

# **FISH HOEK VALLEY RATEPAYERS & RESIDENTS ASSOCIATION**

*(Incorporating Fish Hoek, Clovelly and Sun Valley)*

Central Circle, Fish Hoek 7975

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Heritage Western Cape: Conservation Body

**TO:** [https://www.capetown.gov.za/\\_layouts/15/WebFeedback.SharePoint/webfeedback.aspx?id=%20378cc19d-2446-4848-a337-0e89b5250ca2](https://www.capetown.gov.za/_layouts/15/WebFeedback.SharePoint/webfeedback.aspx?id=%20378cc19d-2446-4848-a337-0e89b5250ca2)

**SUBJECT: COMMENTS ON THE INCLUSIVE ECONOMIC GROWTH STRATEGY**

**DUE DATE: 14 OCTOBER 2020**

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Thank you for this opportunity to comment. This one wasn't communicated very well, which limited the review period.

If there are risks associated with densification (crime, congestion and contagious diseases on page 11 and 15), perhaps the City should revisit its position on densification.

Page 11 Typo: sphere “of” government, not sphere “or” government.

Lack of Access to the Economy on page 11, Connectivity on page 17 and Section 5.6 Improved Transport Solutions refer: Let's get real. Even City assets in townships are not safe. Also, many exclusive, leafy suburbs want to keep their communities private and safe. What is needed is some real town planning for single sleep, eat, work and recreation self-contained communities. Visit Reston Virginia, USA. Then we can finally drop the tired rhetoric of “legacy of apartheid-era physical separation between high-income and low-income communities along racial lines.” So, City, do your part.

More Special Economic Zones (SEZs) should help with private investment and overcome the lack of economic collaboration difficulties. SEZs should also allow the alleviation of the main stumbling blocks to higher employment numbers and these are the ability to fire unproductive workers and no collective bargaining. Think of it as a social experiment, but this is proven globally. For full employment, employment demand should be allowed to fluctuate with products and services demand. Investment is about returns and not paying or reduced taxation is a big attraction. Twilight industrial manufacturing could attract global interest if the labour rates were pitched correctly.

To Inadequate Public Investment on page 12 and Regulator on page 19 should be added electricity generation. Actually, the City could support SSEGs better by providing two-way meters that allow the producer to reduce their electricity bill to zero with a surplus being provided to the City for free. These meters could include remote de-linking to allow safe line maintenance. For section 8.3 Promoting Investment in Cape Town, the City needs to produce its own electricity to mitigate Eskom's load shedding. Again SEZ and associated labour resolution would attract businesses.

Stagnant Township Economies (page 13) can be revived with local manufacture capabilities for replacement parts, especially import substitutions. One suggestion would be parts for the Quantum based taxis. There are many consumables, brake pads, clutches, etc. that should be replaced more often. With volume production, our local townships could supply other areas, perhaps even export.

With the inventiveness of South Africans, a thriving after market industry could be created. Oil recycling is another possibility.

Chapter 2, Competitiveness and Chapter 7 Labour Market Support, job seekers (ex. for customer support centre) need to be shown a path to achieve the minimum standard required of a job applicant and how this can be achieved. Ex. Step 1, can you multiply? If not, pass this course: MOOC Algebra 101, etc. The City may be third tier government and Western Cape Province may be second tier, but this doesn't prevent the DA linking the training with the City's job fulfilment requirements. We support the undefined "central / centralized (workforce development) skills coordinator". Section 7.5: with the EPWP database as a start, a properly maintained job-seeker database would need to regularly contact the applicants and update their current residence. This should be linked to the shared City and Western Cape Provincial health database which experiences similar update difficulties. Section 7.5 a) This database needs to be available to employers, but confidential info needs to be withheld to comply with POPPI.

Road infrastructure for getting the goods to market is also important (Section 5.1 on page 23).

Section 5.3 The developers have the City wrapped around their fingers. We've seen six revisions of plans for a retirement village in our community. Each iteration resulted in a less acceptable proposal. The hospital was finally downgraded to a clinic with nursing staff only. The separate blocks were combined into one. The different pitches of roofs were combined into one. Then they wanted to add an additional floor. Developers should stick to the City's Municipal Planning By-Law with no departures. Otherwise, what is the purpose of this by-law...indeed, any by-law. We don't oppose development. We just want it done using good urban planning methods.

We support developing micro-enterprises in Section 5.5 c).

Section 5.6 LPG could be a good interim solution for reducing CO<sub>2</sub> and NO<sub>x</sub>, but requires forecourt infrastructure. Also, the conversion costs must be drastically reduced or subsidised. Spark-combustion engines can be converted 100%. Compression-combustion engines can safely fumigate up to 35%.

Section 5.7 c) There's a dead building at the corner of Fifth Avenue and Kommietjie Road in Fish Hoek that belongs to the Western Cape Province Education Department that hasn't been used in years.

e) There's a taxi parking area just beyond the Fish Hoek Metrorail taxi rank that could be converted to a MyCiti bus station and informal trading area as there are no residents nearby to annoy late at night.

f) Many Fish Hoek Main Road first floors are empty and could become a high-speed internet hub for call centres.

g) There's a derelict house that hasn't paid City rates in years at 65 A/B Central Circle Fish Hoek.

Section 5.10 The City's Open Data Policy doesn't work for us. We keep asking for the City collected (and bacteria analysed) bi-weekly stormwater samples at our beaches and wetlands.

Regarding crime and Section 5.13 d), SA Police Service needs to be split off into the metro areas or local law enforcement be given full arrest authority.

Mixed-use models makes good sense to us. You'll need to include economic strata for buy-in. This could include a blending from lowest to highest LSM over a broader area.

Section 6.6 (page 42): Our informal sector needs a rethink. Products should be made locally. They

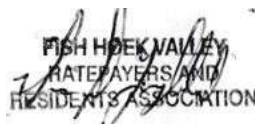
need to stop trading next to our formal sector, yet be trained to become formal traders. We do agree with the provision of basic services, which are not being provided for our current informal traders nor is there any City management and accountability. They are not supposed to trade the same items as our formal traders and sub-letting is not supposed to be allowed. These traders seem to find it difficult to stay within their painted bay lines. We have proposed separate solutions during our public participation period for commenting on our informal traders policy.

Section 6.1 Global competitiveness surveys include how quickly companies can register and get started. The City should measure the time it takes from a one-stop request to service provision. See SEZ recommendation above.

Section 6.2 c) remove the detestable fixed costs for electricity and water provision (the later based on valve size).

Section 6.4 and 6.5 SPVs should include SEZs.

Our beaches are a natural attraction until one discovers they are polluted by the City dumping raw sewage into our bays. The City needs to provide tertiary sewage treatment before release or reclamation of the water.

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