

**NATIONAL ASSEMBLY:
ORAL REPLY**

QUESTION NO. 39

QUESTION

Mr A C Steyn (DA) to ask the Minister of Housing:

- (1) Whether with reference to her reply to Question 797 on 6 December 2004 the Government is still on track to eradicate all informal settlements by 2014/15 financial year; if not, why not, if so, what progress has been made towards reaching this target;
- (2) What total number of the estimated 1 548 608 households in informal settlements have taken occupation of their homes as at the latest specified date for which information is available;
- (3) Whether with reference to her reply to Question 575 on 17 September 2004, the N2 Gateway project in Cape Town is proving to be a success test of the appropriateness and effectiveness of her department's housing plan; if not, why not, if so, what are the relevant details?

Reply

- (1) Yes. The implementation of the National Housing Programme for the Upgrading of Informal Settlements is progressing according to planning. In many instances the provinces progress to implementation beyond the pilot project phase. The latest progress report indicators are the following:

Eastern Cape: Project No.1 Duncan Village Redevelopment Initiative

Number of subsidies: 21 000

Total project value: R 741 158 756,00

Current phase of progression: Buffalo City Municipality is utilising a "start small start now" approach. The two front-runner pilots are Intervolve C section Triangle site and the DV Competition site. These sites can accommodate 40 normal and 82 higher density units respectively.

Project No. 2: Nelson Mandela Municipality (Soweto on Sea)

Number of subsidies: 16 000

Total project value: To be announced upon business plan approval

Current phase of progression: The co-operative agreement was signed by the Minister, MEC and the Mayor on 27 Feb 2006; and the business plan is currently being finalised for submission during Jun 2006.

Project No 3: Mbashe Municipality

Number of subsidies: 7 000

Total project value: R 261 499 000

Current phase of progression: A MOU has been entered into between Amathole District Municipality and the Mbashe Municipality that allow Amathole District Municipality as the implementing agent. A meeting with traditional leaders and to select a project Steering Committee members were also held. The interim business plan was submitted to Provincial Housing Department for comments on 31 March 2006. The community needs analysis has been completed Workshops in respect of sales administration, rural & PHP subsidies have been conducted and a list of beneficiaries has been compiled

Free State: Grassland project:

Number of subsidies: 7 272

Total project value: R 266 722 868

Current phase of progression: Phase 1 targets middle income households. Bulk and internal services comprising sewer and water networks have already been installed. All the roads have been tarred with some storm water drainage and electricity provision finalised. 1 241 units have been delivered today.

Phase 2 is for low income households. 2 831 residential sites have been allocated to households to date. The Township register has been opened, allowing the households to develop their properties. This phase is an extension of phase 1 with 3 200 residential sites. The town planning has been completed for this phase and submitted to the Provincial Township Board for consideration and approval. Project expected to be completed in December 2007.

Gauteng: Winnie Mandela Pilot Project

Number of subsidies: 8 206

Total project value: R 105 326 000,00

Current phase of progression: In process of obtaining approval to proceed with the Interim Business Plan. The project entails two phases. Phase 1 pertains to installation of services and the provision of security of tenure while phase 2 pertains to the construction of the top structures.

KwaZulu/Natal: Mount Moriah Extension 1,2 & 3

Number of subsidies: 2 170

Total project value: R 37 085 474,00

Current phase of progression: 797 units have been constructed and 561 have been handed over. There are 100 houses under construction. These houses have been bridge financed by the Ethekweni Municipality. General plans are currently being prepared. The total completion of the project is March 2007.

Limpopo: Project No.1: Phomolong (Mookopong Municipality)

Number of subsidies: 400

Total project value: R 13 566 845

Current phase of progression: Housing construction has commenced and project is to be completed by December 2007.

Project No.2: Legae La Batho/New Petersburg

Number of subsidies: 1 000

Total project value: R 31 929 000

Current phase of progression is under investigation

Unknown

Mpumalanga: Project No.1: Emsangweni/Nkanini

Number of subsidies: 1 300

Total project value: R 47 000 000

Current phase of progression: Identifying beneficiaries is currently being undertaken. Municipal services were installed except electricity and concept designs have been concluded. It is envisaged that the project will be completed on 2009/10.

Project No 2: Mbombela/Ngodwana Nelspruit

Number of subsidies: 655

Total project value: R 20 913 495

Current phase of progression: The project land is currently being identified.

Project No.3: Piet Retief: Mkhondo Thandukukhanya

Number of subsidies: 1 200

Total project value: R 38 314 800

Current phase of progression: Bulk infrastructure services have been installed and the township layout plan has been finalised.

Northern Cape: Project No.1: Sol Plaatjie: Galeshwewe

Number of subsidies: 4 000 – 5 000

Total project value: To be determined

Current phase of progression:

Planning phase has been approved. Currently busy with the beneficiary survey. The geo-technical survey report, Environmental Impact Study and detailed town planning are currently receiving attention.

Project No 2: Umsobomvu, Colesberg

Number of subsidies: 1 500

Total project value: To be determined

Current phase of progression: Currently busy with the beneficiary survey. The geo-technical survey report, Environmental Impact Study and detailed

town planning are currently receiving attention.

North West: Klerksdorp: Matlosane L M Stilfontein, Kekana and Jouberton and Rustenburg

Number of subsidies: 9 000

Total project value: R 287 361 000

Current phase of progression: Commenced with the installation of municipal engineering services.

Western Cape: Nine projects in total

Total project value: R 453 375 544

Current phase of progression: Project is in process.

- (2) It must be borne in mind that the upgrading of the informal settlements is embarked upon in a phased development approach. The first three phases entail community mobilisation to participate in all aspect of the resolution of their housing need, the registration of the inhabitants, provision of interim municipal engineering services to address emergency needs, the installation of permanent engineering services and the proclamation of the township if necessary. The housing consolidation phase takes place in terms of the basket of housing options available under the Housing Subsidy Scheme and is tailored according the community's needs and circumstances.

Progress with the upgrading of the informal settlements in the Country must thus be measured against the achievement of the phased development approach and the number of persons that received their final housing products is therefore not a realistic indicator of actual progress achieved under the Programme.

The number of households which have taken occupation of their new houses through the application of the pilot programme will be established and a further communication will be addressed to Mr Steyn.

- (3) Despite the hiccups, the N2 Gateway project is a success on a scale that has never before been attempted in the history of housing construction in this country.