu kufuneka afumane umhlaba ofanelekileyo kwaye abe nempendulo eyakhayo kuluntu olufumanayo.

Ayisiso iSixeko kuphela esichatshazelwa zezi zinto, ubukhulu becala, ukuhlala kumhlaba ngokungekho mthethweni okucwangcisiweyo. Ukususela ngo2017 ukuya kutsho kweyeSilimela ka2020, iihektare ezingama338 743 zikaRhulumente, kunye nomhlaba wabucala kamasipala ombaxa kwakuhlalwa kuwo ngokungekho mthethweni, apho ama73 % yawo ingumhlaba weSixeko.

Amandla eSixeko okukhusela ipropati yaso aye acuthwa kakhulu nguRhulumente weSizwe woLawulo lweNtlekele kwiCovid-19 kwizigaba ezahlukeneyo zolawulo lwabo lweCovid-19.

Iziseko ezintsha zihlawulwa ngenkxasomali karhulumente wephondo nowesizwe. Iinkxasomali zesizwe ngendlela yezibonelelo zokuHlaliswa koLuntu okanye zoPhuhliso lweDolophu, phakathi kwezinye, zisetyenziselwa ukunika amandla kunye nokunikezelwa kwezindlu zenkxasomali kaRhulumente (urhulumente wesizwe), kunye nokuphucula amatyotyombe kuthathelwa ingqalelo ubume obusisigxina bamatyotyombe.

linkonzo ezisisiseko zixhaswa ngemali yezibonelelo ezintsha. Nangona kunjalo, ulawulo nolondolozo lwamatyotyombe yinkonzo exhaswa ngemali ngumasipala. ISixeko (ngenxasomali yeerhafu) sinegalelo kwiindleko zokusebenza nokugcinwa kwamatyotyombe. Izibonelelo azinamda. Uxinzelelo luyakhula njengoko isiseko samaxabiso singakhuli ngokuphawulekayo, ingakumbi njengoko sisachacha kubhubhani weCovid-19 kunye nommiselo wokuhlala ngendlu kazwelonke, okwenziwe mandundu ngumfanekiso wezoqoqosho wesizwe.

ICandelo loLawulo lokuHlaliswa koLuntu leSixeko saseKapa, likunye namanye amasebe kamasipala, linoxanduva lokwenza, ukudala nokugcina iiprojekthi neenkqubo zokuhlaliswa koluntu kummandla weSixeko saseKapa. Kulo nyakamali iCandelo loMlawuli linohlahlo lwabiwomali oluzibhiliyoni eziR2.8. Inkcitho yonyaka yohlahlo lwabiwomali iphezulu, malunga neepesenti ezingama96+ kwaye nayiphi na imali engasetyenziswanga idla ngokuba ngenxa yobundlobongela obuphazamisa iiprojekthi, ubugebenga, ulwaphulomthetho, kunye nemiba yokhuseleko engaphandle kolawulo lweSixeko.

Amagqabantshintshi ngo2022/23 aquka:

- AmaR284,7 ezigidi: uLondolozo lweZindlu zoLuntu
- AmaR818 ezigidi: IBreaking New Ground, ulwakhiwo lwezindlu zokuhlala kunye neeprojekthi zophuhliso olongezelelekileyo
- AmaR30 ezigidi: Obunye ubuxhakaxhaka bokwakha
- IR19 lezigidi: Ukomelezwa kwenkonzo yezindlu ezisemva kwezinye izindlu
- AmaR370 ezigidi: Iiprojekthi zokuphuculwa kwamatyotyombe

IiYunithi zokuRenta eziLokishini

Ngo2020 iSixeko samkela ingxelo eqwalasela indima ebalulekileyo enokudlalwa ziiyunithi ezirentisayo ezincinci, hayi ekujonganeni nokusilela kwezindlu kuphela, kodwa nokwenza ukuba umnini propati asebenzise ipropati yakhe ukuphuhlisa inani leeyunithi ezincinci zokurenta kuloo propati ngeenjongo zokurentisa. Eli candelo, okwangoku, likhule kangangokuba libonelele ngezindlu ezininzi ngeenjongo zokurentisa ezifikelekayo kunolungiselelo oludityanisiweyo lwePhondo kunye neSixeko phakathi kwemvulophu yenxasomali ekhoyo. Ngelixa inkxaso yokuqala yeli candelo yayisekelwe kwisakhono sabo sokuhambisa iinkonzo, bakwabonelela nangamanye amagalelo abalulekileyo.

Ngokwembono yoqoqosho lwasezilokishini, abanini zakhiwo bayakhuthazwa ukuba basebenzise ipropati zabo njengesibambiso ukuze bafumane iibhondi zokwakha kwiqela lababoneleli ngezimali ababhalisiweyo ukuze bakhe iiyunithi ezirentisayo ezincinci kwaye baziqeshise kwabo baza kuba ngabaqeshi. Olu hlobo lophuhliso luya lusanda kwiSixeko sonke kwaye izizathu zizicacisa ngokwazo ngokwembono yendleko. Ngelixa eli candelo ekuqaleni belilinganiselwe kwindima yabo, ngokusekelwe kubunzima bokufumana inkxasomali yophuhliso, ababoneleli bezemali abavunyiweyo bakulungele ukwenza iibhondi zifumaneka kubanini bezindlu ngaphandle kokuba bangabanini bendlu, ukuba bakulungele ukuqhuba iiyunithi zokurenta ezikwizinga elincinci kwiiipropati zabo njengeeyunithi zokurenta, kwaye baqokelele umvuzo wenyanga wokurenta. Aba baboneleli ngezimali abafuni ukuba umnini afumane umvuzo wenyanga ukuze akulungele ukufumana iibhondi yokwakha.

Okunokwenzeka kunye nesibheni esikhawulezileyo kubanini zakhiwo yinto yokuba ukwakha ezisibhozo (eyona mvulophu yesakhiwo ixhaphakileyo) iiyunithi zokurenta

ezincinci kuya kuxabisa iR1 200 000 ngokuxhomekeke ekugqityweni kwazo. Intalwulo yenyanga yebhondi iya kuba liR12 000 ngelixa irenti eyongezelekileyo kumnini ixabiso amaR28 000. Umninipropati ofumene indlu yeBNG evela kurhulumente angasebenzisa loo propati ngoku ukwakha iiyunithi zokurenta ezincinci kwaye enze ingeniso emva kokuhlawula ibhondi yokwakha yeR16 000. Esi sisicwangciso sokwenene sokulwa nentlupheko. Eyona nto ibambezela uthatho nxaxheba lwabanini zakhiwo kwiilokishi zasezidolophini kukungabinalwazi lwale nkqubo kunye nokubakho kwenkxasomali yabucala.

Eli candelo, ukuba lilawulwa ngokufanelekileyo liyakwazi ukuhlaziya iindawo ezidakumbileyo ezakhiwe kwiindawo ebezingakhathalelwanga ngaphambili ekuhambeni kwexesha. Nangona kunjalo, kuya kufuna ukuba iSixeko singene kwingxoxo yentlalontle kunye noluntu lwasezilokishini ukuze kuphuhlise indlela entsha yophuhliso ethembekileyo, exhasana ngokufanayo ukwenzela olu luntu lubonisa iziphumo ezingcono ekuhambeni kwexesha.

ISixeko sazisa amalinge amaninzi okunyusa ubonelelo kweli candelo, kwaye ngoko ke, sixhobisa ngokungangqalanga abanini mihlaba kunye noluntu lwasezilokishini ukuba lubaleke indlela ngokuthatha inxaxheba kule nkqubo.

Amathuba eZindlu ezifikelekayo

ICandelo loLawulo lokuHlaliswa koLuntu lixakeke ziiprojekthi ezininzi zezindlu ezifumana inkxasomali kwiSixeko sonke. Olu phuhliso lujolise ekujonganeni nemfuno yezindlu kwiSixeko siphela kwaye lujolise ngokukodwa kwabo bahluphekayo. Kule minyaka mihlanu idlulileyo ukuya kuthi ga kweyeSilimela ngo2022, iSixeko siphumeze ngempumelelo uphuhliso lolwakhiwo lwezindlu ezingama 33 oluxabisa iR3.41 yeebhiliyoni. Olu tyalomali lube nesiphumo sokunikezela ngamathuba ezindlu angama34 951 kuluntu olwahlukeneyo olusweleyo kwiSixeko sonke. Oku kwenziwa siSixeko ngokwaso kunye nabecandelo labucala (umphuhlisi wabucala, iGarden Cities, kunye namaZiko eZindlu zeNtlalo). ISixeko sikwancedisa uRhulumente wePhondo kwiiiprojekthi ezithile apho umhlaba uphantsi kobunini bePhondo kwaye uphuhliselwa ukuhlaliswa koluntu.

ISixeko senze ukuba kufumaneka umhlaba oziihektare ezingama 950 ukuze siphumeze ezi projekthi kuwo wonke ummandla kaMasipala ombaxa waseKapa.

Kwiinzame zokusebenzisa umhlaba okhoyo kuphuhliso lweendawo zokuhlala ngeyona ndlela iphezulu, iCandelo loLawulo liphuhlisa iindawo zokuhlala ezixinene kakhulu kunangaphambili. Oku kuvumela ukusetyenziswa komhlaba ngokufanelekileyo kodwa kwakhona kucutha iindleko zophuhliso olujolise ngakumbi kwezothutho kubasebenzisi beemoto nabangenazo iimoto. Oku kukwaxhasa umgaqonkqubo weSixeko wengxinano kunye neendawo zokuhlala ezifanelekileyo.

Kufuneka kuqatshelwe ukuba iSebe leSizwe leMisebenzi kaRhulumente linemihlaba ebalulekileyo, emi kakuhle kwiSixeko saseKapa esicele ukuba ikhulululelwe iSixeko ukuze sifumane izindlu ezifikelekayo.