

## Challenges

- Construction of first 600 units
  - Process slow
  - Construction management of concern
- local acceptance of bigger construction companies
- Lack of dedicated project manager

## Interventions

- Meeting with MEC and Executive Mayor
- Project Thunderstorm
- Thubelisha Homes
- Dedicated project manager



## Duncan Village Redevelopment Initiative

### Location

- Approximately 5km from the Central Business District of East London in Buffalo City

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## Composition of Project

- Comprises 5 sub projects:
  - Mekeni Street
  - Haven Hill South
  - DV Competition Site
  - Braelynn North
  - C-Section Triangle Site
  - 2 Transitional Relocation areas
  - Gateway
  - Braelyn 2 and
  - 3 Relocation Areas
  - Reeston 1 ; Reeston 2; Reeston 3

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## Extent of project

- Estimated need 21 000 households
  - socio-economic survey
- Impact for Buffalo City Municipality (BCM)
  - increase its supply of services for
    - water, sewerage, roads, storm water, electricity

## Informal settlement upgrading

- informal structures – 16 500
- backyard shacks - 4500

## Budgetary Implications

Estimated total budget requirements based on current subsidy quantum

- About R1 billion
- R8.7 mill drawn down in November 2005

Available funds into the MTEF

- R 227,8 million

## Progress to date

- EIA
  - Little progress (only after LSDF is finalised)
  - Duncan Village has been exempted
    - with a few conditions because already residential area
- Planning and Civils have to be revised
  - due to financial implications and augmentation of infrastructure
  - BCM attending to issue

## Progress to Date

- Mekeni
  - Funding short fall
    - tender results too high
    - Project to be replanned
  - Beneficiary registration commenced
  
- Haven Hill South:
  - Tenders being re-negotiated to decrease cost
  - Land to be rezoned
  - 129 beneficiaries to be relocated from DV Competition Site

## Progress to Date

- DV Competition Site :
  - 24 beneficiaries relocated to Reeston 1 & 2
  - 242 relocated to Transitional Relocation Area
  - Registration of beneficiaries to commence
  - BCM appointing service provider



## Progress to date

- Braelyn North:
  - To commence after completion of Haven Hill South and DV Competition Site
- C-Section Triangle Site:
  - Not yet commenced due to political constraints
  - Vacant except for a creche to be relocated
  - Beneficiary registration to commence

## Progress to date

- Transitional Relocation Area : Gateway
  - Await Settlement Layout Plan, location of stand pipes and approval of additional sites
  - 120 beneficiaries to be relocated
- Transitional Relocation Area : Braelyn 2 and 3
  - Utilised to temporarily relocate non-qualifiers
  - Development put on hold
    - community objected to use of land
    - BCM to identify possible other site

## Relocations

- DV to Reeston 1 and 2
  - 176
  
- DV Competition Site to Reeston 1 and 2
  - 24

## Projected Process of relocation

- 932 people to be Relocated from Floodline 1 and 2 to Reeston 3
  - Contractors on site to build housing units
  
- 496 units to be constructed between February and June 2007
  - 20 to 30 people to be relocated at a time
  - Progress is slow
  
- Shack to Mekeni Site, Braelyn North and Triangle Site:
  - To commence after Haven Hills and DV Competition site completion

## Progress to date

- Reeston 1A
  - Grinaker GTA already on site appointed to build 1000 units
  - Infrastructure and electricity complete
  - Construction underway
- Reeston 1B
  - Contractor DEV Max appointed to construct 500 units
  - Handover expected end April

## Progress to date

- Reeston 1C
  - 500 units : No progress
  - 500 units : Motheo appointed to deliver by August 2007
  - 1 764 units : No appointment made.
- Reeston 1 and 2
  - 200 beneficiaries already relocated





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## Progress to date

- Reeston 3:
  - 4 stages with total of 5 000 sites
  - 800 to commence in 2007/08 financial year
- Stage 1:
  - Grinaker GTA appointed : 300 units to be completed July/August 2007
  - Sub-station for electricity has commenced
  - Transport and health facilities already available

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## Progress to date

- Reeston 3
- Stage 2, 3 and 4:
  - Anticipated to start in 2008/09
  - Will accommodate beneficiaries from the Floodline sections

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- small sub projects
- Cost implications
- Housing delivery - difficult
- Start small.. Did not work
- High cost estimates
- Slow pace of delivery
- Changing way of project.  
• *Change design manager*



## Interventions

- Meeting with 3 spheres of government to realign work responsibilities

# Thank you