



human settlements

Department:
Human Settlements
PROVINCE OF KWAZULU-NATAL

KZN DEPARTMENT OF HUMAN SETTLEMENTS SOCIAL HOUSING AND CRU
GENERAL PROGRESS REPORT: SOCIAL HOUSING PROJECTS THAT HAVE BEEN ENDORSED BY THE PROVINCIAL PSC
UPDATE: AUGUST 2020

1.1. SOCIAL HOUSING PROJECTS ENDORSED BY PROVINCIAL PSC	
• Highlighted below is the progress update on the social housing projects that have been endorsed by the Provincial PSC	
1.1.1. Hospital Street	<ul style="list-style-type: none">• Appointed SHI is Ubuhlebezwe NPC• Project consists of 1056 units• Project endorsed by PSC in....• Project has been registered onto the SHRA project pipeline• SHRA funding has been approved• SHI currently securing debt funding• Project due to go into construction in December 2020
1.1.2. Bridge City-Instratin	<ul style="list-style-type: none">• Project is being implemented by an ODA-Instratin• Project endorsed by PSC in....• Project consists of 1000 units• Project has been registered onto the SHRA project pipeline• SHRA funding has been approved• Land has been transferred to the ODA

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	<ul style="list-style-type: none"> • Building plans have been submitted to eThekweni Municipality for approval, which is experiencing concerning delays. • ODA forsee to commence construction on site in September 2020, to building plan approval processes.
1.1.3. Bridge City (Crowies Projects)	<ul style="list-style-type: none"> • Project is being implemented by an ODA-Crowies Projects • Project endorsed by PSC on 21 January 2020 • Project consists of 738 units • Quick Scan A was not in line with SHRA requirements and the once amended project will be re-evaluated by the SHRA
1.1.4. Crowie's Nest	<ul style="list-style-type: none"> • Project is being implemented by a SHI- Mopamo Housing • Project endorsed by PSC on 21 January 2020 • Project consists of 899 units • Project has been registered onto the SHRA project pipeline
1.1.5. Bridge City-Site 33	<ul style="list-style-type: none"> • Appointed SHI is Ke Nako • Project has been endorsed by PSC on 11 February 2019 • Project consists of 547 units • Project has been registered onto the SHRA project pipeline subject to finalization of financial viability (Quick Scan C). • SHRA reported that the SHI submitted a letter requesting the project to be put on hold until the LAA is signed. • Initial application submitted to the SHRA was based on R430 000 per unit, whereas SHI reports that the actual cost per unit is R600 000 • SHI provides that it is not feasible to proceed with the R430 000 per unit approved by the SHRA provisionally, subject to financial viability finalization. • Consultation between the Department, Ethekeeni, SHRA and SHI to be conducted to find a solution and way forward. • SLA to be finalized in 9 weeks, as of 10 March 2020
1.1.6. Site 20 Henley Road, Seaview	<ul style="list-style-type: none"> • Project is being implemented by an ODA- is Golden Empire Investments • Project was endorsed by PSC on 24 April 2020 • Project consists of 138 units • ODA currently packaging project to submit to the SHRA for project enrolment and funding approval
1.1.7. 15 Alabama Road, Wentworth	<ul style="list-style-type: none"> • Project is being implemented by an ODA- is Golden Empire Investments • Project was endorsed by PSC on 24 April 2020

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	<ul style="list-style-type: none"> • Project consists of 78 units • ODA currently packaging project to submit to the SHRA for project enrolment and funding approval
1.1.8. Lakehaven 3	<ul style="list-style-type: none"> • Appointed SHI is First Metro Housing • Project was endorsed by PSC on 22 July 2019 • Project consists of 216 units • Project submitted to the SHRA for project enrollment and funding approval- on 31 July 2019 • SHI currently waiting for feedback on application from the SHRA, regardless of continued inquiry.
1.1.9. Duffs Road	<ul style="list-style-type: none"> • Appointed SHI is First Metro Housing • Project consists of 400 units • Project was endorsed by PSC on 26 June 2018 • Project is on hold due to the Traffic Impact assessment that is currently underway. • Following finalization of traffic impact assessment and approvals by the Municipality, project will be submitted to the SHRA.
1.1.10. Inner-city Buildings	<ul style="list-style-type: none"> • Projects are being implemented by First Metro Housing • Projects consists of the following buildings owned by First Metro Housing to be converted to social housing: <ul style="list-style-type: none"> ○ Martinez-44 units ○ Esselem Court- 18 units ○ Strathdon Phase 1- 42 units ○ Tabora Court- 43 units ○ Russel Mansions- 143 units • The projects were endorsed by PSC on 12 November 2019 • Projects were submitted to SHRA on 30 October 2019 based on the municipal support letter and provincial PSC endorsement letter was later submitted to the SHRA. No feedback on the application has been received from the SHRA.
1.1.11. 2 Epsom Road	<ul style="list-style-type: none"> • Appointed SHI is Royal Stock Housing • Project consists of 300 units • Project was endorsed by PSC in.... • The project requires an AMAFA approval. • AMAFA has agreed to grant approval in principle subject to more detailed architectural designs indicating how the proposed development will preserve the original structure as much as possible. • Department is currently assisting SHI to source funding to undertake the refinement of the architectural designs are requested by AMAFA. • A full site specific EIA is required

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	<ul style="list-style-type: none"> • A town planning application for road closure and consolidation of properties is also required, these application processes are dependent to AMAFA approval being granted. • A rezoning application is required and is currently being undertaken by Terraplan, this process is also dependent on the AMAFA approval. • Partnership Agreement has been concluded • LAA agreement outstanding (SHI to sign LAA presented by Municipality) • SLA to be finalized in 9 weeks, as of 10 March 2020
1.1.12. 44 Lancers Road	<ul style="list-style-type: none"> • Appointed SHI is Ubuntu Housing • Project endorsed by PSC on 23 October 2018 • Project consists of 288 units • The project requires a rezoning application which is delayed owing to the following: • An AMAFA approval, an application was lodged and. AMAFA has agreed to grant approval in principle subject to more detailed architectural designs indicating how the proposed development will preserve the original structure as much as possible. • Department is currently assisting SHI to source funding to undertake the refinement of the architectural designs are requested by AMAFA. • A sewer impact assessment is required. • LAA agreement outstanding (SHI to sign LAA presented by Municipality) • SLA to be finalized in 9 weeks, as of 10 March 2020 • Partnership agreement has been concluded
1.1.13. Morans Lane	<ul style="list-style-type: none"> • Appointed SHI is SOHCO • Project endorsed by PSC in.... • Project consists of 150 units • Project requires a consolidation application will proceed. Process will be completed by the end of March 2020. • Project is on hold due to the signing of the LAA, it was drafted and all stakeholders made comments however it has not been finalised- looking at a long term lease (SOHCO will not continue with the project if the lease is less than 50 years). • LAA agreement outstanding (SHI to sign LAA presented by Municipality) • SLA to be finalized in 9 weeks, as of 10 March 2020 • Partnership agreement has been concluded

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1.1.14. 71 Playfair Road	<ul style="list-style-type: none"> • Appointed SHI is Vascowiz • Project endorsed by PSC on 25 September 2019, subject to the SHI obtaining outstanding items including the letter of support from the Municipality and the project application pack for technical assessment • Project consists of 220 units • The SHI was required to revise the concept plan re-submit in order for the Municipality to issue out letter of support. • The concept plan will be escalated to the HOD, however it has been provisionally supported by the Municipality • The SHI has revised the concept plan and submitted to the municipality, currently waiting on the Municipality to schedule a meeting for the concept to be presented • The subdivision application is outstanding including a gap housing 30% market value
1.1.15. 144-45 th Avenue Sherwood	<ul style="list-style-type: none"> • Appointed SHI is Motheo • Project endorsed by PSC in.... • Project consists of 128 units • Partnership agreement concluded • The project requires a rezoning application, -has been finalised and submitted for approval. • SHI has a challenge achieving financial viability as per the SHRA quick scan C tool. • SLA to be finalized in 9 weeks, as of 10 March 2020.
1.1.16. Henwood, Pinetown	<ul style="list-style-type: none"> • Appointed SHI is Motheo • SHI is currently having issues in achieving financial viability as per the Quick Scan C • SHI will submit the Quick Scan C that has been completed to the SHRA • SHRA will provide feedback and indicate the way forward. • Quick Scan C is still an issue • Did not attend the Draft LAA presentation meeting held on the 4th March 2020 <p>WAY FORWARD:</p> <ul style="list-style-type: none"> • SHI to submit Quick Scan C to SHRA by end of March 2020
General Challenges And Bottlenecks In Implementing The Social Housing Projects: <ul style="list-style-type: none"> • Projects that require an AMAFA approval and delays in obtaining the approval due to referral comments. • Projects that require rezoning applications being held back by additional studies that must be attached to the applications i.e. AMAFA approval, TIAs, sewer impact assessments. 	

- Very gradual progress being made by SHIs

Interventions being undertaken by the Department in addressing the above challenges:

- SHIs will now form part of the monthly municipal consultations to table the progress made, challenges holding the projects back, identify interventions and the relevant stakeholders to undertake and expedite the interventions.