



CITY OF CAPE TOWN  
ISIXEKO SASEKAPA  
STAD KAAPSTAD

# Portfolio Committee of Human Settlements

## Service Delivery

22 February 2023

# Presentation Outline

1. Overview
2. Financial & Non-Financial Performance
3. Informal Settlement Programme
4. Unlawful Land Occupation

# Overview

## ***Supporting a housing market that can deliver at scale to meet the needs of Cape Town's population.***

The following Human Settlements Programmes are implemented by the City of Cape Town:

### **Integrated Residential Development Programme**

- Breaking New Ground Programme
- Enhanced People Housing Process
- Serviced sites roll-out

### **Informal Settlements Upgrading Programme**

- Incremental upgrading initiative (in-situ, re-blocking & super-blocking)
- Tenure reform initiative
- Informal Settlements data improvement initiative

### **Unlawful land occupation Programme**

- Managed Settlement initiative

# Financial & Non-Financial Performance

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USDG & ISUPG  
Serviced Sites

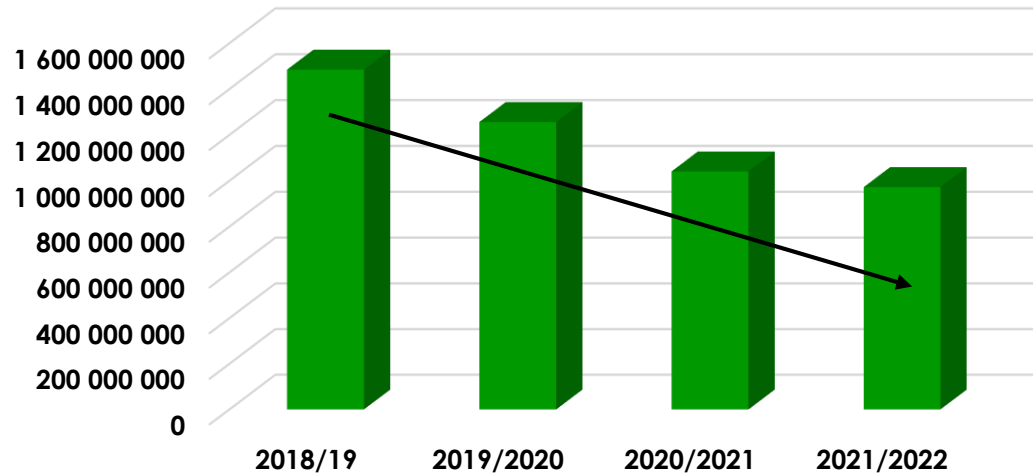


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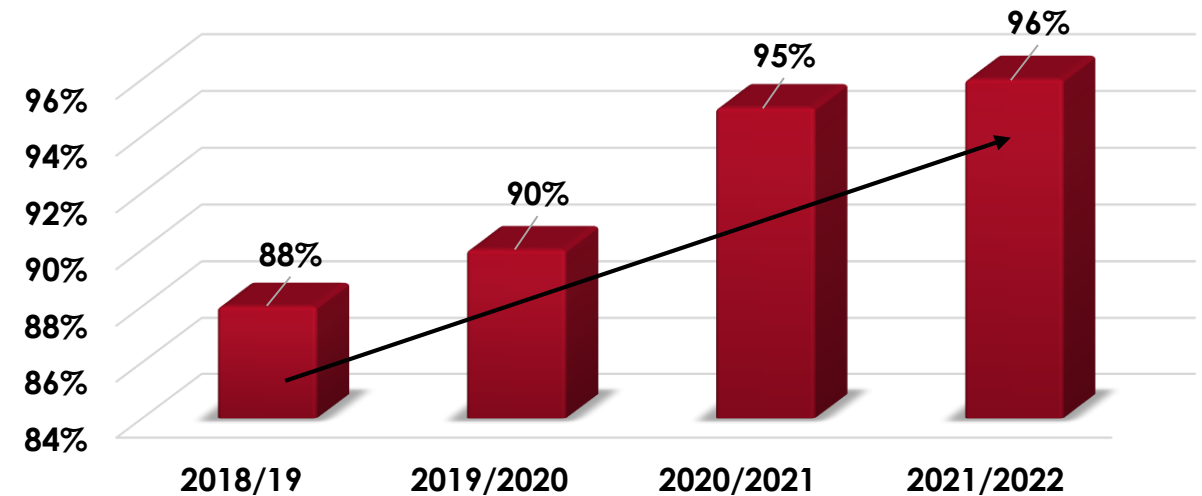
# USDG Historical Expenditure

USDG	2018/19	2019/2020	2020/2021	2021/2022
Allocation to the City	1 484 790 000	1 256 090 609	1 040 824 000	972 431 000
Amount Spent	1 306 642 485	1 134 643 297	984 638 167	931 264 594
% Spent	88%	90%	95%	96%
				99% Committed

USDG Grant Allocation



USDG Expenditure



# USDG : 2022/2023 F/Y as @ 31 January 2023

Directorate	Current Budget	Cashflow @ 31 January 2023	Expenditure @ 31 January 2023	Exp vs Cashflow	Exp vs Budget
Community Services & Health	70 460 500	30 637 216	18 445 654	60%	26%
Energy	7 000 000	1 002 192	4 174 961	417%	60%
Finance	102 316 981	38 216 031	38 119 964	100%	37%
Future Planning & Resilience	987 385	575 975	395 451	69%	40%
Human Settlements	428 748 322	168 779 251	205 719 793	122%	48%
Spatial Planning & Environment	4 000 000	967 771	870 871	90%	22%
Urban Mobility	71 625 000	5 425 283	3 881 769	72%	5%
Urban Waste Management	20 000 000	-	-	0%	0%
Water & Sanitation	260 405 812	102 632 627	102 496 027	100%	39%
<b>Grand Total</b>	<b>965 544 000</b>	<b>348 236 345</b>	<b>374 104 490</b>	<b>107%</b>	<b>39%</b>

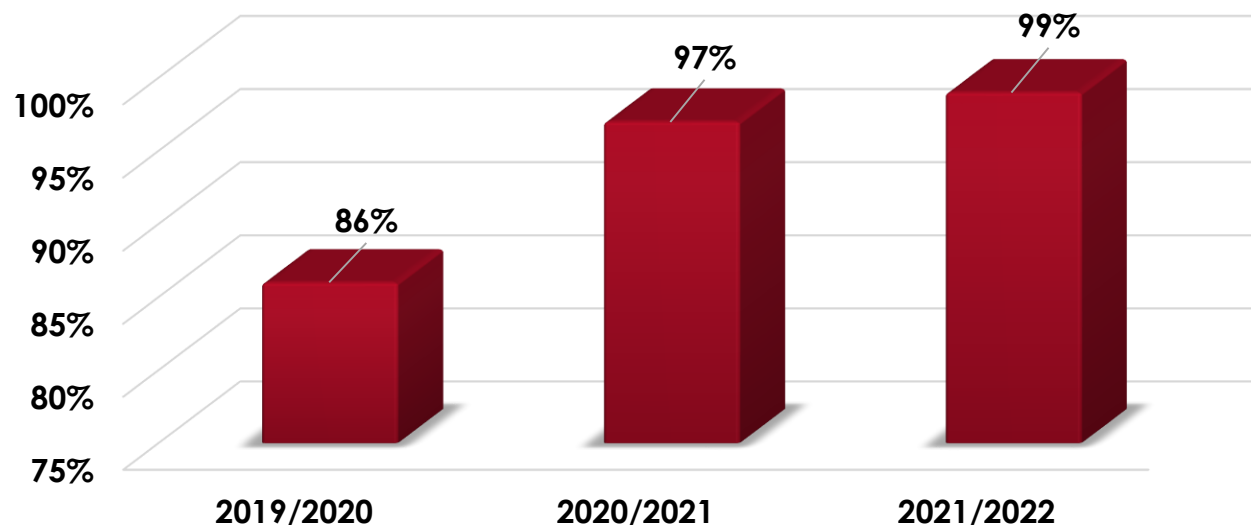
- City overall at **39 %** expenditure
- Planned Expenditure : R348 236 345m
- Actual Expenditure : R374 104 490m
- Variance : **R 25 868 145m**
- Expenditure compared to planned cashflow @ 31 January 2023 at **107%**

Expenditure @ 21 February 2023 : 40%

# ISUPG Historical Expenditure

ISUPG	2018/19	2019/2020	2020/2021	2021/2022
Allocation to the City		256 633 390	296 321 000	518 140 000
Amount Spent		221 947 845	285 968 819	512 760 338
% Spent		86%	97%	99%

## ISUPG Expenditure



### ISUPG expenditure :

- Informal settlement electrification programme
- Provision of basic services – new installations
- Informal Settlement upgrading projects e.g. Ravensmead, Deep Freeze, Garden Cities with serviced sites etc.

# ISUPG : 2022/2023 F/Y as @ 31 January 2023

Directorate	Current Budget *	Cashflow @ 31 January 2023	Expenditure @ 31 January 2023	Exp vs Cashflow	Exp vs Budget
Energy	19 801 451	5 848 736	7 732 382	132%	39%
Finance	54 210 420	18 601 785	18 601 785	100%	34%
Human Settlements	364 629 791	126 168 828	164 529 828	130%	45%
Water & Sanitation	115 750 000	27 011 628	23 115 589	86%	20%
<b>Grand Total</b>	<b>554 391 662</b>	<b>177 630 977</b>	<b>213 979 585</b>	<b>120%</b>	<b>39%</b>

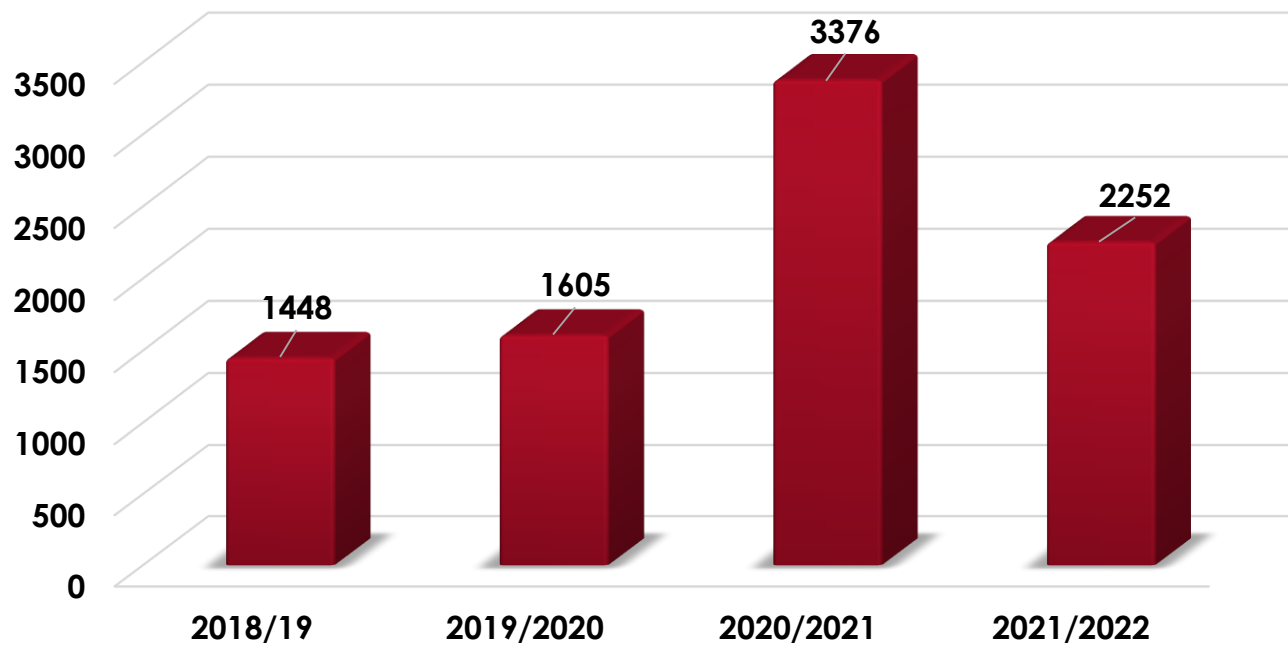
- City overall at **39 %** expenditure
- Planned Expenditure : R177 630 977m
- Actual Expenditure : R213 979 585m
- Variance : R36 348 608m
- Expenditure compared to planned cashflow @ 31 January 2023 at **120%**

Expenditure @ 21 February 2023 : 42%



# Non-Financial Performance

	2018/2019	2019/2020	2020/2021	2021/2022
Serviced Sites	1448	1605	3376	2252



## Delivery of Serviced Sites influenced by :

- Grant funding reductions, specifically the Human Settlement Development Grant, which more than halved in 5 years.
- Construction “mafia” tactics threatening the safety and security of person on site, with South African Police Services reporting’s of shooting incidents.

# Informal Settlement Programme

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# Upgrading of Informal Settlements

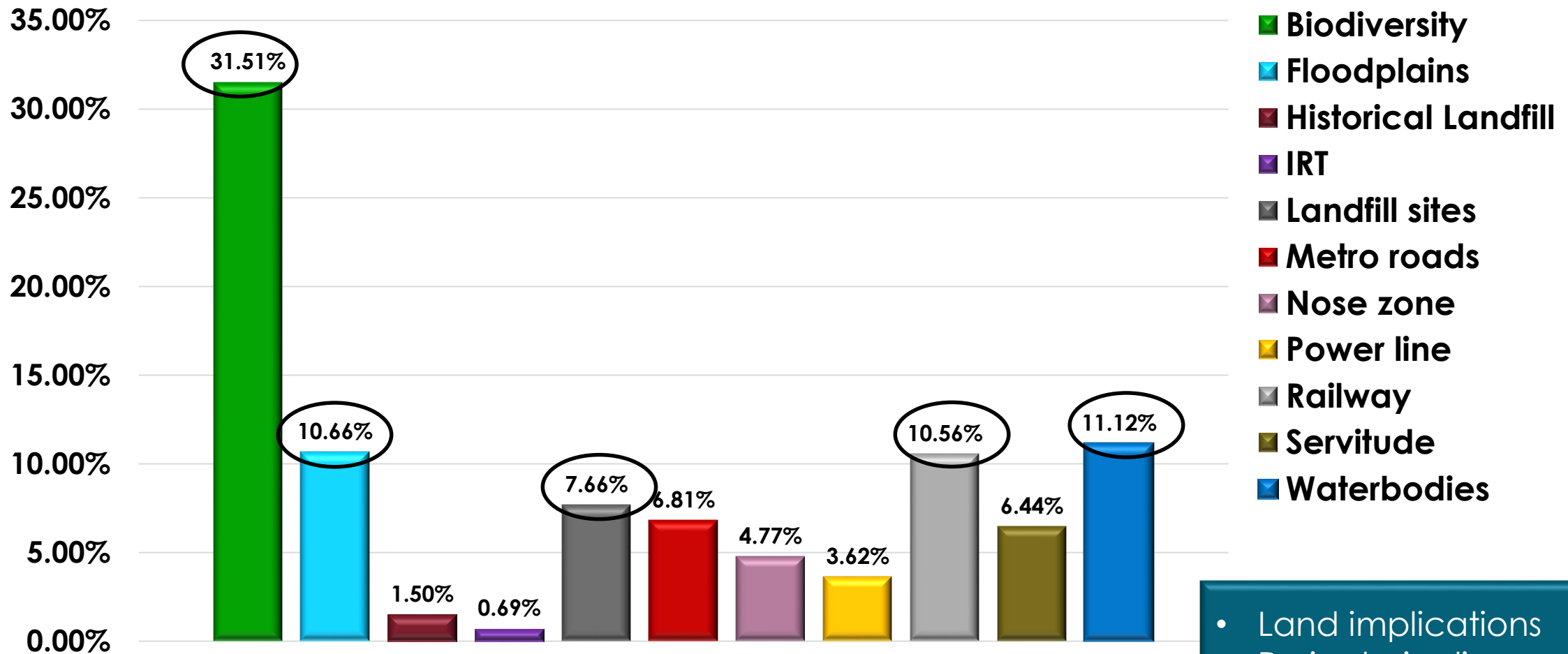
- Urbanisation and growth in informality with increased densities
- The City's response to informality is detailed through approaches to
  - inclusive design of informal settlements and emergency housing;
  - the provision of basic service infrastructure;
  - the recognition of informal building practices;
  - the opportunities for supporting informal structure compliance and tenure.
- The City's priority is to **provide safer and healthier housing opportunities** for those living in inadequate housing.
- The social and economic inclusion of these spaces within the broader city environment through the development of integrated and sustainable human settlements is key to the City

# Extent of Informality

TYPES - AREAS OF INFORMALITY	# SETTLEMENTS	# STRUCTURES
Backyarder Settlement	31	1 419
Informal Settlement	497	201 151
IDA/TRA/ Re-blocked	33	12 361
Rental Stock Settlements	71	9 478
Small Farmers/ Rural Settlement	17	2 863
<b>New settlements (i.e. March 2020 to December 2021)</b>	<b>186</b>	<b>69 318</b>
<b>TOTAL</b>	<b>835</b>	<b>296 590</b>

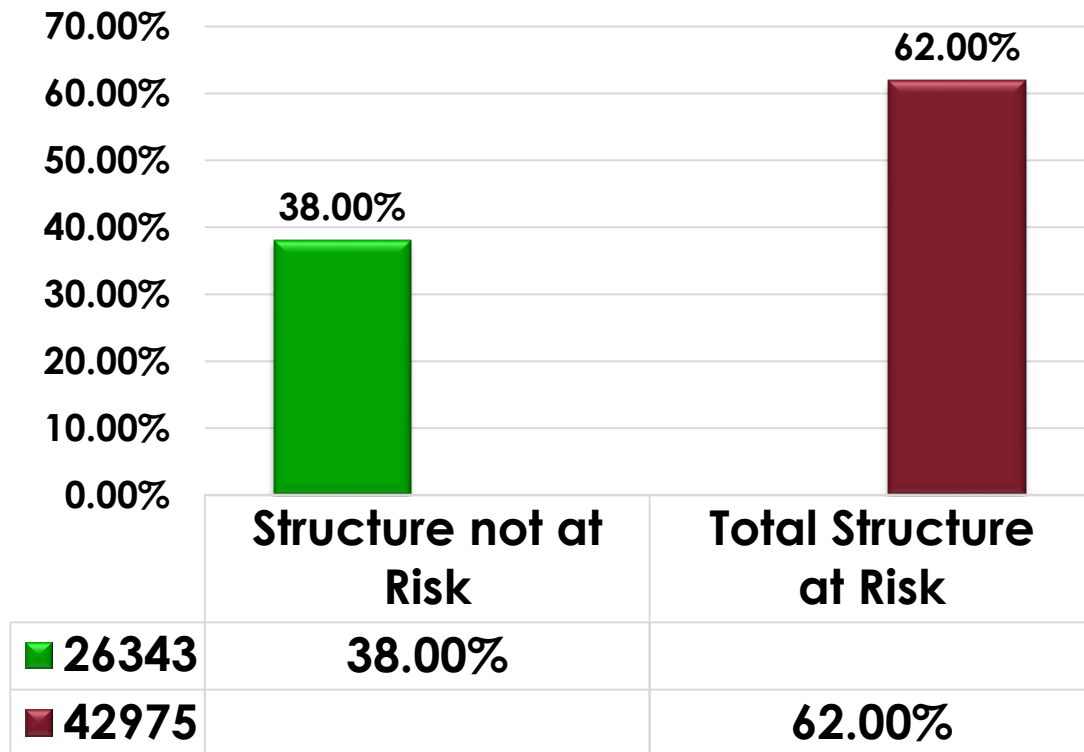
**Data collected from aerial photography or drone footage with individual structure counts, physical surveys in some instances and solid waste door to door survey information. Data is updated on an annual basis**

# Risk Assessment of New 186 Settlements . . .



- Land implications
- Project pipeline
- Relocation Programme

# Risk Assessment of New 186 Settlements . . .



## Access to Basic Services

- **Water installations** (1:25 ratio)
  - Require  $\pm$  2772 taps
  - Capex for installation R 20.8m
- **Sanitation** (1:5 ratio)
  - Require  $\pm$  13 863 toilets
  - Capex : Full Flush : R 242.6m with annual operating cost of R 89.9m
  - Capex : Container : R110.9m with annual operational cost of R 176.3m
- **Summary 186 settlements** requires capital budget of R 263m and an annual operating budget of R176m
- Require  $\pm$  500 Ha land for relocation of 42 975 high risk structures

# Informal Settlements Upgrading Pipeline

- The City must develop an Informal Settlements Upgrading Pipeline (*HS Sector plan : 25 Year pipeline*) which supports the **alignment of conditions that must be met in order for upgrading to take place**.
  - Land is **owned by the City** or, where this is not the case, permission is granted to the City of Cape Town to undertake upgrading;
  - **Land can be developed for residential purposes** (Physical risk assessment & Age of settlement, environmental risk factors)
    - Not in a road or rail reserve or a wetland or under power-lines,
    - Not within or alongside environmentally sensitive areas (such as areas containing critical biodiversity, or prone to flooding or wildfires).
  - There is available **land to support de-densification** of the community;
  - **Land use rights have been obtained** (EIA / WULA etc.)

# Basic Service Provision

The City's Informal Settlements Upgrading Programme (ISUP) allocates basic service upgrading according to the following convention :

*(Services are provided by Water & Sanitation Directorate)*

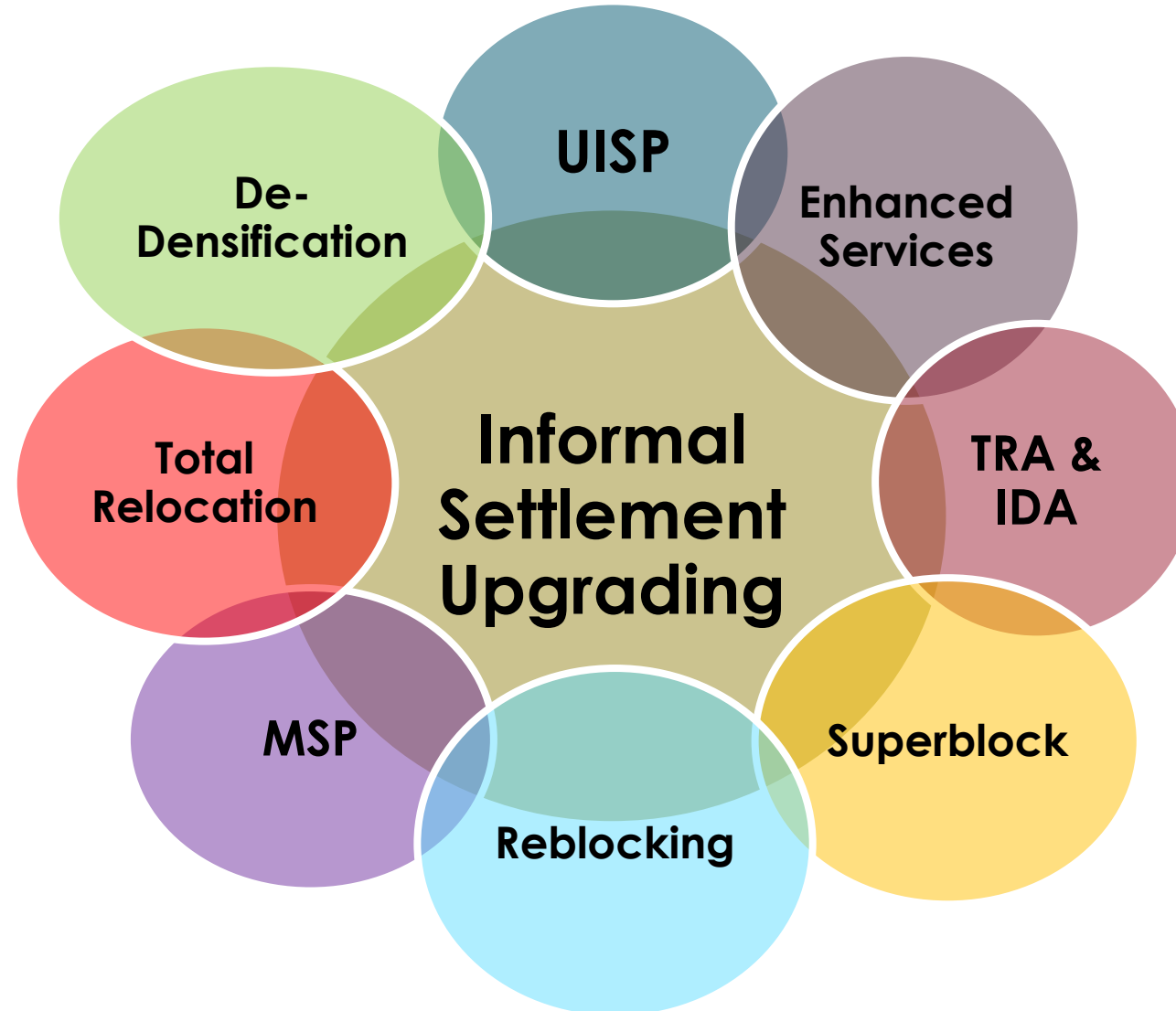
- Where settlements have no services (generally as a result of unlawful land occupation): **Emergency Relief Services are provided where possible;**
- Where settlements have some temporary basic services: **full basic service upgrading** is provided : 1:25 = 1 water point for 25 households & 1:5 = 1 toilet for 5 households.
- Following the installation of full basic services, **incremental upgrading is to continue as per project pipeline and grant funding conditions**





# Development Pathways

Based on settlement data, analysis and land availability :  
Various development pathways for upgrading



# Deep Freeze – UISP & Enhanced Services - Example



Before



After





## Garden Cities UISP, Mfuleni

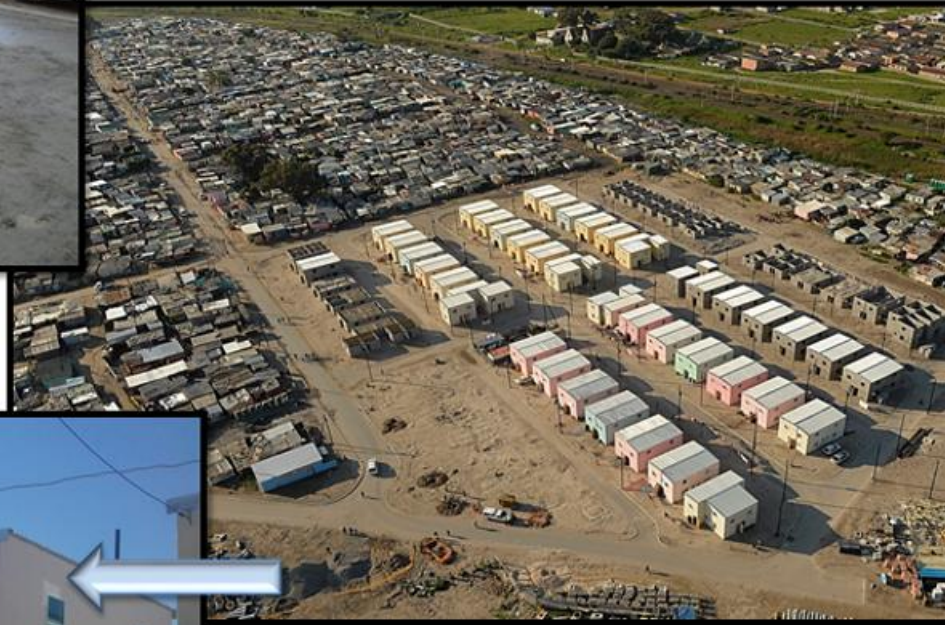


## Wallacedene 4 in 1 Plus UISP, Mfuleni





# Upgrading of Informal Settlements - Examples



**Sweethomes** – In-situ upgrading and construction of ABT structure for those relocated out of formal roads



# Upgrading of Informal Settlements - Examples

## Bosasa IDA, Mfuleni



- Bosasa IDA developed to accommodate fire victims from BM Section & Mfuleni (i.e. Burundi flood prone area) and high risk settlements from Khyayelitsha i.t.o. of Emergency Housing Programme
- 1221 units developed with a social hub, which includes an ECD and recreational facilities
- Allocation Criteria applied :
  - Vulnerable Groups (Age, child headed, disabled),
  - Flood Affected
  - Risk Location
  - Longest on HSS database
  - Age of person



## Bosasa IDA, Mfuleni



Community Facility developed by Social Services Directorate – ECD Facility and Community meeting rooms



Beneficiaries provided with a 26 m<sup>2</sup> emergency housing structure (Top structure unit cost : ±R54 000), which consists of a prefabricated light gauge steel structure with corrugated cladding. Each structure is fitted with an internal toilet and wash basin & electricity.



# Wendy Park IDA, Ravensmead



ABT technology :  
Double storey units





# Wendy Park IDA, Ravensmead



ABT technology :  
Single storey units





# Unlawful Land Occupation

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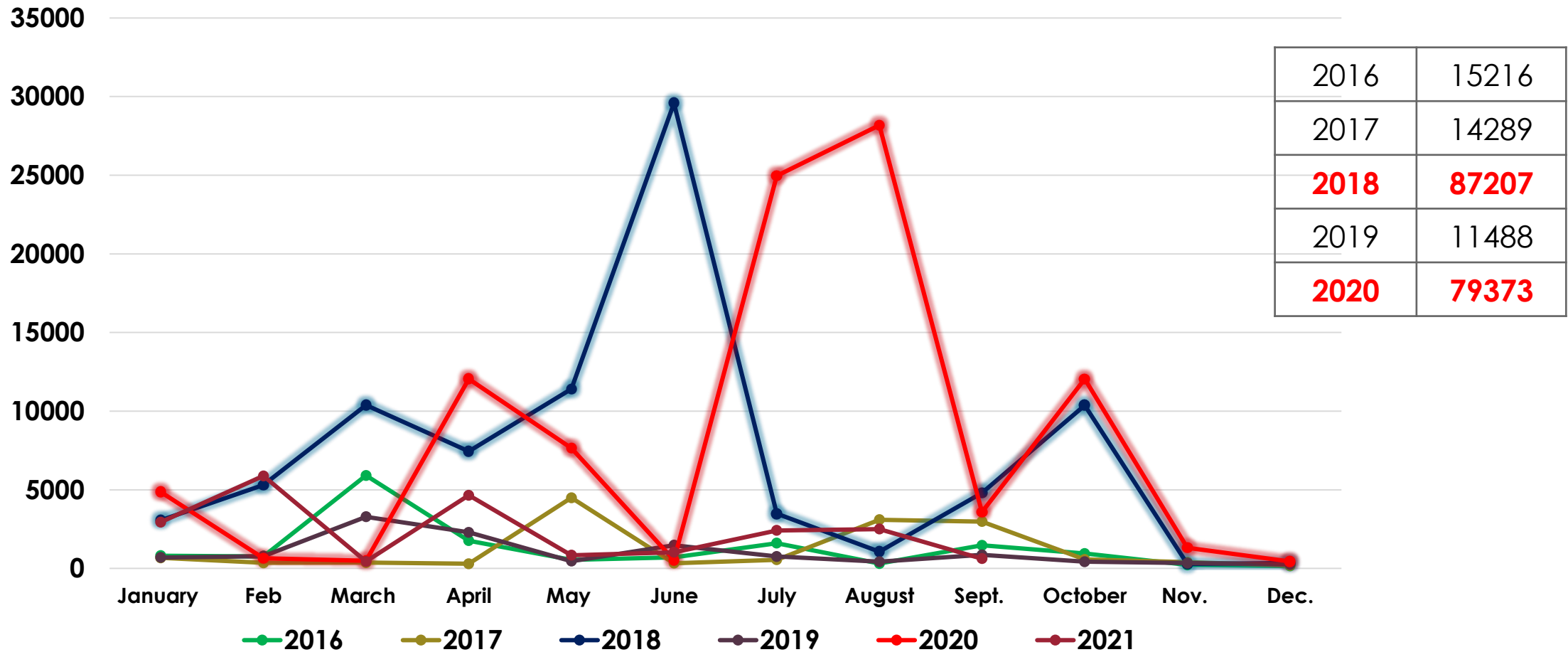
- Cape Town has experienced a wash of unlawful land occupation attempts since the beginning of the implementation of the Disaster Management Act, in late March 2020.
- The latter half of July 2020 experienced the most dramatic acts of unlawful occupation to date; suggesting that the economic toll of the lockdown has begun to affect the ability of households to pay for their shelters.
- City resources have been stretched as occupiers have taken to vacant, developing, and developed land parcels to unlawfully erect dwelling structures.

# Catalysts of Unlawful Land Occupation (ULO)

- Political manoeuvring
- Opportunistic entrepreneurship
- Service delivery protest
- Need for space
- Fear
- Proximity to alternative services
- Economic Impacts of COVID 19 (illegal eviction from backyards)
- “Gaming the system” (Awaiting City DRM support and temporary basic services)



# Unlawful Land Occupation Trend 2016 - 2021



2018 & 2020 - Both pre-election years

2020 Amplified with COVID Disaster Regulations prohibiting enforcement and evictions

# Housing opportunities lost due to land invasions

Project	Housing Opportunities Lost	Total project value
Maroela North, Kraaifontein	1 687	57 200 000
Backstage 2, Khayelitsha	440	22 000 000
Khayelitsha CBD	368	51 000 000
Mahama Infill projects, Khayelitsha	1 906	20 000 000
Driftsands, Mfuleni (i.e. Los Angeles, Green Park, Sophakama – Planning stage)	TBD	13 834 072
False Bay	327	45 000 000
<b>TOTAL</b>	<b>4 728</b>	<b>R209 034 072</b>

# Various Responses to Unlawful Land Occupation

- **Human Settlement Strategy** – adopted by Council
- **Unlawful Land Occupation Bylaw** – adopted by Council
- Draft **SOP for the Provision of Relief Services** for Un-serviced informal settlements
- Unlawful Land Occupation (ULO) **Framework**
- **ULO JOC** “War Room” with all line departments for daily monitoring of all land invasion attempts and feedback on planned operations  
(Daily stats indicate a reduction of large scale invasions -*Land invasion attempts now occurring at night*)
- Deployment of private **security with tactical response** capabilities
- **Legal process** for interdicts to protect land and eviction orders i.t.o. Pie Act

# Operational impact of unlawful land occupation

- The **financial implications** of these land occupations are enormous and will have a long term effect on the city
- The City does not have the **resources to cater for all newly formed settlements** often immediately asking for services, at the expense of planned service provision.
  - The funding the city receive from the national government is decreasing but the settlements and basic services needs are increasing and the City cannot afford the large-scale, orchestrated land invasions.
- **Land occupied not suitable for human habitation** (residential use) e.g. Nature Reserves, rail reserves or flood prone areas
- **Long term operating cost for provision of Basic Services** (water, sanitation, solid waste removal, electricity)
- **Reduced value of the land** e.g. Housing projects, Nature Reserve ; Road reserves, Biodiversity sensitive dunes, community sites, parks etc.
- **Legal Fees** : Court order ; Eviction application and provision of Emergency Housing afterwards.
- **Medical cost** of staff injured on duty
- **Indiscriminate loss of life ... man, woman & children**



# Regulatory & Policy Reform

- Review of the **Pie Act**
- Review of **Emergency Housing Code**
  - Unintended consequences
  - Loop hole identified and people are taking advantage of it
  - Private court evictions
  - State / SoE-metro to provide emergency housing
  - Financial viability
- Currently unfunded to provide alternative housing (land / services / top structure / operational cost for maintenance and cost of services)  
= translated into queue jumping





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THANK YOU | ENKOSI | DANKIE

Making progress possible. **Together.**