

28/03 SCPsewle
ec. 1+2



Presentation on the Eastern Cape Informal Settlement Upgrading and Human Settlement Projects

28 March

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Purpose

- To inform the Committee about the Informal Settlement Upgrading and Human Settlement Projects in the Eastern Cape, including :
 - Zanemvula
 - Duncan Village Redevelopment Initiative

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Zanemvula Informal Settlement Upgrading and Human Settlement Project

LOCATION : Nelson Mandela Bay
Municipality
(Port Elizabeth, Despatch, Uitenhage)

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Composition of the Project

- i. Informal settlement upgrading
 - Soweto-on-Sea/Veeplaas area;
 - Vista University/Veeplaas;
 - Damascus Farm/Frans Valley

- ii. Human settlement component : Greenfield
(development of new destination areas)
 - Chatty Valley
 - Chatty Extensions 3, 4, 5, 12, 13 & 15
 - Joe Slovo West
 - Bloemendal North Area C (ie. MDT-1 and MDT-2, (Mzingisi Development Trust))

- iii. Rectification

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Breakdown of housing required

Relocation from flood plain	2 920	Ppl
Informal settlements relocation	2 668	
Relocation by decanting	1 910	
Rental housing	323	
In-situ upgrading	1 565	
Rectification	460	
Total	9 846	
Chatty 5, 12, 13 & 15	4 555	
Total	14 401	

Financial Implications

- Estimated total budget requirements based on the current subsidy quantum
 - R 557, 54 million
 - per Interim Business Plan 7 September 2006.

(Excludes additional costs for socio-economic and other services)



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Available funds into the MTEF

Year 1 (06-07)	R 73,9 million (R39m utilised)
Year 2 (07-08)	R 197,0 million
Year 3 (08 – 09)	R 176,0 million
Total	R 446,9 million
Balance of total R 557, 54 m	R 110,67 million

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Additional funds made available

- Additional Provincial Allocation
 - about R 93 million
 - For Chatty Ext 5, 12, 13, & 15.
- Treasury has made R320 mill over the MTEF

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Progress to date

Layout planning complete • Chatty 3,4,5,12,13,&15
Joe Slovo West
MDT-1

EIA's in place • Chatty 3,4,5,12,13,&15

EIA's outstanding • Joe Slovo West
MDT-1 and MDT-2
Soweto-on-Sea/Veep

Progress to date (Cont)

Engineering Designs complete • Chatty 3,4,5,12,13,&15;
MDT-1

Services installation • Chatty 3 and 4 underway
(almost complete)

Surveying • Chatty 5 commenced

Planning in progress • MDT-2

Progress to date (Cont)

TRAs / Emergency Housing

- Council resolved :
 - not to use TRAs
 - to relocate families directly to serviced sites
 - to add Ext 5,12,13 & 15 to project to deal with stressed areas (emergency)
- R 5 million for TRA re-allocated for servicing site Chatty Ext 5

Progress to date (Cont)

TRAs / Emergency Housing (Cont)

- Relocations facilitated as at 23 March 2007
- Total relocated = 1 796

Progress to date (Cont)

- Units under construction
- 600
- Time frame for completion
- 600 to be completed by 31/03/2007
- Status
- Completion date extended to June 2007

Beneficiary identification

- Socio- economic survey in process
 - Partially complete for 2920 beneficiaries
 - Will be rechecked
- Process to capture beneficiary profiles in place



Plan for time frame for completion of project

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	06/07	07/08	08/09	09/10
Chatty 3&4	2287 Servicing Sites (SS) 600 Housing Constr (HC)	1687 HC		
Chatty 5,12,13,15		2555 SS 1000 HC	2005 SS 2100	
MDT-1		500 SS	2200 SS 2100 HC	200 SS 700 HC
Joe Slovo		500 SS	2200 SS 2100 HC	200 SS 700 HC
MDT-2			1200 SS	1200
Rental		323 HC		
In-situ upgrading		515 SS 515 HC	460 SS 460 HC	1051

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Preliminary processes yet to be completed

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- Socio-economic survey of Soweto-on-Sea / Veeplaas area
 - Terms of Reference is being finalized
- SCU (LASDF) and detailed planning for Soweto-on-Sea / Veeplaas
 - about to commence

Sustainable Community Units
win an internat. award

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Project Management

- Project Management Unit
 - Project Manager
 - support staff; technical consultants and interdepartmental (sectoral) technical expertise
 - Accountable to Strategic Projects Unit under Executive Mayor's Office
- Development Forum
- Steering Committee
- Technical Task Team

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Project Implementation Plan

- Interim Business Plan completed, provides for four-phased approach, i.e.
 - Pre-application phase
 - Audit phase
 - Planning phase
 - Implementation phase
- Phases are running concurrently

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Thubelisha Homes' involvement

- No involvement currently
 - following the decision not to proceed with the establishment of TRAs
- Future involvement not excluded
 - Meeting today to brief them prior to meeting with province and metro

Analysis

- Progress
 - Planning and preliminary phases *— on track*
 - EIAs – in line with *~ one year of difficulty*
 - Relocations from flood plain *— Joe Shas West*
 - Community participation *— on top of priority list*