

MINUTES

OF ACTIVITY DAY MEETING OF SUBCOUNCIL 21 OF THE CITY OF CAPE TOWN HELD IN THE
KUILSRIVER COUNCIL CHAMBERS ON WEDNESDAY, 20 APRIL 2022 AT 12:30

PRESENT**COUNCILLORS**

Name	Ward	Party	Notes
Cllr J Van Der Merwe	PR	DA	
Cllr P de Vos	11	DA	
Cllr K Mare	14	DA	
Cllr U Barends	16	DA	
Cllr F Sauls	17	DA	
Cllr E Sawant	19	DA	
Cllr N Lombi	108	ANC	
Cllr P Helfrich	109	DA	
Cllr M Christians	PR	ACDP	
Cllr J Witbooi	PR	DA	
Cllr B Yeko	PR	EFF	
Cllr M Sibunzi	PR	DA	

ABSENT WITH APOLOGIES

Name	Ward	Party	Department
Cllr A Louw	PR	GOOD	
Cllr M Manuel	PR	CCC	
Lorraine Frost			Manager : Subcouncil 21
Trevor Anthony Carroll			Manager: Collections Solid Waste
Eugene Hlongwane			Manager: Cleansing Solid Waste Management
Rustim Keraan			Director: Solid Waste Management
Siyabulela Lutshetu			Superintendent: Distribution Services

Making progress possible. Together.

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Mbongeni Matiwane			Depot Manager: Distribution Services
Hugo Mostert			Manager: Enterprise Management Electricity Generation
Leslie John Rencontre			Director: Electricity Generation & Distribution
Ian Welman			Housing Development
Manda Visser			Ward 11 Assistant

ABSENT WITHOUT APOLOGIES

Name	Ward	Party	Department
Cllr A Adams	PR	DI	
Cllr A Richards	PR	PA	Cllr A Richards
Edgar Capes			Manager: Energy & Climate Change Directorate
Larry Cronje			Regional Operations Manager: Waste Water
Andy Crous			CTE Liaison Officer: Electricity Generation
Ismail Jefferies			Head: Service Connection Planning, Electricity Generation
Heuppschenne Lekay			Head: District Roads & Infrastructure
Pierre Maritz			Manager: Water Reticulation & Sanitation
Vera Scott			Area Manager: City Health
Roauwhen Thomas			SPO: Roads & Infrastructure

OFFICIALS

Name	Representing
Denise Fester	Subcouncil 21
Debbi De Villiers	Subcouncil 21
Zimkita Swartbooi	Subcouncil 21

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Eliza Mare	Subcouncil 21
Ilse Solomon	Subcouncil 21
Cindy Owies	Ward Assistant, Ward 19
Manda Visser	Ward Assistant, Ward 11
Odwa Gabuza	Manager: Roads Infrastructure Management
Ndzululwazi Joni	Regional Operations Manager: Water Distribution Services
Ncedo Mcani	Head: Collection Solid Waste
Gerrit Mostert	Principal: Environmental Health Practitioner
Songezo Ndaba	SPO: Spatial Planning: Urban Planning & Design
Hilton Redman	Senior Foreman: Distribution Services
Hilton Scholtz	Director: Roads Infrastructure Management
Zikona Mpisi	Human Settlement Area 2
Lerato Hendricks	Human Settlement
Nolumanya Ncedane	Human Settlement

OTHER

Name	Representing
Justin November	IX Engineers: Welmoed
Gerhard Hanekom	WCG: DOHS

ACRONYMS FREQUENTLY USED IN MINUTES

ABSDMT	Area Based Service Delivery Management Team
Ald.	Alderman
ANC	African National Congress
Cllr(s)	Councillor(s)
COCT	City of Cape Town
DA	Democratic Alliance
EFF	ECONOMIC Freedom Fighters
ACDP	AFRICAN CHRISTIAN DEMOCRATIC PARTY
CCC	Cape Colored Congress
DI	Democratic Independent
GOOD	Good
PA	Patriotic Alliance

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21SUBAD
01/04/22

OPENING & WELCOME

The Chairperson, Ald Van der Merwe welcomed the Councillors and officials present at the Activity Day Session.

The Chairperson asked that the session be opened with a moment of silence.

21SUBAD
02/04/22

APOLOGIES

RESOLVED

1. That it **BE NOTED** the following apologies were submitted:

Name	Ward	Party	Department
Cllr A Louw	PR	GOOD	
Cllr M Manuel	PR	CCC	
Lorraine Frost			Manager : Subcouncil 21
Trevor Anthony Carroll			Manager: Collections Solid Waste
Eugene Hlongwane			Manager: Cleansing Solid Waste Management
Rustim Keraan			Director: Solid Waste Management
Siyabulela Lutshetu			Superintendent: Distribution Services
Mbongeni Matiwane			Depot Manager: Distribution Services
Hugo Mostert			Manager: Enterprise Management Electricity Generation
Leslie John Rencontre			Director: Electricity Generation & Distribution
Ian Welman			Housing Development
Manda Visser			Ward 11 Assistant

2. That it **BE NOTED** the following absences without an apology

Name	Ward	Party	Department
Cllr A Adams	PR	DI	
Cllr A Richards	PR	PA	Cllr A Richards
Edgar Capes			Manager: Energy & Climate Change Directorate
Larry Cronje			Regional Operations Manager: Waste Water
Andy Crous			CTE Liaison Officer: Electricity Generation
Ismail Jefferies			Head: Service Connection Planning, Electricity Generation
Heuppschenne Lekay			Head: District Roads & Infrastructure
Pierre Maritz			Manager: Water Reticulation & Sanitation
Vera Scott			Area Manager: City Health
Roauwhen Thomas			SPO: Roads & Infrastructure

21SUBAD
03/04/22

WELMOED HOUSING PROJECT

The Chairperson, Alderman Van der Merwe welcomed Mr Justin November as asked that he proceed with his presentation.

Mr November highlighted the following from the presentation regarding the Welmoed housing project:

- Purpose
 - Present the major achievements, progress and financial status of the project as of February 2020.
- Project objective
 - Provide housing for beneficiaries in an integrated settlement with appropriate commercial and social facilities.
- Completed construction activities
 - Bulk sewer sand trap
 - Amatola Culvert
 - Pipework from BH to new reservoir

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- Current construction activities
 - Bulk sewer on Van Riebeeck Road at 70% completed
 - Bannerman bridge
 - Bulk reservoir
 - Intersections
 - Pipework to development at 90% completed
 - Bulk electrical at 50% completed
- Employment data
 - 50 job opportunities provided to date

The Chairperson requested any comments/inputs from the Councillors.

Councillor Mare thank Mr November for the status update meeting that was held and can confirm that the project is currently on track, the only concern is the beneficiaries list as well as some displaced persons that needs to be removed.

The Chairperson asked the following:

- Schools and shopping centers – when will this be implemented?
- Numerous sewer problems are currently experienced – will this development contribute to the existing problem?
- Solid Waste – will the refuse service be included?

Mr November said that the schools and shopping centers plans have been developed as an integrated plan, but the first priority is to complete the building of the structures. The retail spaces will be developed by private developers and schools are only implemented 24 months after the housing development is completed.

Mr November also requested that the Department of Education provide their input regarding the implementation of the school plans.

The Chairperson asked Councillor Mare that she take note and follow up with the Department of Education regarding the school development plans.

Mr November confirmed that a bulk sewer line has been installed as part of the housing project.

The Chairperson asked whether the impact of transport was looked at.

Mr November said that traffic studies has been done and the impact of the studies has been included in the planning of the project.

Councillor Barends said that a line will be linked with Stratford Road and currently there is a problem with the community complaining about the sink holes as the repairs have not been done.

Mr November responded and confirmed that the reinstatement of Stratford

Road has been completed and the last section at the Total Garage is currently underway, if there are new problems it is requested that the community notify the workers and they will report the issues to be repaired.

Councillor Sawant asked the following:

- Does the integration included the different housing and economic groups.
- Where does the beneficiaries come from

Mr November responded and said that the beneficiaries will be sourced from Blackheath, Kuilsriver area and that the integration consist of 3 typology grouping and the household income will be taken into consideration.

The Chairperson asked Mr Redmund to respond on the question regarding the sewer matter.

Mr Redmund said that once the handover of the service takes place a proactive maintains plan needs to be developed after the inspection with the contractor.

The Chairperson thanked Mr November for the very informative presentation and information provided.

RESOLVED

1. That the Welmoed Housing presentation **BE NOTED**.
2. That Councillor Mare take note and follow up with the Department of Education regarding the development plans of the intended schools.

ACTION

Cllr Kariena Mare / Debbi De Villiers

**21SUBAD
04/04/22**

FOREST VILLAGE HOUSING PROJECT

The Chairperson, Alderman Van der Merwe welcomed Mr Gerhard Hanekom as asked that he proceed with his presentation.

Mr Hanekom highlighted the following from the presentation regarding the Forest Village housing project:

- The project is located in the established suburb of Blue Downs, and is set to be developed over a total area of 72 hectares on erven 1915 to 1916, Blue Downs, located north of Old Faure Road and N2 south of Forest Drive.
- The project is primarily targeted towards accommodating overflow beneficiaries from the N2 Phase 1 housing projects, occupied

southern corridor projects as well as beneficiaries from the surrounding communities.

- Provision comprises of 4,820 units and associated civil and electrical services as well as extensive bulk upgrades and landscaping.
- 3,977 BNG units will be provided, comprising 2,537 duplex units and 1,430 simplex units.
- 843 FLISP units will be provided.
- It is envisaged that four established contractors for the bulk services, three established contractors for internal services and tip structures, eleven emerging framework contractors for internal services and top structures and two established contractors for the rental units would ultimately be utilized on the project.
- The project progress currently stands at 91%.
- The project has a current budget of R1.64bn, with over R1bn having been spent to date.
- The bulk services, internal services as well as the BNG and FLISP units are estimated to be completed by middle 2023.

The Chairperson requested any comments/inputs from the Councillors.

Councillor Barends said that the occupants from the FLISP housing units are paying occupational rent but their water has been disconnected.

Mr Hanekom said that the revenue department assist them with the billing invoices and that they as the owners only pay the account once the units have been completed and that an arrangement has been made with the City for the water not to be disconnected.

Mr Hanekom further stated that he will follow up with the contact person from Revenue and will also forward the contact details to Councillor Barends if she received any further complaints.

The Chairperson said that a meeting with the relevant Councillors and the community of Eersteriver was held and the question emanating from that meeting is whether the backyarders will be accommodated.

Mr Hanekom advised that no formal allocation target has been set and largely only 2 areas namely Wards 16 and 17 were identified to be sourced from.

Councillor Witbooi asked the following:

- Why are the sandy areas not covered
- Will vibracrete walls be installed

Mr Hanekom said that usually the areas not built upon has been earmarked for schools and therefore those areas look sandy.

Mr Hanekom said that the BNG units does not get vibracrete walls and that the costs for the FLISP units are kept as low as possible.

Councillor Barends asked whether the open spaces earmarked for businesses what will happen to the fencing.

Mr Hanekom said that the fencing will stay as the open areas belongs to the City.

Councillor Sauls said that 44 residents were not assisted but accommodated at the Conifers project and asked why they were not accommodated.

Mr Hanekom advised that unfortunately, the Conifers project is done by another contractor and therefore cannot respond to the 44 residents that were not accommodated and requested that an email be sent to him and he will follow up and respond accordingly.

The Chairperson thanked Mr Hanekom for the very informative presentation and information provided.

RESOLVED

That the Forest Village Housing presentation **BE NOTED**.

INFORMATION

Debbi De Villiers

**21SUBAD
05/04/22**

BLUE BERRY HILL HOUSING PROJECT

The Chairperson, Alderman Van der Merwe welcomed Ms Zikona Mpisi as asked that he proceed with his presentation.

Ms Mpisi highlighted the following from the presentation regarding the Forest Village housing project:

- The Blueberry Hill housing project is located along Spine Road, Eersteriver Way and Forest Drive in Eersteriver.
- Amended layout makes land available for:
 - 3014 services sites
 - 472 subsidized housing units
 - 303 FLISP units
 - 2 Primary Schools and 1 Secondary School
 - Community park
 - Smaller parks
 - Various community “hubs” consisting of a small park and community facilities
 - Business sites
 - Taxi rank
 - House shops along Blue Downs Way

- Project steering Committee has been elected and held regular meetings until Covid, however status updates were emailed to the members
- A PSC meeting was held on 24 March 2022 where new Councillors were welcomed and a presentation was given by the professional team.
- The amended Town Planning was finalized and is currently being advertised until 19 April 2022.
- Town Planner will address all comments received and will make amendments to the layout if required.
- Final layout plan to be submitted to the Town Planning Department for approval.
- Environmental Authorisation that was obtained 25 August 2021 to be amended and an application to be submitted to DEADP for consideration, the decision is expected May/June 2022.
- General Plans will be finalized August 2022.
- Engineers to finalise detail design drawings and complete the Bill of Quantities for procurement to commence middle 2023.
- Construction then to commence 18 months later.

The Chairperson requested any comments/inputs from the Councillors.

Councillor Sauls asked clarity, as he cannot understand how the beneficiaries for the project is sourced.

Ms Mpisi informed Councillor Sauls that his question should be directed to San-Marie Van Jaarsveld as she is the project manager.

The Chairperson thanked Ms Mpisi for the very informative presentation and information provided.

The Chairperson asked the Line Departments present if plans are in place to accommodate the development projects

The following responses were given:

Mr Mostert from City Health said that the Health Department does adopt the approved developments and include the basic services of the department.

Mr Mcani from Solid Waste said that their department is notified once the projects are completed and subsequently the refuse bins are then provided to the new owners and that the basic services of the collection of the refuse is included in the existing day schedules.

RESOLVED

That the Blue Berry Hill Housing presentation **BE NOTED**.

INFORMATION

Debbi De Villiers

**21SUBAD
06/04/22**

ALOE RIDGE AND NOOIENSFONTEIN HOUSING PROJECT

The Chairperson requested that the Aloe Ridge and Nooiensfontein Housing project presentation be postponed to the next Subcouncil Activity Day session in May 2022 as Mr Welman submitted an apology and was not able to present the project.

RESOLVED

That the Aloe Ridge and Nooiensfontein Housing Project presentation **BE POSTPONED** to the next Subcouncil Activity Day session in May 2022.

ACTION:

Ian Welman/Debbi de Villiers

**21SUBAD
07/04/22**

MACASSAR HOUSING PROJECT

The Chairperson requested that the Macassar Housing Project presentation be postponed to the next Subcouncil Activity Day session in May 2022 as Mr Welman submitted an apology and was not able to present the project.

RESOLVED

That the Macassar Housing Project presentation **BE POSTPONED** to the next Subcouncil Activity Day session in May 2022.

ACTION:

Ian Welman/Debbi de Villiers

The meeting ended at 14:30

CHAIRPERSON

DATE

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