

Annexure A: Progress and Delivery of Housing Opportunities: Human Settlements: June 2011

HUMAN SETTLEMENTS: CURRENT PROJECTS DELIVERING HOUSING OPPORTUNITIES

Progress as at 30 June 2011

No.	Project	Units	Comments	Sub Council	Ward	Units completed to Mar 2011.	Units handed over (Output)				
							April	May	June	Total to date	Total in current Fin Yr
A Subsidy Housing (BNG)											
1	Browns Farm - Phase 5/ 6 PM: S Makwedini	1,178	Top structure construction approximately 65% complete	5	13	767	0	39	40	846	188
2	Kewtown Infill Development PM: E.Thomas	236	Project completed.	11	49	236	0	0	0	236	39
3	Khayelitsha: Kuyasa Town3V1: Ph 2 PM: D Norman	2 400	.First 2200 complete. 199 units under construction.164 units complete.	24	95	2,356	0	0	0	2,356	19
4	Melkbos PM: D Gumede	100	Project completed.	1	23	100	0	0	0	100	100
5	Mfuleni Flood Relief PM: M.Nqentsu	4 461	House construction progressing .	21	108	3,012	3	0	20	3,035	211
6	Mitchells Plain Infill PH 1 PM: D. Norman	1,836	Project completed.	11	82	1,827	9	0	0	1,836	507
7	Nyanga Upgrade project PM: R. Carney	2 070	Civil engineering construction on going process. Relocation of 1000 families to Delft on going.	14	36,37,39		28	10	20	58	58
8	Phillipi East 5 Housing Project PM: J.Britto	405	House construction commenced.	13	35		53	30	27	110	110
9	Sercor Park Phase II PM: R Johnston	119	House construction completed.	8	100		40	40	39	119	119
10	PHP : City Wide Traditional Projects	n/a	Traditional PHP.	n/a	n/a	1,656	100	100	70	1,926	1,926
11	Wallacedene - In-Situ Development (PH 1-10): PHP PM: R Johnston	7,867	PHP housing construction slowing down due to budget shortage.	2	6,101,111	4,347	0	88	90	4,525	881
12	Witsand Housing Project Phase 2 PM: D Gumede	1,835	Civils nearing completion. PHP underway.	1	32	78	25	42	40	195	195
Total										4,353	
B Incremental (UISP)											
1	Bardale : 5000 Units.(Sites only project) PM: Q Welman	5,655	Phase 1,2&3 complete. Phase 4 under construction 1000 sites - completion date March 2012.	22	108	1,775	100	150	150	2,175	400
2	Delft (rescue plan) Symphony TRA. (Blikkiesdorp)	1,680	Phase 1 complete. Phase 2 to commence shortly. 1100 sites	5	106	942	34	0	0	976	34
3	Enkanini PM: J. Gerber	1,202	Toilets and taps section of the work completed. Roads surfacing still to commence	24	95	308	0	0	0	308	17
4	Mfuleni emergency housing. PM J Gerber	384	Project completed.	22	16	384	0	0	0	384	384
5	Site C : Survey & Subdivision PHDB (Sites only project) PM: D Norman	6,265	Phase 7 civil contract is nearing completion.	9	18,87	4,557	0	0	0	4,557	52
6	Lwazi PM: J Gerber	38	Project completed.	11	40					38	38
7	Canal Walk PM: J Gerber	15	Project completed.	18	63					15	15
8	Zulu Land PM: J Gerber	65	Project completed.	19	69					65	65
Total										1,005	

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Progress as at 30 June 2011

No.	Project	Units	Comments	Sub Council	Ward	Units completed to Mar 2011.	Units handed over (Output)				
							April	May	June	Total to date	Total in current Fin Yr
C	Land Restitution Claims										
1	Constantia	46	Claims settled	20	62	46	0	0	0	46	46
2	Somerset West erf 171	6	Claims settled	8	83	6	0	0	0	6	6
3	District 6	114	On going process	15	57	46	0	0	0	44	44
Total											96
D	Social and Rental Housing										
1	Amakhaya Ngoku Masiphumele PM.B Wentzel	352	Institutional Housing project	19	69		72	50	50	172	172
2	Drommedaris PM P Molapo	219	Project completed.	15	55	105	114	0	0	219	219
3	Steenberg Station PM P .Molapo	450	Project administered by. SOHCO. (Complete)	18	68	450	0	0	0	450	130
Total											521
E	GAP Housing										
1	Scottsdene 187 units PM: J. Sterne	187	Show Village complete. Role out under construction	2	6	137	2	5	25	152	90
2	Elsies River (Standard bank) PM Bitol	199	Houses under construction	4	28	130	69	0	0	199	168
3	Westcape	341	Project administered by CTCHC	25	75	3	33	16	15	67	67
4	Morgan's Village 3	341	Complete	25	75	341	0	0	0	341	143
5	Serviced plot sales: Atlantis	35	Completed	1	32						35
6	Serviced plot sales:Ilitha park	91	Sales in progress	10	92						30
Total											533

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Progress as at 30 June 2011

No.	Project	Units	Comments	Sub Council	Ward	Units completed to Mar 2011.	Units handed over (Output)				
							April	May	June	Total to date	Total in current Fin Yr
F	Upgrading of Existing Rental Units										
1	Upgrading of existing rental units (CRU) PM Z Jassiem	7,775	Upgrading in progress in various areas	n/a	n/a	0	215	500	500	1,215	1,215
Total										1,215	

Summary

A	Subsidy Housing (BNG)	4,353
B	Incremental (UISP)	1,005
C	Land restitution Claims	96
D	Social and Rental housing	521
E	Gap housing	533
F	Upgrading of Existing Rental Units	1,215
	Total housing opportunities in fin. year	7,723

Legend

PM: Project manager

HUMAN SETTLEMENTS: PROJECTS UNDER CONSTRUCTION AND IN PLANNING STAGE

30/06/2011

No.	Project	Units	Comments	Sub Council	Ward
A	Subsidy Housing (BNG)				
1	Atlantis Kanonkop (Ext. 12) Phase 1 PM: C De Bruyn	455	Tender for the professional team has been advertised.	7	29
2	Belhar Pentech PM: D Gumede	340	EIA approved. Awaiting planning approval.	6	12
3	Bella Riva (BNG & GAP) PM: Herman Steyn	1,000	Application submitted to SPELUM for reaccommodation to PGWC (26 August)	7	105
4	Delft: The Hague PM D. Gumede	2,407	Awaiting Town Planning approval.	5	13
5	Dido Valley Housing Development PM: B. Wentzel	600	Planning for new reduced development commenced	19	61
6	Edward Street: Grassy Park PM : B Wentzel	104	Planning approval expected in October 2011 for sustainable housing development	18	66
7	Eureka Housing Project PM : M Cupido	250	The tender for the appointment of professional services will be advertise at the end of October	4	25
8	Garden Cities Housing Project PM: H Steyn	4,000	Awaiting decision from PGWC	7	105
9	Green Point Phase 3 PM: D Norman	500	Consultants have been appointed to do pre-planning.	10	93
10	Happy Valley ph 2 PM: Q Welman	1,460	Mediation & legal action preventing the construction of civil works to commence on site.	21	14
11	Hazendal Infill (Bokmakerie) PM: B.Wentzel	169	Planning approval expected in October 2011	11	49
12	Heideveld Duinefontein Road PM: B.Wentzel	759	Awaiting planning approval. Received EIA approval and funding approval from Province.	11	44
13	Imizamo Yethu - Ph 2: New Services PM: R Carney	143	House construction stopped due to geotechnical constrains for which funding would first need to be sourced.	16	74
14	Kalkfontein ph 2 PM: R Johnston	309	Slow progress on PHP houses - PHP group needs to re-apply.	21	11
15	Kleinvlei Erf 901 PM. R Johnston	66	Tender awarded for house construction but confirmation of beneficiaries is very slow.	21	17
16	Macassar PM: J Brand	1,500	Draft layout submitted by consultants to internal departments for comments.	22	109
17	Manenberg infill : The Downs PM: J.Britto	651	Planning approval expected by December 2011	11	42
18	Masiphumelele Housing Project Phase 4 PM: B.Wentzel	352	TRA for school site to be resolved	19	69

HUMAN SETTLEMENTS: PROJECTS UNDER CONSTRUCTION AND IN PLANNING STAGE

30/06/2011

No.	Project	Units	Comments	Sub Council	Ward
19	Mfuleni Ext 1 & 2 PM: R Johnston	700	Feasibility study commenced. (Environmental concerns).	22	16
20	Morkel's Cottage PM: J Brand	400	Discovery of red data species will delay project and reduce the area for houses.	8	86
21	Morningstar PM: D Gumede	150	Project Steering Committee will be established by end September.	7	103
22	Gugulethu Infill Project (Erf 8448 / Mau Mau) PM:R Carney	1,071	Town Planning application submitted, awaiting approval (November 2011)	14	37
23	Ocean view : Mountain view PM: E Thomas	548	Civil Engineering contractor on site, estimated completion of contract June 2012.	19	61
24	Ocean view: Infill PM: J. Britto	397	Town Planning application submitted, awaiting approval (December 2011)	19	61
25	Pelican Park Phase 1 PM: P Oscroft	2,000	Land Availability and Development Agreement with Turnkey Developer to be concluded before 31 August	19	67
26	Pelican Park Phase 2 PM: P Oscroft	1,600	The tender for the appointment of a Environmental Consultant will be advertised by the end of October	19	67
27	Rondevlei - erf 111018 PM: E. Thomas	225	Tender for the civil construction advertised 5 August whilst awaiting planning approval.	18	110
28	Scottsdene PM: J Kuhn	550	Development Agreement submitted to Full Council for decision (end August)	2	6
29	Somerset West:10 Ha. PM: R Johnston	300	Civil works started. Houses to commence in October 2011.	22	15
30	Temperance Town PM: R Johnston	70	Civil works and houses completed. Awaiting installation of electricity before houses can be handed over.	8	100
31	Valhalla Park PM: D Gumede	777	Awaiting EIA approval. Planning & design underway	4	30

HUMAN SETTLEMENTS: PROJECTS UNDER CONSTRUCTION AND IN PLANNING STAGE

30/06/2011

No.	Project	Units	Comments	Sub Council	Ward
B Incremental (UISP)					
1	Driftsands PM: M Sokupa	2 000	Development planning and EIA in progress. Land transfer in process.	22	19
2	Kalkfontein Ph 3 PM: M Sokupa	1,500	Land purchased. Appointment of consultants for Planning and EIA will be the next stage.	21	11
3	Wallacedene Phase 10B PM: R Johnston	256	PGWC approvals granted for Phase 10B in July - tenders will be called for design consultants.	2	6,101,111
C Land Restitution Claims					
1	Crawford housing project	40	Sites under development	17	60
D Social and Rental Housing					
1	Elsies River New CRU PM : M Cupido	150	The tender for the appointment of professional services will be advertise at the end of October	5	24
2	Hangberg CRU PM: P Houniet	145	Consultants appointed to desinged new CRU's	16	74
3	Hostels Redevelop: Ilinge Labahlali PM: S Mxokozeli	324	Project proceeding despite numerous attempts by competing community members to disrupt progress.	14	39
4	Hostels Redevelop: Langa CRU PM: S Mxokozeli	930	Environmental & Rezoning processes are proceeding.	15	51,52
5	Imizamo Yethu Phase 3 PM: R Carney	1,100	Awaiting outcome of Legal Review of the Provincial Approval (Rate Payers objections)	16	74
6	Scottsdene PM: J Kuhn	340	Development Agreement submitted to Full Council for decision (end August)	2	6
E GAP Housing					
1	Pelican Park Phase 1 (Bonded) PM: P Oscroft	1,200	Land Availability and Development Agreement with Turnkey Developer to be concluded before 31 August	19	67
2	Pelican Park Phase 2 (Bonded) PM: P Oscroft	1,000	The tender for the appointment of a Environmental Consultant will be advertised by the end of October	19	67
3	Scottsdene (1 100 GAP & 210 Bonded)	1,310	Development Agreement submitted to Full Council for decision (end August)	2	6

HUMAN SETTLEMENTS: ANTICIPATED PROJECTS

(30/06/2011)

No.	Project	Units	Project Manager	Sub Council	Ward
1	Darwin Road	2,500	Jens Kuhn	7	105
2	Hanover Park	700	Pauline Houniet	17	47
3	Harare Housing Project	400	Douglas Norman	24	98
4	Hostels Redevelopment - Nyanga CRU	n/a	Sivuyile Mxokozeli	14	37
5	Hostels Redevelopment -Gugulethu CRU	n/a	Sivuyile Mxokozeli	11, 14	40, 44
6	Kapteinsklip	317	Douglas Norman	12	82
7	Kensington Infill	180	Malvern Cupido	15	56
8	Mitchell's Plain Infill: Beacon Valley	813	Michael Page	10	99
9	Mitchell's Plain Infill: Westgate	530	Douglas Norman	23	88
10	Nonqubela Makhaza: Consolidation	814	Theo Sethosa	9, 24	91, 96
11	Nonqubela Site B: Consolidation	430	Theo Sethosa	24	96
12	Nooiensfontein	1,100	Quintus Welman	22	19
13	Silvertown Consolidation	1,316	Theo Sethosa	10	93
14	Sir Lowrys Pass Village (Pinetown & Balestra)	140	Rob Johnston	8	100
15	Swartklip/Denel land	1,500	Douglas Norman	10	99
16	Vlakteplaas	2,600	Rob Johnston	8	100