

ANNEXURE A

SEMI-STRUCTURED INTERVIEW SCHEDULE WITH MUNICIPAL HOUSING OFFICIALS.

THE PUBLIC HOUSING INFRASTRUCTURE SERVICE DELIVERY BY THE CITY OF CAPE TOWN MUNICIPALITY: A CRITICAL EVALUATION

Please note that all answers are confidential. Participants will remain anonymous. Your name and position is only required for our records, in order to ease the process of data analysis.

SECTION A – BIOGRAPHICAL INFORMATION

This section of the questionnaire deals with background and biographical information.

1. Gender

Male	1
Female	2

2. Age

18 years and younger	1
19 to 30 years	2
31 to 50 years	3
51 years and older	4

3. Ethnicity (*voluntary for statistical purposes*)

Black (African)	1
Coloured	2
Indian and/or Asian	3
White	4

4. Employment status

Full time employed	1
Self employed	2
Part time employed	3
Unemployed	4

5. Income levels

Grade 12 or lower	1
Post matric studies	2
University degree	3
Post graduate degree	4

6. Income level

R1000 or less	1
R 2000 to R2999	2
R 3000 to R3499	3
R3500 to R7000	4

7. Current type of housing

Informal shack dweller	1
Backyard dweller	2
Formal brick house	3
Municipal rental stock	4

8. Marital status

Married	1
Unmarried	2
Never married	3

SECTION B - SEMI STRUCTURED QUESTIONS

1. Please explain the City of Cape Town Municipality's strategic master plan to build sufficient houses for the inhabitants of the 223 informal settlements in and around Cape Town?
2. Does the City of Cape Town Municipality own sufficient public land to build public housing opportunities for informal settlement dwellers?
3. What is the City of Cape Town doing about the constant influx of people from the Eastern Cape into the CBD?
4. Please explain the City of Cape Town's four phased approach to upgrade informal settlements in and around Cape Town?
5. Please elaborate more on the City of Cape Town's private public partnership with Banks to build sufficient houses for the poor in Cape Town?
6. What is the City's strategic plan to increase the current production of 4500 housing units to that of the required 7500 housing units during this financial year?
7. What is the City of Cape Town's strategic plan to implement densification to solve the current housing backlog in Cape Town?
8. What is the reason for the City of Cape Town Municipality not being involved with the government's pilot housing project the N2 Gateway project?
9. What are the major challenges faced by the City of Cape Town Municipality in providing sufficient formal houses to people living in informal settlements?
10. How does the City of Cape Town deal with the issue of land grabbing especially land allocated for public housing infrastructure in Cape Town?
11. What are the policies, strategies and legal requirements for municipal service delivery with reference to public housing service delivery?

SECTION C – LIKERT – TYPE STATEMENTS

Please indicate to what extent you agree with the following statements about the City of Cape Town municipality's public housing programme by marking the appropriate box with an x

	Question	Strongly disagree	Disagree	Neutral	Agree	Strongly agree
1	It is alleged that the City of Cape Town Municipality is doing more to develop the so called affluent areas than to upgrade and improve the living conditions of people living in the informal settlements around the city.					
2	The City of Cape Town Municipality is still applying the old apartheid spatial planning policy, which locates informal settlements on the periphery of the city and far away from economic opportunities.					
3	It is alleged that the City of Cape Town Municipality is delaying the building of adequate formal houses for the informal settlement dwellers in Cape Town.					
4	It is alleged that the City of Cape Town Municipality does not care about the people living in informal settlements and does not provide the basic services to their communities.					
5	It is alleged that the City of Cape Town Municipality is not spending its allocated housing budget to build sufficient houses for the informal settlement dwellers.					

If there is any additional information regarding the City of Cape Town municipality's public housing delivery programme that you would like to share with the interviewer, you are welcome to do so in the space below.

Thank you for participation in this interview.

ANNEXURE B

SEMI-STRUCTURED INTERVIEW SCHEDULE WITH INFORMAL SETTLEMENT AND BACKYARD DWELLERS.

THE PUBLIC HOUSING INFRASTRUCTURE SERVICE DELIVERY BY THE CITY OF CAPE TOWN MUNICIPALITY: A CRITICAL EVALUATION

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SECTION A – BIOGRAPHICAL INFORMATION

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SECTION B - SEMI STRUCTURED QUESTIONS

1. In which of the 223 identified informal settlements do you reside?
2. In which province of South Africa were you born?
3. What is the reason for your migration to the Western Cape and particularly Cape Town?
4. Do you prefer to live in an informal shack or in a formal brick house?
5. What are the greatest challenges or problems you face by living in an informal settlement?
6. Do you have access to basic services like taps with running water, toilets and electricity in your community?
7. Does your community have municipal overhead flood lights to light up your streets by night?
8. Do you have a legal electrical connection in your informal home?
9. Did you register with the City of Cape Town's housing department to become eligible for a formal house?
10. If yes, how long are you waiting for a formal house from the City of Cape Town municipality's housing department?
11. Are you able to afford a bond of between R500 to R1500 for a formal house as part of the municipality's public private partnership programme?

SECTION C - LIKERT – TYPE STATEMENTS

Please indicate to what extent you agree with the following statements about the City of Cape Town municipality’s public housing programme by marking the appropriate box with an x

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5	It is alleged that the City of Cape Town Municipality is not spending its allocated housing budget to build sufficient houses for the informal settlement dwellers.					

If there is any additional information regarding the City of Cape Town municipality’s public housing delivery program that you would like to share with the interviewer, you are welcome to do so in the space below.

Thank you for your participation in this interview.

ANNEXURE C

ITEM NO: C61/05/07

**THE DEVELOPMENT OF THE CITY OF CAPE TOWN MUNICIPALITY'S
FRAMEWORK FOR 222 INFORMAL SETTLEMENTS UPGRADING
MASTERPLAN**

City of Cape Town Informal Settlements

146

Settlements suitable for in-situ upgrade

Fin Year
2007/2008
2008/2009
2009/2010

Required Budget
R 15,413,987.00
R 41,219,737.00

Required Budget
R 5,266,000.00

Required Budget
R 1,409,932.00
R 11,367.00

WORK IN PROGRESS / DEVELOPMENT IN SUPPORT
TO BE DE-DENSIFIED BEFORE SERVICING
NO IMPEDIMENTS

Essential Service Requirements

Table with 8 columns: Age of Settlement, No. of Dwellings (du) / No. of Standpipes (Sp), Water Availability, Sanitation Availability, Flood Prone, Fire risk. Includes criteria like >10yrs = 5, <1yr = 1, >200 = 5, etc.



Main data table with columns: Priority No., Settlement, Land Ownership, Suburb, Sub-Council, Ward No., Est. No. Dwellings (2006), Area (ha), Assumed Dens. Density (du/ha), Est. Dens. Yield (No. of sites), Land Suitability (Can land be in-situ upgrade), Relocation Req. (du), Sanitation (Estimated, Cost), Water (Estimated, Cost), Electricity, Implementation comments, Age of Settlement (20), Density (du/ha), Water Availability (du / Sp), Water Availability (20), Sanitation Availability (20), Flood Prone (20), Fire risk (20), Score (100), Comments.

City of Cape Town Informal Settlements

Settlements suitable for in-situ upgrade

Fin Year

Required Budget

Required Budget

Required Budget

2007/2008

R 15,413,987.00

R 5,286,000.00

R 1,409,922.00

2008/2009

R 41,219,737.00

R 141,150.00

2009/2010

WORK IN PROGRESS / DEVELOPMENT IN SUPPORT TO BE DE-DENSIFIED BEFORE SERVICING NO IMPEDIMENTS

Essential Service Requirements

Table with columns: Age of Settlement, Water Availability, Sanitation Availability, Flood Prone, Fire risk. Includes criteria like >10yrs = 5, >200 = 5, >20 = 4, High = 5.



Main data table with columns: Priority No., Settlement, Land Ownership, Suburb, Sub-Council, Ward No., Est. No. dwellings (2006), Area (ha), Assumed Dens. Density (du/ha), Est. Dens. Yield (No. of sites), Land Suitability (Cm land be in-situ upgrade), Relocation Req. (du), Sanitation Estimated Cost, Water Estimated Cost, Electricity, Implementation comments, Age of Settlement (yrs), Density (du/ha), Water Availability (du/Sp), Water Availability (du/Sp), Sanitation Availability (Du/T), Sanitation Availability (Du/T), Flood Prone (du), Fire risk (du), Score (100), Comments.

City of Cape Town Informal Settlements

Fin Year 2007/2008, 2008/2009, 2009/2010. Required Budget R 15,413,987.00, R 41,219,737.00, R 5,265,000.00, R 1,409,432.00, R 141,500.00

Settlements suitable for in-situ upgrade

WORK IN PROGRESS / DEVELOPMENT IN SUPPORT TO BE DE-DENSIFIED BEFORE SERVICING NO IMPEDIMENTS

Essential Service Requirements

Main data table with columns: Priority No., Settlement, Land Ownership, Suburb, Sub-Council, Ward No., Est. No. dwellings, Area (ha), Assumed Dev. Density, Est. Dens./Yield (No. of sites), Land Suitability, Relocation Req. (du), Sanitation (Estimated Cost), Water (Estimated Cost), Electricity (Area Lighting Current Estimate), Implementation comments, Age of Settlement, Density, Water Availability, Sanitation Availability, Flood Prone, Fire risk, Score (100), Comments.



ANNEXURE D

CITY OF CAPE TOWN MUNICIPALITY'S HOUSING HIGHLIGHTS

Official housing opportunities delivered by the City of Cape Town Municipality

Year of delivery	Housing opportunities delivered
2003/4	1808
2004/5	3469
2005/6	4585
2006/7	7519
2007/8	6439
2008/9	9576
Total opportunities delivered	33 396

(Source: Smit 2008/9:2)

ANNEXURE E

CITY OF CAPE TOWN MUNICIPALITY'S NEW HOUSING PROJECT PLAN

Description	Number of units 2010/11	Number of units 2011/12	Number of units 2012/13
New subsidy/project linked projects	4200	4500	4800
Social housing	300	300	300
Hostel redevelopment	300	300	300
Upgrading of informal settlements & emergency housing	2000	2000	2000
Land restitution claims	200	200	200
GAP (affordable housing)	500	500	500
CRU (major upgrading of rental stock)	1000	1000	1000
Total	8500	8800	9100

(Source: IHP 2010/11 – 2014/15: 24)

ANNEXURE F

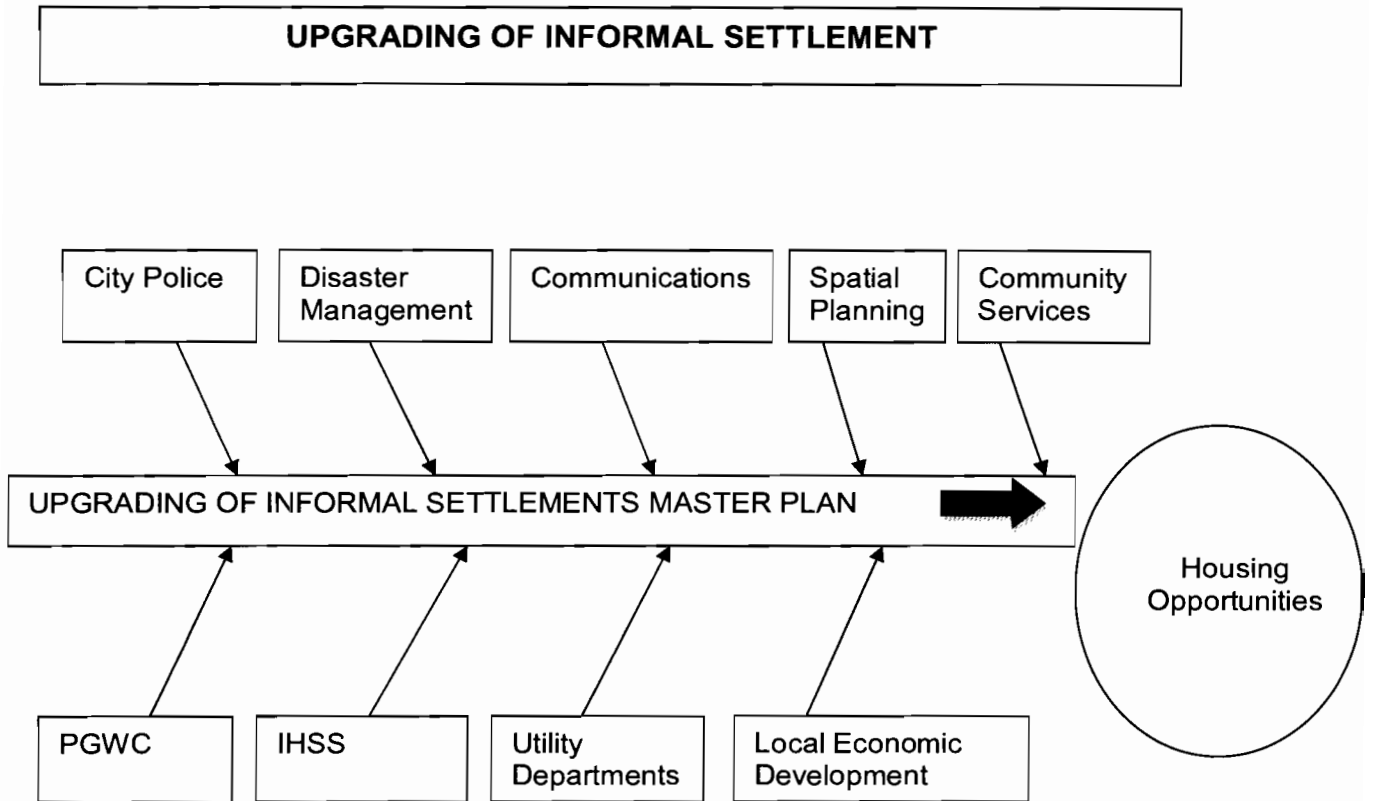
CITY OF CAPE TOWN MUNICIPALITY'S UPGRADING OF INFORMAL SETTLMENT PROGRAMME (UISP) FOR 2007/8 FINANCIAL YEAR

PROGRAMME	PROJECT NAME	PRESENT INTERVENTION	APPRX NUMBER OF HOUSING OPPORTUNITIES	FUTURE INTERVENTION
In situ	Kosovo	Rudimentary service being installed	5500	Possible UISP and CRU
In situ	Sweet Homes	Rudimentary service being installed Dec 2007	2217	Land ownership to be resolved
UISP	Hangberg	Rudimentary service being installed	302	Ownership and houses and CRU
UISP	Happy Valley	Basic services in place and township establishment underway	1347	Ownership and houses
TRA	Maitland	Basic services completed	100	Maintenance until relocation
TRA	Masiphumelele	Basic services completion anticipated September 2008	352	Maintenance until relocation
TRA	Uitsig	Basic services completion anticipated Oct 2008	100	Temporary area for backyard dwellers until allocation to project. Ongoing maintenance
TRA	Nomzamo	Basic services completion anticipated June 2008	230	Maintenance until relocation
TRA	Delft	Basic services completed. Relocation to TRA underway	1100	Maintenance until relocation
TRA	Onverwacht Road	Road reserve approved for construction of road	140	Land identified. Services to be installed
CRU	Imizama Yethu	Basic services provided. Additional	5600	16ha. Number of units to be determined through CRU plans.

(Source: IHP2007/8 – 2011/12:34)

ANNEXURE G

CITY OF CAPE TOWN MUNICIPALITY'S UPGRADING OF INFORMAL SETTLEMENTS MODEL



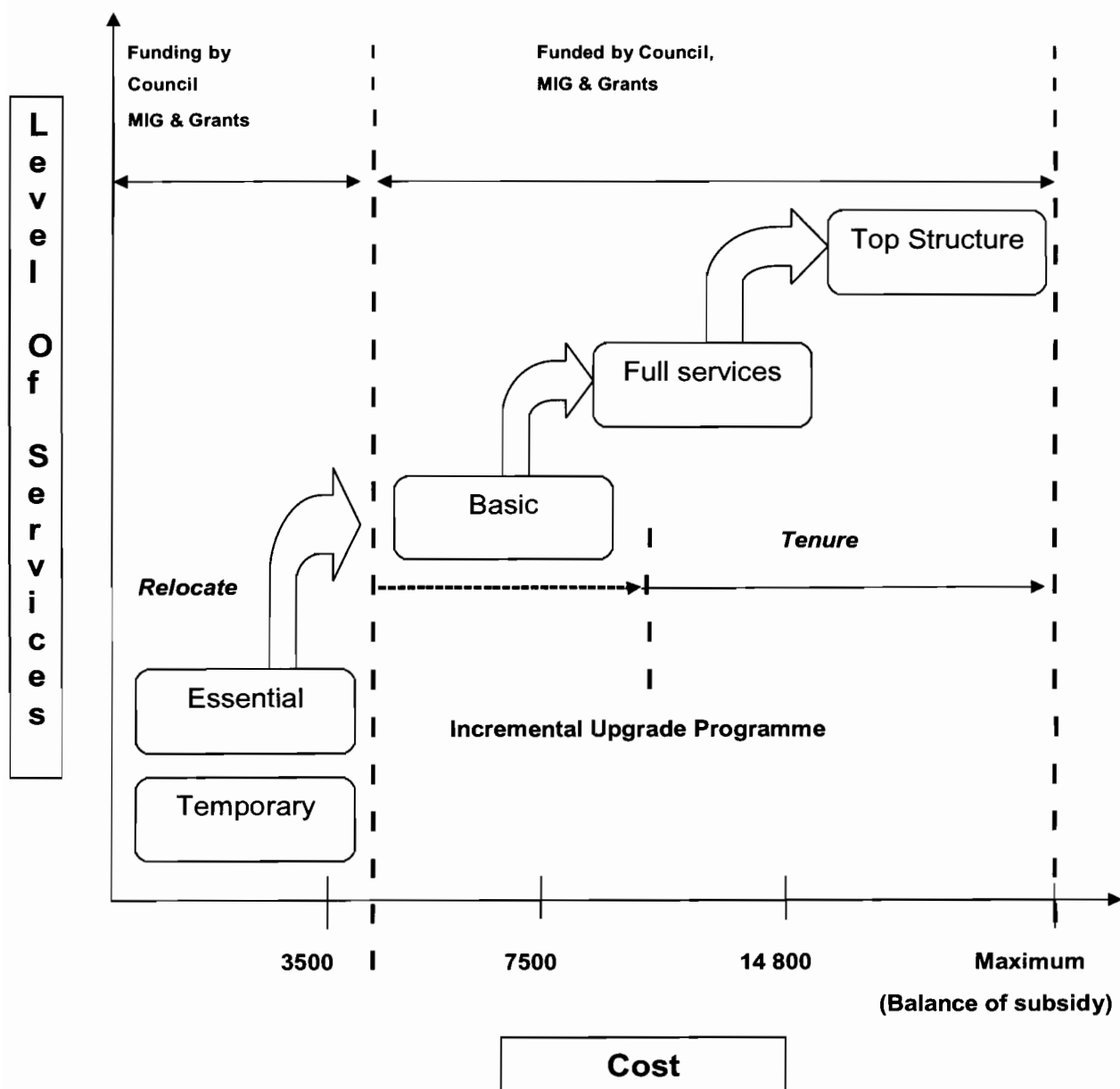
(Source: UISP: 2009/10:8)

ANNEXURE H

CITY OF CAPE TOWN MUNICIPALITY'S INCREMENTAL UPGRADING OF INFORMAL SETTLEMENTS MODEL

Note: Services are installed in an incremental manner as follows: Basic, Rudimentary then Full service (IHP 2007/8 – 2011/12:34).

INCREMENTAL UPGRADE MODULE



(Source: IHP 2010/11 – 2014/15: 17)