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Government

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Department of Human Settlements

# NCOP VISIT TO THE WESTERN CAPE:

Kosovo: Farm 694

30 MARCH 2022

# Contents

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1. Project Description and Background
2. Location and Locality
3. Project Funding and Value
4. Project Progress
5. Beneficiary Management
6. Challenges, Risks and Mitigators

# 1. Project Description and Background

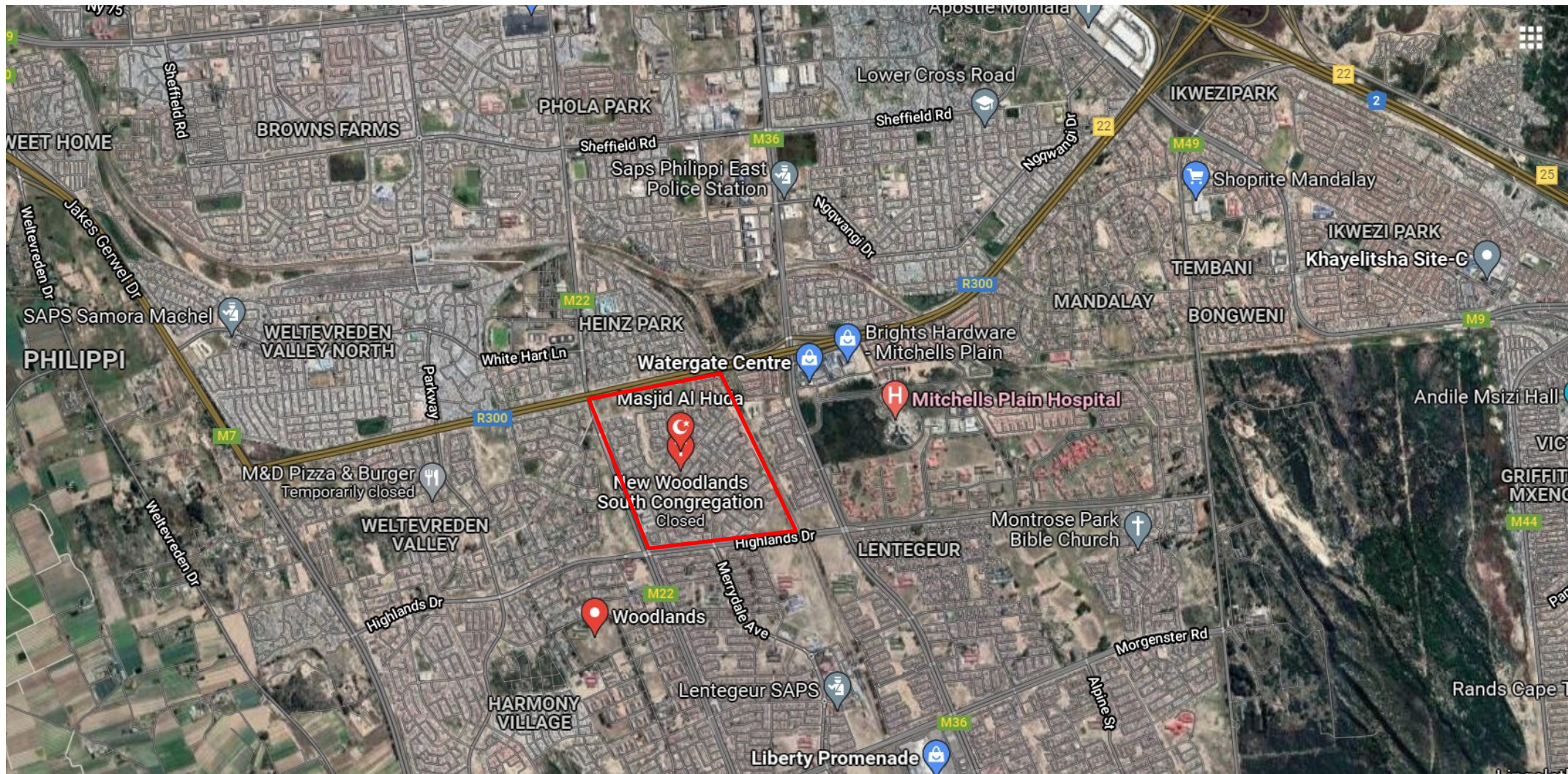
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- The Western Cape Government- Department of Human Settlements is responsible for the provision of integrated, sustainable housing in accordance with national and provincial policy.
- In 2016 The Department set out to establish the upgrading of the Kosovo Informal Settlement as a flagship Human Settlement development which is integrated and achieves all the objectives of being sustainable.
- The Kosovo project forms part of the Southern Corridor Integrated Human Settlements Program.
- Farm 694 is the first phase of this larger Kosovo Informal Settlement Upgrading Project and involves the construction of internal and bulk engineering services as well as 434 BNG housing opportunities for beneficiaries that qualify for assistance under the National Housing Subsidy Program.
- These beneficiaries will be sourced from the New Woodlands backyarders and the Kosovo Informal settlement areas, respectively and these respective communities will benefit equally on the project.
- To ensure the development of the 434 housing opportunities, the City of Cape Town (CoCT) indicated that enabling Bulk Civil Engineering services would be required to be implemented. The Bulk Civil Engineering services include for the construction of bulk water, earthworks, roads, storm water, as well as the upgrading of existing sewer lines.

## 2. Location and Locality

- The Farm 694 site is situated immediately parallel to the R300, which runs between Jakes Gerwel Drive and the N1 with the N2 in-between. It is within the beneficiary community of New Woodlands and approximately 1km from Kosovo Informal Settlement.

Figure 1: Locality of Farm 694 within New Woodlands, Mitchells Plain



## 2. Location and Locality (Continued)

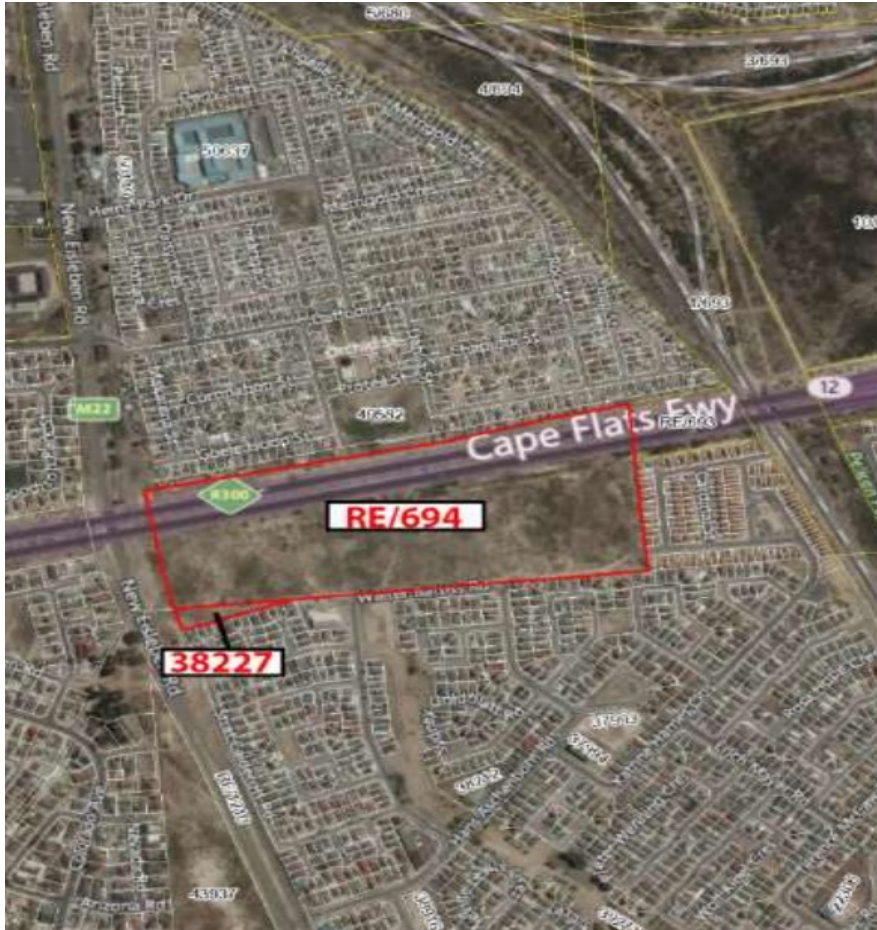


Figure 2: Location of Farm 694, South of the R300.

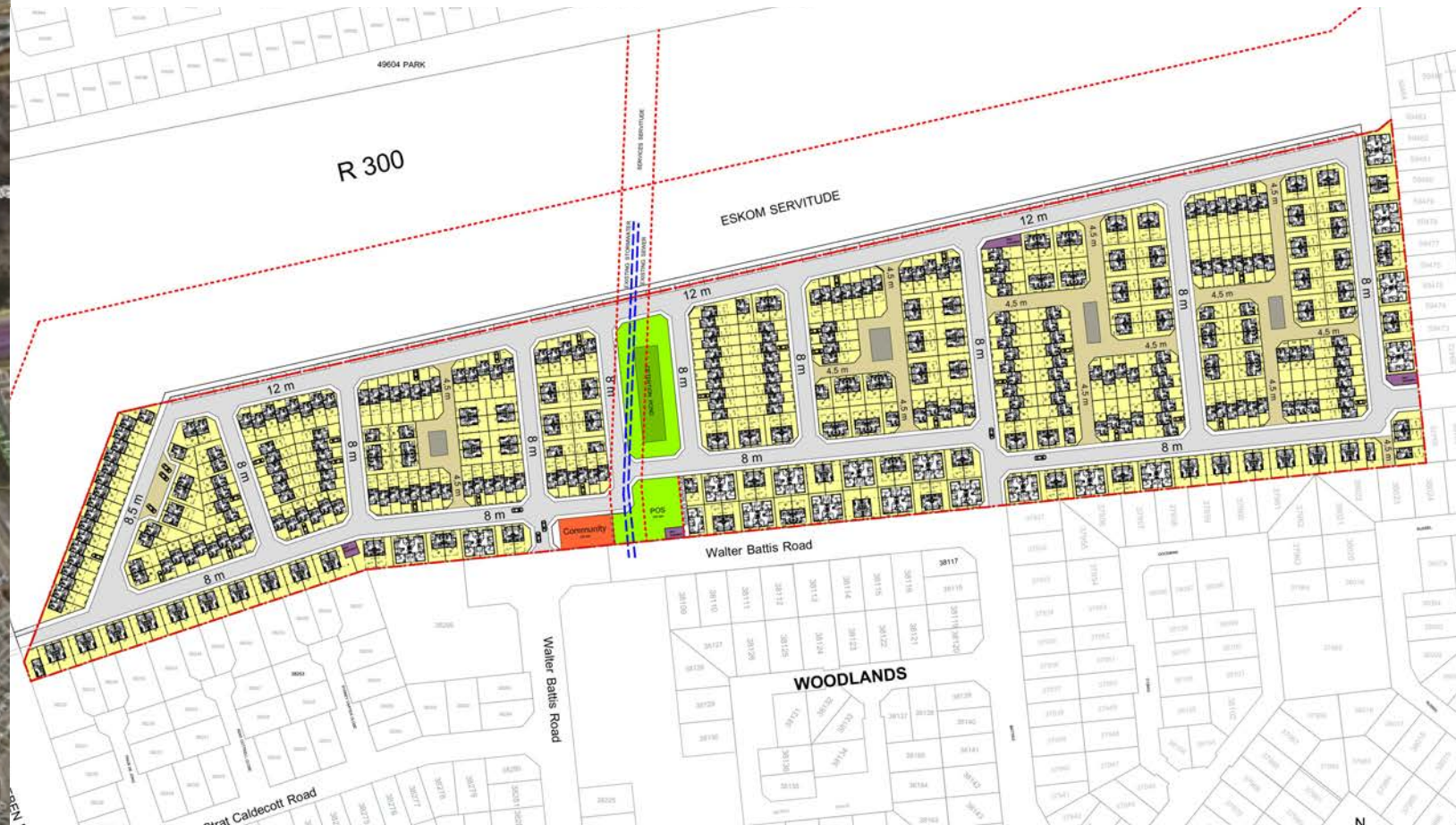


Figure 3: Site Development Plan showing layout of BNG housing units on erven as well as detention pond and public open spaces.

### 3. Project Funding and Value

- Integrated Residential Development Programme (IRDP Project)
- Funding Grants: Urban Settlement Development Grant (USDG) and Human Settlement Development Grant (HSDG)
- Project approval value: R 332 608 389.85
- Additional USDG funding for Bulks works is currently being applied for to the City of Cape Town

FARM 694 PROJECT FUNDING SUMMARY				
Expenditure to Date				
Cost Element	Construction Cost (4)	Professional Fees (5)	Implementing Agent (6)	Total (4+5+6)
Tender Award	R299 947 344.96	R 19 196 265.80	Nil	R 319 143 610.76
Value of work Certified (i) (excl. Vat)	R194 257 351.19	R 14 745 221.87	Nil	R 209 002 573.06
Total Paid to Date	R282 086 169.01	R 22 218 080.57	Nil	R312 727 184.62
Total Paid to Date (j) (incl. Vat)	R312 727 184.62	R 23 508 684.43	Nil	R 336 235 869.05

## 4. Project Progress

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- The contract commencement date with Power Smart Joint Venture was the 19<sup>th</sup> August 2019.
- The site was handed over to the contractor on the 16<sup>th</sup> September 2019 for commencement of construction.
- The current anticipated Project Completion date as per the latest approved project program is 15 June 2022.

### Internal Civils:

- All sites were installed and serviced during the 2019/2020 financial year.
- Electrical @ 95% (Practically Complete)
- Internal service @ 95% (Practically Complete)

### Bulk engineering services:

- Bulk water @ 95% (Practically Complete)
- Bulk sewer @ 76% completion

### Top structure:

- Construction @ 55% completion
- 434 foundations @ 100%,
- 432 floor slabs @ 99%,
- 349 decks @ 80%,
- 297 walls @ 68%.
- Handovers – Not yet commenced and programmed to commence May 2022.

## 4. Project Progress Images



Figure 3: Farm 694 Earthworks – October 2019.



Figure 4: Completion of services and start of top structure construction.



Figure 5: Top Structure construction - September 2021.



Figure 6: The Development as seen from the R300 highway – November 2021



## 4. Project Progress Images



Figure 7: Top Structures at various phases of construction - November 2020.



Figure 8: Plastered and painted houses – March 2022



## 5. Beneficiary Management

New Woodlands	
Opportunities	217
Applications Processed	232
Subsidy Approvals	148
Declined	29
In-Progress	55
Kosovo	
Opportunities	217
Applications Processed	278
Subsidy Approvals	169
Declined	21
In-Progress	88

- A Project Steering Committee (PSC) has been established for both New Woodlands (Backyarders) and Kosovo Informal settlement.
- Regular monthly meetings are held with both Ward Cllrs of New Woodlands/Kosovo and the PSC to provide progress on the beneficiary administration.
- A New Woodlands Public meeting was held in December 2021 to provide updates to the community on the beneficiary list.
- The HDA has since established an office on site to assist potential beneficiaries for both communities with beneficiary queries and sign-ups
- Verifications has commenced on site in New Woodlands and Kosovo.
- An Oversight committee is established (CoCT, PDHS, HDA) chaired by the CoCT to ensure that the allocation of beneficiaries is in line with the Housing database and to resolve beneficiary challenges.

## 6. Challenges, Risk and Mitigators

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### Bulks sewer:

- The Mitchells Plain waste-water treatment plants' current treatment capacity is insufficient to be able to cater for the system currently under construction as well as the increase in housing developments within its catchment.
- There is a treatment capacity constraint in the bioreactors as well as a blockage at the grit screen at the entrance to the plant causing surcharge in the upstream reticulation network – which will affect progress on the bulk sewer construction for the tie-in works scheduled to begin in February 2022.
- The cost of extra works carried out and of delays faced.

#### *Mitigators:*

- *The Department, Plant Management, CoCT Sanitation Planning, and the project technical team have had multiple engagements and agreed to assist the plant in the replacement of the grit screens in the hopes that it will reduce surcharge sufficiently for the contractor to complete the lining works items.*
- *Weekly monitoring meetings are held to ensure that work is sustained, and issues are resolved.*

### Beneficiary Management:

- The insufficient number of beneficiaries signing up.

#### *Mitigators:*

- *Public meetings are being held with both communities to encourage sign-ups.*
- *Constant engagement with the PSC and local leadership structures for assistance.*
- *Beneficiary Admin office opened on site to assist beneficiaries.*

### Top Structures:

- Expeditious assistance with water and electrical meter applications and installation may pose a risk to timeous handover over houses.

#### *Mitigators:*

- *Engagements with the City of Cape Town have already taken place in this regard to assist with the process for applications.*



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# Anchorage Social Housing Project

Glenhaven, Bellville

31 March 2022

# Anchorage Social Housing Project, Glenhaven, Bellville

Greenfields integrated affordable housing development



# Anchorage Social Housing Project

Project Approval Date	18 May 2018	
Project type (PHP, IRDP, UISP, SH etc)	Social Housing	
Project Size (Total sites and total Units)	Total 512 units (Phase 1: 416 units and Phase 2: 96 units)	
Construction begin date	October 2018 (Phase 1); July 2020 (Phase 2)	
Construction end date	November 2020 (Phase 1) May 2021(Phase 2)	
Current sites and units delivered	512 serviced sites and 512 units	
Budget	Breakdown: Phase 1 (416 units) <ul style="list-style-type: none"> <li>Restructuring Capital Grant: R52 255 840</li> <li>Institutional Subsidy : R58 890 466</li> <li>Loan/Debt Funding : R39 360 930</li> </ul>	Breakdown: Phase 2 (96 units) <ul style="list-style-type: none"> <li>Consolidated Capital Grant: R26 099 232</li> <li>Loan/Debt Funding : R10 583 180</li> </ul>
	Total for Phase 1: R150 507 236	Total for Phase 2: R 36 682 412
	FULL PROJECT COST (512 units)	
	R187 189 648	

# Anchorage Social Housing Project, Glenhaven, Bellville

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- The Glenhaven Project is a mixed-income mixed-tenure residential development of 1040 units consisting of 512 Social Housing Units, 253 affordable rental units to be managed by International Housing Solutions (IHS) and 275 Open Market rental units;
- The project is a product of collaboration between a Private Company (DEVMARK), a social housing institute URBAN STATUS RENTALS NPC, the City, Provincial and National Government;
- The land was bought from the Athlone School for the Blind Association who are situated next to the project.

# Anchorage

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## Complete Development: Anchorage

- Approximately 1040 affordable housing opportunities
- Mix: Social Housing, Gap Housing and Affordable Private Rental
- Building Design: Two, three-, and four-storey walk-ups
- Project Intention: Housing ladder model to allow people to move between different types of tenure in the same estate as their needs and lifestyle changes

## Social Housing Portion: Anchorage

- Phase One: 416 social housing apartments arranged in 4-storey walk-ups in five buildings
- Phase Two : 96 social housing apartments in a single four-storey building
- Tenanting: Both Phases were fully tenanted at the end of July 2021



# Anchorage Social Housing Project



# Anchorage Social Housing Project

## Mix of Unit Types

Bachelor	1-bedroom	2-bedroom
N/A	260	252

## Tenant Occupation Plan

- Date first tenant moved in: 3 October 2020
- Date the project was fully occupied: July 2021 (512 units)
- 155 Primary beneficiaries and 357 secondary beneficiaries

# Anchorage Social Housing Project

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## Rental Amount

- One Bedroom: R1800 approximately on average
- Two Bedroom: R 3200 approximately on average
- R1 523 193 average monthly rental on full occupation of the 512 units
- Rental collection at 99%



# Anchorage: Features, Facilities and Services

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## Special Features

- Centralised water heating which results in significant savings on electricity
- Smart metering application for purchasing prepaid utilities
- Access to fibre
- A park with mini-basketball courts, and a children's play area

## Landscaping:

- Internal landscaped courtyard providing a semi-private area for each building
- The Social Housing precinct has a large landscaped area for communal use, which is treated as a parkland, provide communal amenities and play-facilities for children

## Energy efficiency:

- SANS XA10400 compliant and intended to be EDGE-Certified



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# Highbury Housing Projects

31 March 2022

# HIGHBURY DEVELOPMENT (BNG, MV & FLISP)

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## Objective and Extent of this project:

The Highbury Housing Project consists of 264 BNG (Breaking New Ground) units located on the interior of the site and 45 FLISP (Finance Linked Individual Subsidy Programme) units on erf 24023 and 24042 undertaken by Power Developments and 100 MV (Military Veteran) units located on the outskirts of the site done by Valostar 159. This development targets towards accommodating beneficiaries from Ward 19 and Military Veterans as received from the National Department of Military Veterans. The FLISP units will be offered to any qualifying FLISP beneficiaries.

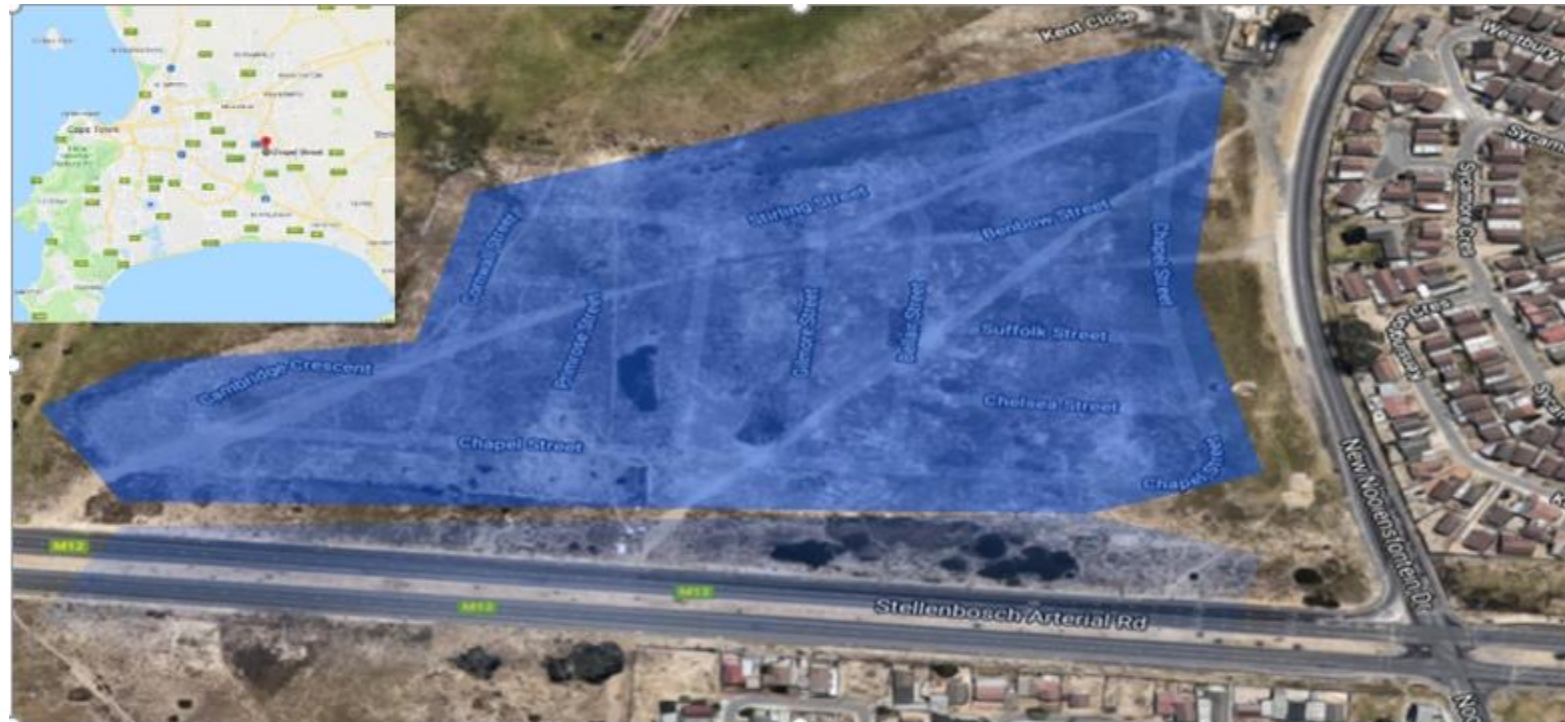
The number of settlement opportunities that will be provided are as follows:

- BNG units: 264
- FLISP units: 45
- MV units: 100
- Total Opportunities: 409

# HIGHBURY DEVELOPMENT (BNG, MV & FLISP)

Location of this project:

The project is to be developed over a total area of approximately 15 hectares on the undeveloped portion of erf 1327 in Highbury, Kuils River. The site is located on the corner of Stellenbosch Arterial and New Nooiensfontein Road.



# HIGHBURY DEVELOPMENT (BNG)

Project start date	June 2017	Completion date	December 2019
Project yield	264 BNG units	Project type	BNG
Project Phase	Complete	% complete	100%
Budget	R57m	% spent	82%

Progress	<ol style="list-style-type: none"><li>1. 264 BNG units handed over.</li><li>2. Transfers in process.</li></ol>
Challenges	<ol style="list-style-type: none"><li>1. Delays in transfers due to the covid 19 pandemic.</li><li>2. Community and business forum interference.</li><li>3. Land Availability Agreement</li></ol>



# HIGHBURY DEVELOPMENT (MILITARY VETERANS)

Project start date	September 2018	Completion date	February 2020
Project yield	100 Military Veterans units	Project type	Military Veterans
Project Phase	Complete	% complete	100%
Budget	R31m	% spent	88%

Progress	<ol style="list-style-type: none"><li>1. 100 Military veteran units handed over.</li><li>2. Transfers in process.</li></ol>
Challenges	<ol style="list-style-type: none"><li>1. Additional requirements for obtaining Occupation Certificates from the City of Cape Town delaying the transfer progress.</li><li>2. Community and business forum interference.</li><li>3. Non-performing emerging contractors.</li></ol>

# HIGHBURY DEVELOPMENT (FLISP)

Project start date	August 2021	Expected completion date	July 2022
Project yield	45 FLISP units	Project type	FLISP
Project Phase	Implementation	% PC complete	53%
Budget	R30m	% spent	38%

Progress	<ol style="list-style-type: none"> <li>1. Civil Engineering services complete.</li> <li>2. Electrical services installation in process.</li> <li>3. Top structures: Erf 24023 (24 units) – At finishing stage, Erf 24042 (21 units) – Construction in progress.</li> </ol>
Challenge	<ol style="list-style-type: none"> <li>1. City will not take over the Electrical infrastructure until such time the top structures have been electrified, leaving the risk to the Department and the contractor.</li> <li>2. Community and business forum interference and site stoppages.</li> </ol>
Risks	<ol style="list-style-type: none"> <li>1. Electrical infrastructure being vandalized once installed.</li> </ol>
Mitigations	<ol style="list-style-type: none"> <li>1. Allocation of patrolling security personnel which reduces the risk of the above event.</li> </ol>

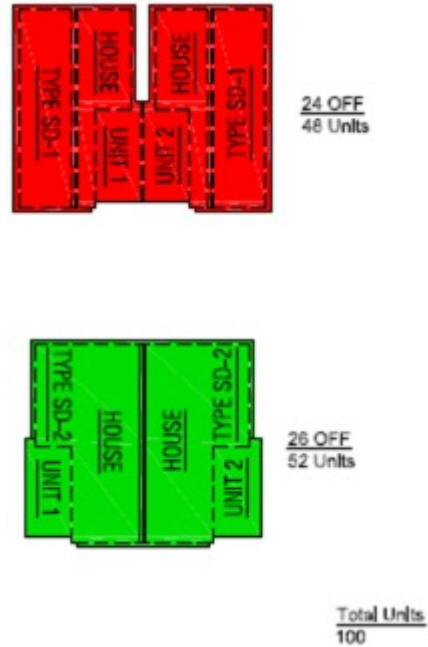
# Site Layout



# Typologies

HOUSE TYPE	BNG HOUSING	TOTAL UNITS
TYPE 1 FREESTANDING		75
TYPE 2 SEMI-DETACH		36
TYPE 3 SEMI-DETACH DOUBLE STOREY		40
TYPE 4 DISABLED DWELLING		2
TOTAL		254

BNG Typologies



MV Typologies

HOUSE TYPE		TOTAL	LIVING UNITS
SD TYPE 1		5	10
DSSD TYPE 2		7	14
TOTAL			24

FLISP Typologies

HOUSE TYPE		TOTAL	LIVING UNITS
DSSD TYPE 2		3	6
DSRH TYPE 3		1	3
DSRH TYPE 4		3	12
TOTAL			21

# Development Pictures



# Development Pictures



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Thank you