



REPORT TO SUBCOUNCIL 14

1. **ITEM NUMBER :** *To be inserted by secretariat*

2. **SUBJECT**

PROGRESS REPORT - NYANGA UPGRADE HOUSING PROJECT

INGXELO YENKQUBELA- IPROJEKTHI YOKUPHUCULO LWEZINDLU ENYANGA

VORDERINGSVERSLAG –BEHUISINGSOPGRADERINGSPROJEK IN NYANGA (M1469)

3. **PURPOSE**

The report provides an update on progress made with the Nyanga Upgrade Housing Project.

4. **FOR DECISION BY**

That the report for the period August 2021 be noted.

5. **EXECUTIVE SUMMARY**

This report provides an update on progress with the Nyanga Upgrade Housing Projects which are located within the jurisdiction of Sub-Council 14.

6. **RECOMMENDATIONS**

It is recommended that the contents of this report be noted by Sub-Council 14.

IZINDULULO

Kundululwe ukuba iBhungana 14 maliqwalaselwe okuqulathwe kwingxelo.

AANBEVELINGS

Daar word aanbeveel dat subraad 14 van die inhoud van hierdie verslag kennis neem.

7. DISCUSSION/CONTENTS

7.1. Nyanga Upgrade

The Nyanga Upgrade Project (NUP) was initiated in 2003 and consists of 9 sub-projects namely KTC Better Life, KTC 3, Mpetha Square, Mkhonto Square, Freedom Square, Mpinga Square, Black City, White City, Millers Camp Phase 4 (Lusaka) and Millers Camp Phase 3A & 3B. Previously, top structures were developed by the Provincial Department of Human Settlements ('Province') and infrastructure was completed by the City. Civil engineering services were installed in 2006 and again in 2015 as a result of space being created when a number of households were relocated to Delft. Progress with each of the sub-projects are discussed in more detail below:

- KTC – BETTER LIFE

A total of 235 units were built and construction of 24 incomplete houses is being undertaken by the Provincial Government (Human Settlements).

- KTC 3

KTC3 is currently under construction for 235 housing, to date 147 units have been completed with running water, 12 house are awaiting electricity connection. Construction of the remainder of the 88 units is pending the relocation of non-beneficiary informal dwellers that are in the way of the development. These sites can only be unlocked if additional land is found to which the 88 households can be relocated.

- MPETHA SQUARE

This sub-project is comprised of 178 units of which only 58 houses were completed. The challenges with water and sewer connections have recently been corrected via a Provincial appointment. A total of 24 units were left incomplete, 12 of these units were completed during 2020 while the other 12 will commence as soon as building plans are approved.

- FREEDOM SQUARE

Freedom Square has been fully serviced. The project consists of 75 residential erven as well as 14 blocks of hostels, comprising 4 units each, making up approximately 131 units. A total of 68 houses were built and occupied previously as part of this project. Challenges with water and sewer connections are currently being resolved via a Provincial appointment. A total of 7 units were left incomplete and these will also be completed via a Provincial appointment. Depending on support for such an initiative, a design team could be appointed in future to propose redevelopment concepts for the hostels.

- MKHONTO SQUARE

Mkhonto Square had civil engineering services installed for 293 residential erven. A total of 112 houses were completed in the past; work on the remainder of the units will commence as soon as the project is handover back to the City of Cape Town. Although some families living in informal structures were relocated to Delft, more families need to move to enable the next phase of construction of houses.

- MPINGA SQUARE

Mpinga Square consists of 73 residential sites that have all been built and occupied.

- BLACK CITY

Of the 222 residential erven built and occupied, 28 units are under dispute and are pending resolution. A facilitator has been appointed by the City to assist in finding a solution in this regard.

- WHITE CITY

White City consists of 19 serviced sites on which houses have been built.

- MILLERS CAMP PHASE 4 (LUSAKA)

The project is fully serviced and comprises 303 residential erven built. There are 28 unfinished houses from the older phases of the area that will be completed as part of the current initiative.

- MILLERS CAMP PHASE 3A & 3B

These two projects consist of 27 serviced sites on which houses have been built.

The following recent achievements can be reported with regard to the Nyanga Upgrade project:

- Agreement has been reached with Province on a collaborative approach which enables the use of Province's contractors and City's professional resources.
- Substantial progress has been made with the repair of defective and outstanding civil services, notably at Mpetha and Freedom Square. A contractor is in place and work on the other sub-projects will continue until all services is up to standard and Section 137 clearance is obtained.

The following challenges remain on site:

- Additional land will be required to do roll overs or relocate households in the way of the development. A request for land was submitted to the relevant City departments and assistance is being pursued in this regard.

- Surveys have started with Mkhonto Square so far to determine how many houses can be built and how many will require relocation prior to top structure commencement. Due to historical challenges in this project, this is slow and challenging work but steady progress is being made.
- The old tripartite agreement between Province and City is being reviewed to assess funding approvals and give consideration to the transfer of funding for top structures to the City for implementation. These engagements are in process.

7.3 **Constitutional and Policy Implications**

None

7.4 **Sustainability implications**

Does the activity in this report have any sustainability implications for the City?	No <input type="checkbox"/>	Yes <input type="checkbox"/>
	X	

7.5 **Legal Implications**

None

7.6. **POPIA Compliance**

- It is confirmed that this report has been checked and considered for POPIA Compliance (*POPIA Steward for Human Settlements: Darren Francis*)

7.7. **Staff Implications**

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

No X

Yes

7.8. **Other Services Consulted**

Not applicable

ANNEXURES

Not applicable

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Comment:

EXECUTIVE DIRECTOR

NAME **Nolwandle Gqiba**

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