

Cape Town Human Settlements Projects Overview



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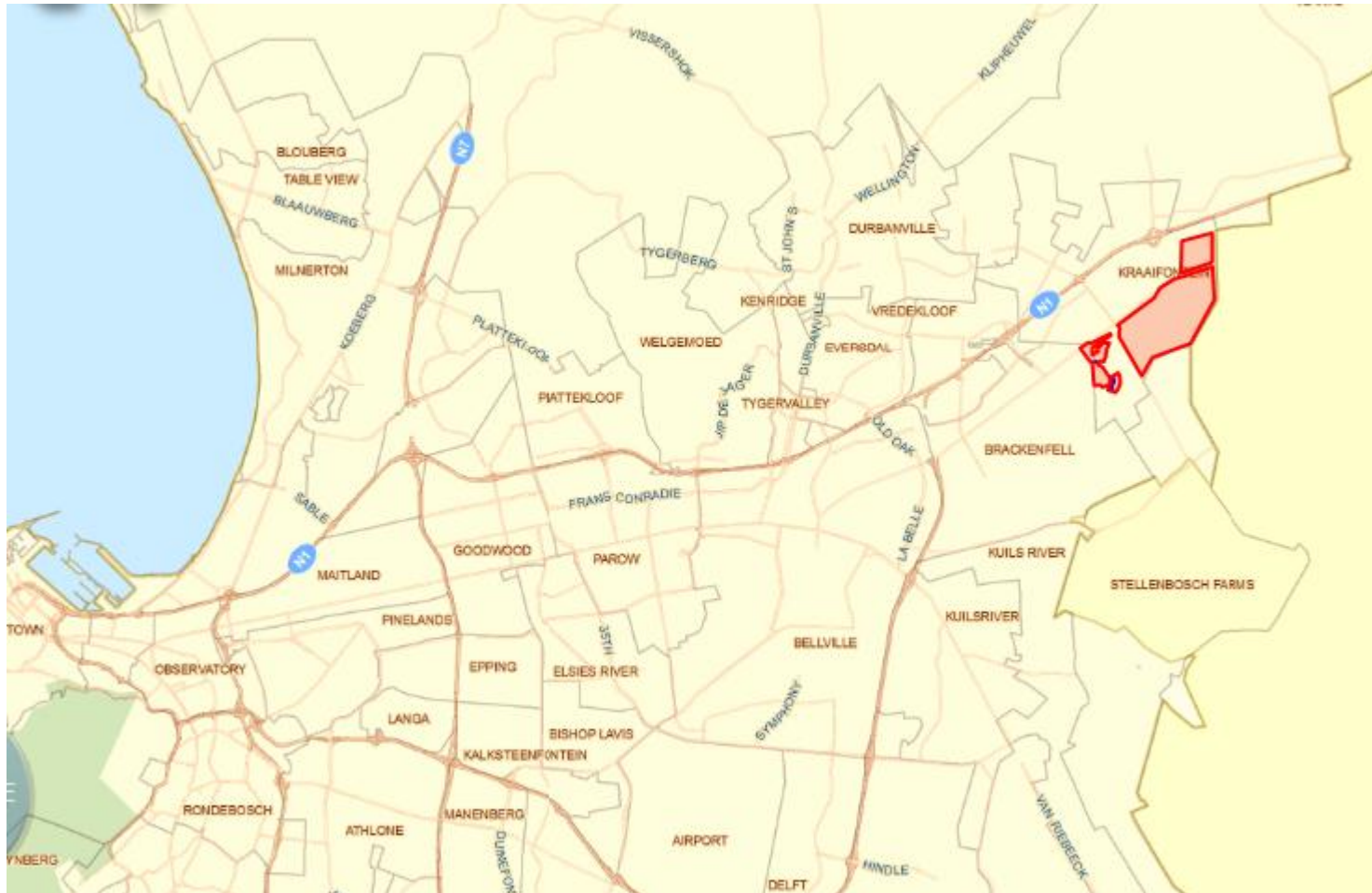
Scottsdene

Scottsdene in Metro Context



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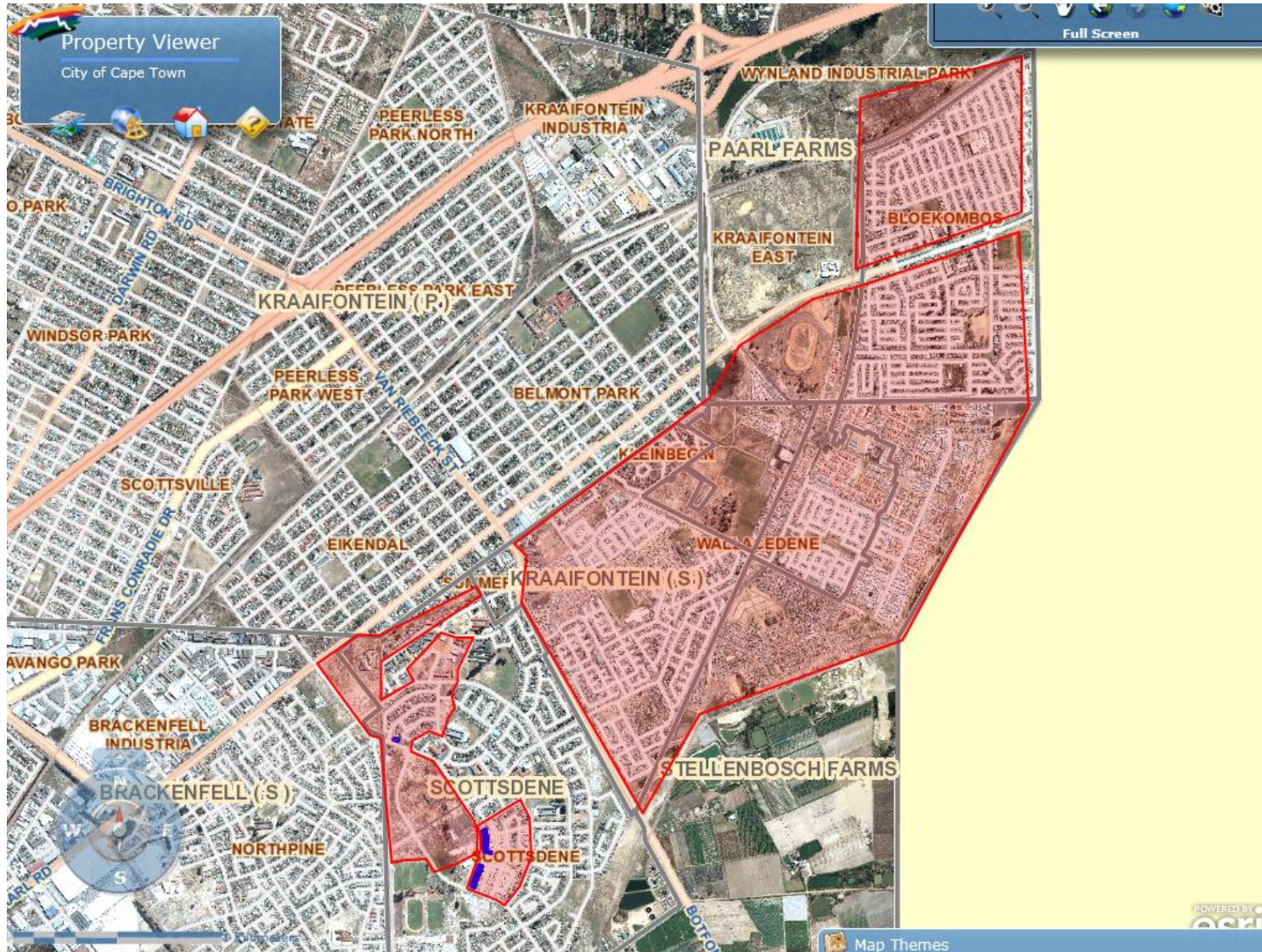
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Orientation Map



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Map Themes



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Today's Objective

To respond to Parliamentary Portfolio Committee's query, being:

"... the Committee would like to get a detail background including who the project was targeted, the number of beneficiaries, the area and the duration of the project, Policy under which this project was implemented, as well as the way forward, seeing that it was not fully completed,...."

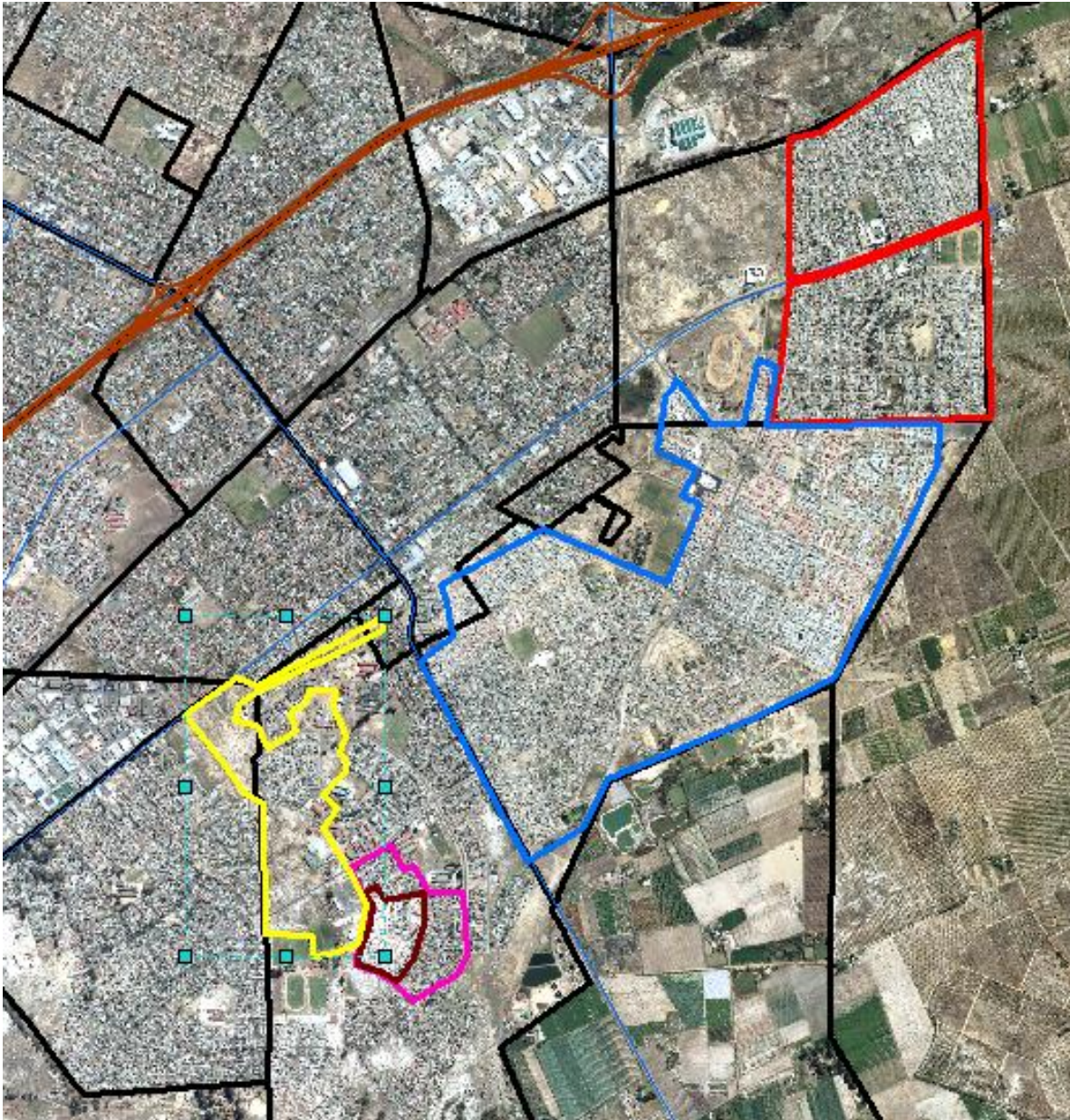
Historical projects in Scottsdene

1. Scottsdene Self-help 1988-1990
2. Bloekombos Site & Service, RDP
3. Wallacedene RDP
4. Scottsdene Show Village 2007-2010
5. Scottsdene CRU Upgrade project 2010-present
6. Scottsdene Infill October 2011 onwards



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Key

Bloekombos – red

Wallacedene – blue

Show Village – brown

Self help project – pink

Scottsdene project - yellow

Demographic background

1. Estimated population in 2006 – 65 000 persons
2. Demographics of area very much changed
3. Mostly poor families
4. 3000 applicants on waiting list in greater Scottsdale
5. Significant backyard living
6. Majority of current housing funding by the State
7. Significant number of Council tenants

SCOTTSDENE AREA ONLY		
AppYear	Count	Cumulative
1979	1	1
1980	13	14
1981	19	33
1982	12	45
1983	31	76
1984	37	113
1985	29	142
1986	25	167
1987	35	202
1988	42	244
1989	68	312
1990	206	518
1991	139	657
1992	71	728
1993	76	804
1994	56	860
1995	35	895
1996	46	941
1997	31	972
1998	48	1020
1999	428	1448
2000	428	1876
2001	55	1931
2002	36	1967
2003	35	2002
2004	16	2018
2005	191	2209
2006	132	2341
2007	39	2380
2008	186	2566
2009	150	2716
2010	65	2781
2011	5	2786
Total	2786	

1. 1980s Scottsdene: self-help scheme



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- Started in late 1980s
- Focused on delivery of serviced sites for sale
- Typical Erf size was 400m²
- Sponsored by the former House of Representatives
- Managed by the Divisional Council
- After 1994 the Self Help scheme was dropped in favour of the “Once off Capital Grant subsidy”
- The *Discount Benefit Scheme* was introduced to create attain equity between the two periods



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2. Bloekombos: Site & Service; RDP

- Started in 1991 in response to a new informal settlement
- Project driven by the Provincial Government
- Developers were Power Construction
- Product was RDP houses
- Roughly 4400 were delivered



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3. Wallacedene: RDP delivery

- 10 geographic phases
- Running from 1998 to present
- 9672 housing opportunities in project
- Developed in stages: Serviced sites, Consolidation
- Close to completion

Wallacedene: Delivery Record



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Source Community

Source Community	Cap- tured	Appl- ied	Sub- mitted	Defined	App- roved	Total Allocation	PHASE										PHASE 10 Total ERVEN	
							PHASE 1	PHASE 2	PHASE 3 1,2,3 3,3,3	PHASE 4 1,1 and 11	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9	PHASE 10		
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3 - 4 IN 1	553	475	454	23	454	0												
CB:1177 Group 1-88	98	98	98		98	98					98							
F SECTION 14 Aurecon	727	727				727			620	33	74							
H LABOHEME Aurecon	129	129				129		55	10	17	47							
H SECTION 14	1485	1278	1212	64	1203	536					147	69	96	127	41	56		
HS SECTION	843	789	759	24	755	727												727
J 4 In 1 Aurecon	646	646				646			3	133	510							
J SECTION	1					0												
K SECTION 13	1152	969	915	48	892	929					143	142	200	271	68	104		
K SECTION Aurecon	12	12				12			1	11								
KS SECTION	385	306	271	36	265	316												316
LABOHEME CORRIDOOR	72	25	21	3	18	52											7	55
MOOTRAP Aurecon	1581	1581				1581	543	098	285	32	25							
P SECTION 12	1043	812	751	59	734	775					119	130	223	147	40	116		
P SECTION Aurecon	3	3				3			1	2								
P10B	20	20	20		20	0												
PS SECTION	310	213	175	42	165	269												269
Public Open Space	90	83	76	6	73	52					1	6	3	42				
SPORTSFIELD Aurecon	747	747				747	27	185	19	344	172							
Taxi Rank Aurecon	225	225				225			162	60	3							
TRA	895	835	694	125	663	829									399	430		
TRA Aurecon	89	89				89				88	1							
TRA SPECIAL 122	122	114	84	21	69	107												107
W SECTION 11	215	166	157	7	155	157					30	21	54	25	10	17		
WS SECTION	106	61	52	14	47	102												102
	11549	10403	5739	472	5611	9118	570	936	1101	720	537	1195	579	573	601	637	1469	0
UNALLOCATED ERVEN						554	32	44	7	18	0	9	3	0	0	15	148	278
TOTAL ERVEN						9672	602	980	1108	738	537	1204	582	573	601	852	1617	278

4. Show Village: Innovative Building Technologies



- 20 designs and innovative technology
- Cost = R200 000 per unit
- Erf size 200m² (reduced from 400m²)
- Land price discounted to make project feasible
- Targeting gap market earning between R3500 – 10 000pm household income
- Model: LAA to Developers; ownership transfer to buyers
- 186 erven allocated to best performing developers

Show Village: Images



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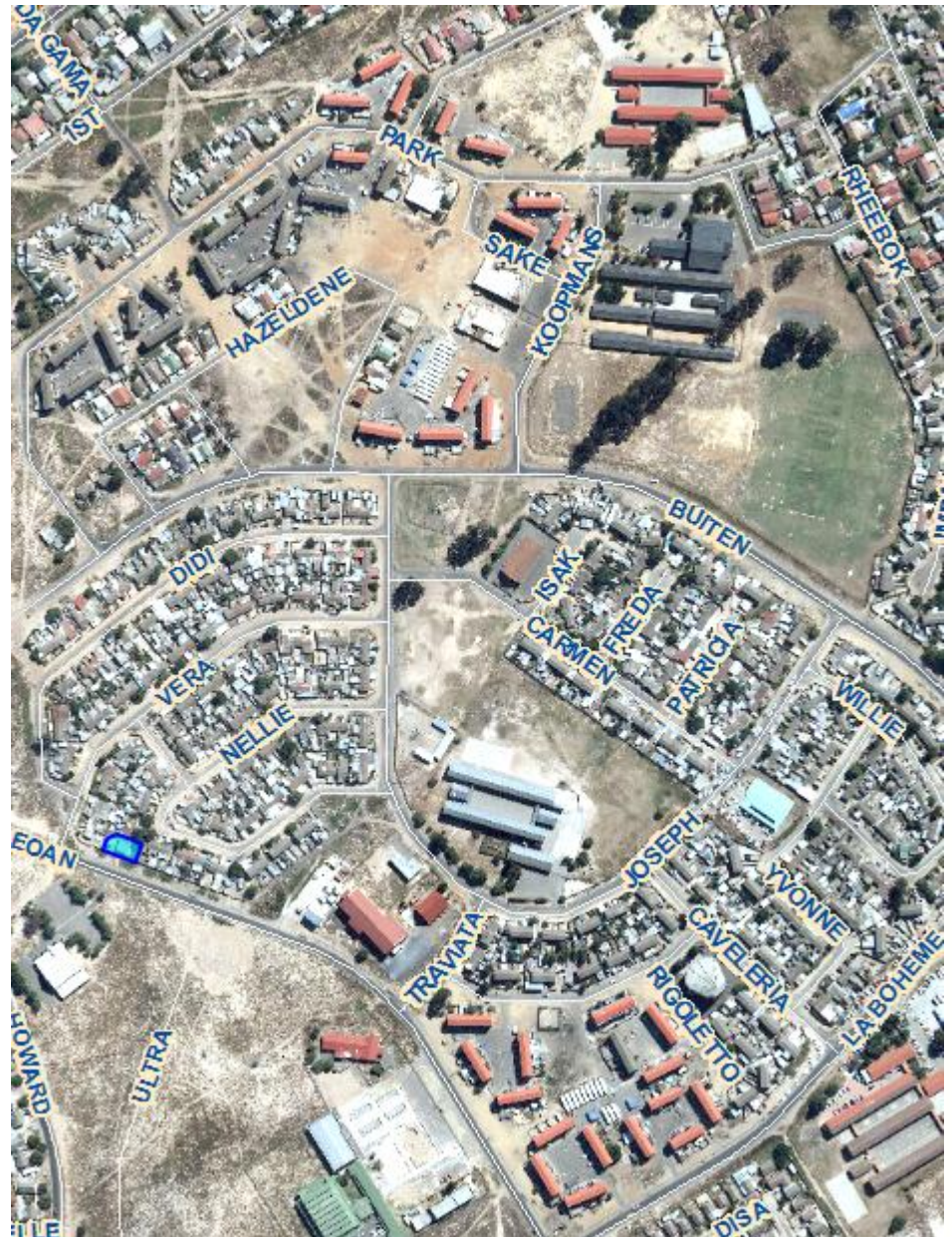
<http://www.capetown.gov.za/en/Housing/Pages/default.aspx>



5. Scottsdene: CRU Upgrades

(CCT total is 7700 units in all)

- 478 out of 645 Council Units upgraded/refurbished
- Tender Duration: 10/2009 - 5/2012
- Value: R94.1m



CRU Upgrade: before/after



General contract directives

- Repairs to leaks and blocked sewers
- Repairs to plumbing installations
- Rewiring of the entire electrical installation
- Repairs to deteriorating staircases
- Repairs to leaking roofs, fascias, gutters and down pipes
- Repairs to doors and windows
- Installation of new kitchen sink units
- Laying of vinyl flooring
- Laying of new wall tiling
- Improvements to refuse collection areas
- Improved security, i.e. repair of fences and gates

6. Scottsdene Infill Development (Turnkey Project)



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Contract Targets (Contract Awarded Oct 2011)

- 350 new council units (CRU)
- 1100 GAP units (bonded)
- 220 open market units
- 550 BNG units
- TOTAL new opportunities = 2200

- Social Housing is under discussion

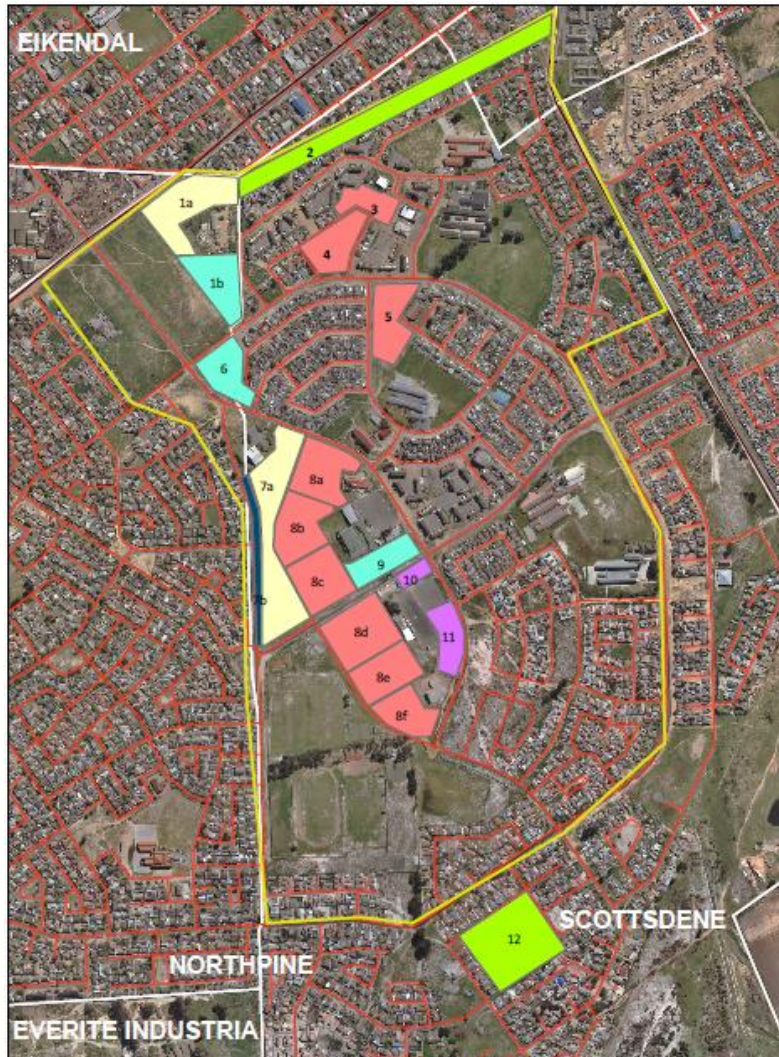
Developmental Goals

- Integrated housing
- Value Protection
- Cross-subsidization
- Landscaping
- Bulk infrastructure expansion
- Regional Taxi rank
- Building a ratable area

6. Scottsdene Infill: Context



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6. Scottsdene Infill: Deliverables



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Affordable housing Freehold units



Affordable elevation a (2)



Affordable elevation b (2)



Affordables site placement

GAP and Rental Multi-storey walk-up units



3 stories elevation



3 stories site plan



4 stories elevation



4 stories site plan

RDP BNG Freehold units



RDP site placement



RDP elevation

BNG at higher density



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GREEN SPACES
variety of open space types
central park life created
open space networks w/
balance human access
all sites are habitats



04

typical site development plan



Scottsdene Infill: Affordable open market housing



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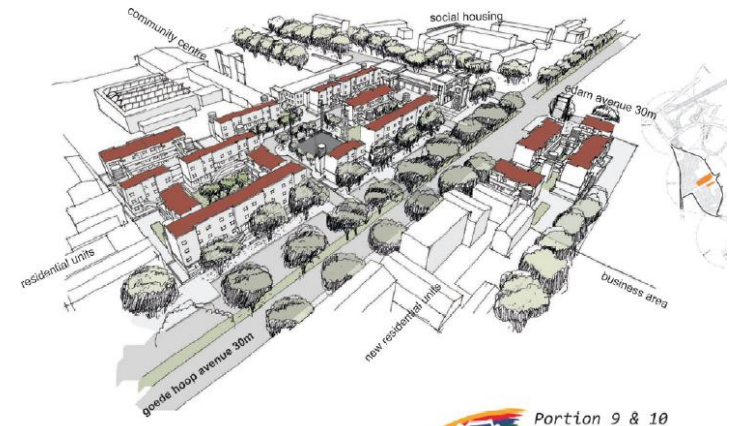
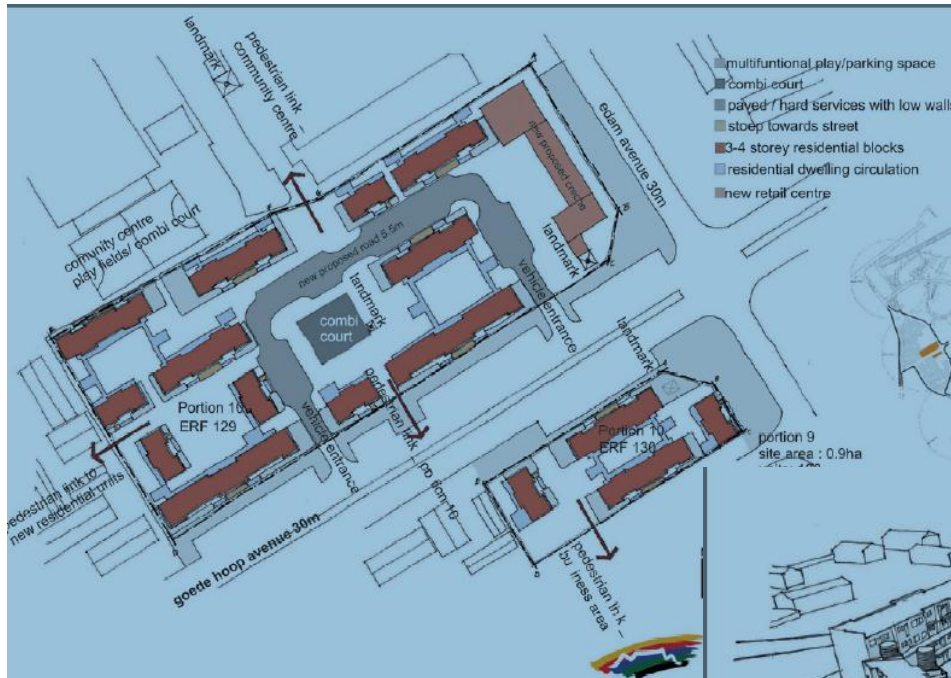


Scottsdene Infill : Rental Housing: private & public at higher density



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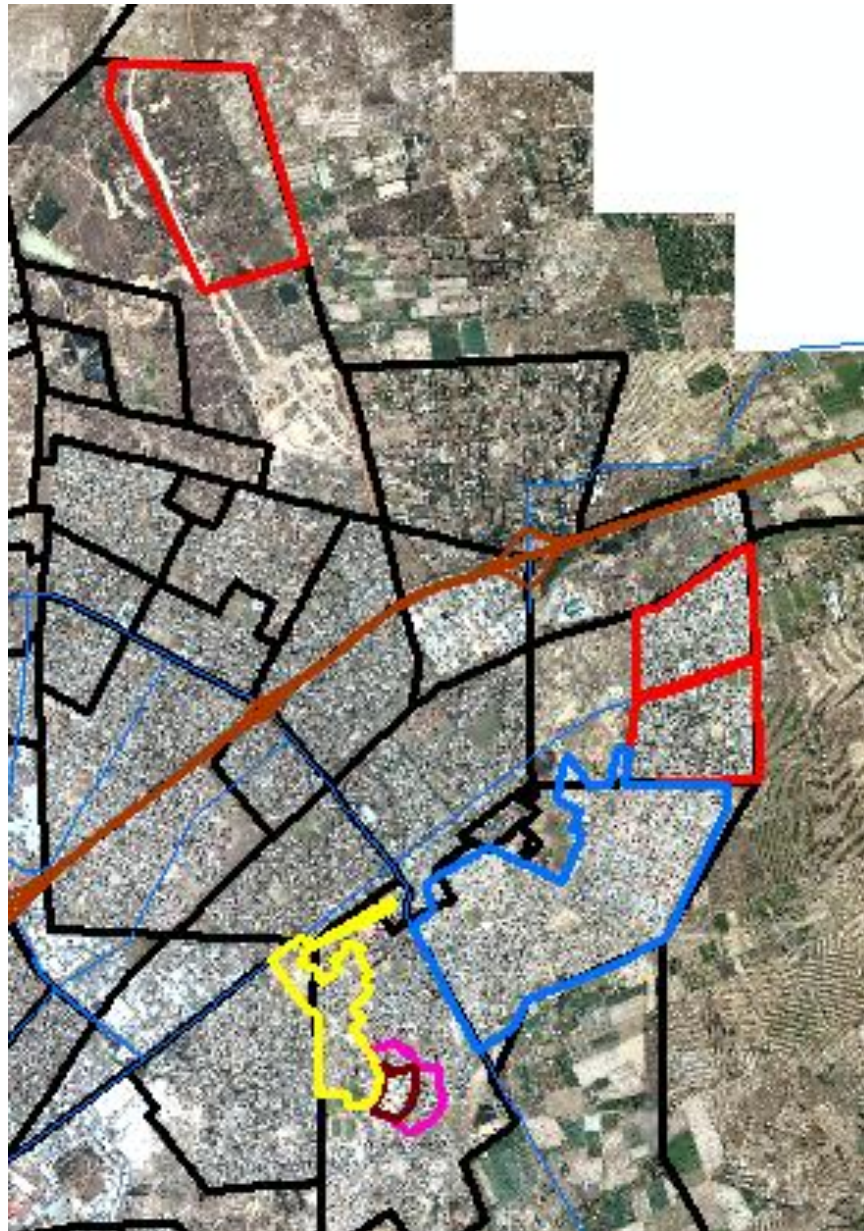
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 Portion 9 & 10 green spaces



Thank you



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