

**AGENDA of the
Portfolio Committee : Community Services
04 October 2023
(Also the agenda for the Mayoral Committee Meeting : 11 October 2023)**

7.

HOUSING: APPLICATION TO APPROVE THE COMMENCEMENT AND DECLARE FOR TEMPORARY EMERGENCY ACCOMMODATION SITES AT MANDELA SQUARE, ZWELIHLE

**TA Gcotyelwa Acting Senior Manager: Corporate Projects
11 September 2023**

(028) 313 8144

1. Executive Summary

The purpose of this report is to rescind the approved existing Mayoral Committee resolution dated 28 October 2020 with regard to potential beneficiaries of the UISP project in Mandela Square, Zwelihle **(refer to Annexure A)**. It further requires obtaining a resolution from the Mayoral Committee to approve the commencement and declaration for temporary emergency accommodation sites at Mandela Square, Zwelihle.

2. Service Delivery and Budget Implementation Plan - IGNITE

Directorate : Community Services
Department : Housing Administration

3. Compliance with Strategic Priorities

Provision of democratic and accountable governance
Provision and maintenance of municipal services

4. Delegated Authority

Executive Mayor

5. Legal Requirements

Constitution of SA, 1996
Housing Act 107 of 1997
Local Government Systems Act, (Act 32 of 2000)
Local Government Municipal Finance Management Act, (Act 56 of 2003).
The National Housing Code, 2009.
Overstrand Municipality: 2015. Housing Selection Policy for Beneficiaries in Ownership-based Subsidy Project.
Overstrand Municipality: By-law on Municipal Land Use Planning, 2020

**AGENDA of the
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6. Background/Discussion/Evaluation/Conclusion

Background

A report served before the Executive Mayor (**refer to Annexure A**).

- *Beneficiaries: Upgrading of Informal Settlements Programme (UISP): 83 Erven: Mandela Square, Zwelihle, 28 October 2020*

*A total number of one hundred and sixty-eight (168) former residents from Mandela Square (158), McIntyre Hostel (10) was relocated between February 2017 and May 2017 to the newly developed TRA. The McIntyre Hostel was located next to Mandela Square and regarded by the affected communities as part of Mandela Square. Prior to the relocation of families, the 2015 survey list was updated by a survey conducted in January 2017, due to the time lapse before the relocation to the TRA could take place. **Refer to Annexure A.***

On 5 September 2023 the meeting held with a committee that represents the residents of the TRA in presence of the local Ward 6 Councillor and Portfolio Chairperson: Community Services. The committee confirmed that they are officially mandated by TRA residents to represent TRA community. The committee reiterated that former residents from Mandela Square are not willing and not interested to move back to Mandela Square due to the time they have spent in the TRA with their families. The TRA has been regarded as their home(s). They further mentioned that they had engagement with the Overstrand Executive Deputy Mayor and Executive Mayor in February 2022, where residents indicated to the Executive Mayor that they are not willing to move to Mandela square, they want to remain at TRA.

Consultation

In the absence of the disbanded Social Compact Committee for the particular project, direct consultation is taking place with a committee that represent the residents of the TRA.

Discussion

The respective temporary emergency accommodation sites in Mandela square are approximately 80m² in size. In terms of the Overstrand Municipality: By-law on Municipal Land Use Planning, 2020, the following parameters will apply with regard to the erection of a housing unit on a serviced site, namely:

- Maximum coverage is equal to 80%;
- The street building line is equal to 1,0m;
- The side and rear building line: at least 1,0m on one side and 0m on the other side.

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The criteria for the Upgrading of Informal Settlements Programme (UISP) be considered as qualifying criteria. The allocation of vacant erven be considered on a case-by-case basis for the destitute vulnerable potential first-time owner(s) as a need for temporary emergency accommodation site.

Rental

It is recommended that rental agreements be concluded between the Overstrand Municipality and respective potential beneficiaries. The tariff list for 2023/2024 makes provision for normal rental amount of R48.00 (VAT included) plus the Municipal services per month, which is currently applicable to UISP projects at Eluxolweni, Beverly-Hills and Masakhane, Gansbaai. A standard rental agreement used in a similar project will be considered for the project in Mandela Square, Zwelihle.

7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

10. Annexures

Annexure A: Minutes and Mayoral committee report dated 28 October 2020,
Beneficiaries: Upgrading of Informal Settlements Programme
(UISP): 83 Erven: Mandela Square, Zwelihle
(Annexure not attached as it contains personal information)

RECOMMENDATION :

1. that the Mayoral committee report dated 28 October 2020 with regard to potential beneficiaries of the UISP project in Mandela Square, Zwelihle be **rescinded**;
2. that all erven in Mandela Square that remain vacant be utilised for emergency housing, to be **approved** on a case by case basis; and
3. that the conclusion of lease agreements with potential beneficiaries that comply with the criteria of UISP, **be approved**.

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RESPONSIBLE OFFICIAL :

TA GCOTYELWA

TARGET DATE FOR IMPLEMENTATION :

01 NOVEMBER 2023

**AGENDA of the
Portfolio Committee: Community Services
8 November 2023
(Also the agenda for the Mayoral Committee Meeting: 15 November 2023)**

7. HOUSING: APPLICATION TO APPROVE THE COMMENCEMENT AND DECLARE FOR TEMPORARY EMERGENCY ACCOMMODATION SITES AT MANDELA SQUARE, ZWELIHLE

TA Gcotyelwa Acting Senior Manager: Corporate Projects
11 September 2023 (028) 313 8144

THIS MATTER SERVED BEFORE THE COMMUNITY SERVICES PORTFOLIO COMMITTEE ON 8 NOVEMBER 2023, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION

RESPONSIBLE OFFICIAL : TA GCOTYELWA

TARGET DATE FOR IMPLEMENTATION : 29 NOVEMBER 2023