



MINISTRY
HUMAN SETTLEMENTS
REPUBLIC OF SOUTH AFRICA

Private Bag X645, PRETORIA, 0001 Tel (012) 421 1309 Fax 9012) 341 8513 Private Bag X9029, CAPE TOWN, 8000 Tel (021) 466 7603 Fax (021) 466 3610

**MINISTER: HUMAN SETTLEMENTS, NOMAINDIYA MFEKETO, MP
SOD TURNING CEREMONY OF GOODWOOD STATION PROJECT,
CAPE TOWN: 26 FEBRUARY 2019**

PROGRAMME DIRECTOR
MEC BONGINKOSI MADIKIZELA
CHAIRPERSON OF SUBCOUNCIL
DEPUTY CHAIRPERSON OF SHRA COUNCIL
OFFICIALS OF THE NATIONAL AND PROVINCIAL DEPARTMENTS
DISTINGUISHED GUESTS
LADIES AND GENTLEMEN

This gathering is again an illustration of Government's commitment to deliver a range of housing needs of South African's and I am indeed honoured to be part of this event. Most importantly this project represents a partnership between the arms of the public sector and the private sector. From the public sector, its all three spheres of government – national, provincial, and municipal as well as the Social Housing Regulatory Authority (SHRA), loan debt funding from NHFC (National Housing Finance Corporation) and most critically well located land from PRASA.

The Constitution implores us to provide access to adequate housing to all South Africans, irrespective of their race, income, or geographical origin in South Africa in a fiscally sustainable manner. Urbanisation and migration will continue to be a feature of our country, and without exception we cannot discriminate against intra-country migrants. Indeed "South Africa belongs to all who live in it, united in our diversity"

Our President Ramaphosa highlighted the need for these partnerships during the State of the Nation address. “The task of building a better South Africa is **our collective responsibility** as a nation, as the people of South Africa. It is at the centre of the work of every department of government, of every agency, of every public entity. It informs every policy, every programme and every initiative.” To expand investment in Human Settlements, partnerships are the vehicle to leverage land and capital from both public and private partners.

The project is an illustration of such partnerships with the Private Sector and its unique nature. Firstly, DCI Community Housing Services, is a 100% black owned and controlled SHI and is therefore an important partner in the Social Housing Programme because the SHRA’s support to promote the transformation in the sector. Secondly, DCI is a new entrant into a market with significant “barriers to entry”, which the department encourages. DCI was accredited by the SHRA on 1 April 2017, and it is the SHRA’s objective to make sure that newly accredited institutions also achieve the first project accreditations within the first 2 years.

This sod turning event marks the launches the first phase (will comprise 317 units) of a much larger development project of 1055 units in the Goodwood Station precinct. These initial 317 units are reserved for the Primary Beneficiaries market for families earning less than R5500. The value of our contribution through SHRA amounts to R280 574 085 Million (Two hundred and eighty million five hundred and seventy-four thousand and eighty-five rand) with an envisaged date of completion being October 2020. Social housing projects not only afford fellow South

Africans accommodation but also present opportunity to address the unique needs that arise from the dynamic nature of modern urbanisation. Social Housing Regulatory Authority (SHRA), is an entity of the Department of Human Settlements, the entity will make a contribution together with DHS it's entities of R 280,5 million from SHRA, R99.6 million loan debt NHFC amounting to R380,1 million.

Further, a crucial aspect of this project is its contribution towards changing the spatial paradigm. The project is an initiative designed to densify human settlements development near a Transit Oriented commercial development of 5135m² as well as near a major public transport node. Both the six-story densification and mixed typology facilitates the integration of families with mixed incomes. This gives residents easy access to employment opportunities in the retail precinct or other opportunities across the city. This land of 11 hectares was donated by PRASA, through a long-term lease agreement with DCI for 3 sites institution including the Goodwood site. This historic land agreement, highlights the partnerships between government departments and its entities to unlock well located land for urban development, that can change the spatial configuration of our cities and towns.

In November we opened the first phase of the Hilltop project with the KZN Human Settlements department. The beautifully constructed units, in an enclosed complex provides safe environment. This Hilltop project, overlooking the UKZN Durban campus, is close to the eThekweni CBD in a high-income suburb, thus increasing the opportunities for both

employment and social integration. We look forward to the day when we walk through the completed project with the sight of children playing in a safe enclosed environment and occupants having the privilege of being close to their places of work, health care, government departments, schools, retail spaces and other amenities.

The work should not stop here. A concerted effort needs to be made to address on-going supply-side constraints to meet the growing market demand for social housing and, in this manner, to drive spatial, social and economic transformation in the country. Accelerated partnership must be strengthened by all stakeholders – public and private. We as the government are open and welcome innovative partnerships that will take address the housing needs of South Africans. This is the evidence that the government at work – in partnership with the Private Sector.

I want to acknowledge the contribution of the following stakeholders: PRASA for the providing the land, the Western Cape Provincial Department of Human Settlements, City of Cape Town Municipality, Social Housing Regulatory Authority (SHRA), and National Housing Finance Corporation (NHFC) for debt funding and DCI Community Services for their hard work and contribution towards building and completion of this project.

enKosi, Thank you. Dankie