Plans for Informal Settlements (City of Cape Town)
Current Realities
Available Budget

Provincial Human Settlements Development Grant (HSDG)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>R1, 725 Billion</td>
<td>R1, 926 Billion</td>
<td>R2, 056 Billion</td>
</tr>
</tbody>
</table>

• The NDOHS allocates the provincial share of the total HSDG allocation to the provinces via DORA.

• The respective allocations is based on certain poverty indicators as per the latest census (currently phasing in 2011 census).

• The allocations to the municipalities is indicative and is gazetted in the Provincial Gazette as part of the budget documents.

* 2014/2015 Indicative Allocation
### WESTERN CAPE - MUNICIPAL EXPENDITURE

<table>
<thead>
<tr>
<th>Municipality</th>
<th>Allocation 2013/14</th>
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</thead>
<tbody>
<tr>
<td>CITY OF CAPE TOWN METRO</td>
<td>733,484,000</td>
</tr>
<tr>
<td>PROVINCIAL PROJECTS</td>
<td>208,912,000</td>
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<tr>
<td>CAPE WINELANDS DISTRICT</td>
<td>246,902,000</td>
</tr>
<tr>
<td>OVERBERG DISTRICT</td>
<td>126,089,000</td>
</tr>
<tr>
<td>CENTRAL KAROO DISTRICT</td>
<td>44,475,000</td>
</tr>
<tr>
<td>EDEN DISTRICT</td>
<td>280,671,000</td>
</tr>
<tr>
<td>WEST COAST DISTRICT</td>
<td>121,546,000</td>
</tr>
<tr>
<td><strong>Total for Municipalities</strong></td>
<td><strong>1,762,079,000</strong></td>
</tr>
<tr>
<td>OPSCAP/Other Individual/Discount Benefit/NHBRC</td>
<td>163,892,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,925,971,000</strong></td>
</tr>
</tbody>
</table>

- **Opscap** – Planning and Design, Project Management, Professional Services
Current Housing Projects

Current DoHS Housing Projects (2013/14)
Expenditure per programme 2012/2013

- Social Housing / Institutional
- Individuals
- EEDBS
- Procurement of Land
- IRDP - SERVICES
- IRDP - UNITS
- EHP
- PHP
- UISP
- CRU

- 473 766 534
- 198 326 529
- 41 029 897
- 13 708 349
- 19 300 160
- 308 434 158
- 49 912 976
- 15 443 266
- 154 049 912
- 376 255 623
Delivery per programme 2012/2013

- UISP
- IRDP - SERVICES
- IRDP - UNITS
- PHP
- EHP
- New rental (Soc/CRU/Instit)
- CRU Upgrades
- Rectification

- 7,530
- 3,818
- 1,198
- 1,427
- 806
- 4,406
- 2,236
- 454
# Provincial Priority Projects

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Area</th>
<th>Status</th>
<th>Planned Housing Units</th>
<th>Construction (Plan)</th>
<th>Construction (Expenditure)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nuwe Begin (May 2009 – Nov 2013)</td>
<td>Blue Downs</td>
<td>Construction</td>
<td>1200</td>
<td>R 124 644 504</td>
<td>R124 644 504</td>
</tr>
<tr>
<td>Thembelihle (Feb 2014 – Feb 2015)</td>
<td>Pelican Park</td>
<td>Bid Evaluation</td>
<td>219</td>
<td>R 28 647 010</td>
<td>R0</td>
</tr>
<tr>
<td>Delft Symphony Infill Sites (Jul 2014 -</td>
<td>Delft</td>
<td>Tender Advertisment</td>
<td>389</td>
<td>N/A</td>
<td>R0</td>
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<tr>
<td>Forest Village</td>
<td>Blue Downs</td>
<td>Planning</td>
<td>5269</td>
<td>N/A</td>
<td>R0</td>
</tr>
<tr>
<td>Penhill</td>
<td>Blue Downs</td>
<td>Planning</td>
<td>18000</td>
<td>N/A</td>
<td>R0</td>
</tr>
<tr>
<td>N2 Settlements</td>
<td></td>
<td></td>
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</table>

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## UISP, PHP & EHP Performance

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Sites</td>
<td>Units</td>
<td>R,000</td>
<td>Sites</td>
<td>Units</td>
<td>R,000</td>
<td>Sites</td>
</tr>
<tr>
<td>Atlantis</td>
<td>0</td>
<td>110</td>
<td>7150</td>
<td>440</td>
<td>28 600</td>
<td>242</td>
<td>16 940</td>
</tr>
<tr>
<td>Kanonkop</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>110</td>
<td>7 150</td>
<td>242</td>
<td>16 940</td>
</tr>
<tr>
<td>PHP</td>
<td>38</td>
<td>2 470</td>
<td>193</td>
<td>209</td>
<td>13 585</td>
<td>61</td>
<td>4 270</td>
</tr>
<tr>
<td>Strand</td>
<td>72</td>
<td>1 584</td>
<td>70</td>
<td>4 550</td>
<td>440</td>
<td>28 6000.0</td>
<td>242</td>
</tr>
<tr>
<td>Temperance Town</td>
<td>72</td>
<td>1 584</td>
<td>70</td>
<td>4 550.0</td>
<td>440</td>
<td>28 6000.0</td>
<td>242</td>
</tr>
<tr>
<td>Sercor Park</td>
<td>573</td>
<td>2126</td>
<td>150 796</td>
<td>150</td>
<td>61 670</td>
<td>1890</td>
<td>122 850</td>
</tr>
<tr>
<td>PHP</td>
<td>150</td>
<td>10 527</td>
<td>440</td>
<td>28 6000.0</td>
<td>242</td>
<td>16 940</td>
<td>330</td>
</tr>
<tr>
<td>Khayelitsha</td>
<td>38</td>
<td>2 470</td>
<td>193</td>
<td>209</td>
<td>13 585</td>
<td>61</td>
<td>4 270</td>
</tr>
<tr>
<td>Enkanini</td>
<td>285</td>
<td>6 270</td>
<td>75</td>
<td>1 650</td>
<td>193</td>
<td>110</td>
<td>7150</td>
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<tr>
<td>Nonqubela</td>
<td>288</td>
<td>6 336</td>
<td>75</td>
<td>1 650</td>
<td>193</td>
<td>110</td>
<td>7150</td>
</tr>
<tr>
<td>PHP</td>
<td>2126</td>
<td>138 190</td>
<td>150</td>
<td>61 670</td>
<td>1890</td>
<td>122 850</td>
<td>1998</td>
</tr>
<tr>
<td>Nyanga</td>
<td>450</td>
<td>29 250</td>
<td>150</td>
<td>10 335</td>
<td>573</td>
<td>2126</td>
<td>150 796</td>
</tr>
<tr>
<td>PHP</td>
<td>450</td>
<td>29 250</td>
<td>150</td>
<td>10 335</td>
<td>573</td>
<td>2126</td>
<td>150 796</td>
</tr>
<tr>
<td>Phillippi</td>
<td>502</td>
<td>32 630</td>
<td>220</td>
<td>14 300</td>
<td>2126</td>
<td>138 190</td>
<td>150 796</td>
</tr>
<tr>
<td>Boystown</td>
<td>502</td>
<td>32 630</td>
<td>220</td>
<td>14 300</td>
<td>2126</td>
<td>138 190</td>
<td>150 796</td>
</tr>
<tr>
<td>Phillipi East</td>
<td>502</td>
<td>32 630</td>
<td>220</td>
<td>14 300</td>
<td>2126</td>
<td>138 190</td>
<td>150 796</td>
</tr>
<tr>
<td>PHP</td>
<td>502</td>
<td>32 630</td>
<td>220</td>
<td>14 300</td>
<td>2126</td>
<td>138 190</td>
<td>150 796</td>
</tr>
<tr>
<td>TOTALS PER ANNUM</td>
<td>573</td>
<td>3116</td>
<td>215 146</td>
<td>343</td>
<td>1667</td>
<td>111 655</td>
<td>320</td>
</tr>
<tr>
<td>TOTAL</td>
<td>3689</td>
<td>5699</td>
<td>3368</td>
<td>3461</td>
<td>3363</td>
<td>3363</td>
<td>3363</td>
</tr>
</tbody>
</table>

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# Current Provincial Housing Projects within the City of Cape Town

<table>
<thead>
<tr>
<th>PROVINCIAL PROJECTS</th>
<th>2013/14</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Sites</td>
<td>Houses</td>
</tr>
<tr>
<td><strong>IRDP</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Delft Symphony 3 &amp; 5 (2150) top structures</td>
<td></td>
<td>600</td>
</tr>
<tr>
<td>Joe Slovo (2886) top structures</td>
<td></td>
<td>200</td>
</tr>
<tr>
<td>Boystown (1392) top structures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nuwe Begin IRDP (1900 : 1200 BNG)*reduced to 1791</td>
<td></td>
<td>96</td>
</tr>
<tr>
<td>Pelican Park (Mama's)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Delft TRA 6(422)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>UISP</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Delft Symphony 3&amp;5 (1951) UISP</td>
<td></td>
<td>930</td>
</tr>
<tr>
<td>Joe Slovo (2886) UISP</td>
<td></td>
<td>300</td>
</tr>
<tr>
<td>Boystown (1392) top structures</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL 2548</strong></td>
<td></td>
<td>1230</td>
</tr>
</tbody>
</table>

Allocated : R 208m  Expenditure : R 172m (83%)
# Backlog

1. **Estimate Provincial backlog**
   
   521 305

2. **Estimated City of Cape Town Backlog**
   
   a) Overcrowding in Council Rental Stock  
   87 000
   
   b) Overcrowding in RDP/BNG Housing  
   70 000
   
   c) Backyarders in formal area at CRU’s  
   41 500
   
   d) Backyarders in formal areas at RDP/BNG  
   34 000
   
   e) Informal settlement structures  
   141 140

   **373 640**
Resources required to eradicate the backlog

Budget Needed for Top Structures only
So using 375 000 h/h Means 37.5 years @ R45 billion

Budget Needed for Infrastructure
For 375 000 h/h = R23 billion

Amount of Land Required if 100m²/h/h is used = 60du/ha @ cost of R1 million / ha i.e. R16.700 per property.

375 000 h/h = 6 250 ha = R6.2 billion

TOTAL = R74.2 Billion
Backyarder Programmes

• Backyarder when defined as households having structures at the back of formal housing

  Behind Council’s Rental Stock  41 500

  Behind RDP / BNG Housing     34 000

• While waiting for housing opportunities, Council is installing services including water, sanitation, electricity and refuse removal.
Projects for Backyarders

• **ERF 8448**
  • Gugulethu
  • Approximate opportunities – 500
  • R25 Million bulk services and internal services – Feb 2014
  • R55 Million for top structures – July 2014

• **MAU MAU**
  • Nyanga
  • Approximate opportunities – 500
  • R23 Million bulk services and internal service – Feb 2014
  • R55 Million for top structures – July 2014
Land Availability

• In the City of Cape Town 32 sites have been identified as being suitable for housing development.

• Those sites are already being planned for human settlement development.

• All remaining land on Departments’ property register, inside and outside the City, have already been committed and is intended to be devolved to the Municipalities, or transferred to individuals (sales to tenants and sales in provincial projects or LAAs).
## Land availability

### A. National Public Works Properties

<table>
<thead>
<tr>
<th>Property Description</th>
<th>Extent (ha)</th>
<th>Progress to Date</th>
<th>Projected Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Erf 1117 Blaauwbergstrand City of Cape Town</td>
<td>277.6009</td>
<td>The property has been:- Valuated and a Development plan developed and forwarded to the Department of Public Works. The submission relating to release of this property for human settlements awaits Ministerial approval.</td>
<td>13880</td>
</tr>
<tr>
<td>1. Erf 21204 Wingfield City of Cape Town</td>
<td>195.209</td>
<td>Development plan has been developed for the property and it has been discovered that a portion of the property is subject to a land claim. A valuation of the available land has been conducted and submitted to the Department. The submission relating to release of this property for human settlements currently awaits Ministerial approval.</td>
<td>9760</td>
</tr>
</tbody>
</table>

*Note that Youngsfield is currently still been actively utilized by the Department of Defence and is therefore not pursued for human settlements.*
## B. Denel/Swartklip Land

<table>
<thead>
<tr>
<th>Property Description</th>
<th>Extent (ha)</th>
<th>Progress to Date</th>
<th>Projected Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Erf 52676 Khayelitsha City of Cape Town</td>
<td>517.4497</td>
<td>The property is owned by Denel SOC. The HDA has to date commissioned three valuations, formulated a development plan of the land and also conducted environmental due diligence on the land. Rehabilitation of the land by Denel is underway and should be completed by end of March 2014. HDA negotiated acquisition of land and Denel is willing to sell at market related valuation. It has recently been discovered that ACSA plans to extend its runways at the Cape Town International Airport and the preliminary draft noise contours affect the site and its development potential. The final noise modelling contours should be finalised towards end of this year whereupon exact development potential of the property can be determined.</td>
<td>25872</td>
</tr>
</tbody>
</table>
Land in the order of 2 to 2.7 times the size of Khayelitsha is required.
Housing Delivery with the City of Cape Town.
What was done in last 5 year for PHP & UISP

**UISP:**
Zwelitsha  Enkanini - Khayelitsha
Bardale - Mfuleni
Witsand - Atlantis
Happy Valley - Blackheath
Rondevlei – Grassy Park
Wallacedene - Kraaifontein
Nonqubela Phase 2 - Khayelitsha
Silvertown - Khayelitsha
Resolution of landowners Rights Project – Khayelitsha

**EHP:**
Bosasa TRA Phase 1- Mfuleni
Masonwabe TRA - Gugulethu
Du Noon TRA – Du Noon
Shukushukuma TRA - Mfuleni
What is planned for the next 5 years for PHP & UISP

**UISP:**

Kalkfontein Phase 3 - Kuilsrivier
Hangberg - Hout Bay
Doornbach - Du Noon
Thambo Square - Gugulethu
8ste Laan - Valhalla Park
Enkanini - Khayelitsha
Phola Park - Gugulethu
Mfuleni Ext 2
Mfuleni Ext 1
Sweet Home Farm – Weltevreden Valley
What is planned for the next 5 years for PHP & UISP

**UISP: (cont.)**

Monwood – Philippi
BM Section – Khayelitsha
Monwabisi Park – Khayelitsha
Lotus Park -Gugulethu
Greenpoint - Khayelitsha
Driftsands – Mfuleni
Bloekombos – Kraaifontein
Kanonkop - Atlantis
Deep Freeze – Macassar

**EHP:**

Sir Lowry’s Pass village TRA
Bosasa TRA Phase 2 - Mfuleni
Wolwerivier TRA
Capital Programs – New Housing (City of Cape Town)

Old Projects
Bloekombos
Wallacedene

Projects under-way
Bardale
Happy Valley
Witsands,
Nyanga (Mpeta Square),
Rondevlei
# Upgrading of Informal Settlements Projects (UISP) Planning Stage (City of Cape Town)

<table>
<thead>
<tr>
<th>Project</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enkanini</td>
<td>Khayelitsha</td>
</tr>
<tr>
<td>8ste Laan</td>
<td>Valhalla Park</td>
</tr>
<tr>
<td>Doornbach</td>
<td>Milnerton</td>
</tr>
<tr>
<td>Kalkfontein</td>
<td>Kuilsrivier</td>
</tr>
<tr>
<td>Tambo Square</td>
<td>Gugulethu</td>
</tr>
<tr>
<td>Phola Park</td>
<td>Gugulethu</td>
</tr>
<tr>
<td>Sweet Homes</td>
<td>Philippi</td>
</tr>
<tr>
<td>Hangberg</td>
<td>Hout Bay</td>
</tr>
<tr>
<td>Monwood</td>
<td>Philippi</td>
</tr>
<tr>
<td>BM Section</td>
<td>Khayelitsha</td>
</tr>
<tr>
<td>Monwabisi Park</td>
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</tbody>
</table>
### Upgrading of Informal Settlements Projects (UISP) In the Pipeline (City of Cape Town)

<table>
<thead>
<tr>
<th>Project</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kosovo</td>
<td>(Langa)</td>
</tr>
<tr>
<td>Tsepe-Tsepe</td>
<td>(Khayelitsha)</td>
</tr>
<tr>
<td>Grave Yard Pond</td>
<td>(Philippi)</td>
</tr>
<tr>
<td>Masonwabe Rebuilding</td>
<td>(Gugulethu)</td>
</tr>
<tr>
<td>TR Section</td>
<td>(Khayelitsha)</td>
</tr>
<tr>
<td>YAB</td>
<td>(Khayelitsha)</td>
</tr>
<tr>
<td>Freedom Park</td>
<td>(Ottery)</td>
</tr>
<tr>
<td>Pooke se Bos</td>
<td>(Athlone)</td>
</tr>
<tr>
<td>Lotus Park</td>
<td>(Gugulethu)</td>
</tr>
<tr>
<td>The Heights</td>
<td>(Lavender Hill)</td>
</tr>
</tbody>
</table>
Emergency Housing Programme (City of Cape Town)

Projects completed in past financial year:

Masonwabe TRA 80 top structures
OR Tambo TRA 332 top structure
BM Section Reconfigured layout 450 enhanced kit
Shukushukuma TRA 43 shared services
Delft Symphony Way TRA 15 shared services
Du Noon TRA 21 shared services
Current or planned IDA/TRA Projects:

- Sir Lowry’s Pass Village - 177 top structure,
- Wolwerivier - 500 top structure,
- Mfuleni (Busasa) IDA - 1100 top structure,
- Fisantekraal TRA - 285 shared services,
- Masiphumelele TRA - 180 shared services,
- IY 9 (IRT) TRA - 9 shared services,
- Witstand TRA - 218 shared services,
- Sweethomes TRA - 320 shared services,
- Wallacedene TRA - 1000 improve services
Integrated Development Areas (IDA’s) (City of Cape Town)

Mfuleni Ext. 2 1100 Individual Services
Blueberry Hill (Tsunami) 1050 Individual Services
Mfuleni Ext. 1 850 Individual Sites
Bloekombos Ext 1 New
Atlantic New

Land Acquisition Dependent Projects, But Priority:

• AT + BT (Khayelitsha) IRT
• Dontse Yakhe (Hout Bay)
• Marcus Garvey (Philippi)
• Philippi TRA ?
• PRASA requests: RR (Khayelitsha ) & Siyahlala (Du Noon)
Other (City of Cape Town)

- Hazeldene – Philippi (services in formal housing)
- Victoria Mxenge – Philippi (services in formal housing)
- Deep Freeze – Macassar (services in formal housing)
- Symphony Way Corridor (ACSA) (New Housing)
- Wash Areas – Various Areas
- 4-in-1 Wallacedene
- 7de Laan – Strandfontein: Consolidation
- Zilleraine Heights; Slab & wet core
- NUSP – 25 Projects
- Helderberg Basin (Wag ‘n Bietjie x4, Pholile Park)
- N2 Settlements (Barcelona, Europe, Kanana, Vukuzenzele, Gxagxa & Kosovo).
Reblocking (City of Cape Town)

21 PROJECTS

Partially complete – Kosovo, Mshini Wam

6 Projects to proceed:

Chuku Town;
Flamingo Crescent
Bonnie Town;
Vygieskraal
Masilunge
Fire and Floods (City of Cape Town)

KITS ISSUED FOR THE LAST FINANCIAL YEAR

- Flood kits: 5603
- Fire emergency: 3,309
- Reblocking/Starter kits: 499
- Enhanced kits: 708
Appendices
1. How long people have been waiting and why?

- There are some 3000 names with date before 1986 indicated as still waiting on the database.
- These are mostly people who are not contactable despite numerous attempts by the city inviting people to update their information.
- Some of them prefer only certain areas and/or rental and do not take up the opportunity, if elsewhere.
- The need in general far outperforms the provision of housing and that is purely a matter of resources and the pace of urbanisation that overtook all cities.
2. How City uses the Waiting List

- It is referred to as a Housing Database and not a waiting list.

- Allocations are done in terms of the City’s Allocations Policy from the Housing Database to new BNG projects, new rental developments and to vacancies that occur in the existing rental stock;

- In short allocations are done in date order of registration on the database but certain special needs groupings and target areas may be identified to get priority allocation. It will still be from the database and still in date order;

- Where there is an Informal settlement earmarked for allocation in a project or for upgrading on land, households are registered on the database to ensure that their details can be checked against all National systems as required by the National Housing Code.
Queue Jumping

Queue jumping methods are:

1. People invading land and expecting earlier attention than people on the Database;

2. Forming various groups like backyarder formations, informal settlements, playing one off against the other and expecting earlier attention than people on the Database, whether from backyarders or people in informal settlements;

3. Protest actions that sometimes results in earlier attention than people on the Database;
Housing Code Programs
City of Cape Town – Mid-term review