

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

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## Declaration

I, **JOSEPH CEDERICK LEE**, hereby declare that this study "Public Housing Infrastructure Service Delivery by the City of Cape Town Municipality: a critical evaluation" is my own original work and that all sources used or quoted have been accurately reported and acknowledged by means of complete references, and that this mini-dissertation was not previously in its entirety or partially submitted by me or any other person for degree purposes at this or any other University.

J.C. Lee.....  
  
Signature

01 MARCH 2011  
.....  
Date

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## ABSTRACT

The aim of this study was to determine the level of commitment and involvement of the City of Cape Town Municipality in providing sufficient public housing opportunities to the approximately 350 000 people living in 223 informal settlements and backyards in and around Cape Town. Semi-structured interviews were conducted with identified city housing officials as well as residents from different informal settlements and backyards in Cape Town.

These interviews confirmed the research questions and objectives of this study. Forty three percent of respondents confirmed that there are indeed 223 informal settlements in and around Cape Town. The shortage of public land for housing, the constant influx of people from neighbouring provinces, and the limited municipal financial resources, are challenges impacting on public housing service delivery to the poor. The said Municipality has adopted a four-phased plan to upgrade and improve the living conditions of many informal settlement and backyard dwellers in the city. Cape Town has natural boundaries consisting of Table Mountain on the southern side and the Atlantic Ocean on the western side. The region is also rich in various plant life, which also influences public housing delivery. The study confirmed that the municipality cannot eradicate the housing backlog on its own and that it should enter into cooperation with business to try and resolve the Cape Town housing dilemma.

The informal settlement dwellers listed their challenges, such as shack fires, flooding in winter and very hot as well as sometimes very cold conditions. Gangsterism and crime also present a major threat to them while living in these areas.

## OPSOMMING

Die doel van hierdie studie was om die verbintenis en betrokkenheid van die Stad Kaapstad Munisipaliteit in die verskaffing van genoegsame openbare behuisingsgeleenthede vir die ongeveer 350 000 mense wat tans in 223 informele nedersettings binne, sowel as buite die stedelike gebied ressorteer, te bepaal.

Ongestruktureerde onderhoude was met beide geïdentifiseerde stadsbehuisingsamptenare sowel as inwoners van verskillende informele nedersettings en agterplaas bewoners gevoer. Die gevolg van hierdie semi-gestruktureerde onderhoude het die bevindinge van navorsingsvrae en doelwitte bevestig. Drie-en-veertig persent (43%) van respondente het bevestig dat daar inderwaarheid 223 informele nedersettings in en om Kaapstad bestaan. Die tekort aan publieke grond vir behuising, die voortdurende invloed van mense uit naburige provinsies en die beperkte munisipale finansiële bronne is uitdagings wat 'n impak op die lewering van openbare behuising vir die armes maak. Die Stad Kaapstad Munisipaliteit het 'n vier fase plan aangeneem om die opgradering en verbetering van lewensomstandighede vir baie informele nedersettings en agterplaas bewoners te bewerkstellig. Kaapstad het natuurlike grense wat bestaan uit Tafelberg aan die suidekant en die Atlantiese Oseaan aan die westekant. Die streek is ook ryk aan verskillende vorms van plantlewe: dit alles beïnvloed die verskaffing van openbare behuising. Die studie bevestig dan ook dat die Munisipaliteit nie alleen die agterstand met betrekking tot openbare behuising kan uitwis op hul eie nie en het toegetree tot 'n samewerkings-ooreenkoms met besighede om die behuisingsdilemma aan te spreek.

Inwoners van informele nedersettings het hul uitdagings genoem as: brande, oorstromings in die winter en baie warm en soms koue weersomstandighede. Bendebedrywighede en misdaad dien ook as groot bedreigings terwyl hulle hulself in die informele nedersettings bevind.

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