

MINUTES

**OF THE PRESENTATION ON THE DRAFT HUMAN SETTLEMENTS STRATEGY
PRESENTED BY MR ANDRE ROUX ON THE SUBCOUNCIL ACTIVITY DAY TO
SUBCOUNCILS 16, 19 & 20 VIA SKYPE BY MR ANDRE ROUX MONDAY, 19 OCTOBER
2020 AT 13:00**

PRESENT**COUNCILLORS**

Name	Subcouncil	Party	Notes
Cllr Ian Iversen	20	DA	Chairperson
Cllr Carol Bew	20	DA	
Cllr Liz Brunette	20	DA	
Cllr Bernadette Clarke	20	DA	
Ald Rose Rau	20	DA	
Cllr Simon Liell-Cock	19	DA	
Cllr Anthony Benadie	19	DA	

OFFICIALS

Name	Representing
Mr Richard White	Urban Management: Subcouncil 20
Mr Andre Roux	Human Settlement: Analyst, Policy & Strategy
Ms Cassandra Gabriel	Human Settlement: Operational Policy & Planning
Ms Gail Eddy	Human Settlement: Operational Policy & Planning
Ms Nontsikelelo Mazebashane	Human Settlements: Housing
Ms Litha Phika	Human Settlements
Mrs Brigitte Francis	Urban Management: Subcouncil 20

ACRONYMS FREQUENTLY USED IN MINUTES

Ald.	Alderman
ANC	African National Congress
BNG	Breaking New Ground
DA	Democratic Alliance
MFMC	Municipal Facility Management Committee
PHP	Peoples' Housing Programme
POS	Public Open Spaces
SDP	Spatial Development Plan

1. WELCOME

The Chairperson of Subcouncil 20 welcomed Mr Andre Roux and his team from Human Settlements via Skype to present a PowerPoint presentation on the Human Settlements Strategy that was presently undergoing public participation. This session is an extension of the brief given to Councillors on 25 September 2020.

Subcouncil 19 and 16 were invited to participate in the Activity Day session.

Noted

2. PRESENTATION: DRAFT HUMAN SETTLEMENT STRATEGY

Mr Andre Roux presented the Draft Human Settlements Strategy and gave an in-depth overview of the following factors as follows:

- Household income numbers in the City of Cape town;
- Housing affordability in Cape Town;
- Future Housing need in Cape Town;
- Cape Town's human settlements housing outcome;
- Future housing demand per/income category;
- Understanding the value inherent within a home;
- Residential performance of Cape Town's property market;
- The resale market
- Cost drivers and constraints in the housing market – supply;
- Cost drivers and constraints in the housing market – demand;
- Objects of the Human Settlements Strategy;
- Cape Town Human Settlements Desired outcome;
- Strategic Shifts;
- The 3 roles of the City and the 3 levels at which the housing interventions take place;
- The structures of the Strategy.
- Affordability

Discussion ensued on how the various Directorates and stakeholders interacted when developments were being planned.

Questions and Comments raised by Councillors:

- ❖ Cllr Liell-Cock indicated that this was a well presented presentation. He stated that the Strategy must be linked to the Spatial Development Plan of a respective area. Developments were being driven by developers and was not aligned to the SDP. He questioned how this alignment could be done.
- ❖ Cllr Brunette requested clarity on the orientation of the buildings, are stairways external or internal, buildings should face north and that environmental studies should be done, the latter was not mentioned in the Draft. POS to be incorporated in developing an area.

Mr Roux responded as follows:

- It was observed that developers were influenced at the MFMC level, however, in the engagement at Subcouncil level, observations are that the SDP should not be overridden by developers.
- Stairways will face inward in terms of BNG programmes.

- With reference to POS, when there is a tract of land at a development, it must be included and become part of it.
- ❖ Cllr Liell-Cock commented that Sectional Title will not work for the bottom-end of the market. At Kalk Bay flats, tenants did not pay and neglect of the buildings were setting in. He further commented as follows:
 - Once a house was sold to a beneficiary, a drug addict in that household will sell the house for R10 000 and move into a shack, this was not a legal sale. Based on this he indicated that he supported social housing as it would eliminate any sale.
 - Transport: the transport system needed to be developed before housing was built.
 - Backyarders: He was hesitant about formalising backyard structures.
 - PHP: He maintained that the poorest of the poor were the ones allocated homes, they were unskilled, unemployed and this gave rise to the creation of shebeens, selling of drugs etc to generate an income.
 - With PHP there was also a lot of gatekeeping, contractors should be appointed to build the homes.
- ❖ Cllr Brunette commented as follows:
 - How informed are the contractors about the needs of the community and the City's Strategy?
 - Developers in upmarket areas have access to the information but not developers in the disadvantaged areas.
 - There are also developers and investors who overlook this information.
 - She supported social housing (rental scheme).
 - She was of the view that Sectional Title Developments will not work as beneficiaries cannot agree on a committee.
 - She suggested that Mr Roux research the work of David Dewer and Paul Andrews (architects), eight years ago they made a proposal to the City, not sure what happened after that.

Mr Roux responded as follows:

- Ald Nieuwoudt and her Subcouncil pointed out the PIE Act in relation to the Strategy.
- The Department agreed on the need for a transport system to be developed or upgraded.
- Communities needed to be sensitized about the formal housing market and formal sales.
- How could informal settlements be incorporated with the formal market, there was no easy solution for this.
- Informal transactions of property in the informal settlements needed to be addressed and the PHP to take this into account.
- Income levels, skills deficit and are the correct income categories being targeted, National Government will be consulted about this.
- There was a great need to build capacity for home-ownership in the City system for people to understand it.
- He never saw Paul Andrews presentation as it was before his time but believed that it was mentioned at some forum recently. The knowledge and history can be reactivated.
- Due to the scope and complexity of stakeholders, the Strategy, public participation was for 3 months.
 - NGOs last week, Subcouncils this week, then Portfolio Committees and Investors.
 - Special engagements will also be set-up with developers.
 - A session has also been set-up with micro developers.

Cllr Liell-Cock advised that he was trying to establish a homeowners' association, to prevent structures etc from being erected in garden and yard spaces. Residents will then

be in control of their area.

Mr Roux advised that this had not been considered at BNG level, however, it will empower communities and will encourage sustainability in areas.

He thanked Councillors for the useful comments, namely, development contributions, sectional title developments, social housing and for supporting the Strategy.

Councillors thanked Mr Roux and his team for an impressive, insightful and informative Presentation.

Ms Eddy advised that the public participation process will end on 30 November 2020.

Copy of Presentation filed in the Official Minute as Annexure A.

RESOLVED TO RECOMMEND

- a) That the contents of the presentation on the Draft Human Settlements Strategy be noted.
- b) That cognisance be taken of the comments raised by Councillors.

The session ended at 14:50.

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Chairperson: Cllr Ian Iversen

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Date