

Deputy Mayor of the Cape Winelands District Municipality, Dirk Swart

Mayco member for the Transport and Urban Development Authority, Brett Herron

Mayco member for Assets and Facilities, Stuart Diamond

Transport and urban Development Authority Commissioner, Melissa Whitehead

Head of the provincial department of environmental affairs and planning, Piet van Zyl

Western Cape Property Development Forum Chairman, Deon van Zyl

MC, Viola Manuel

President of the SA Master Builders Association, Bonke Simelane

Chairman of the Municipal Planning Tribunal, David Daniels

Regional chairman of SAPOA, Marlon Paring

Representatives of the the various professional associations

Members of the media

Good morning, goeie môre, molweni, as-salaamu alaikum, shalom.

- 1. It is my pleasure to join you all here this morning as is the tradition each year as we engage on the built environment landscape in Cape Town and ways in which we can work together more effectively.**
- 2. Since my last address to this forum, there has been many developments and changes all geared toward progressive, transformative change.**
- 3. One of the most inspiring figures of our time, Steve Jobs spoke about being a disruptive force in his book.**
- 4. He explained that in order to bring about change and make a difference, there needs to be a disruptive force in order to break out of the accepted norms set by other people for you.**

- 5. I share this belief as we cannot cling to the old ways of doing things and expect new or better results.**
- 6. It is for this reason that the City in August last year adopted the Organisational Development and Transformation Plan (ODTP) as a means to reboot government, to become more progressive, more responsive and more customer centric and better meet the needs of the residents we serve.**
- 7. The ODTP is also a mechanism that will bring about the paradigm shift needed to transform Cape Town, reverse apartheid spatial planning and bring greater parity of services to the people of our city.**
- 8. A key change of the ODTP was the establishment of the Transport and Urban Development Authority whose key role is to drive urban development and see the realisation of a more compact and connected city.**
- 9. Last year, Council also adopted the Transit Orientated Development strategy which aims to reverse the legacy of apartheid spatial planning and redress the injustices of the past by stopping long travelling distances and urban sprawl by building high densities and bringing people closer to residential and work opportunities.**
- 10. As I am sure many of you are aware, the Foreshore Freeway Project is one of the five TOD projects we have identified in the city which will see economic and residential development located closer to transport corridors.**
- 11. In June 2016 we made the call to the private sector to submit ideas for the unfinished highways on the western, central and eastern side of the Foreshore Freeway Precinct which have been part of the Cape Town city landscape for nearly five decades now.**
- 12. In March we opened the exhibition where six inspiring proposals were on show.**
- 13. We are going to make history by finding a solution to the unfinished bridges.**

- 14. For decades, no mayor has attempted to do so and I want it to be part of my legacy to find a solution for the bridges that will address congestion and provide affordable, inclusive housing in the city centre.**
- 15. Those were the two conditions we gave the private sector when the call for proposals went out and we will leverage the six hectares of City owned land as the catalyst investor to create the crowding in effect and encourage investment from the private sector.**
- 16. What we are demonstrating here is about more than just addressing apartheid spatial planning, it is about finally showing that the excuse by any government that they do not have the resources to deal with apartheid spatial planning is unacceptable.**
- 17. We have shown that the costs can be carried by the private sector following our contribution to provide the land.**
- 18. To deal with apartheid spatial planning and urbanisation, we need to be innovative and forward-thinking to make this great city even greater.**
- 19. This is the beginning where we are starting with the TOD projects in the CBD and we will follow this approach with four other developments in Paardevelei, Athlone, Bellville and Philippi where residents will be part of how we redesign Cape Town.**
- 20. Professor Nick Binedell, who said: 'Our entire economic future will depend on cities. Economic growth is the oxygen of our democracy and cities are the engines of economic growth'.**
- 21. These five major urban development projects in the city will be our contribution to the economic growth of our country.**

- 22. I know that what is happening to the economy on a national level is worrying to investors but in Cape Town, we are focussed on creating a different, positive story.**
- 23. Cape Town maintains its record of clean governance and strong financial management having received our fourth consecutive clean audit and the only metro in the country to receive a clean audit for the past financial year.**
- 24. That didn't happen by fluke, it happened because of a disruptive force and by streamlining our work to be a more effective and efficient government, as all governments should be.**
- 25. So while I tell officials that we should not be praised for getting a clean audit, to investors – we can say that they can be rest assured that they are better off by investing in Cape Town.**
- 26. In terms of the growth of the property market in Cape Town, just two weeks ago the Central City Improvement District released the State of the Central City report which affirmed that investor confidence in Cape Town is growing despite what is happening on a national level.**
- 27. Cape Town is the second biggest contributor to the National GDP with about R16,2billion of investment being pumped into Cape Town since 2012, and just under R4,4 billion in property investment completed.**
- 28. That is the proof that our work in executing our Economic Development Strategy and providing reliable, sound infrastructure is paying off as investors are putting their money into Cape Town.**
- 29. We are determined to show the world that we are more than just a pretty face and a place to come and cool off, we are open for business.**

- 30. As usual, in my report to you on the DAMS system, I can share that between 1 July 2016 and 30 April 2017, the City has approved 20 517 building plan applications to a building work value of R18.9billion.**
- 31. In the same time period, we have finalised 7 300 land use applications.**
- 32. For the 2015/16 financial year, we approved 24 968 building plan applications to a building work value of R22.6billion.**
- 33. In the same time period, we have finalised 7 983 land use applications**
- 34. Today the City's valuation role is R 1.17 trillion generating approximately R8.8 billion in rates income.**
- 35. In terms of the rate clearance certificates, we know this was an issue before with this process taking up to three weeks to be completed.**
- 36. We have listened and we have brought about the changes to work more efficiently.**
- 37. As of 31 March 2017, 99% of Rates clearance certificates are issued within 10 days as per the service level agreement with the Cape Property Law Society.**
- 38. Over 95% of rates clearance certificates are issued within 5 working days.**
- 39. We have automated the rates payment schedule, automated the issuing online of the clearance certificates, automated the move in/move out process and automated the refund process.**

- 40. With the automated Rates clearance process buyers receive their first accounts much quicker within a month depending on the billing cycle.**
- 41. Buyers no longer need to apply for services such as electricity, water, refuse bin and do not need to complete application forms, the first municipal invoice is generated automatically.**
- 42. Sellers get their finalised account much quicker and their refunds are automated back to the conveyancing attorney.**
- 43. In terms of developers who experience problems to get rates clearance certificates with larger sub divisions, we have made it easier for them by meeting with them in person to assist them with applications and the special process we introduced to prevent bottlenecks and delays.**
- 44. In closing, all of these changes are about bringing change for the better.**
- 45. They are in line with our ODTP transformational priorities to position Cape Town as a forward-thinking, globally competitive business destination and dense and transit-orientated growth and development.**
- 46. By aligning our work to these priorities and working together, we will continue getting on with building a world class city and a better Cape Town for our grandchildren to inherit.**
- 47. Thank you, baie dankie, enkosi and God Bless.**