

New Approaches to Housing in the Western Cape

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First Decade of Democracy

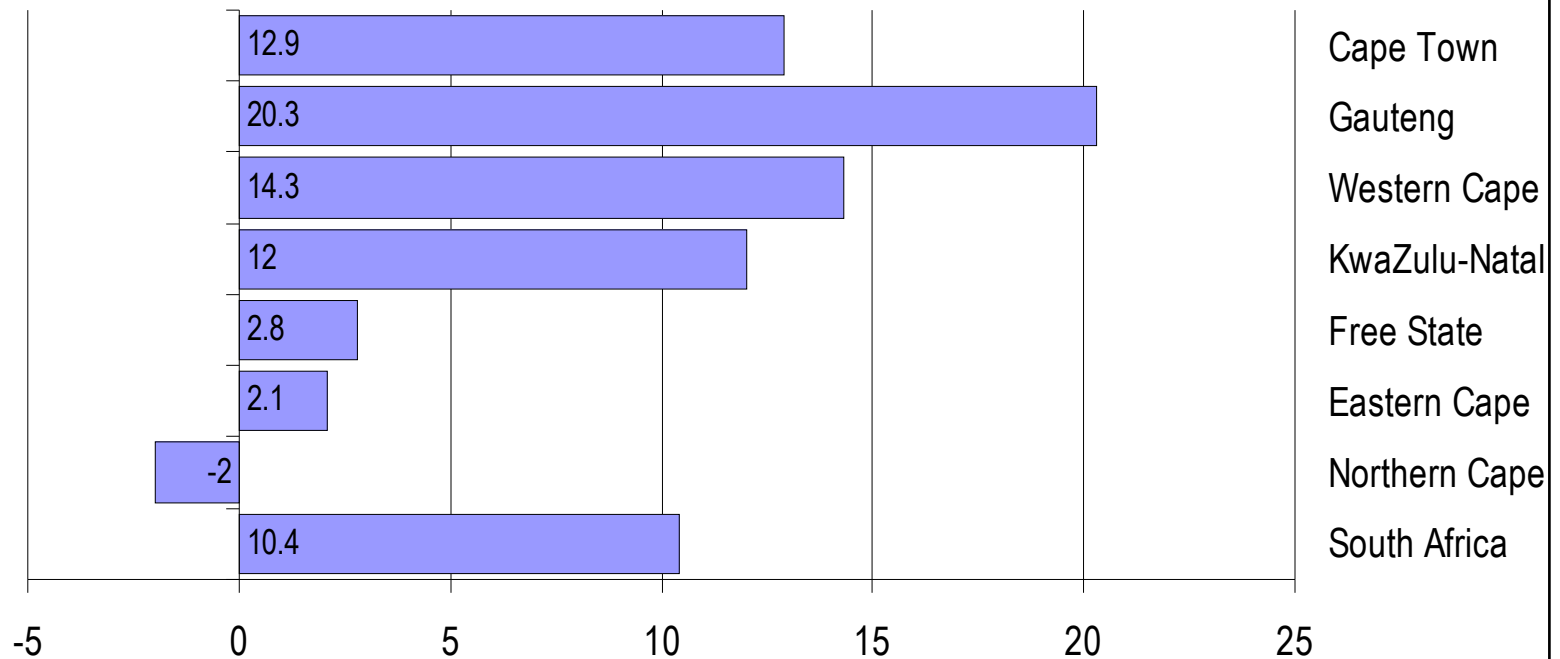
- Delivered 1.6 million houses
- Peripheries of cities and towns
- Varying degrees of community facilities
- Backlogs biggest in economically growing areas
- Poor people increasingly physically, socially & economically marginalised
- Urban sprawl, environmental degradation

Second Decade of Democracy

- Plan/deliver integrated human settlements
- Provincial Spatial Development Framework (PSDF) to
 - Guide Municipal IDPs, SDFs & public sector budgets
 - Influence private sector spending
- PSDF to facilitate appropriate macro development
 - protect some areas
 - densify/integrate other areas
- PSDF shows interrelatedness between social, environmental & economic activity in space
- Promote 'triple bottom line' decisions

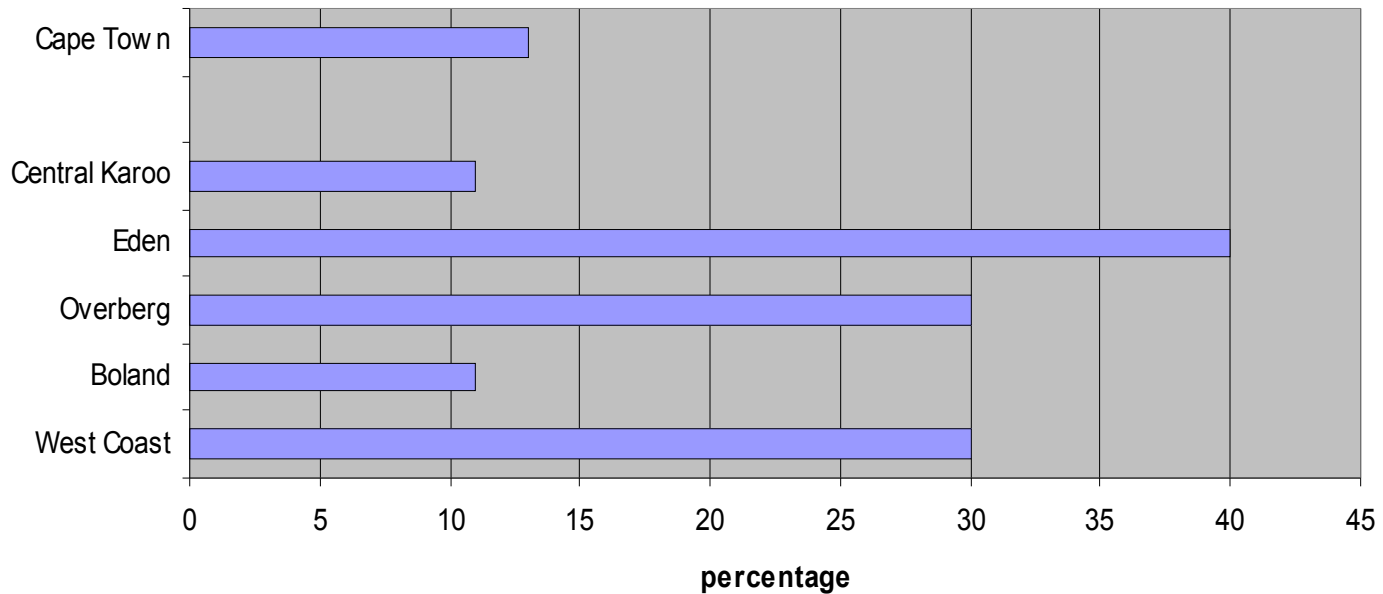
Settlement Challenge

% population growth 1996 - 2001



Different Rates of Growth

% population growth WC Districts and City of Cape Town 1996 - 2001



Measuring the Challenge

- 48 000 migrants into W Cape annually
- Household size decreasing from 4.5 to 3.8
- Provision **EACH YEAR:**
 - 12 000 dwelling units**
 - 12 new primary and 6 new secondary schools**
 - 2 to 3 new clinics**
- over and above **existing backlogs**

African Migration Profile

- Mainly from Eastern Cape
- Maintain E Cape roots, many return to retire
- large youthful, poorly skilled population
- significant contribution to natural increase
- new non-metro establishing eastern W Cape
- split flows:
 - one toward Cape Town
 - other to selected Districts e.g. Eden
- Follow economic growth potential

Coloured Migration Profile

- two trends:
 - in-migration from N & E Cape to non-metro Districts (poorer, lower skills)
 - substantial (richer, more skilled) out-migration to Gauteng largely from Cape Town
- diminishing exchange and consequent loss of family ties between metro and non-metro

White Migration Profile

- (richer, skilled) migrants from far afield, incl. abroad
- (young richer, skilled jobbing abroad)
- Many whites appear footloose:
 - migrating into, between, metro and non-metro areas within the W Cape
- Net flows (older & richer) into W Cape, esp. coastal districts & Cape Town

Quality, Not Only Quantity

- Integrated & sustainable human settlements
 - Redress legacy of racial and social divisions
 - Combat urban sprawl
 - Ensure accessibility/centrality for poor
- Empowered & vibrant communities
- Employment opportunities
- Social capital formation through settlements

Changing the Planning Paradigm

- Not just numbers of units, but
- WHERE and HOW housing built can help combat poverty e.g.
 - Close to urban core & access routes gives mobility, facilities & opportunity for trade
 - Labour intensive, linking big & small (BEE, women) contractors
 - Energy efficient materials, design, layout

Planning for Integrated Settlements

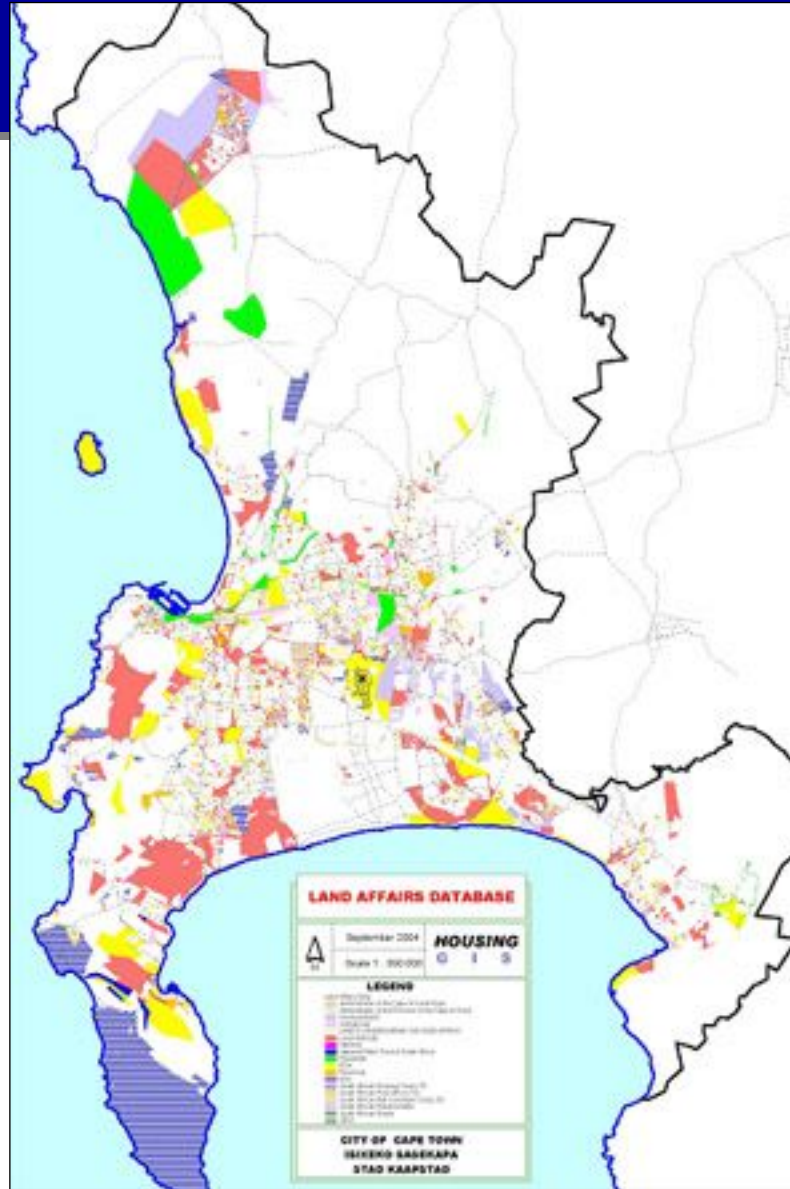
- Department restructuring to PLAN & deliver
- Collaboration with other Depts/spheres of govt via iKapa elihlumayo strategies to
- enable province to assist municipalities to
- fast track useful housing chapters of IDPs for integrated delivery of housing on well located land

Improving Integrated Housing Delivery

- Alignment of municipal IDPs, provincial Housing Development Plans and national Housing Plan
- ensure coordinated funding prioritisation for bulk services, LED, electrification, health and recreation facilities through MIG & top-ups
- Maintain and expand current cooperation between the Department of Housing and Social Cluster partner Departments (all spheres)

Well Located Land

- Identify and release public land (City & Province working together on land audit)
- National policy for private land acquisition
- 'Big 4' = major settlement opportunity
- Provinces to assist municipalities to act as developers
- expedite provision of rudimentary services



Supporting Research

- Major Towns, State of Enviro, PSDF work
- NSDP commissioned papers & findings
- IDPs
- Dept of Agric and other Depts : GIS
- Sectoral research (Econ Devt, Wesgro, dti)
- National Economic cluster work
- Treasury's reviews
- Micro Econ and other iKapa strategies

Summary: Implications for Housing

- City of Cape Town = 73% W Cape backlog
- Shift to demand > supply driven delivery
- Less 'one-house-one-plot' approach
- Focus on options: mixed densities, rental, etc
- Functional & racial settlement integration
- Mobility, access, activities > roads, facilities
- Triple bottom line: **Socially equitable, environmentally sustainable, economically viable**

Enkosi
Dankie
Thank you