



The basic conditions for subsidised temporary accommodation were laid down by the Constitutional Court and it is fair to say that TRA 5, located in Delft, is providing a quality standard of housing and amenities for its residents. Security services keep the complex safe, effective maintenance is being provided and waste removal is well managed.

Each individual unit at TRA 5 is serviced with electricity, a new feature in temporary accommodation. A total of 856 units were completed by late January and a further 244 are scheduled for completion by the end of March 2012, to a total of 1100.

The houses themselves are constructed from a very durable material and are attractively painted. Each unit is easy to set up and dismantle as the house consists of reusable sheets that slot into frames. "Construction" does not, therefore, require highly skilled labour on-site and residents have been

employed at TRA 5 to set up the structures. While the units do not have plumbing, each household has easy access to an ablution block. Every unit has two aluminium windows, and is well-ventilated and well-insulated.

Although not the formal project manager, the HDA is also playing a role at the TRAs located in Philippi. Plans are underway to improve security, build fencing, improve roads and install new ablution facilities.

CHILDREN IN DANGER: HELP IS AT HAND

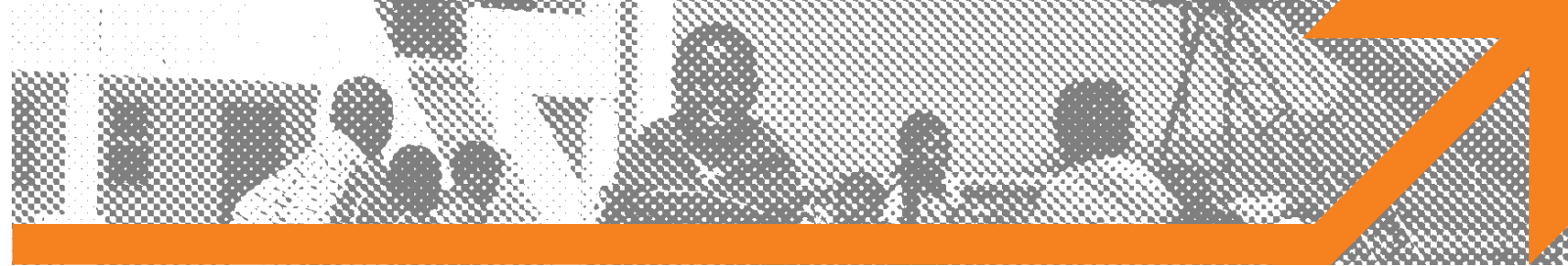
Childline is a national NGO that helps protect vulnerable children and promotes children's rights. Established nearly 25 years ago, Childline provides among its services a 24-hour toll-free and 24-hour telephone service called the Crisis Line. Trained counsellors on the Crisis Line take approximately 600 000 calls a year. They deal with such problems as child abuse, prostitution, begging, family problems, physical and mental health issues, exposure to violence, substance abuse, school problems and bullying, and many others. The counsellors provide advice and referral to an appropriate local service where possible.

If you are in need of help regarding a child in crisis, or know of a child in your community who needs help, please contact the Crisis Line: 08000 55 555



USEFUL CONTACT NUMBERS

- Fire emergencies:** 021 480 7700 (from cell phone)
- Fire Department (general information):** 021 590 1900
- Emergencies (when life or property is threatened): Call from cell phone:** 112
- The Housing Development Agency (HDA) Helpdesk:** 021 481 2900
- All City of Cape Town matters (incl waste, water & sewerage, complaints, etc):** 0860 103 089
- Province of the Western Cape (general queries):** 0860 142 142
- Childline: (help when a child is in danger)** 0800 55 555 / 021 762 8198
- Eskom customer care:** 0860 037 566
- Public transport information:** 0800 656 463
- Anti-land invasion:** 0800 225 669
- SASSA helpline (social grant queries):** 0800 601 011
- Black Sash Helpline (advice for social grant difficulties):** 072 66 33 739
- Solid Waste (illegal dumping, wheelie bins, cleaning):** 0860 103 089



N2 Gateway Community Newsletter FEBRUARY 2012 N^o 7

This edition of the Cape Gateway Community Newsletter provides an update for all of the projects setting out some of their achievements to date as well as some on-going challenges.

The N2 Gateway Project is an initiative of the National Department of Human Settlements (NDHS), phase one of which will deliver approximately 15 000 houses. Project implementation is the responsibility of the Housing Development Agency (HDA) in close collaboration with the Provincial Government of the Western Cape and the City of Cape Town. The project builds quality houses in new communities for residents of the informal settlements and backyarders along the N2.

Current projects include the following: Delft 7-9 & 601 • Delft Symphony • Boystown • Joe Slovo 3 • Joe Slovo Park (rental) • Temporary Relocation Areas (TRAs)

DELFT 7-9 / DELFT 601

Delft 7-9



Construction at Delft 7-9, a now thriving community of approximately 3,911 families, is complete. All services, including refuse removal, are fully operational and the HDA has handed over responsibility for service provision to the City of Cape Town (CoCT).

An important final achievement of the development process has been the issuing of title deeds to all residents (home owners). Having a title deed will help ensure that Delft 7-9 gradually moves into the property market and facilitates people using their homes as assets, although they will have to wait for eight years before they can sell the house.

A primary school and a high school in Delft 7-9 have been completed and are functioning just in time for the new school

year. A range of commercial and retail services have also begun operating. Some residents have already made improvements to their homes (having submitted plans to the CoCT which were approved) while others have put down paving or created gardens.

A leading objective now that construction is complete is the greening of Delft 7-9. The National Department of Environmental Affairs has made funds available for this purpose and has created several employment opportunities for Delft 7-9 residents in the process. The work has started and an improvement to the area is already visible. The CoCT will maintain the trees with the assistance of the community through a partnership agreement.

Delft 601



The last 38 units are now being completed and will be handed over to approved beneficiaries by the end of March, 2012. These are infill units constructed within the Delft 7-9 project, which together with the main project will provide 4, 512 housing opportunities.

DELFT SYMPHONY



Great progress has been made in the development of Delft Symphony with a total of 974 houses completed out of the 1 849 planned. The construction of a wall along the arterial road bordering the site has been approved which will improve safety and reduce noise in addition to preventing sand from drifting into the area. A local bio-diversity site managed by the City of Cape Town (CoCT) will also be fenced to ensure the protection of the fauna and flora.

The resident's Project Steering Committee has been very active and meets on a regular basis. Concerns about the need to improve waste management have been raised in this forum and are consequently being addressed by the CoCT. An exciting community development initiative underway in this area is Leiden Community Youth. This organisation has completed a business plan for local young people to receive training in many aspects of construction as the Delft Symphony project is further developed. Leiden is currently negotiating with the developer to provide on-site training in various building trades.

The HDA has begun to relocate backyard-dwellers to Delft Symphony to comply with the 70%-30% (informal settlement-backyard) allocation formula. Relocation from Malawi Camp and Freedom Park settlements have been delayed due to resident protests. The CoCT is addressing these concerns through a consultative process.

The biggest single challenge facing this project has been the timely connection of electrical supply. Eskom has been highly responsive to requests from the HDA that electrification of Delft Symphony be made a top priority and has worked solidly throughout the 2011/12 festive season to ensure that all units scheduled for electrification were connected.

BOYSTOWN

Resolving difficulties and reviving the building process at Boystown, a project which has been subject to disagreements between the community and the contractor, has been a top priority for the HDA in recent months. Many of the challenges have been resolved and the appointment of a new Community Liaison Officer is helping to facilitate better working relationships.

Community leaders are being included in an on-going consultation process and this has helped create a sense of buy-in. Among other issues, the parties have agreed that each unit will be 40 square metres in size. The community leaders have also agreed not to interfere with the contractor's efforts and to adhere to the agreed-upon development prescripts.

The contractor has started to employ labour from the various source areas for the building phase and this is providing much needed work opportunities. Only approved Boystown beneficiaries have been allowed to apply and the contractor has extended the labour registration process to ensure that beneficiaries from all the source areas have an opportunity to participate. The new Community Liaison Officer is helping facilitate this process.



In terms of the servicing of the site, phase one of Boystown is close to 70% completed as of late January and the contractor has commenced construction of the top structures. As part of phase 1, the removal of waste material or rubble is almost complete and the installation of bulk infrastructure is progressing well. A survey to determine exactly who is residing on the site and whether or not they qualify as beneficiaries has been restarted for phases 2 and 3. Those who qualify will be eligible for housing and the HDA will engage with those who do not qualify to discuss their housing options. Non-qualifiers in the current phase are being offered temporary accommodation in the Delft TRA 5 project.

JOE SLOVO 3

The development of Joe Slovo 3 is divided into three phases and will ultimately deliver 2 615 houses. Construction of 447 units (part of phase 3A) began last August and the first handovers to beneficiaries are scheduled for April 2012. Phase 3A will produce 588 houses in total. Building progress had been delayed for three weeks due to a labour dispute concerning pay rates on top structure construction but this has been resolved.



Bulk infrastructure and service development is progressing well. In terms of road construction, the Winnie Mandela Drive and Blue Gum extensions are now well underway. Some 207 people were relocated to the Delft TRA 5 to make way for the extensions.

This community's built environment will be of a higher density than most BNG projects. Most houses will be two-storey and developed in blocks of 12 to 15 units. However, 24 units will be built as single-story to cater for disabled and elderly beneficiaries unable to negotiate stairs.

The development of electrical infrastructure is also well underway. Meaningful community engagement is guiding infrastructure and service development and a Community Liaison Officer has been appointed for this purpose. Effective community engagement has been an important feature at Joe Slovo 3. Resident input has been facilitated and people are given the necessary information on their housing options to make informed choices.

An alternative energy initiative funded by the Dutch Government will be implemented in Joe Slovo 3 in 2012. A new school is under also construction in the immediate vicinity.

JOE SLOVO PARK



The only rental development in the N2 Gateway project, Joe Slovo Park has had a complex and troubled history spanning several years. Issues concerning communication, conditions, rent payments and day to day management have tended to characterise the development almost since its inception. It is therefore heartening to note, due to the efforts of both management and tenants, that many of the difficulties are finally being addressed in earnest.

Joe Slovo Park is a 705-unit, 37-block rental complex situated near Langa right on the N2. The HDA has a mandate to normalise the project and part of this effort will include formalising all tenancies through the signing of lease agreements. A central intervention in the normalisation process has been a comprehensive assessment of all structural and service deficiencies. Two major tenders will be awarded shortly, one for electrical installations and one for building / structural rectification.

A major concern raised by the Resident's Committee has been the need to ensure that building rectification is undertaken to proper standards. A clause to guarantee to repair the latent defects is included in the contract. It is standard for such a guarantee to last five years; however, in the case of the Joe Slovo Park phase 1 rectifications, this period has been extended to ten years. In addition only reputable, professional labour will be used and the attending contractor (a Quantity Surveyor) will have day to day oversight of the rectification process. Residents will have some opportunities for temporary employment throughout the rectification process which should be completed by the end of 2012.