

REPORT TO: SUBCOUNCIL 9 WARD 114

09SUB07032024

1. SUBJECT

UPGRADING OF BOSASA LINK

2. PURPOSE

The purpose of this report is for submission to the sub council.

3. BACKGROUND

The Mfuleni South-East Integration Zone is a City of Cape Town housing project that was initiated 4-5 years ago. The project involves the development of four sites, namely Shukushukuma (approx. 8.6 ha), Extension 1 (approx. 7.3 ha), Mfuleni Central (approx. 16.9 ha) and Bosasa Link (approx. 14.3 ha) which is the subject site. The intention is to provide serviced sites that should be ready for occupation by March 2024.

Bosasa Link is located north of Old Faure Road (M49) and west of Eersriver Way (M32) in the Khayelitsha Mitchells Plain and Greater Blue Downs District Municipality. The site was predominantly vacant. The development proposal included portions identified for community, business and open space use which are intended to complement the existing amenities in the surrounding area. The surrounding amenities include schools, supermarkets, businesses, social amenities and natural amenities (Driftsands Nature Reserve).

High-level overview of the project:

The Bosasa Link Project is in SC 9 and ward 114. The total land parcel under development is 14.3 hectares which forms part of Mfuleni South-East Integration Zone Development (Mfuleni Ext 1 – SC 21 & ward 108, Shukushukuma SC 21 & ward 108 and Mfuleni Central Dune SC 9 & ward 114). The planned Bosasa Link project will provide a total of 790 erven which comprise of 756 Residential Serviced Sites (SR2), 1 Open Space (OS2), 2 Utility (Storm water pond/ Channel), 1 Community Zone 2, 24 Local Business 2 (LB2), Utility (Electrical Substations) and 1 Transport Zone (TR2). This project is implemented in a phased approach meaning that there is two phases – Phase 1 & Phase 2.

4. STATUS TO DATE

PROGRAMME SNAPSHOT

Programme: Phase 1				
<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>%Planned</i>	<i>% Actual</i>
Clear and Grub	25 205/25 205	m. ²	100%	100%
Removal of Topsoil	5040/5040	m ³	100%	100%
Removal of topsoil under Phase2	1680/1680	m ³	0%	100%
Cut to fill	42 318/42 290	m ³	100%	100%
Clear and Grub	25 205/25 205	m. ²	100%	100%
Cut To Fill	34 598/34 598	m ³	100%	100%
Excavations, Lay, Install, Backfill 160mm CL34 Pipe	1 192/1 192	m	100%	100%
Excavations, Lay, Install, Backfill 110mm CL34 Pipe	360/360	m	100%	100%
Install manholes complete	43/43	No	100%	100%
Cut To Fill	TBC	m ³	100%	100%
Excavations, Lay, Install, Backfill 250mm CL34 Pipe	148/177.31	m	100%	83.47%%

Excavations, Lay, Install, Backfill 160mm CL34 Pipe	400/400	m	100%	100%
Excavations, Lay, Install, Backfill 160mm CL34 Pipe (304.41m Phase 2 Laid)	304.41/304.41	m	0%	100%
Excavations, Lay, Install, Backfill 110mm CL34 Pipe	1532.5/1 969	m	100%	89.79%
110mm CL34 Pipe installed (68 plots extra PHASE 2)	40/68	No	0%	58%
Testing (160dia pipe length as reference)	204.43/1592	m	100%	12.84%
Storm water: Setting Out Storm Water Lines	687.63/687.63	m	100%	100%
Excavations, Lay, Install, Backfill 525 Storm water line	223.6/223.6	m	100%	100%
Excavations, Lay, Install, Backfill 450 Storm water line	114.38/114.38	m	0%	100%
Excavations, Lay, Install, Backfill 375 Storm water line	205.9/394.65	m	100%	52.17%
Construct Manholes	0/28	No	100%	0%

Construct Cath pits	0/37	No	100%	0%
Install Subsoil Drainage	277/350	m	70%	80%
Connect to existing services	0	No	100%	0%
Excavations, lay, install, backfill Water Lines 110mm	1332.7/1840	m	0%	72.43%
Excavations, lay, install, backfill House Connections	354/1800	m	0%	19.67%
Roads Road cut (add 2384m ² Phase2)	6 530/10 046	m. ²	0%	65%
Roadbed Preparations	6 530/10 046	m. ²	0%	65%
Deliver and Process G7	2576/10 046	m. ²	0%	25.64%

Proposed local Enterprises Opportunities

Currently two CLO'S and seventeen local labourers are appointed in phase 1. The number of employment opportunities will increase as the project progress. Based on statistical figures the CPG (Contract Participating Goals) already exceeds to 25% in relation to the 15% threshold.

See below the details.

V A C A N C Y	TEMPORARY EMPLOYMENT	
	Project:	Bosassa Link Development
	Position Required:	Community Liaison Officer (CLO)
	Wards:	114
	Employment Status:	Limited Duration Contract
	Remuneration:	Weekly
	Application Requirements:	
	<ul style="list-style-type: none">• Be a resident of Ward 114;• Be registered on the sub-council jobseeker database;• Must provide a CV;• Must provide a certified copy of ID;• Must be medically fit;• Must have their own transport;• Must own a cell phone; and• Read and write in English and isiXhosa.	
	Shortlisted candidates will be required to obtain a valid police clearance and an affidavit confirming proof of residence within one of the above-mentioned wards.	
	Qualification:	

- Grade 10 minimum or sufficient supporting experience.
- Basic Computer literacy – MS Office (Word, Excel, Email, Internet).

Experience:

- Any past Community Liaison Officer experience would be beneficial.

Responsibilities:

- Liaison between the community and the Contractor;
- Keep the community informed on the progress of the project;
- Assist Contractor with selection and recruitment of targeted labour;
- Assist with and facilitate communication between the Contractor, the Employers Agent and the local communities;
- Provide a link between local resources and the Contractor;
- Provide feedback on community affairs and possible dynamics;
- Assist supervisory staff in management of workers;
- Be involved in training and equity status of workers; and
- Complete necessary administrative tasks related to implementation of the project.

Working Hours:

- Monday to Thursday: 07h30 – 17h00;
- Friday: 07h30 – 15h00;
- Saturdays by prior arrangement;
- Sundays and Public Holidays by prior arrangement; and
- Night works by prior arrangement.

In compliance with the Basic Conditions of Employment Act [No. 75 of 1997]

This position will only be for a limited duration (fixed term) based on the construction activities taking place within the Ward in which you reside for which the Contractor is responsible for. Your employment term will expire upon completion of the work activities recruited for within the Ward you reside.

Should you fulfill the above criteria, we invite you to apply for the position.
Daniel Klaaste
E-mail: daniel@nsejani.co.za
Contact number: 021 905 7338

Or the Mfuleni Housing office

Closing Date: 6 November 2023 – 5pm

If you do not obtain a response from your application for this position, then consider your application as unsuccessful

Name & Surname	Designation
Nomaphelo Shayi -	Community Liaison Officer 1
Prince Luvuyo Hans	Community Liaison Officer 2
Ayanda Sipayile	General Worker
Andile Ngwane	General Worker
Yonela Mpane	General Worker
Nonkwenkwezi Mnqantsa	General Worker
Thembisa Rawana	General Worker
Phakama Feni	General Worker
Andiswa Napakade	General Worker
Vuyo Mdlankomo	General Worker
Lwazi Booi	General Worker
Phallang Matejoa	General Worker
Thobela Ngqase	General Worker
Siviwe Mboyiya	General Worker
Kuhle Mtsewu	General Worker
Sibongiseni Maqokolwane	General Worker
Nomandla Gladile	General Worker

<i>Local Enterprise Opportunity Category</i>
Manholes Construction
Catch pits Construction
Kerbs laying
Gabion Construction

The process to procure these opportunities is underway. It should be noted that the threshold for Local Enterprises in this contract is 3%. When these enterprises are appointed this threshold increases with 5%

LOCAL ENTERPRISE OPPORTUNITIES

Project: Bosasa Link NEJ5965
Wards: 108 & 114

The City of Cape Town's Informal Settlements Department has commenced with the construction of the Bosasa Link Site in Mfuleni. This development aims to establish serviced plots. In support of this construction, please see below a list of opportunities that we invite the local enterprises to apply for.

Opportunities

- Stormwater manhole construction;
- Stormwater catchpit construction;
- Kerb laying;
- Installation of gabions; and
- Straw stabilization.

Application Requirements:

- Your enterprise must be registered on the sub-council database;
- Letter of good standing;
- BBBEE Verification Certificate/sworn affidavit;
- Company registration documents;
- List of completed projects and contactable references;
- Trained staff; and
- COIDA.

These opportunities will be awarded as per the RFQ System for the specified works listed above, depending on the below:

- Best Priced BoQ;
- Previous Experience; and
- Quality

It is important to note that enterprises who would like to be considered must be registered at their local Sub council and meet the Contractor's requirements.

Should you fulfill the above criteria, we invite you to submit your information to the Contractor.

Daniel Klaaste

E-mail: daniel@nejeni.co.za

Contact number: 021 905 7338

Alternatively, you may also deposit your company details into the box provided at the **Mfuleni Housing office (13 Main St, Mfuleni, Cape Town, 7100)**

Closing Date: 2 February 2024 – 5pm

If you do not obtain a response for these opportunities, then consider your application as unsuccessful.



PostNet Suite 9, Private Bag X04, Kuilsriver, 7579

 www.nejeni.co.za

5. PICTORIAL





6. PROJECT ISSUES /RISKS

Local Enterprises opportunities – PEC not satisfied with the process of verification and selection of these SMME's since some of them already received opportunities.

As you are aware, the Bosasa Link Project Contractor (Nejeni) has identified a shortlist of candidates to fulfil their sub-contracting needs on the project. This shortlist was circulated for verification on 14 February 2024 as indicated in the email below. Subsequent to this request, we met with the Ward Councilors of wards 108 and 114 as well as the PEC members to address their concerns.

During this engagement, the ward councilor and the PEC members highlighted that two enterprises listed below namely, Twatwantshali and Projects and Dyanti and Family Construction and Projects (PTY) LTD, have benefited from previous projects undertaken by Nejeni. After much discussion, it was agreed at the PEC that the Contractor consider the possibility of adding a criteria to their vetting process which would consider previous appointments. This was proposed to allow enterprises who qualify a chance to benefit. The City of Cape Town's Project Manager and the Contractor (Nejeni) will be reviewing their shortlist with this lens. It should however be noted, that Nejeni was clear that there are

minimum requirements that need to be met by law. Additionally, it was pointed out that Nejeni is a commercial enterprise, and as such, they need to select a Contractor who would be a “best fit” with them for delivering a quality product on time.

An additional request from the Councilors and PEC members was for them to review the company profiles of the shortlisted candidates to verify their information and that they are from the Ward. As you are aware, Chand nor the Contractor are in a position to circulate these details in terms of compliance with POPIA. As we understand, this verification process is undertaken through your office. We will direct the PEC to you should they want to be involved in the verification process, as you may already have protocols in place to accommodate or respond to their request for details of the sub-contractors.

Please find the relevant company profiles here:

<https://www.dropbox.com/scl/fo/omq75vdb9ivpyfdnw10x4/h?rlkey=f2abgmiezb7wgam1coqh7u811&dl=0>

The sub council 21 manager indicated the none of the local SMME's of ward 108 is not registered on the database. It is highly recommended that they do register as part of the City of Cape Town compliance. Furthermore no response from sub council 9 manager in this regard.

Relocations from outside areas – The verification of beneficiaries must be similar to what is applied in the Mfuleni Area. No special preferences for the 350 beneficiaries.

Encroachments from the abutting settlements

Relocation of the Mfuleni beneficiaries: Possible land invasion on cleared land parcel should the relevant line departments not take ownership immediately.

FOR FURTHER DETAILS, CONTACT:

BOSASA LINK PROJECT MANAGER: Randell Marinus;

randell.marinus@capetown.gov.za