

# Subcouncil - Matters Receiving Attention Report

## Subcouncil 14

Agenda Item No:	<b>14SUB 7/4/2022</b>	<b>1</b>	<b>REVIEW OF SUBCOUNCIL WARD ALLOCATION PROCESS</b>
Author:	Ardela van Niekerk;		
How Resolved:	Consensus		
Meeting Date:	2022/04/21		
Outstanding:	231		
Directorate:	CORPORATE SERVICES		
Department:	Subcouncils Area Central		

### Preamble:

The Subcouncil Manager referred to page 146 of the report and mentioned that the report recommends that the timeframes, principles, and procedures relating to the identification and costing of Ward Allocation projects for 2023/24 for Subcouncils as outlined in the report, be noted for implementation by the Subcouncils and the line departments.

So in essence, this sets out how the identification of Ward allocation projects is supposed to take place and the process to be followed in various steps and timeframes. The proposed timeframes is from page 148 until 149. We are now following step 1, which is the introduction stage. The timeframe was March but the report was signed and returned late, hence it is now tabled in April Subcouncil Meeting. From this stage we will move to stage 2 which is the Workshop and Consultation Phase, and Project Identification Ward Committees and Line Departments (April - May 2022).

The Chairperson indicated that the Subcouncil should not waste resources on things that are not building the communities. For an example he mentioned he once saw a request for soccer tournament which was going to require R30 000 just for the referees. Such events are not benefiting the community. He added that, he is against the giving of food to the community saying its empowerment in a form of capacity building; people are already capacitated as they are eating every day. He is also against the use of ward allocation funding for feasibility studies.

Cllr Moses supported the Chairperson's suggestion regarding feasibility studies. He added that line departments fund most of the feasibility studies, for example VPUU makes use of the studies. The issue of Future Planning And Resilience of Cape Town has got a lot to do with where we see our communities in the next 20 years.

Cllr Adams moved for the adoption of this item seconded by Cllr Ngcombolo.

There was unanimous agreement with the resolution.

### Resolution Details:

It was resolved that the report on Review of Subcouncil Ward Allocation Process **BE NOTED**

It was resolved that the report on Review of Subcouncil Ward Allocation Process **BE NOTED**

### Resolution History

Meeting Date	Resolution
2022/04/21	It was resolved that the report on Review of Subcouncil Ward Allocation Process <b>BE NOTED.</b>

Agenda Item No:	<b>14SUB 9/4/2022</b>	<b>2</b>	<b>POOKE SE BOS HOUSING DEVELOPMENT</b>
Author:	Herman Steyn;		
How Resolved:	Consensus		
Meeting Date:	2022/04/21		
Outstanding:	231		
Directorate:	HUMAN SETTLEMENTS		
Department:	Housing Development		

**Preamble:**

The Subcouncil Manager reported that the official that was supposed to present on this item has a training that clashes with this meeting, therefore he was unable to present on this item.

He recommended for the item to be deferred. Neil Neville Williams was attending training but provided certain inputs.

Cllr Cassiem indicated that this report is for information noting. He further explained Pooke Se Bos Housing Development is currently busy with the design and planning phase. They have done civil work on the site. Contractors have been appointed and have been doing some work since last year.

There has been many meetings with project steering committees; Umtha is the consultancy that is looking at the beneficiary list along with the Informal Settlement Department.

Cllr Cassiem added there has to be a final confirmation of the beneficiary list. He further requested a representative from Subcouncil 14 to be present in the Steering Committee meetings. This will help to keep the Subcouncil updated. He was also concerned if they have been receiving minutes of the Steering Committee Meetings.

The Chairperson therefore acknowledged the feedback made by Cllr Cassiem and indicated that for more information the official concerned should be contacted outside the meeting.

The Subcouncil Manager mentioned that according to Neil Neville Williams there are 12 plans for this development and they are pushing to commence construction in 2 weeks' time.

Cllr Nikelo indicated that, the Subcouncil Manager and the relevant ward Cllr were supposed to be part of Steering Committee Meetings. He requested that they be included in all the Steering Committees in all the wards. He further added that they need regular updates regarding this project.

Cllr Nikelo also wanted to find out if this project is a City of Cape Town or Provincial government project.

The Subcouncil Manager said that according to his Neil Neville Williams this is a City of Cape Town project.

Cllr Nikelo wanted to find out who appoints a service provider for this project. He further requested for Service Providers to be introduced to the Subcouncil to have them accountable and to ensure that they deliver accordingly.

The Subcouncil Manager mentioned that according to Neil Neville Williams Supply Chain recruitment process is supposed to be followed for appointing a service provider.

Ald.Jacobs added that it is a concern that Umta is appointed as a service provider in most of the projects.

Cllr. Ngcombolo opposed the idea of the Subcouncil Chairperson and Manager being involved in all the steering committee meetings saying that it will appear as if they are policing the ward Cllrs.

Cllr Nikelo indicated that their involvement is to mainly give administrative support to ensure that they Subcouncil is involved and updated with such projects of the City of Cape Town. He further invited Cllrs to read the delegations of the Subcouncil.

Cllr Achmat wanted to find out when the actual building of houses will start, and if the people will be given alternative accommodation when they start to build the houses.

Cllr Nikelo mentioned that an information sharing session with the official concerned will be organized for the Subcouncil to be updated.

**Resolution Details:**

The Subcouncil Manager reported that they have requested Human Settlement to submit reports on different housing project as per request from the previous meeting. However, there were no submissions made, they have requested the officials to be present in the meeting to give verbal feedback but they are not available. They will send a follow up email to request for the reports for all the housing projects. He further recommended for this item to remain open.

Cllr Cassiem indicated that there are people who still do not have ID documents but participated in the IEC elections. He requested an engagement with Neil Neville Williams to find a solution to this problem.

The Subcouncil Manager requested Cllr to submit the ID number of the people in question so they can be checked through the IEC website. Cllr Cassiem mentioned that some people do not recall their ID numbers. The Subcouncil Chairperson indicated that Neil Neville Williams needs to provide a comprehensive report, if need be they can also visit the Home Affairs offices to get the matter resolved.

**Resolution History**

Meeting Date	Resolution
2022/04/21	It was resolved that the report on Pooke Se Bos Housing development <b>BE NOTED</b> with a further follow up information session with the official for project update.

Agenda Item No:	14SUB 18/4/2022	3	MRA Transferred from Subcouncil 17 VYGIESKRAAL INFORMAL SETTLEMENT: PROPOSED DEVELOPMENT
Author:	Anthony Daniels;		
How Resolved:	Consensus		
Meeting Date:	2022/04/21		
Outstanding:	231		
Directorate:	CORPORATE SERVICES		
Department:	Subcouncils Area Central		

**Preamble:**

The Subcouncil Chairperson introduced the MRA - Transferred from Subcouncil 17 Vygieskraal Informal Settlement: proposed development as it now falls under the boundaries of Subcouncil 14.

The Subcouncil Manager explained that this is a transfer item from Subcouncil 17.

Cllr Cassiem also mentioned that there is no electricity in Vlei community, they make fire with wood which results into a lot of fire cases. He further proposed for the relevant department to conduct a site visit to the area to find a way forward for the challenges raised. Some of the challenges includes children not having birth certificates, adults not having identity books, as a results children are excluded from schools and most of the people are excluded from receiving social grants. He reported that he tried engaging with Home Affairs but there has been no response, he further requested for assistance with getting home affairs on board.

There was unanimous agreement with the resolution.

**RESOLVED**

**Resolution Details:**

It was resolved that the report on Review of Subcouncil Ward Allocation Process **BE NOTED**

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Agenda Item No:	<b>14SUB 9/5/2022</b>	<b>4</b>	<b>HEIDEVELD HOUSING PROJECT</b>
Author:	Clifton Carolus;		
How Resolved:	Consensus		
Meeting Date:	2022/05/16		
Outstanding:	214		
Directorate:	HUMAN SETTLEMENTS		
Department:	Housing Development		

**Preamble:**

The Subcouncil Chairperson introduced the item on Heideveld Housing project and mentioned that it started under his leadership.

The Subcouncil Manager gave an opportunity to Clifton to explain the item.

Clifton made the following remarks:

The project was initiated in 2010 and the Civil Services was completed in 2014.

The building contractor started in 2015 with building of 736 houses. There are three sites namely;

- Site A: consists of 527 houses
- Site B: consists of 144 units
- Site C: consists of 65 houses

All the above houses were completed by the contractor in 2018. The project is now in its close out phase and a final payment is still outstanding once the contractor produces all the necessary certificates such as the Final Unit Reports, Glazing certificates, plumbing certificates, A19 and Occupancy Certificates. The contractor has been denied access to the last 15 houses for the last eight months which has delayed the final payment. The City's officials will engage with the Ward Council Cllr to assist in this regard to reach finality of the project. They have received correspondence from the contractor stating they are willing to have a meeting to discuss finalization of the last 15 houses.

The last item on the close out phase is the Landscaping which could not be completed during the years, they had a drought. The consultants have been appointed to start a new process to design and implement the landscaping as agreed with City parks. The designs have been from their consultants, they are setting up a meeting with Stakeholders to discuss the designs to make sure they are all on the same page.

They have managed to handover 736 houses to the beneficiaries.

The Chairperson was concerned of the fact that the contractor has been denied access to 15 houses, he wanted to find out what is going to be done. He wanted to

find out if the problem is because of physical transfers or not finding the houses.

Clifton mentioned that they have made many attempts in helping the contractor.

The people from those 15 houses are the ones denying the contractor access.

What will help is to go and find addresses of the people.

Cllr Moses has indicated that they can have a meeting to discuss how they can resolve this matter.

Cllr Morne was concerned as to why people have been placed in the houses when the contractor did not have the necessary certificates.

Clifton indicated that they have tried to get the certificates on time but circumstances such as invasions and vandalism prohibited that. At a specific time they had invasions that happened on the sites especially Site B. He went to the site with Cllr Moses and law enforcement to remove few people. They had to make sure that people move into the houses to avoid vandalism and invasions. The people had 3 months maintenance period, the contractor had to go back, some of the certificates could not be delivered on time.

Cllr Moses moved for the adoption on the minutes, seconded by Cllr De Vos.

There was unanimous agreement with the resolution.

#### **Resolution Details:**

The Subcouncil Manager reported that they have requested human settlement to submit reports on different housing project as per request from the previous meeting. However, there were no submissions made, they have requested the officials to be present in the meeting to give verbal feedback but they are not available. They will send a follow up email to request for the reports for all the housing projects. He further recommended for this item to remain open

#### **Resolution History**

<b>Meeting Date</b>	<b>Resolution</b>
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2022/05/16	
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	That the report on Heideveld Housing Project <b>BE NOTED.</b>
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Agenda Item No:	<b>14SUB 10/5/2022</b>	<b>5</b>	<b>MANENBERG HOUSING PROJECT</b>
Author:	Clifton Carolus		
How Resolved:	Consensus		
Meeting Date:	2022/05/16		
Outstanding:	214		
Directorate:	HUMAN SETTLEMENTS		
Department:	Public Housing		

**Preamble:**

The Chairperson introduced the item on Manenberg Housing Project.

The Subcouncil Manager gave an opportunity to Clifton Carolus to explain this item.

Clifton gave an update on the project overview and background as follows:

The project was initiated in 2009 and all the infrastructure was completed at the end of 2014. The construction of the top structures of 587 houses was then done through a Peoples Housing Process (PHP) process in 2016, after consultation with the community and the project steering committee and after a tender process for the construction of the houses was unsuccessful.

The tender for the electrical reticulation was awarded to Outdoor illumination (Pty) Ltd on the 29<sup>th</sup> of March 2017. Outdoor illumination has informed the City that they will not sign the extension of the contract and has subsequently been dealt with through the City's legal team. The electrical infrastructure is now been done through the energy department term tender. All work on site is now on schedule except including the repairs to the sewers that were vandalized.

A total of 471 houses have been completed on the project. The contractor had started with building of the houses in Site C.

Mellon Housing Initiative (MHI) has been appointed by the Manenberg Support Organization via a people's Housing Programme (PHP) process to construct 587 houses in Manenberg. The project is divided into 5 infill sites as follows:

- Thambo Village consisting of 62 houses that are completed
- Zac Street consisting of 146 houses that are completed and an additional 8 houses to be built to make up for the units lost elsewhere due to encroachments
- Irvine Street consisting of 106 houses that are completed.
- De Downs Road (1) consisting of 157 houses that are completed
- De Downs (2) consisting of 108 houses to be constructed, currently 44

houses have reached practical completion and 64 are under construction.

The Manenberg Housing Project experienced some delays due to initial challenges experienced with approvals. These approvals related to Section 137 clearance in terms of the Development Management Scheme. Approval could not be issued until certain remedial works were done by the contractor, and a number of procurements had to be undertaken to appoint contractors to do work. It can be confirmed that these works have been completed and delays have been subsequently resolved.

He provided information on the project information as follows:

The housing opportunities are 587, the price is R86 743 423.41. EPWP local labor is 5%, local enterprise is 2%. Anticipated completion date is the 30th of August 2022. 461 houses have been handed over by 14 April 2022.

He mentioned the project challenges as follows:

Five different gangs are operating in the area around the project, which causes risks to the safety and security of the staff and contractors. On the final project site (De Downs 2) the services were vandalized and storm water and the sewer infrastructure needs repair work due to vandalism. A Request for Quotation (RFQ) has been submitted to SCM department and a Site Meeting date for prospective contractors to quote for the remedial works to the sewer is being awaited.

Cllr Cassiem acknowledged the challenges and mentioned that certain people that were promised the houses never got them, building material is stolen. That has created major chaos within the areas and what is the City of Cape Town going to do to resolve these challenges. He mentioned that he reported this issue to Malusi Booi few months ago.

Clifton indicated that it is the first time he is receiving this type of complaint. He requested the Cllr to send him an email of the complaint so that they can investigate.

Ald Jacobs was concerned about the communication between Local housing office and the beneficiaries because at the current moment there is people who moved into COCT rental stock while they have their children staying on the new development. She also raised concerns about 24 units that still need to be completed houses for Thambo village.

Clifton indicated that they will still complete 21 units in Thambo village, hopefully in the new financial year. They are addressing the issue with provincial government.

He promised to confirm the number of units with Cecilia since Ald Jacobs



mentioned 24 units, because on record he had 21 houses.

Cllr Cassiem wanted clarity on the 5% target beneficiaries allocated to Surrey Estate. He also mentioned that 5% EPWP labour is not enough. He also raised a concern about 106 houses that were completed in Irvine Street, because up to now there are so many challenges there such as retention and incomplete units. He added that the issues at Irvine Street requires Subcouncil intervention, he requested for a site visit to the area to be arranged.

Clifton indicated that they have a problem with the retention ponds in Irvine Street and all the sites in Manenberg. Flooding is a result of the above-mentioned problem. Roads and infrastructure departments had to intervene and they mentioned that the problem is a result of illegal dumping into the ponds. They have reached a solution to this problem where they have closed in Irvine Street, one side is done to see if it working.

Ald Jacobs wanted clarity on the pond challenge at the Downs and when people are going to move in. She requested for the invite with the leaders and line departments to be forwarded to her.

Clifton indicated that the line department came to clean at the Downs. The beneficiaries wants to move in the houses. The decision about the ponds is from Roads and Stormwater Department. They have set up a meeting with the leaders and line departments, he further promised to send the invite to Ald Jacobs.

Cllr Moses moved for the adoption on the resolutions, seconded by Cllr Cassiem. There was unanimous agreement with the resolution.

#### Resolution Details:

The Subcouncil Manager reported that they have requested human settlement to submit reports on different housing project as per request from the previous meeting. However, there were no submissions made, they have requested the officials to be present in the meeting to give verbal feedback but they are not available. They will send a follow up email to request for the reports for all the housing projects. He further recommended for this item to remain open

#### Resolution History

Meeting Date	Resolution
2022/05/16	That the report on Manenberg Housing Project <b>BE NOTED.</b>

Agenda Item No:	14SUB 14/8/2022	6	PROPOSED LEASE OF CITY LAND, PORTION OF UNREGISTERED STATE LAND, CISSY GOOL AVENUE, RYLANDS FOR PARKING PURPOSES: WHYTE HOUSE PRODUCTS (PTY) LTD.
Author:	Mandy Taylor;		
How Resolved:	Consensus		
Meeting Date:	2022/08/22		
Outstanding:	144		
Directorate:	ECONOMIC GROWTH		
Department:	Property Management		

**Preamble:**

**PROPOSED LEASE OF CITY LAND, PORTION OF UNREGISTERED STATE LAND, CISSY GOOL AVENUE, RYLANDS FOR PARKING PURPOSES: WHYTE HOUSE PRODUCTS (PTY) LTD.**

The Subcouncil Chairperson gave an opportunity to Mandy Taylor to introduce this item.

Mandy Taylor reported that this report is for an application for 6 parking bays.

Cllr Cassiem wanted to find out if the registered mail was sent to the neighbors. He also wanted to find out if Rylands Civic Organisation is in place.

Cllr Cassiem encouraged more public participation through local newspapers to engage the community and be sure that they are happy with the decision.

Cllr requested the item to be deferred to the next meeting so that he can consult the Stakeholders to ensure that the elements of Public Participation were followed.

Cllr Nqavashe advised him to send an email to Irwin Robson or Zandile Mahlasela and Mandy Taylor to request for an extension of the Public Participation Process. He added that Public Participation would assist with the Stakeholder meeting.

Cllr Cassiem moved for the deferral of the report seconded by Cllr Nqavashe.

There was unanimous agreement with the resolution.

**Resolution Details:**

That the report on Proposed Lease of City Land, Portion of Unregistered State Land, Cissy Gool Avenue, Rylands for Parking Purposes: Whyte House Products (PTY) LTD **BE DEFFERED** until further engagement with stakeholders to ensure that all elements of public participation were followed.

Agenda Item No:	14SUB 18/8/2022	7	ESTABLISHMENT OF WARD 46 INFORMAL SETTLEMENTS AD-HOC TASK TEAM
Author:	Anthony Daniels;		
How Resolved:	Consensus		
Meeting Date:	2022/08/22		
Outstanding:	144		
Directorate:	CORPORATE SERVICES		
Department:	Subcouncils Area Central		
<b>Preamble:</b>			
<p>The Subcouncil Manager indicated that this report was drafted after engagements with Ward 46 Cllr and various Stakeholders within that community regarding the impact of the informal settlements consisting of Vygekraal, Hadjie Ebrahim and Hood Road Informal Settlements in Ward 46.</p> <p>It requires a consolidated and integrated response. The idea is to evoke Subcouncil delegation 11 to establish terms of reference of Ad-hoc Task Teams to look at informal settlements.</p> <p>The Subcouncil Manager mentioned that the report recommends the Subcouncil to note the contents related to ward 46 informal settlements. To support the establishment of the Task Team. The ward Cllr to be the Chairperson of the Task Team and for the Subcouncil Manager provide administrative support to the Ad-Hoc Task Team The Ad-Hoc Task Team update Subcouncil 14 via the Matters Receiving Attention item on its agenda.</p> <p>The Subcouncil Chairperson expressed his excitement with the involvement of Cllrs as Chairpersons of the Task Team he mentioned that it makes things easy.</p> <p>Cllr Cassiem was happy with this approached and added that a coordinated strategy will help in resolving matters quickly.</p> <p>Cllr Cassiem moved for noting of the report.</p> <p>There was unanimous agreement with the resolution.</p>			
<b>Resolution Details:</b>			
That the report on the Establishment of ward 46 Informal Settlement Ad-hoc Task Team <b>BE NOTED.</b>			

Agenda Item No:	14SUB 19/8/2022	8	ESTABLISHMENT OF WARD 46 GATESVILLE CENTRAL BUSINESS DISTRICT AD-HOC TASK TEAM
Author:	Anthony Daniels;		
How Resolved:	Consensus		
Meeting Date:	2022/08/22		
Outstanding:	144		
Directorate:	CORPORATE SERVICES		
Department:	Subcouncils Area Central		

**Preamble:**

**ESTABLISHMENT OF WARD 46 GATESVILLE CENTRAL BUSINESS DISTRICT AD-HOC TASK TEAM**

The purpose of the report is to recommend the establishment of an Ad-Hoc Task Team to develop and implementation plans in response to the challenges experienced in the Gatesville Central Business District in Ward 46.

The Subcouncil Manager mentioned that the report recommends the Subcouncil to note the draft terms of reference for the Ad-Hoc Task Team. To support the establishment of the Task Team and to address issues related to Gatesville Central Business District. The ward Cllr to be the Chairperson of the Task Team and for the Subcouncil Manager provide administrative support to the Ad-Hoc Task Team The Ad-Hoc Task Team update Subcouncil 14 via the Matters Receiving Attention item on its agenda.

Cllr Cassiem moved for noting of the report.

There was unanimous agreement with the resolution.

**Resolution Details:**

That the report on Establishment of Ward 46 Gatesville Central Business District Ad-hoc Task Team **BE NOTED.**

Agenda Item No:	14SUB 20/8/2022	9	SUB COUNCIL 14 BUSINESS PLAN
Author:	Anthony Daniels;		
How Resolved:	Consensus		
Meeting Date:	2022/08/22		
Outstanding:	144		
Directorate:	CORPORATE SERVICES		
Department:	Subcouncils Area Central		
<b>Preamble:</b>			
<b>SUB COUNCIL 14 BUSINESS PLAN</b>			
<p>The Subcouncil Manager reported that Subcouncils are expected to have a Business Plan, which sets out operations for the Financial Year.</p> <p>This plans draws information from different ward plans into one document. It allows the Subcouncil to track progress in terms of the different projects. It also speaks to the Murp project that is happening in Manenberg. On a quarterly basis, he will prepare reports that speaks to progress of the projects in the plan.</p> <p>Ald.Jacobs identified a typing error in page 5 of the business plan and requested the wards to be corrected.</p> <p>Ald. Jacobs moved for noting of the report seconded by Cllr Moses.</p> <p>There was unanimous agreement with the resolution.</p>			
<b>Resolution Details:</b>			
<p>That the report on Sub council 14 Business plan <b>BE NOTED.</b></p>			