



**KWAZULU-NATAL PROVINCE**

HUMAN SETTLEMENTS  
REPUBLIC OF SOUTH AFRICA



# PROVINCIAL PSC FOR RENTAL HOUSING: PROGRESS UPDATE ON PSC ENDORSED SOCIAL HOUSING PROJECTS

**17 FEBRUARY 2021**

GROWING KWAZULU-NATAL TOGETHER

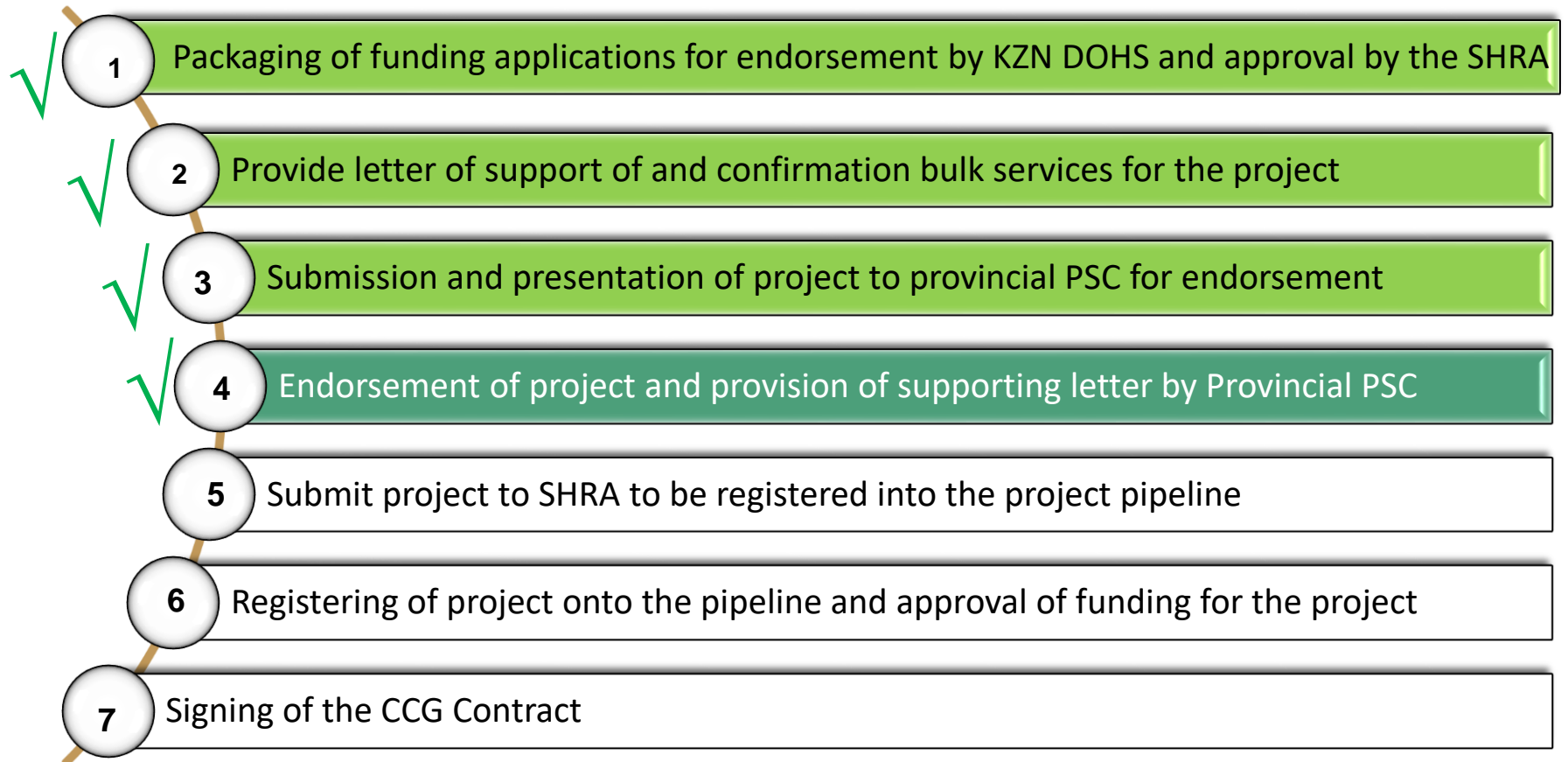


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# Re-capping the Process of Implementing Social Housing Projects





# Progress Update on Projects Registered on SHRA Pipeline

MUNICIPALITY	PROJECT NAME	UNITS	PSC ENDORSEMENT	CURRENT STATUS
Newcastle	Hospital Street (Ubuhlebezwe)	1056		<ul style="list-style-type: none"><li>CCG Contract signed</li><li>Contractor is now on site construction has commenced</li><li>Outstanding Financial Close conditions are: Signed debt funding agreement, NHBRC Certificates and registration of a notarial deed of restriction</li></ul>
eThekweni	Bridge City- Instratin	1130		<ul style="list-style-type: none"><li>Funding Approval granted by the SHRA</li><li>CCG contract concluded</li><li>Awaiting building plans approval</li><li>Anticipated timeframe to construction: March 2021</li></ul>
eThekweni	Bridge City Towers (Crowies Projects)	738	21 January 2020	<ul style="list-style-type: none"><li>Project has been tabled to Project Accreditation Committee was declined- SHI currently updating application pack for re-tabling at the next PAC sitting</li><li>Outstanding FC conditions include: Signed debt funding agreement, Building Plan Approval and NHBRC Certificates.</li></ul>



# Progress Update on Projects Registered on SHRA Pipeline

MUNICIPALITY	PROJECT NAME	UNITS	PSC ENDORSEMENT	CURRENT STATUS
Msunduzi	Crows Nest (Mopamo)	899	21 January 2021	<ul style="list-style-type: none"><li>• SHI revised number of units and has re-submitted project to the SHRA- project will be assessed in the current Quarter</li></ul>
eThewkini	Bridge City-Site 33 (Ke-Nako)	547	11 February 2019	<ul style="list-style-type: none"><li>• SHI currently reviewing the funding model to meet financial viability</li><li>• Land availability agreement has been concluded.</li><li>• Final lease agreement provided to SHI for signature.</li><li>• Planning activities 90% complete</li></ul>



## Progress Update on Projects Under-going Pre-Screening at the SHRA

MUNICIPALITY	PROJECT NAME	UNITS	PSC ENDORSEMENT	CURRENT STATUS
eThekweni	Sastri Sports Park (KZN SHC)	212	08 December 2020	<ul style="list-style-type: none"><li>• The project consists of recently constructed units that must retro-fit under the social housing programme.</li><li>• Recently submitted to the SHRA and currently at pre-screening. stage</li></ul>



# Progress Update on Projects Yet to be Submitted to the SHRA

MUNICIPALITY	PROJECT NAME	UNITS	PSC ENDORSEMENT	CURRENT STATUS
eThekwini	2 Epsom Road (Royal Stock)	300		<ul style="list-style-type: none"><li>• Project submitted to the SHRA for enrolment in December 2021 and undergoing project accreditation processes.</li><li>• Project is subject to AMAFA approval for demolition that has impacted on severe delays in concluding planning stage-SHRA has approved funding to undertake the detailed designs required.</li><li>• Outstanding: LAA (due to AMAFA approvals) and lease agreement(due to be finalized by Legal Unit at eThekwini)</li></ul>
eThekwini	44 Lancers Road (Ubuntu Housing)	288	23 October 2018	<ul style="list-style-type: none"><li>• Project subject to AMAFA approval for partial demolition;</li><li>• SHRA has approved funding to appoint heritage architect to undertake required detailed designs</li><li>• Outstanding: LAA (due to AMAFA approvals) and lease agreement(due to be finalized by Legal Unit at eThekwini)</li></ul>



# Progress Update on Projects Yet to be Submitted to the SHRA

MUNICIPALITY	PROJECT NAME	UNITS	PSC ENDORSEMENT	CURRENT STATUS
eThekwini	Morans Lane (SOHCO)	127		<ul style="list-style-type: none"><li>Consolidation and rezoning application has been approved.</li><li>Lease Agreement is approved in principle awaiting SOHCO board approval</li></ul>
eThekwini	71 Playfair Road (Vascow Wiz)	220	25 September 2019	<ul style="list-style-type: none"><li>Concept has been prepared and submitted to the Municipality</li><li>Subdivision and rezoning applications currently being undertaken</li><li>LAA has been signed by SHI</li><li>Lease agreement is yet to be concluded by legal unit at the Municipality</li></ul>
eThekwini	Site 20 Henley Road, Seaview (Golden Empire Investments)	138	24 April 2020	<ul style="list-style-type: none"><li>ODA currently packaging project to submit to the SHRA for project enrolment and funding approval</li></ul>
eThekwini	15 Alabama Road, Wentworth (Golden Empire Investments)	78	24 April 2020	<ul style="list-style-type: none"><li>ODA currently packaging project to submit to the SHRA for project enrolment and funding approval</li></ul>





# Projects Currently on Hold

MUNICIPALITY	PROJECT NAME	UNITS	PSC ENDORSEMENT	CURRENT STATUS
eThekwini	144-45 <sup>th</sup> Avenue Sherwood (Motheo)	125		<ul style="list-style-type: none"> <li>SHI has pulled out on project</li> <li>Municipality to re-appoint another SHI</li> </ul>
eThekwini	1 Henwood, Pinetown (Motheo)	300		<ul style="list-style-type: none"> <li>SHI has pulled out on project</li> <li>Municipality to re-appoint another SHI</li> </ul>
eThekwini	Lakehaven Phase 3 (FMHC)	216	22 July 2019	<ul style="list-style-type: none"> <li>Project has been enrolled on the SHRA pipeline</li> <li>Approval processes currently on hold subject to outcome of</li> <li>Business Turnaround Strategy</li> </ul>
eThekwini	Duffs Road (FMHC)	400	26 June 2018	<ul style="list-style-type: none"> <li>A traffic impact assessment was underway and placed on hold due a Business Turnaround Strategy</li> <li>Further processes subject to the outcome of the Business Turnaround Strategy</li> </ul>
eThekwini	Martinez-44 units Esselem Court- 18 units Strathdon Phase 1- 42 units Tabora Court- 43 units Russel Mansions- 143 units		12 November 2019	<ul style="list-style-type: none"> <li>Projects were submitted to SHRA on 30 October 2019</li> <li>Further processes subject to the outcome of the Business Turnaround Strategy</li> </ul>



# GENERAL COMMENTS AND CHALLENGES

CHALLENGES	INTERVENTIONS
<ul style="list-style-type: none"><li>Some Projects affected by AMAFA legislation which in other instances leads to delaying in the planning process.</li></ul>	<ul style="list-style-type: none"><li>Unblocking challenges affecting projects through ongoing engagements with AMAFA and the SHRA</li></ul>
<ul style="list-style-type: none"><li>Municipalities need to prioritize Social Housing as a National Priority by expediting internal processes to achieve full state of readiness to implement the SH programme</li></ul>	<ul style="list-style-type: none"><li>Letters have been written to Mayors and MM encouraging better support for social housing projects in their respective jurisdictions.</li><li>A presentation also tabled at the last MINMEC an effort to encourage municipalities to priorities social housing</li></ul>
<ul style="list-style-type: none"><li>Timeframe for projects to graduate to construction too lengthy</li></ul>	<ul style="list-style-type: none"><li>Streamline processes at the various stakeholders i.e. KZN DOHS, Municipalities, SHRA to sought alignment and provide SHIs with necessary assistance to expedite processes to complete all planning activities and approvals.</li></ul>

# THANK YOU

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KWAZULU-NATAL  
**TOGETHER**