



## REPORT TO SUBCOUNCIL 14

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

2. **SUBJECT**

**PROGRESS REPORT – NEW CROSSROADS HOUSING PROJECT**

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INGXELO ENGENKQUBELA NGOKUMALUNGA NEPROWUJEKTHI  
ENGEZEZINDLU YASENEW CROSSROADS**

**VORDERINGVERSLAG – NEW CROSSROADS-BEHUISINGSPROJEK  
(N0832)**

3. **PURPOSE**

The report provides background to and an update on progress made with the New Crossroads Housing Project.

4. **FOR DECISION BY**

That the report for the period September 2021; be noted.

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5. **EXECUTIVE SUMMARY**

This report provides an update on progress with the New Crossroads Housing Projects which is located within the jurisdiction of Sub-Council 14.

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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. Background to the Project

The New Crossroads housing project is currently being planned on Erf 11786, Nyanga (a portion of Parent Erf 12878-Re, Nyanga). The site is located on Govan Mbeki Drive and abuts the City's Electricity Depot. This project was born out of the need to accommodate 126 approved beneficiaries that could not be allocated housing opportunities in the Mau-Mau project due to community dynamics.

During the beneficiary allocation process in the Gugulethu Infill project (that incorporates Maumau), the Project Steering Committee (PSC) adopted a backyarder definition in 2016 as *"someone from a household whose suburb address is either Gugulethu or Nyanga and New Crossroads who is registered on the database and also does not live in an informal settlement upgraded and in the last 20 years or a hostel"*. On the back of this definition, beneficiaries from New Crossroads were included in the Gugulethu Infill project. However, the community of Nyanga; and specifically the older areas such as Zwelitsha, Maumau and Old Location, has since 2018 resisted the inclusion of New Crossroads in the project. The main reason stated is that New Crossroads was established relatively recently (in 1983) and that it received housing at the time, which the other areas are still awaiting housing.

However, since New Crossroads was officially included in the project by the PSC in 2016, the City was compelled to continue with beneficiary administration and there are now 126 approved beneficiaries from this area. While the Councillors have provided support in managing community expectations, the situation has the potential to become volatile if beneficiaries from the "older" areas perceive the New Crossroads beneficiaries benefitting over them. This was evidenced when the first two New Crossroads beneficiaries received their houses in December 2019, but were evicted by community members on the day that they moved in. An alternative solution therefore had to be found for these approved beneficiaries, giving rise to the New Crossroads project. It is important to note that the New Crossroads beneficiaries have all signed Deeds of Sale, and therefore their rights to a property has been formally established. Their approvals, therefore, cannot be withdrawn at this late stage in the project.

### 7.2. Project Progress to date:

#### 1. Appointment of a Professional Team

A professional team was appointed on 9 April 2020 to undertake a feasibility study of the site, and they concluded this study at the end of 2020. Their work intended to determine whether the site is suitable for development, and it included geotechnical assessments, a town planning analysis and an investigation into restrictions associated with the overhead electrical lines that run across the site. The feasibility study determined that the site is, in fact, suitable for development, and a number of layout options were formulated. It

was confirmed that the site is of a sufficient size to provide opportunities for all 126 approved beneficiaries that must form part of this project. It was also determined that an Environmental Impact Assessment will not be required as part of the approvals process.

After the conclusion of the feasibility study, and additional appointment was made in order to obtain the required development rights ("town planning approval"). Considerable work has been done to date to resolve civil engineering challenges: with the site being flat, a gravitation sewer is not likely to be effective and therefore an additional sewer pump station may need to be constructed. Once this matter has been resolved, the town planning application will be formally submitted for scrutiny and approval. This is expected to take place during October/ November 2021 and the project is therefore on track to receive its approvals early in 2022.

## **2. Interaction with Beneficiaries**

Meetings were held in Nyanga with all approved New Crossroads beneficiaries on the 18<sup>th</sup> and 19<sup>th</sup> of May 2021, where the beneficiaries were updated with progress on the project. The attendance was excellent and there was general agreement with the process followed. A Project Steering Committee was also formally established during these meetings. Regrettably, Covid-19 restrictions on meetings has made public interactions challenging, but it is envisioned that a PSC meeting will be scheduled once the Town Planning application is ready for submission.

## **3. Way Forward**

The following outcomes can be expected in the project during the upcoming months:

- A detailed topographical survey will be undertaken on site during the first 2 weeks of September, in order to obtain the last outstanding information for the civil engineering design.
- The town planning application will be finalized and submitted for scrutiny and approval during October/ November 2021. It has been determined that an Environmental Impact Assessment will not be required, which will enable faster turn-around times on this approval (anticipated by March 2022)
- A PSC meeting will be scheduled during October 2021 to obtain input and agreement on the finalized town planning layout
- Construction of the civil engineering services is planned via a term tender that has been identified for use. It should be noted that there is a risk that this tender may not be available at the time; and therefore as a contingency plan, a Demand Plan number for a full tender process has been secured. In the event that a full tender needs to be undertaken, there may be a delay in the construction start date on the project. However; every effort is being made to prevent this course of action so that construction can commence as planned during the third quarter of 2022.

## **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 checked="" type="checkbox"/>	Yes <input type="checkbox"/>
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#### 7.5 Legal Implications

None

#### 7.6 Staff Implications

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

No

Yes

#### 7.7. POPIA Compliance

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

#### 8Other Services Consulted

*Not applicable*

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### ANNEXURES

ANNEXURE A: Locality Plan

### FOR FURTHER DETAILS CONTACT:

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<b>DIRECTORATE</b>	<i>Human Settlements</i>
<b>FILE REF NO</b>	<i>n/a</i>

Comment:

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**MANAGER: HOUSING IMPLEMENTATION**

NAME **Herman Steyn**

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Comment:

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**DIRECTOR: HOUSING DEVELOPMENT**

NAME **Rayan Rughubar**

DATE \_\_\_\_\_

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Comment:

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**EXECUTIVE DIRECTOR**  
Nolwandle Gqiba

NAME

DATE \_\_\_\_\_

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