

# Can Affordable & Sustainable Housing be the Keystone to Social Mobility? Progress one year on....

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# The Fellowship in Hout Bay





# Hout Bay Near Cape Town





# Hout Bay Near Cape Town

- **More than 13,000 homes - about 50,000 people**
- **Surrounded by mountains and Southern Atlantic Ocean**
- **Distinct area within wider Cape Town.**
- **Former fishing village.**
- **Village atmosphere.**
- **Settlements: Imizamu Yethu, Hangberg (Township), Wealthy white owned housing**



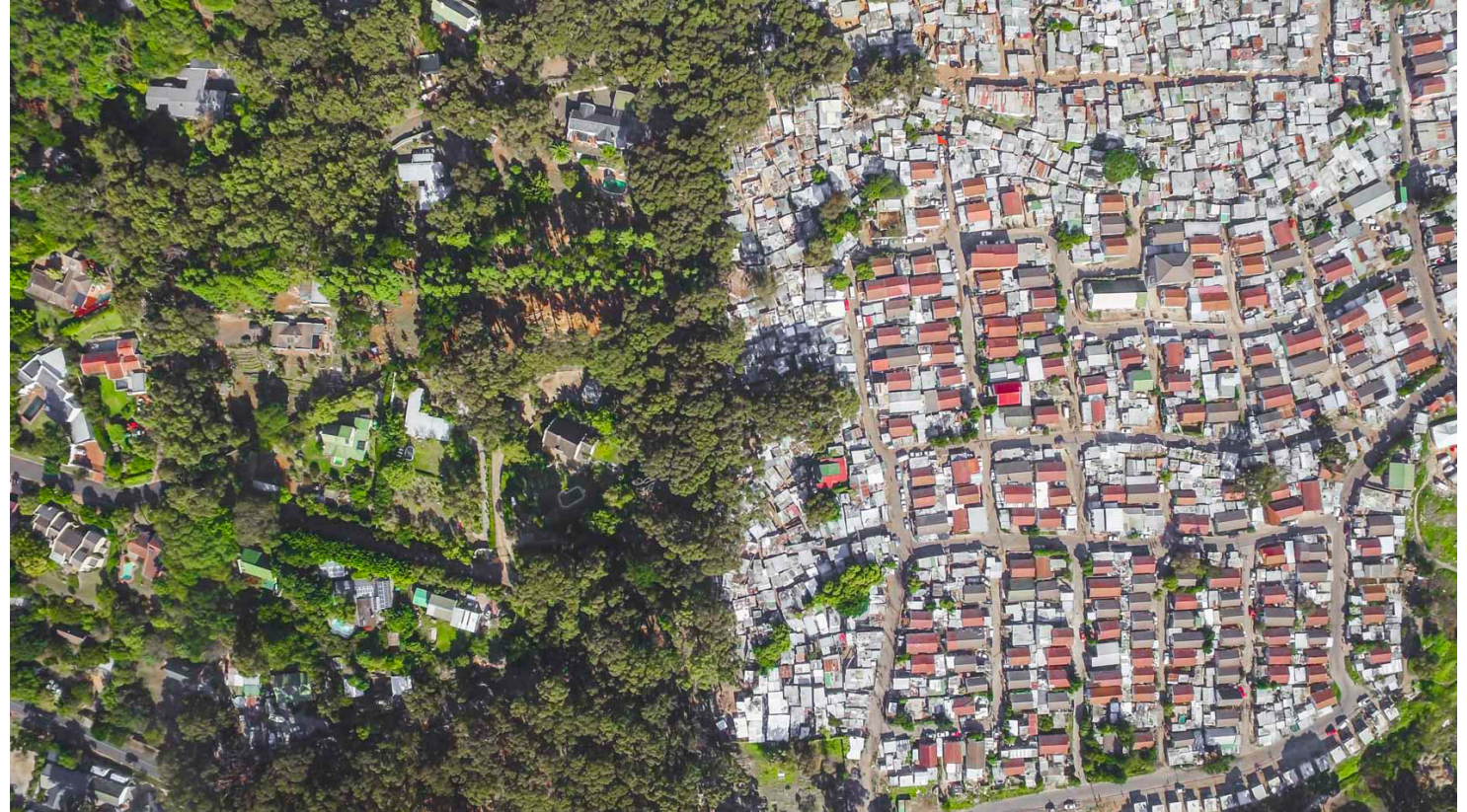


# Imizamo Yethu – Informal Settlement

- **Partly informal settlement**
- **18 ha at high density**
- **Competition for resources**
- **Acute housing shortage**
- **High level of unemployment;**
- **Health issues**
- **Political tensions**
- **Disconnected from wealthy whites and coloured township (Hangberg)**

Tierboskloof Estate

IY



IY and Hout Bay valley, have roughly the same population, 15538 vs. 17329. (City of Cape Town Census 2011)



# Hangberg - Township

- High level of unemployment
- Health issues
- Drug abuse
- Poaching
- Conflict over evictions and clearance of unauthorised structures.



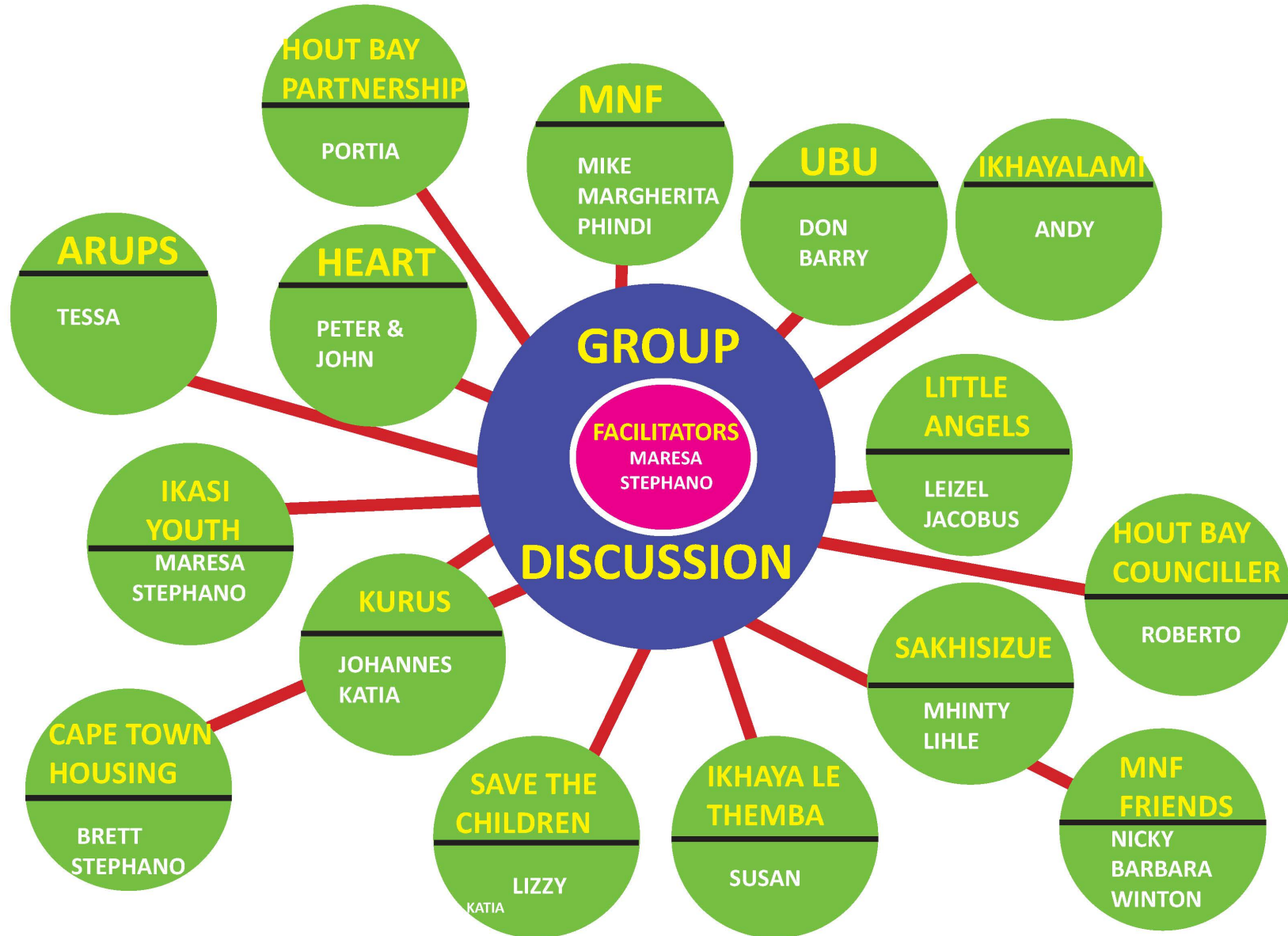


# The Fire – March 2017



**No fire proofing  
3 fires in 1 year  
1000 homes lost  
Residents moved to football field  
Community spirit & goodwill**

# Workshop Hout Bay 2018





# Hout Bay Youth Forum





# Who Builds The (Healthy) City ?



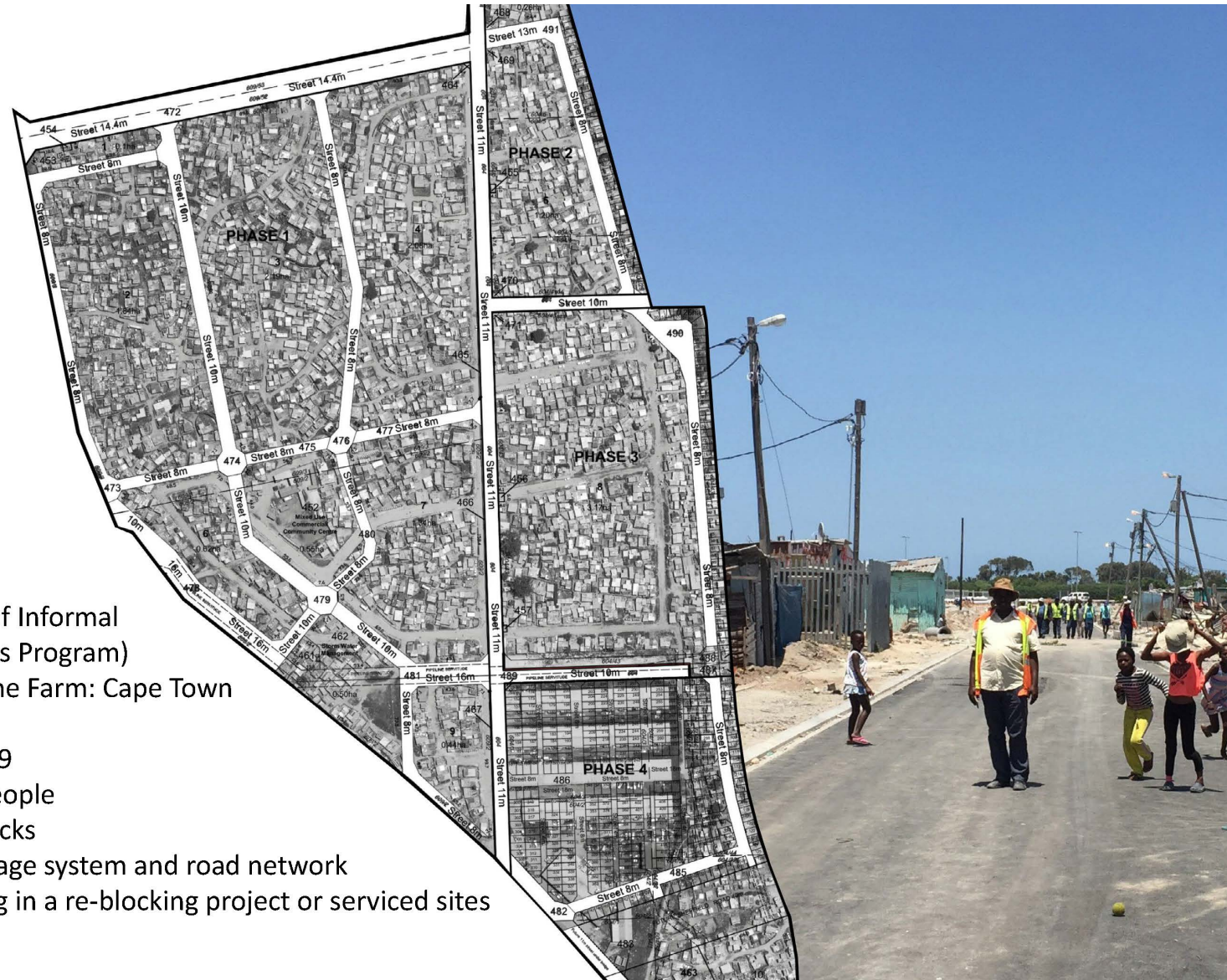


*Personal and local resources are imagination, initiative, commitment and responsibility, skill and muscle-power; the capability for using specific and often irregular areas of land or locally available materials and tools; the ability to organise enterprises and local institutions; constructive competitiveness and the capacity to co-operate. None of these resources can be used by exogenous or supra-local powers against the will of the people. (Turner: 1976: 48)*



*'If cities are to be the object of the new global development agenda, then people must be the subject. Citizens have to be seen as capable and sensible participants in their city's development. For any urban development process to be sustainable, people must be more than just passive recipients or voters or numbers in a poll. They have to play an active role as participants and drivers of their city's management, bringing with them not only their ideas, abilities and economic force, but the richness of their history, culture, social systems and interconnectedness.'* Boonyabancha (Asian Coalition for Housing Rights)

# UISP



(Upgrade of Informal  
Settlements Program)  
Sweet Home Farm: Cape Town

- 2014-2019
- 17,000 people
- 3,000 shacks
- Full drainage system and road network  
culminating in a re-blocking project or serviced sites



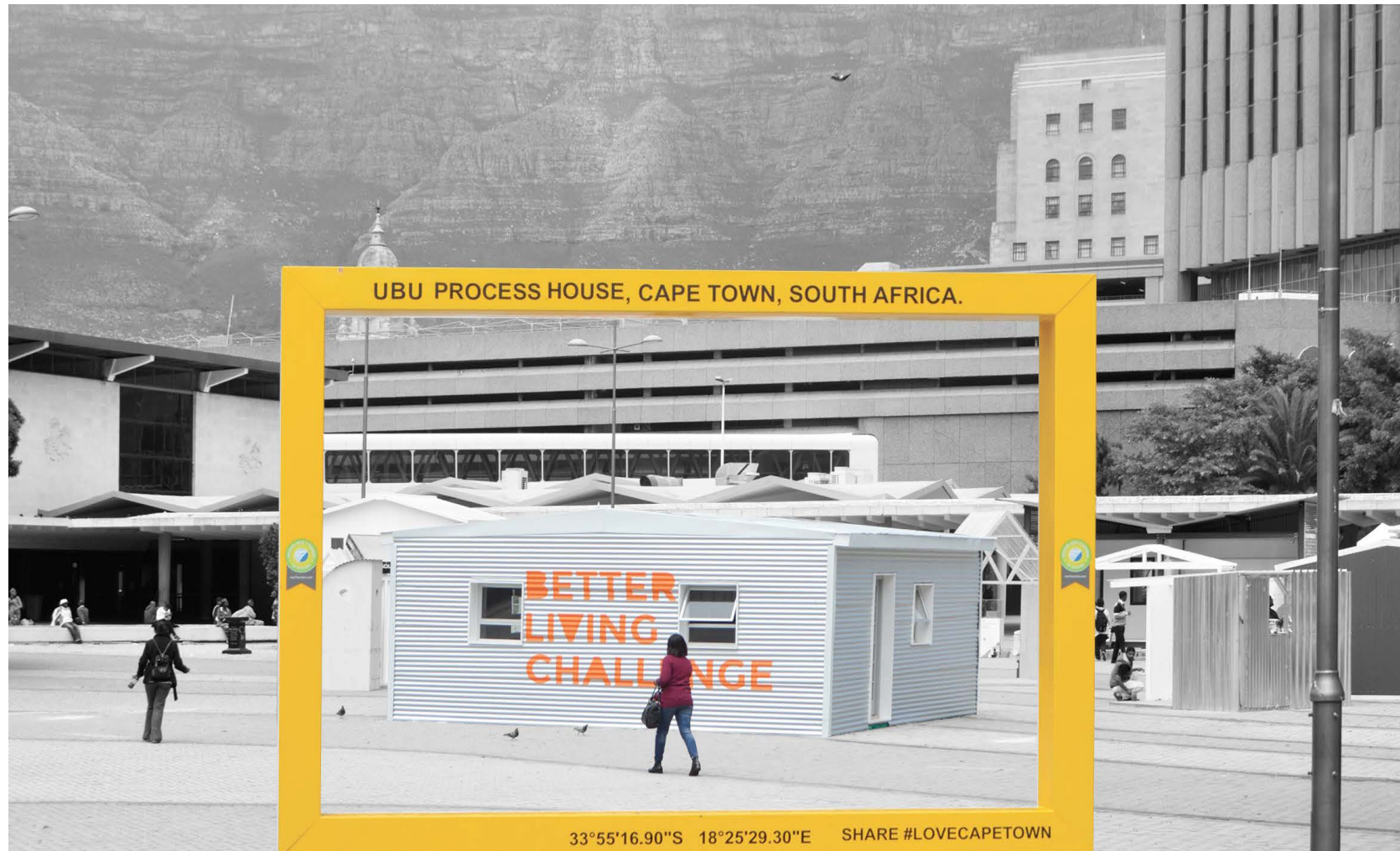
# Beyond UISP



Submission on Informal Settlement Upgrading for the Department of Human Settlements Policy and Legislative Review Process

- Mainstreaming Community participation
- Alternative financing mechanisms
- Local government representatives and officials to undertake participatory and incremental informal settlement upgrading.
- Incremental forms of tenure security
- Incremental forms of housing and the '*right to build*'

# Who Builds the City? The Process House

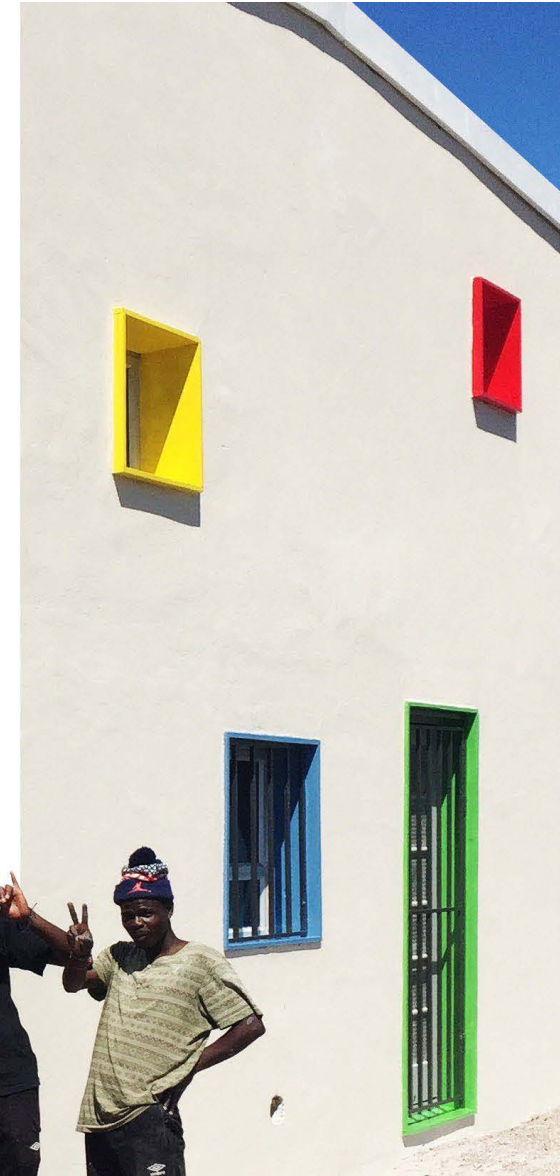




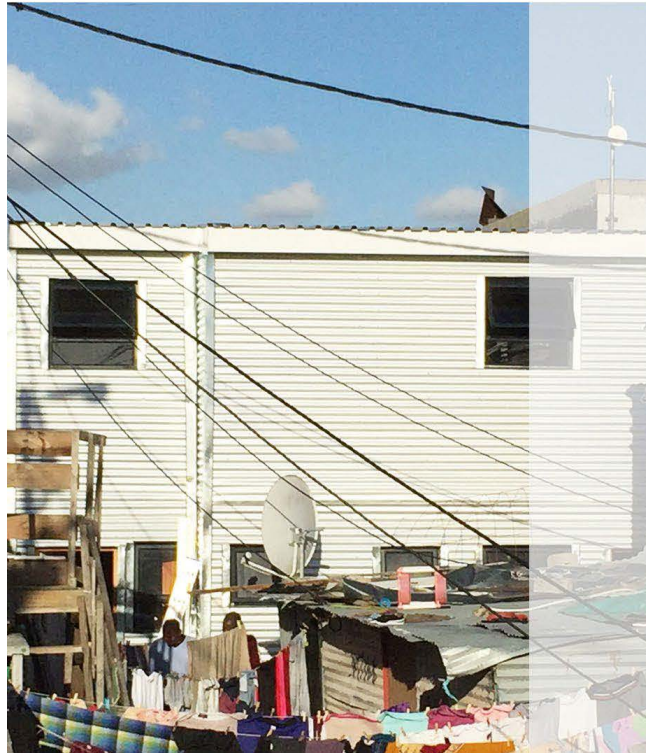
# Incrementalism

Utilising sandbag technology under Agrément Certificate 2011/398

- Thermally efficient
  - Acoustically excellent
  - Bullet proof
  - Fire proof
- Can be built bit by bit by anyone from SHACK TO COMPLETED HOUSE



# Technology / Advocacy



**Technologies in different parts of the city vary greatly:**

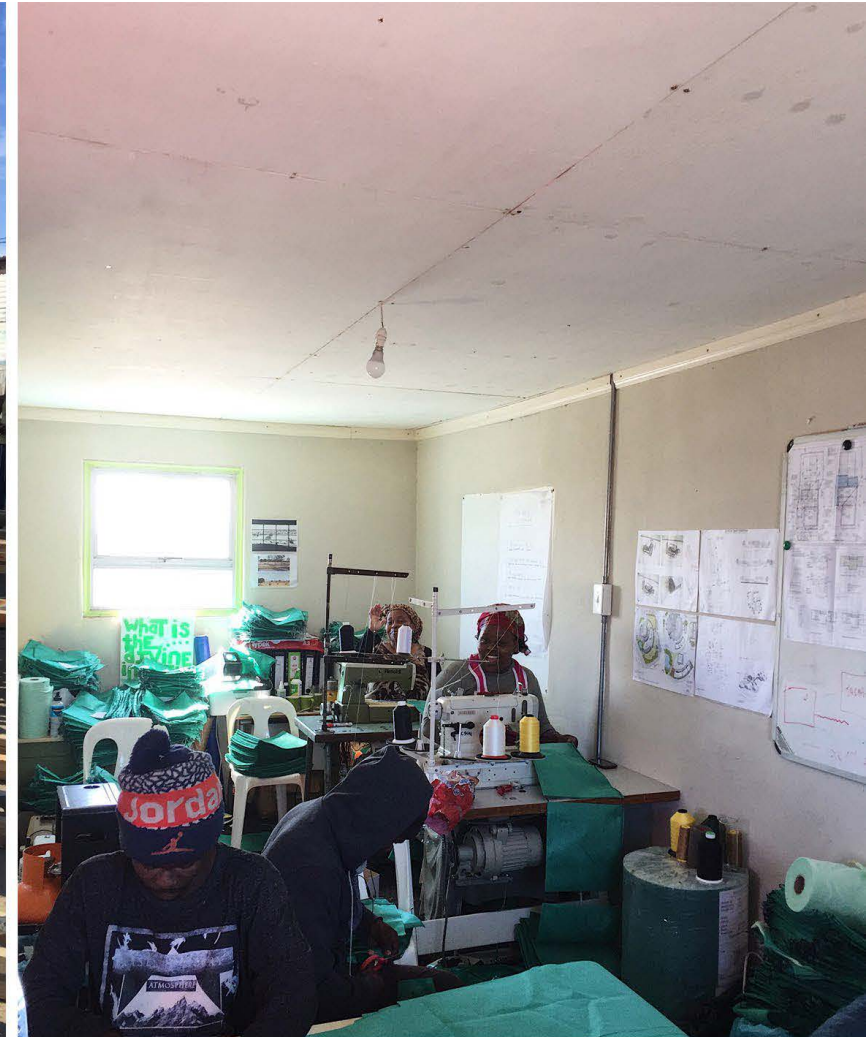
- Double skin brickwork with cavity in the suburbs
- Concrete block in townships and the Cape Flats

With sandbags, the technology we use for an expensive holiday home is the same we use in an informal community





# Manufacture: Beams and Bags



Potential for multiple manufacturing hubs around the city to enable self-build projects



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# Beautiful People Build Beautiful Things





# Sakhisizwe – We Build the Nation



# THANK YOU

