



REPORT TO SUB COUNCIL 14

ITEM NUMBER:

1. SUBJECT:

PROGRESS REPORT: GUGULETHU INFILL HOUSING PROJECT

ISIHLOKO:

**INGXELO ENGENKQUBELA NGOKUMALUNGA NEPROWUJEKTHI
ENGOLONGEZELELO YEZINDLU YASEGUGULETHU <K3524>**

ONDERWERP:

VORDERINGSVERSLAG: GUGULETHU-INVULBEHUISINGSPROJEK <K3524>

2. PURPOSE

To report on progress made with the Gugulethu Infill Housing Project until the end of February 2019.

3. FOR DECISION BY

Not delegated: for noting by Sub-Council.

4. EXECUTIVE SUMMARY

Development is taking place on two separate erven, Erf 2849 (MauMau) and Erf 8448. Progress on these sites is described separately for each erf below.

1. Project Progress on Erf 2849 Gugulethu

- ✓ Contractors on site are Siqu Group and Khethwayo construction for the construction of 431 units with their related electrical infrastructure and sidewalks.
- ✓ Top structure construction commenced on 18 June 2018 on erf 2849 with 276 houses under construction at various stages. Project completion is estimated to be February 2020.

Making progress possible. Together.

- ✓ The installation of the bulk electrification and sidewalks is on track to commence shortly.
- ✓ The City's watermeter contractor is due to commence with the installation of the water devices by the end of March 2019.
- ✓ Practical completion for the first 50 units due at the end of April 2019.
- ✓ Contractors are making use of the Sub Council Database for both local enterprise and local labourers.
- ✓ At least 5 subcontractors have been appointed under Khethwayo and 2 under Siqu.
- ✓ Approximately 25 local labour opportunities have been created by Khethwayo and 19 by Siqu.

2. Project Progress on Erf 8448 Gugulethu

- ✓ Contractors are being appointed via the Provincial Department of Human Settlements' framework of contractors. Work packages for these appointments have been finalized and the tender evaluation has been completed. Three contractors have been appointed.
- ✓ 570 houses will be built for Gugulethu backyarders and completion is estimated to be mid-2021.
- ✓ The advertisement for three Community Liaison Officers (CLO) for the three different contractors will run on 21 March 2019. The closing date for applications is 4 April 2019.

3. Beneficiary Administration Process

- ✓ Officials are now manually verifying approved beneficiaries per ward (i.e. on a map). Progress is hampered by changed street names from NYs to names.
- ✓ Out of 1080 processed applications for both sites, 910 applications have been approved.
- ✓ 269 applicants have been approved for Nyanga and 131 for New Cross Roads, they will all be allocated on erf 2849.
- ✓ 510 applicants have been approved for Gugulethu; to be allocated on erf 8448.

- ✓ The allocations are only for backyarders and exclude existing and recently upgraded informal settlement areas and hostels.
- ✓ The project makes a 5% provision for special needs cases. i.e. elderly and physically challenged, and 10% for residents not on the database with valid proof of long stay in the target areas.

4. General

- ✓ The City's Human Settlement Implementation Department, in conjunction with the Provincial Department of Human Settlements is assessing the provision of additional security for both sides.
- ✓ A series of public meetings will be held on 5, 6 and 7 March 2019 to announce the commencement of work on Erf 8448 Gugulethu. A sod turning ceremony for this site will also be arranged for March 2019 (date to be confirmed).

5. RECOMMENDATIONS

GUGULETHU INFILL HOUSING PROJECT

Not delegated: for decision by Council:

It is recommended that:

- a) the information contained in the Report on the Gugulethu Infill Housing Project be **NOTED**.

IZINDULULO

IPROWUJEKTHI ENGOLONGEZELELO YEZINDLU YASEGUGULETHU

Azigunyaziswanga: isigaqibo seseBhunga:

Kundululwe ukuba:

- a) **MAKUQWALASELWE** ingcaciso equlathwe kwiNgxelo emalunga neProwujekthi engokuFakelwa kweZindlu yaseGugulethu <K3524>

AANBEVELINGS

GUGULETHU-INVULBEHUISINGSPROJEK

Nie gedelegeer nie: vir besluitneming deur die Raad:

Daar word aanbeveel dat:

- a) DAAR KENNIS GENEEM WORD van die inligting vervat in die verslag oor die Gugulethu-involbehuisingsprojek. <K3524>

6. DISCUSSION / CONTENTS

6.1. Constitutional and Policy Implications

The project complies with National and Provincial Housing Policy in respect of beneficiary selection and civil services and top structure construction.

6.2. Sustainability implications

Does the activity in this report have any sustainability implications for the City?

No ☐

Yes ☒

- 7.2.1 The project is aimed at addressing health and safety and social problems associated with the overcrowded conditions in Gugulethu backyards.

The development will further Strategic Focus Area no 3: "A Caring City":

Objective 3.2 Ensure increased access to innovative human settlements for those who need it.

Program 3.2 (d) Integrated human settlements.

6.3. Legal Implications

This Report is for noting and has no legal implications

6.4. Staff Implications

Does your report impact on staff resources or result in any additional staffing resources being required?

No ☒

Yes ☐

6.5. Other Services Consulted

Not applicable for the purposes of providing information.

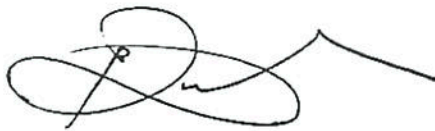
ANNEXURES

Annexure A: Practical completed units.

FOR FURTHER DETAILS, CONTACT:



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DIRECTORATE	Human Settlements Implementation
FILE REF NO	N/A



EXECUTIVE DIRECTOR: HUMAN SETTLEMENT
IMPLEMENTATION

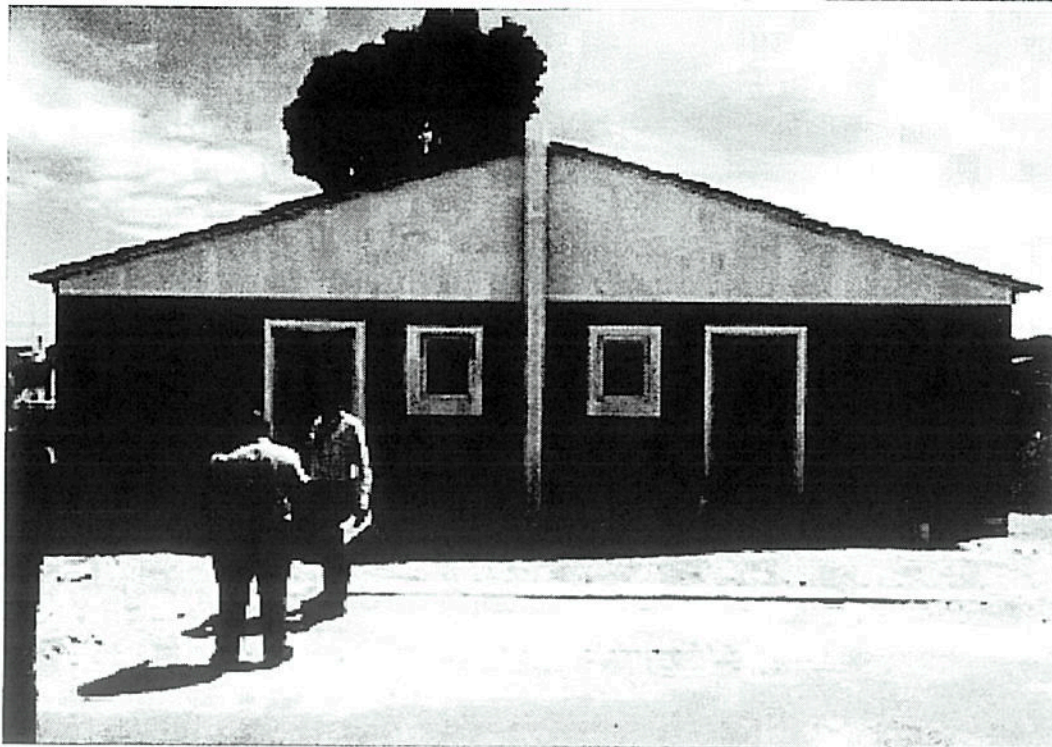
Comment:

NAME Rayan Rughubar (Acting)

DATE 06 MAR 2019

Legal compliance sign-off is not required because the Report is for information only

ANNEXURE A: PHOTOGRAPHS OF SITE PROGRESS





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Rayan Rughubar
Personnel Number: 10052227

14th December 2018

Dear Mr Rughubar,

AUTHORISATION: ACTING APPOINTMENT

You are hereby appointed as Executive Director: Human Settlements with effect from Monday, 7 January 2019 until further notice.

All delegations, responsibilities and accountabilities assigned to that of the Executive Director: Human Settlements post will be applicable throughout the duration of your acting period.

Kind regards,

LUNGELO MBANDAZAYO
City Manager