

REFERS TO ITEMS 24SUB 15/05/18 & 24SUB 20/03/19,

Human Settlements: - List of projects - SC 24 - Progress

Housing Development: Housing Implementation

Projects in Planning Stage	Tender Type	Potential # of Units	Area Name	Sub-Council	Comments on progress - 21 April 2020	Next "Progress" Milestone and Date	Land Use Application submission Date	Land Use Approval Date	Anticipated "Construction Tender Advertise" Date
Falsebay		327	Khayelitsha	10	The internal services for this project was completed by Informal settlements. Housing Implementation will be responsible for the construction of Houses. The Regional Professional team have been appointed and is currently busy with beneficiary administration	Beneficiary administration process by June 2020. HSDG N6 application for top structures Jul 2020	2015/07/09	2016/02/09	2020/09/01
Farm 920 plus Bloubos Road		604	Sir Lowry's Pass	24	Regional Professional Team (RPT) was appointed and the Instruction to Perform Work (IPW) signed for the Housing project. Freshwater specialist indicated that only a third of the site is developable. Layout was amended accordingly. Latest draft layout reflects 604 opportunities. First kick off meeting in conjunction with Roads Dept for Bloubos Road project was held on 4 Feb 2020 followed up by a full team meeting. The RPT is progressing to satisfaction with the planning project. Project is progressing well with the design and detailed town planning layout and the planning and design of the Bloubos Road continuing. There is ongoing consultation with Roads Department to plan the construction of Bloubos Road. Draft town planning layout is being circulated to sub-consultants for comments before discussing it with relevant Line Departments. Planning to gain access on private land for specialist studies to be executed after lockdown is currently being considered. RPT requested to amend programme due to lockdown.	Submit Town Planning application. Dates may need to be revised due to lockdown delays. Amend programme after lockdown.	2020/07/01	2021/01/01	By 1 February 2022, a Contractor will be appointed on Contract 106Q/2017/18 to undertake this work .
Khayelisha CBD Housing development		368	Khayelitsha	10	Business plan has been submitted, awaiting approval. KCT has already appointed the contractor for the construction of top structures.	Beneficiary approvals by May ,Bushiness plan approval by July 2020. No Budget on the PHP allocated budget for 19/20.	2006/03/01	2007/06/01	2020/09/01
Mahama Infill : Harare		2200	Khayelitsha	10	Planning application for the 9 sites has been submitted. To date only 3 sites has been approved.	Planning approval end of May 2020	2018/11/01	2020/03/01	2020/10/01
Kramat Avenue Housing Development	Refer to item 24SUB 15/05/18	200	Macassar	24	This development is aimed at accommodating residents to be relocated from the nearby Nyakathisa Informal Settlement.	The IPW for undertaking planning and submission of all planning and statutort approvals is underway.	TBC	TBC	TBC
Construction Tenders	Tender Type	Potential # of Units	Area Name	Sub-Council	Comments on progress - 21 April 2020	Next "Progress" Milestone and Date	Tender Advertise Date	Report to BAC Date	Anticipated "Construction Start" Date
Beacon Valley Infill	Bulks, Civil, T/S	1818	Mitchell's Plain	10	Both tenders for internal services have been awarded and we are now awaiting the completion of the Covert-19 lockdown to end to start construction	Tenders awarded for internal services construction awaiting Covid-19 lockdown end to start with construction	2020/02/01	2020/02/17	2020/04/01
Harare 190 (Ilitha park 190)	Civils, T/s	190	Khayelitsha	10	The regional Professional team has been appointed to supervise the implementation of this project	Approval of Internal services designs	Construction panel to be used		2021/02/01

					<p>The project is located towards the north east of Sir Lowry's Pass Village, opposite the Tre Donne housing estate along Old Sir Lowry's Pass Road. The project is for the development of 307 housing opportunities specifically for people registered on the City's Housing database that are living within Sir Lowry's Pass Village. A tender document 45Q/2019/20 was advertised from 23 August 2019 until 1 October 2019. Due to the tendered prices being higher than the subsidy quantum, the BEC recommended that a Preferred Bidder route be followed. The BAC approved this on 9 December 2019. Negotiations with the preferred bidder for reduced rates was concluded early March 2020. The BAC award report was submitted and tabled at the BAC meeting of 23 March 2020. The BAC decided to refer the item back for legal input. The tender included a requirement for a contractor to have a local office. The Auditor General in his latest findings indicated that such a requirement could be prejudicial, and therefore the Director SCM recommended that tender 45 Q should not be awarded and a new process started. This will have a vast impact on the project.</p> <p>The way forward is currently being discussed at executive management level.</p> <p>ESKOM have to remove the 11kV line that is crossing the housing site and re-align the line along the Old Sir Lowry's Pass Road. This process is currently being delayed due to the COVID 19 Lock down period, however it is being managed and followed up on a regular basis by the Project Manager and the Electrical Consultant.</p> <p>It was found that there was an old, existing lease agreement on a portion of the property. Processes have started to cancel this lease.</p>
Sir Lowry's Pass Village	Bulks, Civil, T/S	307	Sir Lowry's Pass	24	

<p>Property Management initiated the cancellation of the lease. Await the EMT's resolution/direction as to the way forward with the bid.</p> <p>Preparations are made to renew the tender process.</p>	To be determined	To be determined	Potentially January 2021, depending on the way forward.
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Under Construction	Type of Construction	Potential # of Units	Area Name	Sub-Council	Comments on progress - 21 April 2020
Harare infill	Bulks, Civil, T/S	900	Khayelitsha	24	Project is progressing very well and is ahead of program. Progress is above 85% and it is anticipated that project will be complete by September 2020
Macassar	Bulks, Civil, T/S	2469	Macassar	24	<p>Site handover meeting for contract 234Q was held on 17 January 2020. The project was performing well, ahead of programme, up to lockdown stage.</p> <p>Construction has been suspended in line with City Manager "force majeure" directive due to the Covid 19 pandemic and resultant lockdown announced by Pres Cyril Ramaphosa. Delay will have a time and cost impact on phase 1 (initial completion date - Nov 2020) of the contract as well as the broader contract (phase 2). The extent of the impact to be determined once lockdown is lifted.</p> <p>Professional team had been appointed on 28 January 2020, for the design of additional bulk services required in line with town planning approval conditions.</p>
Somerset West	T/S	150	Somerset West	24	<p>Contractor commenced construction in October 2019. Progress of construction is satisfactory. It was anticipated for the first handover of top structures at the end of March 2020. This was held back with the lockdown implementation that took place.</p> <p>Project was planned to be completed by 30 June 2020. Due to lockdown, anticipated completion of project end August 2020.</p>

Next "Progress" Milestone and Date	19/20 Target	Delivery - 31 December 2019	Construction completion date
Completion of internal services construction	2020/09/30	2020/09/30	2020/09/30
The IPW for detailed planning, bulk services and other related services (electrification, public lighting) is being executed, and the construction of Civil Engineering Services is underway.	No target, currently civil construction in process.	n/a - No units constructed during this time	2022/11/01
Construction work was on target to be finished by 30 June 2020 (anticipated contract completion date). Claim for extension of time will be processed after lockdown, anticipated end of contract by end August 2020.	Contractor on site - completion date 31 August 2020	No units completed in 2019	2020/08/31

Informal Settlements									
Projects in Planning Stage	Tender Type	Potential # of Units	Area Name	Sub-Council	Comments on progress - 21 April 2020	Next "Progress" Milestone and Date	Land Use Application submission Date	Land Use Approval Date	Anticipated "Construction Tender Advertise" Date
ENKANINI, UISP	formal Civil Engineering Infrastructure	Incremental upgrading	Enkanini	24	1. Amendment to the original Land use application submitted, land use Approval received for Phase 1-7. 2. prelim engineering design to phase 1-7 complete	1. Detail engineering design underway for phase 1-7 2. amendment application for Phase 8-14 to be submitted July 2020	Amendment/original submission: 2019-12-12	Phase 1-7 approved on 24 April 2020	phase 1 construction advertisement - October 2020
ENKANINI SOUTH, Emergency Relocation Area	Rudimentary Civil Engineering Infrastructure	408	Monwabisi	24	layout plan complete and statutory Land Use Planning application compiled and submitted 12 May 2020	1. land use approval 2. appointment of consultants for engineering designs (underway to be in place by 30/05/2020)	Tuesday, 12 May 2020	TBC	appointment of term Civil contractor by October 2020

ENKANINI SOUTH, UISP	formal Civil Engineering Infrastructure	TBD	Monwabisi	24	1. Prelim Planning complete layout options under discussion for prelim design and specialist studies	2. Draft planning 3. consultants RFQ underway
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Under Construction	Type of Construction	Potential # of Units	Area Name	Sub-Council	Comments on progress - 21 April 2020	
Deep Freeze, UISP	Civil Engineering Infrastructure related to the upgrading of informal settlements program	440	Makaza	24	1. Contract was suspended due to covid lockdown period	

1. confirm layout plans subject specialist consultant input 2.. Appointment of consultants for prelim design and specialist studies. (20/05/2020)	anticipated application date December 2020		Friday, 01 July 2022
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Next "Progress" Milestone and Date	19/20 Target	Delivery - 31 December 2019	Construction completion date
1. contractor has been instructed to return to site in level 4 lock down await approval of OH&S plan required due to Covid regulations before returning to site 2. Extension of contract period and sum required - Section 116 report with the City Manager for approval.(this process is delayed due to Covid19)	service sites to be completed in 2020/21 FY		Thursday, 01 April 2021