

REPORT TO: HUMAN SETTLEMENTS PORTFOLIO COMMITTEE

1. ITEM NUMBER: HS 13/11/20

2. SUBJECT

**HUMAN SETTLEMENTS: INFORMAL SETTLEMENTS, IMIZAMO YETHU
EMERGENCY PROJECT REPORT**

**EZOKUHLALISWA KOLUNTU: IINDAWO EZINGAMATYOTYOMBE: INGXELO
YEPROJEKTHI ENGEXESHA LIKAXAKEYA YASE-IMIZAMO YETHU**

**MENSLIKE NEDERSETTINGS: INFORMELE NEDERSETTINGS: VERSLAG OOR
NOODPROJEK VIR IMIZAMO YETHU**

3. DELEGATED AUTHORITY

In terms of delegation



This report is FOR NOTING BY

☒ **Committee name** : HUMAN SETTLEMENTS

☐ The Executive Mayor together with the Mayoral Committee (MAYCO)

☐ Council

4. DISCUSSION

4.1. BACKGROUND

On the evening of 10 March 2017 a fire broke out in the informal parts of Imizamo Yethu known as Dontse Yakhe Section and Madiba Square. These are parts of Imizamo Yethu which consist of densely populated informal dwellings which, unfortunately, are built of flammable material and very close to each other. The structures are not formally electrified. As a result, when a fire breaks out it quickly spreads to other structures and, in the process, causes serious damage to a large area, as it did in this instance.

The fire raged throughout the night and for the most part of the next day, 11 March 2017, chiefly because it was inaccessible to fire fighters and emergency services.

On this occasion, approximately 2130 structures and 6 100 residents were affected by the fire. Tragically, as a result of the fire, 3 people lost their lives. The City immediately came to the assistance of the affected community of Imizamo Yethu;

The City indicated to the community that it would be prudent that any rebuilding work on the affected area should be carried out in such a manner that it would address concerns of fire hazards so as to prevent a recurrence of a fire disaster of the kind that had just taken place. To this end, the City would implement its **super-blocking** design plan and communicated this to the community. It was important therefore, and made clear to the community, that no rebuilding of structures should commence without the express permission of the City.

In terms of super-blocking the City would create roads and pedestrian walkways to provide spaces between demarcated blocks of structures. These spaces would also be used to provide peripheral shared water points, sanitation services, as well as infrastructure for formal electricity connections points to each structure. This way, the City would also be able to enhance access for emergency services, paramedics, police and other services to the area in order to prevent or otherwise better manage future disasters.

It was at this stage that some members of the community took advantage of the situation by invading and occupying portions of the cleared land. These persons failed to heed calls by City officials to not erect structures on this area. Consequently, the City was left with no option but to institute court proceedings to interdict the unplanned and unsanctioned erection of new structures on land identified for super-blocking development.



Aerial Photograph Imizamo Yethu

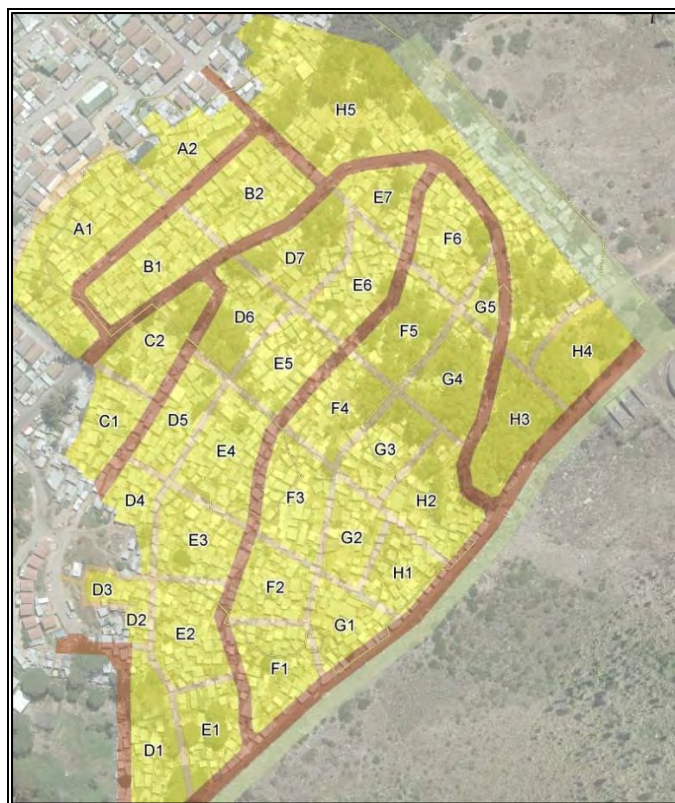


Aerial Photograph Imizamo Yethu – Burn site

4.2. ORIGINAL HIGH LEVEL SCOPE OF WORK

- Site Clearance - The areas demarcated for the roads and walkways will have to be cleared from structures, which will require the residents to be temporarily relocated to a site in close proximity. Large boulders in the roads and walkways must be imploded and removed.
- Construction of Road 1, Road 2A & 2B, Road 3, Road 4, Road 5 (emergency route) and walkways (
- Installation of stormwater - Stormwater catch pits, stormwater pipelines, outlet structures, etc., as per specifications
- Installation of bulk water - Potable water pipelines with air valves, scour valves, valves, bulk water meters, stand pipes, etc., as per specifications
- Installation of bulk sewer - Sewerage connectors, manholes, pipelines, etc., as per specifications
- Installation of shared sanitation - In the region of 80 pre-fabricated communal flush toilets and water points must be constructed, which will include a pre-fabricated concrete structure with plumbing.

Original super blocking layout



4.3. DISRUPTIONS TO THE ORIGINAL PLAN

From inception of the intended super blocking project, progress was hampered as a result of multiple court proceedings against the city for either trying to relocate people from road 1 or halting construction of specific TRA's to house people needing to be relocated from road 1 and subsequently rendering the project approximately 18 months behind schedule

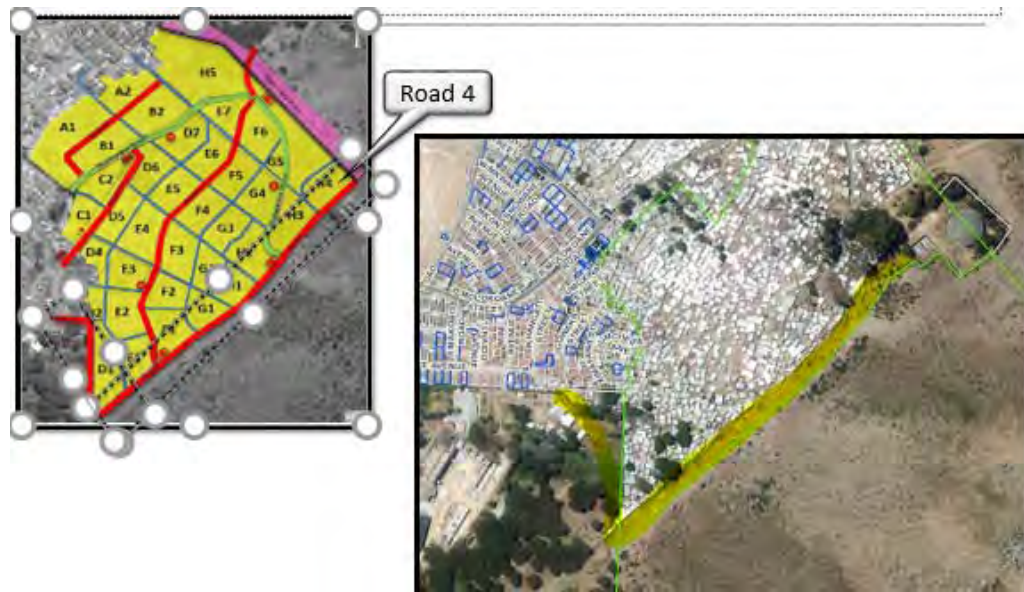
To avoid the termination of the contract an alternative implementation plan was devised in a manner avoiding working areas sighted in court proceedings. The final suspension was lifted in March 2019 and the contractor was issued with a revised project plan to initiate the alternative implementation plan.

4.4. ALTERNATIVE SCOPE OF WORK

With the aim to alleviate access for emergency vehicles and service delivery issues within the settlement an alternative implementation process was developed in a manner circumventing construction from areas subjected to court proceedings and as a result the following fundamental working areas was prioritised:

- Construction of road 4, including related water, sewer and stormwater infrastructure
- Construction of road 2, including related water, sewer and stormwater infrastructure
- Construction of road 5, including related water, sewer and stormwater infrastructure
- Improved delivery of basic services off the above roads
- Footpaths off the above road into the settlement
- Securing bulk water routes by constructing concrete walkways.
- Reconstruction of Molokwani road

Alternative implementation plan layouts

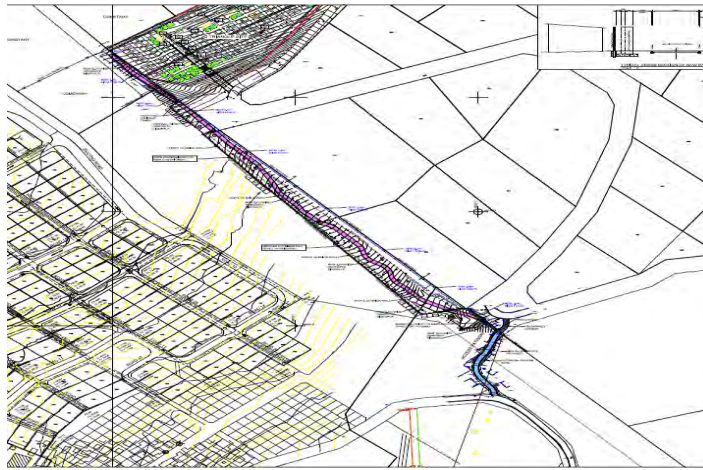


Mountain Road (Road4)



Pedestrian walkway

Making progress possible. Together.



4.5. PROJECT PROGRES

- Fabrication and erection of enhanced fire kits at specific TRA's
- Construction of civil infrastructure at Madiba Square
- Construction of civil infrastructure related to Temporary Relocation Areas (TRA)
- Road 4 & 2 progress are as follows:
 - 75% of construction related to the sewer networks, water networks and roadways are nearing completion.
- Road 5,
 - 90% complete including a primary walkway from road 5 to Peterson including all related infrastructure.
- Walkway over bulk water line
 - 100%complete

4.6. ONGOING RISKS RELATED TO THE PROJECT

- Continuous land invasions in and around IY causing multiple project stoppages, an escalated level of invasions has been experienced during the Covid 19 lockdown period, the city was forced to deploy 48 red ant members permanently on the mountain for 2 months' fight invasions at extra ordinary high cost.
- Multiple incidents of community unrest causing project stoppages
- Ongoing court proceedings
- Community leader factions fighting for control causing community unrest and in turn project stoppages

Progress pictures



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4.7. Financial Implications

- ☒ None
 ☐ Opex
 ☐ Capex
☐ Capex: New Projects
☐ Capex: Existing projects requiring additional funding
☐ Capex: Existing projects with no additional funding requirements

4.8. Policy and Strategy

- ☐ Yes
 ☒ No

4.9. Legislative Vetting

- ☐ Yes
 ☒ No

Legal Compliance

- ☐

4.10. Implications

- Staff ☐ Yes ☒ No

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4.11.

Implications

Risk ☐ Yes ☒ No**RECOMMENDATIONS**

It is recommended that the Human Settlements Portfolio Committee monitor and evaluate the impact and performance of the project progress.

AANBEVELINGS

Daar word aanbeveel dat die portefeuljekomitee oor menslike nedersettings die impak en prestasie van die vordering met die projek monitor en evalueer.

IZINDULULO

Kundululwe ukuba iKomiti yeSebe lezokuHlaliswa koLuntu mayibek'iliso kwaye iphonononge impembelelo kunye nendlela yokusebenza yenkqubela yeprojekthi.

FOR FURTHER DETAILS CONTACT


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SIGNATURE : DIRECTOR	<div></div>		

EXECUTIVE DIRECTOR

NAME

COMMENT:

DATE

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SIGNATURE

LEGAL COMPLIANCE

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

NAME

COMMENT:

DATE

SIGNATURE

Approval Form

Supported for inclusion on the agenda



HUMAN SETTLEMENTS: INFORMAL SETTLEMENTS, IMIZAMO YETHU EMERGENCY

Report Reference: 516219
Meeting: Section 79 Portfolio Committee - Human Settlements
Meeting Date: 05.11.2020
Meeting Venue: Meeting Room A 5TH Floor Podium

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Item	Section	Approver	Approval	Approved Date	Approver Comments
01	Author	Riana Pretorius	Approved	21.10.2020 09:30:51	
02	Director	Riana Pretorius	Approved	21.10.2020 09:35:00	
03	Executive Director	Nolwandle Gqiba	Approved	22.10.2020 08:49:03	
04	Legal Compliance	Joan Mari Holt	Approved with Comments	23.10.2020 07:12:29	For information.
05	Chairperson	BEVERLEY VAN REENEN	Approved	23.10.2020 14:35:41	

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