

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
22 May 2017
(Also the agenda for the Mayoral Committee Meeting 31 May 2017)**

22.

UPDATE ON THE PROGRESS OF AFFORDABLE HOUSING DEVELOPMENTS IN OVERSTRAND

17/5/5/2

A Jacobs

(028) 313 5075

Hermanus Administration

24 April 2017

1. Executive Summary

The purpose of the report is to provide Council with an update regarding the progress on the affordable housing developments in Overstrand. For clarification purposes, Council should also note that Affordable Housing is categorised as those opportunities available to households earning between R3 501.00 and R25 000.00 per month. Households earning up to R15 000.00 are also eligible for a subsidy in terms of the Finance Linked Individual Subsidy Programme (FLISP), given that they qualify in terms of the criteria and households earning up to R25 000.00 must also qualify for a full bond from the banks without having to pay any deposits.

A Locality Plan, indicating the locations of the development sites, is attached as Annexure A.

2. Service Delivery and Budget Implementation Plan - IGNITE

Directorate: Infrastructure & Planning

3. Compliance with Strategic Priorities

Provision of democratic, accountable and ethical governance

Provision and maintenance of municipal services

Creation and maintenance of a safe and healthy environment

The encouragement of structured community participation in the matters of the municipality

Promotion of tourism, economic and social development

4. Delegated Authority

Executive Mayor

5. Legal Requirements

Constitution of the Republic of South Africa, 1996

Housing Act, 1997 (Act 107 of 1997)

National Housing Code, 2009

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Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003)

Local Government: Municipal Systems Act, 2000 (Act 32 of 2000)

6. Background/Discussion/Evaluation/Conclusion

Background / Discussion / Evaluation

There is currently one Affordable Housing Development being implemented and two others being planned for the Overstrand. Each one will be discussed separately:

Gansbaai GAP

The development comprises the construction of 155 affordable housing units on a Portion of Erf 210, Gansbaai, known as Fountain Hill. Installation of Civil and Electrical infrastructure were completed at the end of June 2015. The Developer then started with the first phase which entailed the construction of 11 units. The remaining 144 units will be developed in phases when the first 11 are sold and also in phases. To date, 2 properties have been sold, one is under offer and the remaining 8 are being leased. The houses vary in size from 42 sq m to 87 sq m and sell for R479 000 and R884 000 respectively.

Zwelihle & Mount Pleasant, Hermanus

Three development sites have been identified in the Hermanus area.

- The first property is known as Site C1 in Zwelihle, and it is located adjacent to Mariner's Village and the Zwelihle Clinic, along Swartdam Road. It comprises the development of 150 units, to be completed in phases.
- The second site is known as the Sportsfield Site and it is located next to the Mount Pleasant Sportsfield in Angelier Street. This comprises the development of 22 units, also to be completed in phases.
- The third site is located in upper Mount Pleasant in Katjeepering- and Jasmyn Streets and there are a total of 17 sites available for development.

Funding for the development of the first phase of these three sites has been approved by the Department of Human Settlements (DoHS) for the 2017 / 2018 financial year.

The Municipality is currently awaiting the final Resolution and conditions from DoHS. The Department approved a contribution of R10 million towards the project in order to make the housing more affordable. As soon as the Resolution has been received, a contract will have to be signed between the

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Municipality and DoHS, after which a more detailed report will be presented to Council and the sites can be made available to the Developer.

A Layout Plan for Site C1 indicating the affordable housing portion is attached as Annexure B.

Hawston

Five hundred sites have been approved in the Hawston Integrated Development Programme (IRDP) of which 107 is earmarked for affordable housing. The Municipality received the Resolution for the installation of civil services from DoHS on 26 April 2017. We are still waiting for the final contracts from DoHS. After the installation of civil services has been completed, the construction of the affordable housing units will be addressed. A Layout Plan indicating the affordable housing portion is attached as Annexure C.

Conclusion

Council to take note of the availability and progress of the affordable housing development in the Overstrand.

7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

Annexure A: Locality Plans
Annexure B: Site C1 Affordable Housing Layout
Annexure C: Hawston Affordable Housing Layout

RECOMMENDATION:

that the availability and progress on the Affordable Housing Developments in the Overstrand, **be noted**.

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| | |
|---|---------------------|
| RESPONSIBLE OFFICIAL : | A JACOBS |
| TARGET DATE FOR IMPLEMENTATION : | 28 JUNE 2017 |
| TARGET DATE TO INFORM APPLICANT: | N/A |
| TARGET DATE TO INFORM OBJECTOR: | N/A |

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Hermanus Administration

24 April 2017

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
22 MAY 2017, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

RECOMMENDATION TO THE COUNCIL:

that the availability and progress on the Affordable Housing Developments in the Overstrand, **be noted**.

RESPONSIBLE OFFICIAL :

A JACOBS

TARGET DATE FOR IMPLEMENTATION :

28 JUNE 2017

TARGET DATE TO INFORM APPLICANT:

N/A

TARGET DATE TO INFORM OBJECTOR:

N/A



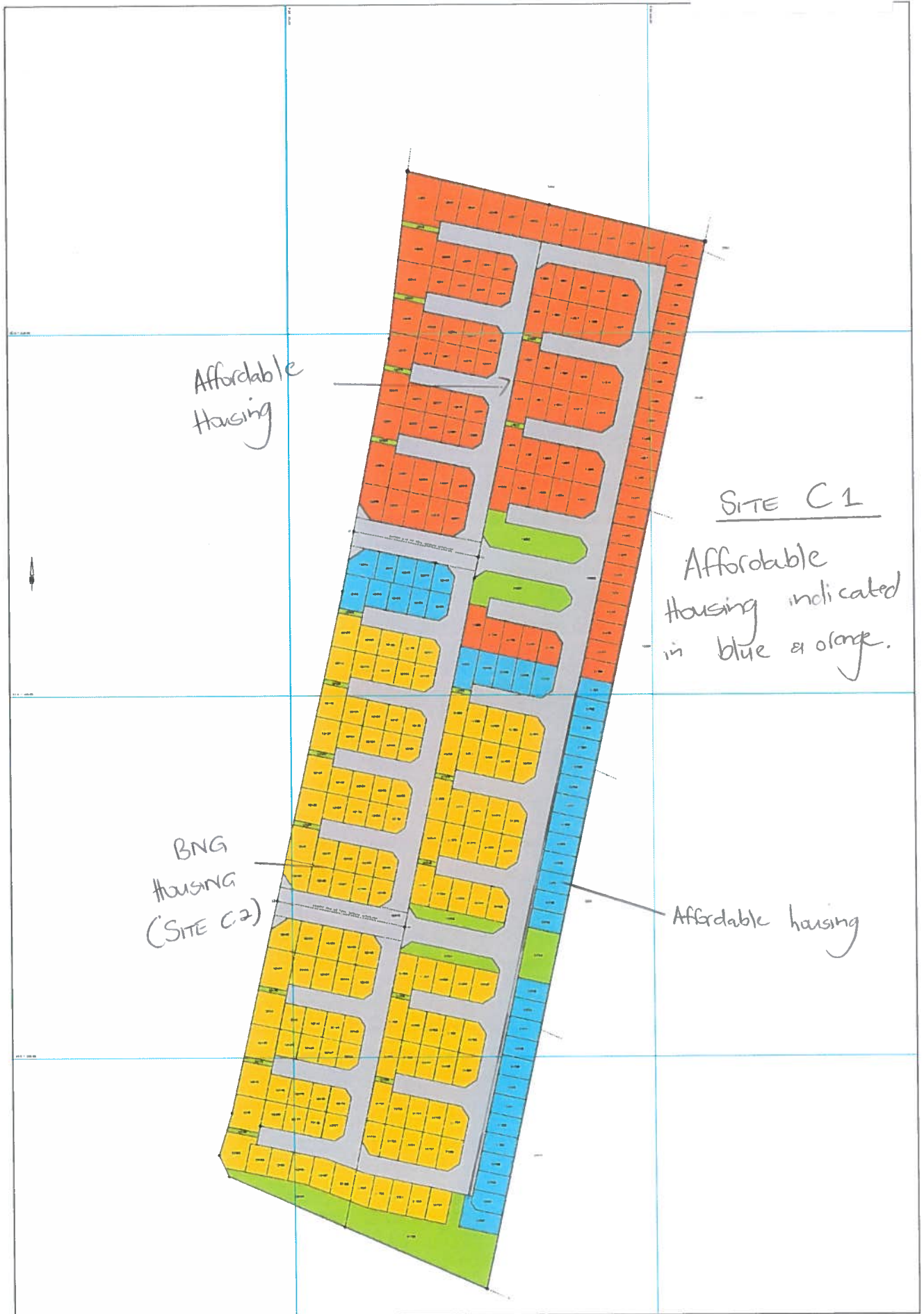




ANNEXURE A
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Hawston Development



ANNEXURE C



HAWSTON

INTEGRATED HUMAN SETTLEMENT LAYOUT PLAN

| | | |
|---------------------|--------------------|--------|
| DATE 24 June 2016 | COPYRIGHT RESERVED | CLIENT |
| SCALE See linescale | | |
| PLAN NO. | | |

FILE NAME:
 URBAN DYNAMICS WESTERN CAPE
 TOWN & REGIONAL PLANNERS
 155A NEW BRIDGE
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- Application Area (±12.54ha)
- Cadastral Boundaries

Land Use Table

| Land Use | Notation | Units | Extent | % of Total |
|--------------------|----------|------------|-----------------|------------|
| Housing | | | | |
| GAP | | 107 | ±1.71ha | 13.64 |
| Subsidy | | 378 | ±5.00ha | 39.87 |
| Local Business Use | | 2 | ±0.41ha | 3.27 |
| Other | | | | |
| Open Space | | 9 | ±0.34ha | 2.71 |
| Retention Pond | | 1 | ±0.17ha | 1.36 |
| Community Use | | 2 | ±0.92ha | 7.34 |
| Roads | | 1 | ±3.64ha | 31.81 |
| TOTAL | | 500 | ±12.54ha | 100 |

PLEASE NOTE:
 All boundary line positions, distances and property sizes need to be verified by a Professional Land Surveyor.

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