



**PRESS STATEMENT**  
**16 MAY 2021**

**NDIFUNA UKWAZI WELCOMES THE WESTERN CAPE'S DRAFT  
INCLUSIONARY HOUSING POLICY FRAMEWORK**

On Friday, in a huge step towards spatial justice, the Western Cape Government released the [Draft Western Cape Inclusionary Housing Policy Framework](#) and called for public comment by 13 July 2021. This policy will provide guidance to municipalities within the Western Cape that are either currently developing their own municipal policy (like the City of Cape Town and Stellenbosch Municipality) or considering this as a tool for spatial justice. This is a huge achievement for addressing the legacy of apartheid in many towns across the province.

Inclusionary housing is one in a range of crucial tools needed to tackle segregation and ensure affordable homes in well-located areas. It is unique as a local municipal mechanism that mandates private developers to provide a fair and feasible percentage of affordable homes among market-rate units in their new developments. Planning approval for new developments will depend on compliance with these policies. Over the last four years, Ndifuna Ukwazi has been objecting to multiple exclusive private developments across Cape Town with the demand for inclusionary housing as a means to promote race and class integration. Ndifuna Ukwazi also challenged the City of Cape Town's approval of the Vogue development in the Western Cape High Court which [resulted in a settlement whereby the City has committed to developing an inclusionary housing policy](#).

While Ndifuna Ukwazi is still studying the Western Cape Inclusionary Housing Policy Framework, we welcome the commitment to tackling exclusionary and racist land practices that manifest in private luxury developments. Cape Town and other Western Cape municipalities still suffer from a colonial legacy of race and class segregation. The government's policy of delivering affordable homes on the outskirts of the city in the last 27 years of democracy has only deepened inequality. We trust that a commitment to spatial transformation will also mean that the Western Cape Provincial Government will use its own land and resources to reverse our shameful apartheid legacy.

The City of Cape Town, as the biggest municipality in the Western Cape, will benefit the most from the provincial policy guidance. They started [developing their municipal](#)

[policy in November 2019](#) but have to finalise it. According Ndifuna Ukwazi Attorney Jonty Cogger:

*“While this is an important step, the potential of inclusionary housing to both create affordable units and foster integration cannot be fully realised until the City puts in place it's own inclusionary housing policy. We call on the City to urgently finalise its inclusionary housing policy in order for fair, feasible and equitable inclusionary housing to be advanced.”*

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**ENDS**

**ISSUED BY NDIFUNA UKWAZI**