

FISH HOEK VALLEY RATEPAYERS & RESIDENTS ASSOCIATION

(Incorporating Fish Hoek, Clovelly and Sun Valley)

~~Central Circle, Fish Hoek 7975~~

Web: <https://www.fhvrta.org.za/> Facebook: www.facebook.com/FHVRRA/

Heritage Western Cape: Conservation Body

TO: HAVE YOUR SAY

<https://www.capetown.gov.za/layouts/15/WebFeedback.SharePoint/webfeedback.aspx?id=%20e73913eb-80ea-4b8c-b76a-8f4f0c3dc558>

SUBJECT: COMMENTS ON DRAFT INTEGRATED HUMAN SETTLEMENTS SECTOR
PLAN (DIHSSP) JANUARY 2022

DUE: 8 MARCH 2022

The Fish Hoek Valley Ratepayers and Residents Association (FHVRRA) regards the response to the challenge posed to the City of Cape Town by the estimated influx of 800,000 predominantly impoverished people over the ten (10) year period 2018 to 2028 as determining whether the City will remain financially viable. The strain on water and sanitation infrastructure, transport, the unique, but fragile ecology and the need to create jobs to prevent additional freeloading is immense, making the Human Settlements portfolio of existential importance to the City and the Draft Integrated Human Settlements Sector Plan of January 2022 (DIHSSP) pivotal.

The Conclusion to the DIHSSP states that it is an analysis of the status quo of the human settlements function of the City with various proposed strategies to address the many and varied human settlements challenges. This verbose and repetitive document is indeed an analysis with lots of useful information, legislation, strengths, weaknesses, strategies and some actions, but it is not a plan. A plan has objectives, strategies and actions to achieve those objectives and a budget.

Consequently, we summarise what FHVRRA expects of the DIHSSP based on the analysis in the document:-

Objectives -The City expects its population to grow by 800,000 (at least 76% in the <R 22,000 pm earning category) between 2018 and 2028 requiring ± 40,000 new “housing units” (HU) pa to accommodate the influx. For the last five (5) years, only ± 20 000 HU have been added (half by government and half by the private sector). With no real increase expected in the national government contributions, only ? HU pa (objective 1) will be supplied with the bulk of the influx forced to be housed in informal settlements. The City will focus its efforts (in alignment with changed national strategies) on providing services to informal settlements whenever they are suitably located for access to opportunity, land ownership, transport, ecological et al reasons and move them to alternative locations whenever those criteria are not met (objective 2).

Strategies and Actions - The City will provide ? HU pa by a combination of BNG, GAP, social housing etc. in the areas identified by means of the list of projects in progress and planned as shown in the map and table. The City will incentivise the private sector (how?) to provide ? HU pa. The City will direct the location of informal settlements to the areas identified on the map and in the table and prevent the development of informal settlements in the undesirable areas shown on the map. (How given the predilection of the Courts in

WC to protect informal settlements against eviction?) In so doing the City will accommodate ? people pa.

Budget - These strategies and actions will require a budget of R ? pa for HS operating expenses, R ? pa HS capex to be funded by NIHSG, UIHSG and the City by R ?, R ?, R ?, pa, respectively. Capex and opex of other City departments (eg Water & Sanitation, Roads, Transport, Law Enforcement etc.) will be R ?.....

SUMMARY

In conclusion, the FHVRRA proposes that the City rewrites the DIHSSP to address the essential matters we have raised. The analysis and supporting documentation can be pared down and presented in appendices.

Doing this will present both the City and its constituents with a plan to tackle the most cogent issue facing Cape Town at present.

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