

OTHER PROJECT UPDATES: AUGUST 2011

BOYSTOWN



- A show house is being built to give beneficiaries an opportunity to view the type of houses that will be developed
- Residents of Boystown have been employed to clear the site of waste and rubble
- A contractor has begun to install services and infrastructure
- 1 392 houses will be delivered in 3 phases

DELFT SYMPHONY



- The contractor recommenced construction in November 2010 and the first handovers were done in December
- Construction of the remaining houses is currently underway and progressing well
- Eskom will soon begin building a new substation to ensure that there is sufficient electrical capacity to supply the new houses
- 1 849 houses will be delivered

JOE SLOVO



- A contractor is on site and has commenced installation of services and infrastructure
- Once the infrastructure is complete, the next phase will be the construction of houses
- There will be a number of units within a block rather than free-standing houses (this was necessary to avoid relocations)
- 2 639 houses will be delivered in 3 phases



N2 Gateway Community Newsletter AUGUST 2011 N^o 1

The N2 Gateway Project started in 2005 and phase one is nearing completion. It is a project of the National Department of Human Settlements. Phase one will deliver about 15 000 houses. The project provides houses for residents of the informal settlements and backyarders along the N2. **Current projects include the following:** Joe Slovo • Delft Symphony • Delft 7-9 • Boystown • Temporary Relocation Areas (TRAs)

DELFT 7-9: A NEW COMMUNITY NEARS ITS COMPLETION

The transformation of the area now known as Delft 7-9 has been truly remarkable. A little over four years ago the land was non-utilised, sandy scrubland. It is now a new and thriving community of close to 4,400 people.

A primary school and a high school are under construction and should be ready for the new school year in 2012. There is a community centre which provides a range of services and activities and a community crèche utilised by working parents.



The rise of retail and other commercial activities are evident in Delft 7-9. There are several well-stocked spazas, cell phone outlets, hair salons and others. Many residents want to purchase security gates for their front doors and this has led to commercial activity in the community with people skilled in metal work making gates to sell. One painter makes a living by offering to paint street numbers on houses. Some residents have also adorned their houses with art work.

Many Delft 7-9 residents are already making improvements to their properties by making structural changes to the house, paving and creating gardens. Mrs Carels, who is widowed, was

one of the earliest residents who took possession of her house at the beginning of 2009. She lives there with her youngest son who attends high school. In front of her house, Mrs Carels has planted small rose bushes, lilies and other flowering plants. She has also planted and tended a front lawn which helps protect her house and garden from erosion. In the past, Mrs Carels has also grown vegetables. She would like to do so again but needs help to access fertiliser and seeds. Before arriving in Delft 7-9 Mrs Carels was on a housing waiting list for 23 years, and she lived with her family in backyard shacks during most of that time.

Delft 7-9 has overcome various difficulties to get where it is today. Strike action by contract workers, threatened and actual invasion of new units and other factors placed pressure on the project. But such difficulties have been largely addressed and efforts in building the community have, all things considered, progressed well. One important intervention has been communication with residents and prospective residents through community meetings and the project steering committee to inform people of the process of allocations and to address their concerns. It is in such a spirit of good communication and cooperation that the residents of Delft 7-9 will be able to overcome and successfully address local problems as they arise and build a strong, safe and dynamic community.



Meet the Management Team for Delft 7-9, Delft 601 and Boystown: Bruce Malagas: Project Manager. Alan Roberts: Project Administrator. Dale Daniels: Site Inspector.



USEFUL CONTACT NUMBERS

Housing Development Agency (HDA) Helpdesk: 021 481 2900
City of Cape Town (service queries, complaint & accounts): 0860 103 089
Province of the Western Cape (general queries): 0860 142 142



A MESSAGE FROM MINISTER MADIKIZELA



I am very excited about the launch of the new N2 Gateway newsletter, and am honoured to write the opening introduction. My hope is that this newsletter can help improve the communication between my Department, and you, the communities of the N2 settlements, enabling you to better understand and participate in the housing process.

Housing delivery in the Western Cape is a partnership between

government and communities. We have moved away from the old-style apartheid planning of government deciding what is best for the people, to a system of participation, where the communities and the government work together to provide housing solutions. One of my Department's strategic objectives is to inculcate a sense of ownership and responsibility among housing beneficiaries, and it is through working together and having a say in making decisions, that people will feel this ownership and responsibility.

Government and communities have to work together. I understand that there are simply not enough houses for everybody, and that creates problems. Yet, we are doing the best we can, and I ask that you, in the community, meet us as we work together to solve these problems. The way to talk to us is through the Project Steering Committees, which are elected, freely and fairly, by you, the communities, to represent your interests.

It is through the Project Steering Committees that we can best talk, and understand each other. I ask that you use your Project Steering Committees to represent you, because this is their job. In this way, I am looking forward to an ongoing successful partnership between government and the N2 Gateway communities.

Bonginkosi Madikizela
Minister of Human Settlements

Western Cape Provincial Government

GREENING AND FEEDING DELFT

An attractive neighbourhood environment full of trees and greenery should not just be for Cape Town's older and wealthier suburbs. Residents of newer communities on the Cape Flats can also enjoy the benefits of a greener environment. The National Department of Environmental Affairs and Tourism has provided a grant of R6.7 million for the greening of open spaces in Delft. Particular points around Delft have been selected as "greening nodes" where the planting efforts will be concentrated. The project is not only about making the area look more attractive. There are good land management reasons to plant and maintain trees in the area.



As is the case with most of the Cape Flats, the light, sandy soil of Delft is easily shifted by human traffic, wind and rain. Trees and plants help stabilise the soil and prevent erosion. Safety is improved, space is made more stable for recreational and other activities, and house foundations are also better-protected. The project will also provide some temporary employment through the Expanded Public Works Programme (EPWP).

But the greening initiative can only succeed with support and involvement from the residents. While the City of Cape Town will take responsibility for the on-going management of the programme, they can only successfully do so in strong partnership with the community. For the first year after planting, in particular, new trees are vulnerable and need care and protection. The community must work closely with the City to ensure that the trees are properly cared for and not vandalised.

Another environmental project soon to be underway in Delft 7-9 is the development of gardens for the community to grow food. The City has already zoned four locations for the gardens called agri-sites and in developing them will engage closely with the community. Like the greening project, the food gardens will be a success if the community members are fully involved and take prime responsibility.

SAVE WATER, SAVE MONEY

Whether you live in Joe Slovo or Constantia, every house has a free allowance of 6000 litres of water a month – about 197 litres a day. This may sound like a lot of water but it's not! You will be surprised how quickly your free portion gets used up. The City of Cape Town will bill you monthly for any water used above 6000 litres.

Every new house in Cape Town will be installed with a water management device which will be fitted to the meter box. The device will show you how much water you are using every day and you will be able to see how close to your free limit you are.



Water saving tips:

- Don't pour water down the drain when you could use it for something else such as household cleaning or watering a vegetable patch.
- Make sure all your taps are properly closed and watch out for drips. A dripping tap can waste hundreds

of litres of water a month and will increase your bill.

- Only flush the toilet if you have to. And never use your toilet as a rubbish bin.
- Take a shower rather than a bath. A bath uses an average of 160 litres, while a five-minute shower uses only 60 litres of water.
- Make sure the toilet handle doesn't stick. If it does you might need to adjust it or replace it.
- Do not use running water to defrost meat or other frozen foods. Defrost food overnight in the fridge (or if you have a microwave use the defrost setting).
- Collect rainwater for use in the house.

How to check if there are water leaks in your house:

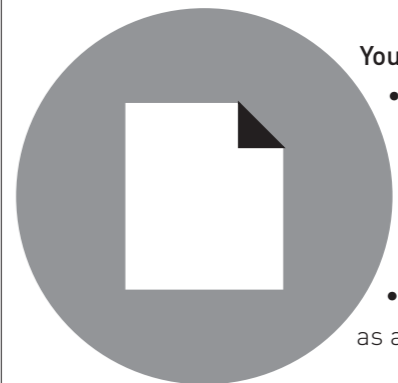
- 1) Close all the taps and go and check your water meter.
- 2) Make sure taps remain off for the next two hours and make sure that the toilet is NOT flushed during that time.
- 3) After two hours check your water meter. If the reading on the water meter is the same, there is most probably no water leak.

YOU NEED YOUR TITLE DEED!

You are not just the occupant of your house. You are the owner. The house is not just your home; it is also your economic asset. But you can't prove ownership of your house unless you have your title deed.

A title deed is a legal document issued by the government which proves ownership of a piece of property. Without a title deed you can never legally sell the house, even when the no-sale period ends. If you don't have a title deed it might cause legal problems for your survivors in taking ownership of the house after you die. If anyone ever challenges your ownership of the house, the best possible proof you can have that you are the rightful owner is your title deed.

If you don't have this important document please come and collect your title deed from the HDA offices at 129 Bree Street Cape Town, near the corner of Wale Street. (This is the only office where you can collect it).



You will need to bring:

- A certified copy of your identity document
- If you are married, a certified copy of your spouse's identity document
- Proof of your address (such as a municipal bill)

You can come to the office any time between 8.00 and 16.00 Monday to Friday. There is very little paper work involved. But you will need to sign for the title deed.

Once you have collected or obtained your title deed you must keep it in a safe place. If you lose the document the HDA can't replace it and you would need to apply for a duplicate copy from the Deeds Office in Cape Town.

Make the ownership of your house official and secure. Come and collect your title deed as soon as possible. Please note that at the moment, there are title deeds available for collection ONLY for Delft 7-9 and Delft Symphony Precinct 4&6.