



REPORT TO SUBCOUNCIL 5

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1. **ITEM NUMBER :** 05SUB 14/2/2019

2. **SUBJECT:**

BONTEHEUWEL INFILL PROPOSED HOUSING DEVELOPMENT

**ISIHLOKO:**

ISIPHAKAMISO SEZOPHUHLISO LWEZINDLU EZIFAKELELWEYO SASE-BONTEHEUWEL

**ONDERWERP:**

VOORGESTELDE BONTEHEUWEL-INVULBEHUISINGSONTWIKKELING

3. **PURPOSE**

This report is submitted in response to the Sub-council requesting project feedback for the proposed Bontehweuwel infill Housing Project.

4. **FOR DECISION BY**

Not delegated: for noting by Subcouncil

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5. **EXECUTIVE SUMMARY**

The proposed Bonteheuwel Infill Housing development is currently within the planning and design (development approval) phase. The project is currently progressing in-line with programme.

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6. **RECOMMENDATIONS**

**BONTEHEUWEL INFILL HOUSING PROJECT**

Not delegated: for decision by Council

It is recommended that:

- a) the information contained in this Report on the proposed Bonteheuwel Infill Housing Development BE NOTED.

## **IZINDULULO**

### **IPIROJEKTHI YEZINDLU EZIFAKELELWEYO SASE-BONTEHEUWEL**

Azigunyaziswanga: isigqibo seseBhunga

Kundululwe ukuba:

- a) MAKUQWALASELWE ingcaciso efumaneka kule Ngxelo ejoliswe kwisiphakamiso sezoPhuhliso lweZindlu ezifakelelweyo sase-Bonteheuwel.

## **AANBEVELINGS**

### **BONTEHEUWEL-INVULBEHUISINGSONTWIKKELING**

Nie gedelegeer nie: vir kennisname deur die Subraad:

Daar word aanbeveel dat:

- a) daar KENNIS GENEEM WORD van die inligting vervat in hierdie verslag oor die voorgestelde Bonteheuwel-invulbehuisingsontwikkeling.

## **7. DISCUSSION/CONTENTS**

### **7.1 Background:**

Three vacant sites located within Bonteheuwel were identified and reserved for housing by this Department. Budget & funding was provided for the development of subsidy housing opportunities on the subject properties. A tender was advertised and a consulting team was appointed (03\_2018). Section 33 (MFMA) approval was obtained by full Council in order to allow this contract to be valid for five (5) financial years.

The appointed consultant team are responsible for obtaining development rights (planning and design phase) as well for construction supervision of internal services.

On a high-level Human Settlement projects can be divided into two phases;

- I. Planning and Design Phase\* – Development approval and design.
- II. Implementation Phase – Construction of Internal Services and Top-Structures.

For easy of reference please refer to attached Annexures A – C indicating the subject properties (draft layouts) for the proposed development.

## **7.2 Planning and Design Phase**

As part of the Planning & Design phase the project team will be responsible for the following key milestones/approvals:

- Establish Project Steering Committee
- All cadastral / topographical surveys
- Geotechnical investigations
- Environmental authorisation (various statutory processes)
- Heritage approval
- Specialist studies
- WULA application (statutory process)
- Land use approval and layout design (various statutory processes)
- Traffic impact report/assessment
- Civil Engineering Services and infrastructure plans and approval from relevant authorities
- Wayleave approval from all service authorities
- Approval of the preliminary design, detail engineering design compilation of final documentation for infrastructure tender (statutory process)
- NHBRC Project Enrolment application and approval

Once all milestones and/or approvals are concluded, the implementation phase (construction of internal services and subsequently stop-structures) will be able to commence.

## **7.3 Milestone Progress**

<b>Milestones</b>	<b>Status</b>
Establish Project Steering Committee (PSC)	Completed. TOR to be signed by all members.
All cadastral / topographical surveys	Completed.
Geotechnical investigations	Phase 1 to commence.
Environmental authorisation	Environment approval obtained for sites 2 & 3. Basic Assessment (NEMA) in process for site 3.
Heritage approval	Completed.
Specialist studies	Completed.
WULA application	Not required.
Land Use approval and layout design	Land use application for site 2 & 3 were submitted 14/12/2018. Consensus with City Parks and PSC to be reached around site 1 before submitted for land use approval (refer item 7.4 below).
Traffic impact report/assessment	Completed.
Civil Engineering Services and infrastructure plans and approval from relevant authorities	In process.
Wayleave approval from all service authorities	In process.
Approval of the preliminary design, detail engineering design compilation of final documentation for infrastructure tender	Subject to environmental and land use approval.
NHBRC Project Enrolment application and	Subject to development approval.

#### 7.4 Land use approval

This project is currently within the statutory timeframe applicable to land use approval. Land use applications for site 2 and 3 were submitted at the end of last year.

##### Objections to site 1:

Site 1 (Erf 135314) was reserved for housing in 2012. As part of the reservation process 'no response' was received from City Parks. However, the subject property (open space) is currently actively being used for soccer matches and sports related activities. City parks as well as the Bonteheuvel Sports Sector has raised concerns about developing the site for houses. The development proposal from this Department will entail to develop only half of the subject property, refer Annexure A. This office is currently in consultation with the PSC and City Parks regarding the development proposal. The land use application for Erf 135314 will only be submitted once consensus on the development proposal is reached.

#### 8. NEXT KEY MILESTONE

The next key milestone on the critical path would be to obtain land use approval for sites 2 & 3. Once approval is obtained, civil services designs and tender process will be initiated.

#### ANNEXURES

Annexure A – Site 1: Erf 135314  
Annexure B – Site 2: Erf 135315  
Annexure C – Site 3: Erf 128992 RE

Translation reference LSU: K0867

#### FOR FURTHER DETAILS CONTACT:



NAME	Grobler Basson
CONTACT NUMBERS	021 – 444 6300
E-MAIL ADDRESS	grobler.basson@captown.gov.za
DIRECTORATE	Human Settlement Implementation
FILE REF NO	N/A



ACTING DIRECTOR: HUMAN SETTLEMENT  
IMPLEMENTATION  
Herman Steyn

NAME

H. Steyn

DATE

11/2/2019

Comment:

*\*Legal Compliance sign-off is not required because the Report is for information only*

☐ REPORT COMPLIANT WITH THE PROVISIONS OF COUNCIL'S DELEGATIONS, POLICIES, BY-LAWS AND ALL LEGISLATION RELATING TO THE MATTER UNDER CONSIDERATION.

LEGAL COMPLIANCE

☐ NON-COMPLIANT

[Compulsory to Insert name]

NAME

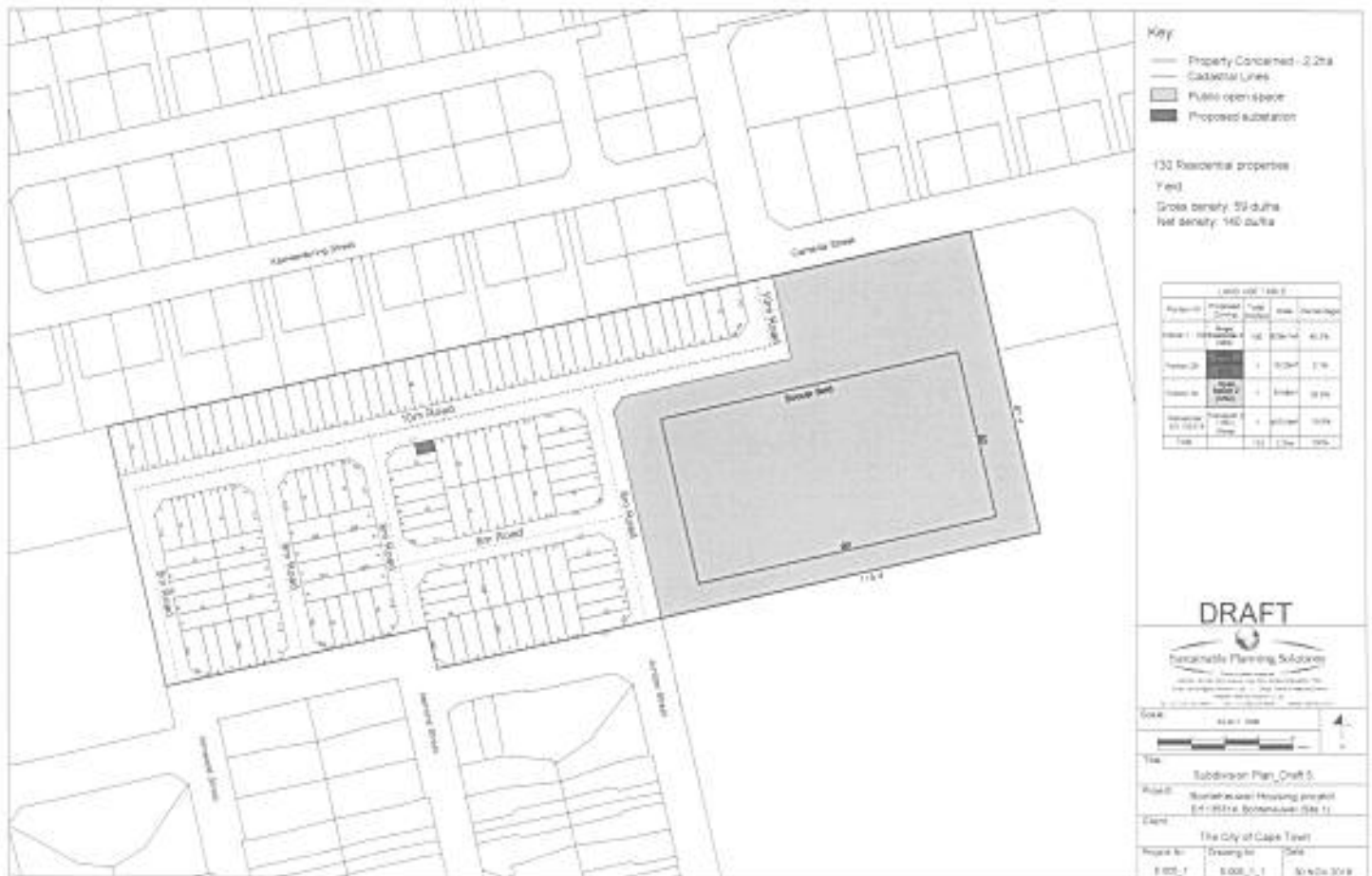
NOT APPLICABLE

Comment:

TEL

DATE

## ANNEXURE - A



## ANNEXURE - B



# ANNEXURE - C

