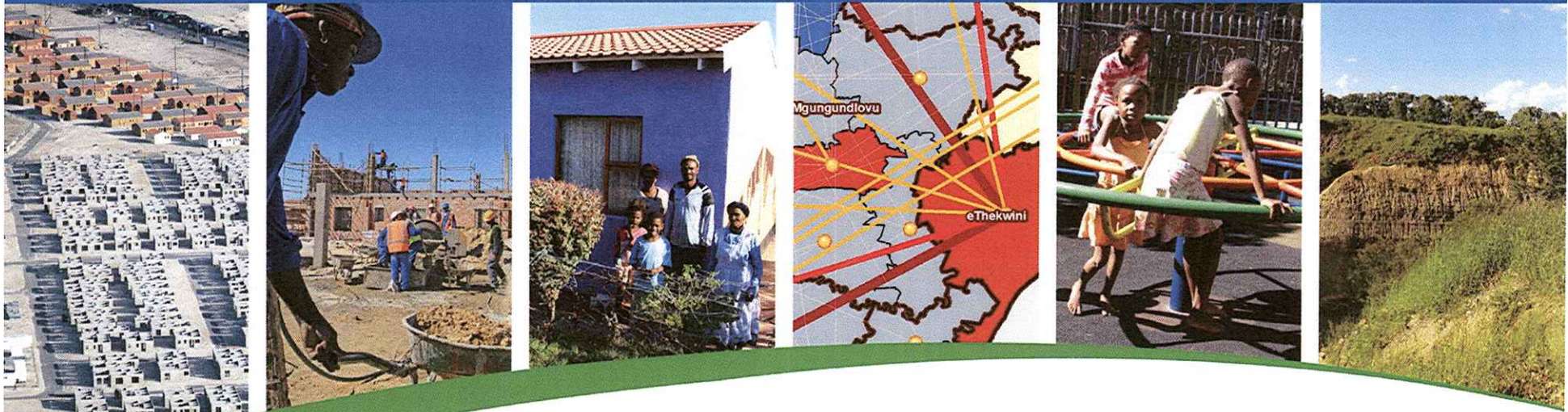




Accelerating the development of sustainable human settlements through land assembly, building and property acquisitions, and project management and support services



ZANEMUVULA PROJECT DECEMBER 2011

11/208 psc/ette



BACKGROUND: ZANEMVULA PROJECT

The project is located in the Chatty, Joe Slovo West, Soweto-on-Sea and Veeplaas Areas of the Metro.

The project implementation is divided into four programmes:

- Construction of approx 13 327 **new houses** in Chatty Ext's, Joe Slovo West and Kwadwesi Ext's;
- **Informal Settlement Upgrade** of approximately 1565 units;
- **Rectification** of approx 7500 units in Soweto-on-Sea, and
- Construction of some 323 **rental** units.





CONTRACTUAL & INSTITUTIONAL ARRANGEMENTS FOR THE PROJECT



Co-operative agreement plus 2 Addendums

Political support for the project by three spheres

Zanemvula implementation agreement

Implementation roles and responsibilities for the project by three spheres

Funding agreements / service level agreements

Project specific and covering components of a project



CONTRACTUAL & INSTITUTIONAL ARRANGEMENTS FOR THE PROJECT



Contracts in place

- MPCC SoS
- Chatty 5-15 (1347)
- Joe slovo west facilitation of engineering services
- Soweto-on-sea rectification 2500

Approvals/contracts due

- Joe slovo west 4000
- Chatty 1380
- Cession 4301 serviced sites
- SoS 2500 cession

Resolution of old Thubelisha projects

- Soweto-on-sea 460
- Chatty 1687
- Chatty 600
- Chatty 327/328



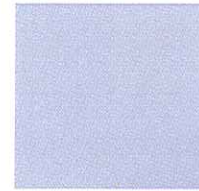
CONTRACTUAL & INSTITUTIONAL ARRANGEMENTS FOR THE PROJECT

- The project has the following oversight structures in place:



ZTTT

- Zanemvula Technical Task Team
- National, province, metro and HDA
- Oversight and direction for the project



PSC

- Local political representatives, national, province, metro & HDA
- Considers progress and progress reports monthly

MPCC - SoS

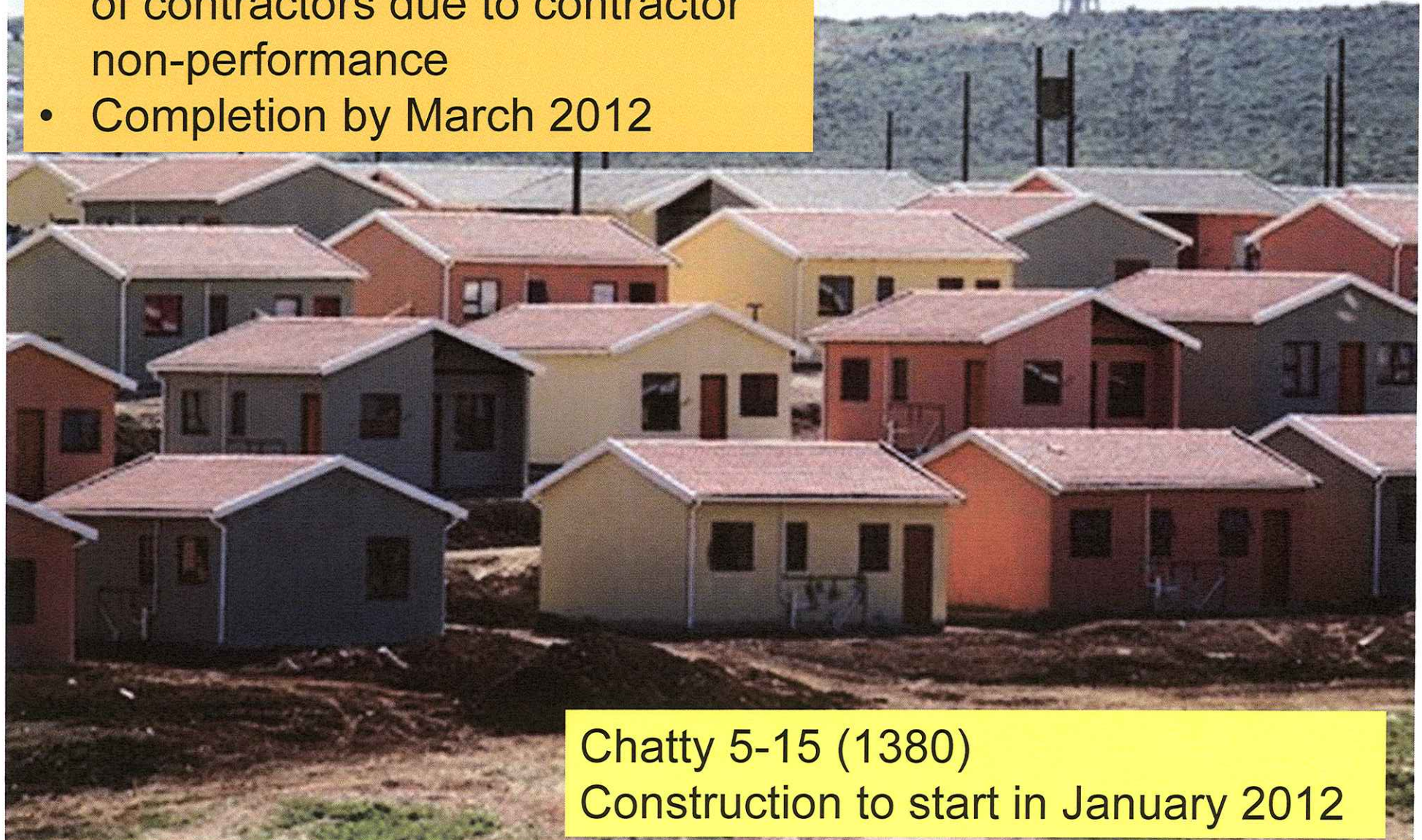
- Practical completion 10 June 2011
- Transferred to metro
- Final completion & close-out.

MPCC – Chatty : professional team appointed



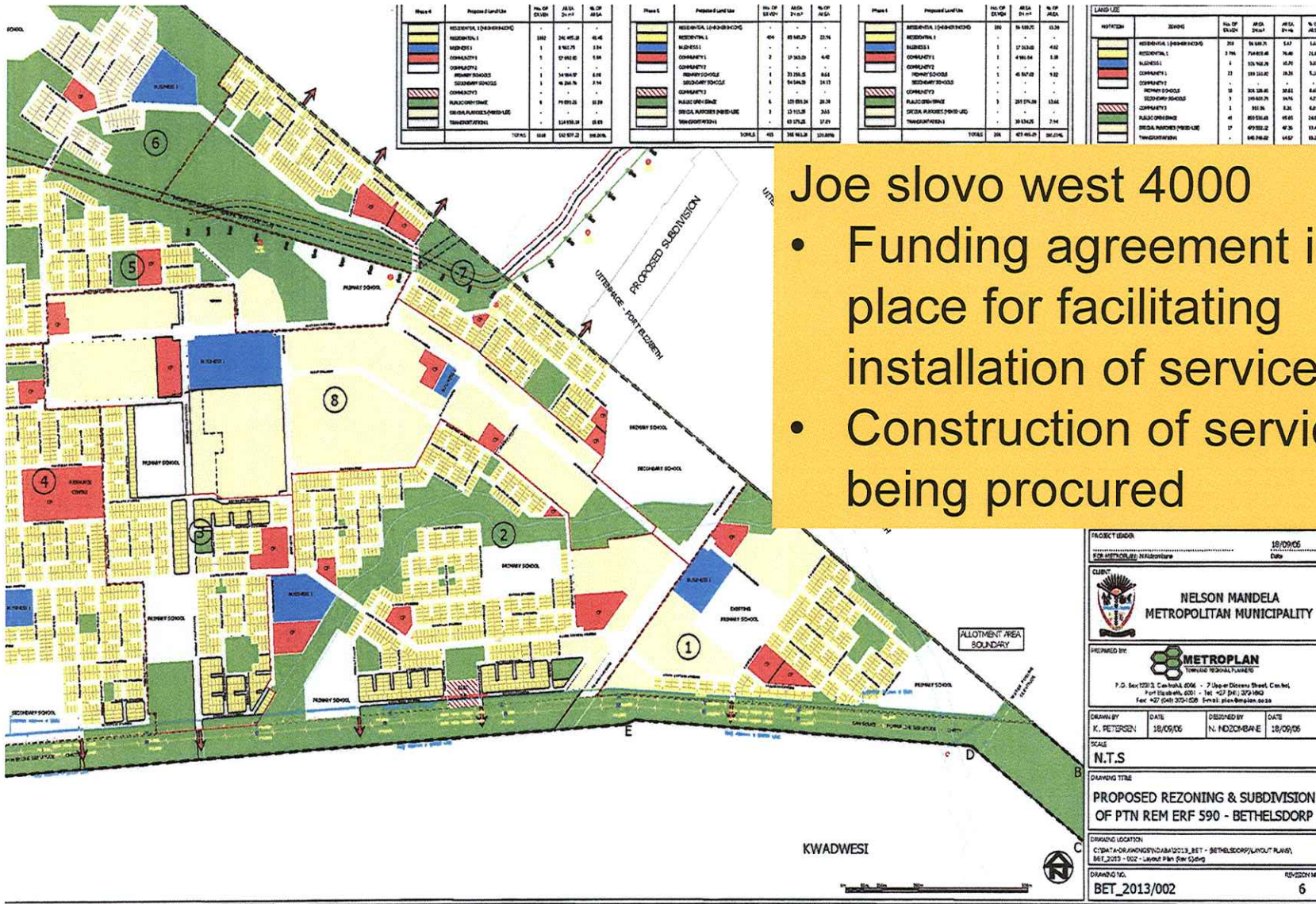
Chatty 5-15 (1347)

- Construction underway
- Behind target because of change of contractors due to contractor non-performance
- Completion by March 2012



Chatty 5-15 (1380)

Construction to start in January 2012



Joe slovo west 4000

- Funding agreement in place for facilitating installation of services
- Construction of services being procured

PROJECT NUMBER: 18/09/06
 FOR METROPLAN: Ntshonane
 Date

CLIENT: **NELSON MANDELA METROPOLITAN MUNICIPALITY**

PREPARED BY: **METROPLAN TOWN & REGIONAL PLANNERS**
 P.O. Box 10213, Conyns Rd, 6006 - 7 Uppe Dorens Street, Conyns Rd
 P.O. Box 44, 6001 - Tel: +27 (0)11 207 1800
 Fax: +27 (0)11 207 1100 E-mail: info@metroplan.org.za

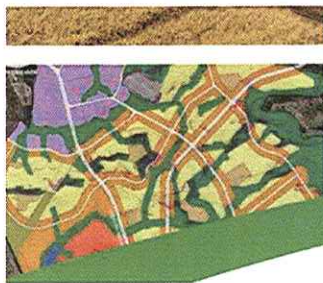
DRAWN BY: K. PETERSEN DATE: 18/09/06 DESIGNED BY: N. NDZOMBE DATE: 18/09/06

SCALE: N.T.S.

DRAWING TITLE: **PROPOSED REZONING & SUBDIVISION OF PTN REM ERF 590 - BETHLESDORP**

DRAWING LOCATION: C:\DATA\KORWANGEND\18\10213_BET - BETHLESDORP\LAYOUT PLAN\BET_2023 - 002 - Layout Plan Rev 02.dwg

DRAWING NO: **BET_2013/002** REVISION NO: **6**





Soweto-on-Sea 2500 rectification

- Funding agreement concluded & construction underway
- Completion by July 2013



LESSONS FROM THE PROJECT

The following lessons have been learnt from the project:

- Integrated development
- Three spheres working together
- Oversight & institutional arrangements for the project
- Project management capacity
- Community engagement & involvement
- Funding the project





CONCLUSION



A project with learning relevant within the province & nationally

Rectification approach that is working

Existing delivery support capacity in the metro and available to the province



EXTENT OF STATE LAND IDENTIFIED IN EASTERN CAPE



Land ownership	Province	LM/MM	No of Properties	Extent (ha)
State Land Identified	EC	Nelson Mandela Bay MM	13	61.9401
		Buffalo City MM	5	642.4799
		Mnquma LM	3	183.3068
		Sundays River Valley LM	2	1203.1607
		Fort Beaufort LM	9	1074.1300
		King Sabata Dalindyebo LM	11	1901.9060
TOTAL			43	5066.9235



EXTENT OF SOE LAND IDENTIFIED IN EASTERN CAPE



Land ownership	Province	LM/MM	No of Properties	Extent (ha)
Transnet	EC	Nelson Mandela Bay MM	8	45.0880
		Buffalo City MM	5	42.0658
		Lukanji LM	3	11.1524
		King Sabata Dalindyebo LM	1	10.8042
		Ndlambe LM	1	1.7804
		Umzimvubu LM	2	1.6669
			20	112.5577



STATE LAND IDENTIFIED TO DATE

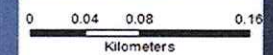
Erf 3099 Gelvandale, Port Elizabeth, Nelson Mandela Bay MM: EC



and@thenda.co.za

Legend

- Cities
- Informal Settlements
- Current Housing Projects
- Highway
- Rail Road
- Main Roads
- Local Municipality
- Perennial Rivers
- Provincial Government
- Dams
- Parks
- Conservation Areas



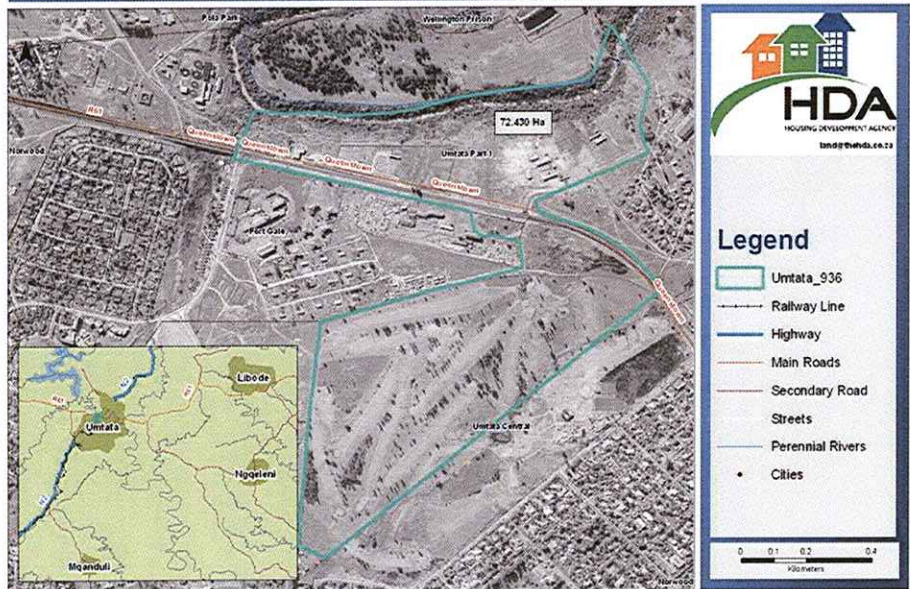
PORTION 00000 OF FARM BUTTERWORTH NO 45 , BUTTERWORTH, MNQUMA LM: EC



Erf 1019 Haven Hills, East London, Buffalo City MM: EC



Well Located State Land: Adjacent to R61/ Queenstown , Umatata



Well Located State Land: Summerstrand, Port Elizabeth



Well Located State Land: Adjacent to N2, Rowallan Park, Port Elizabeth

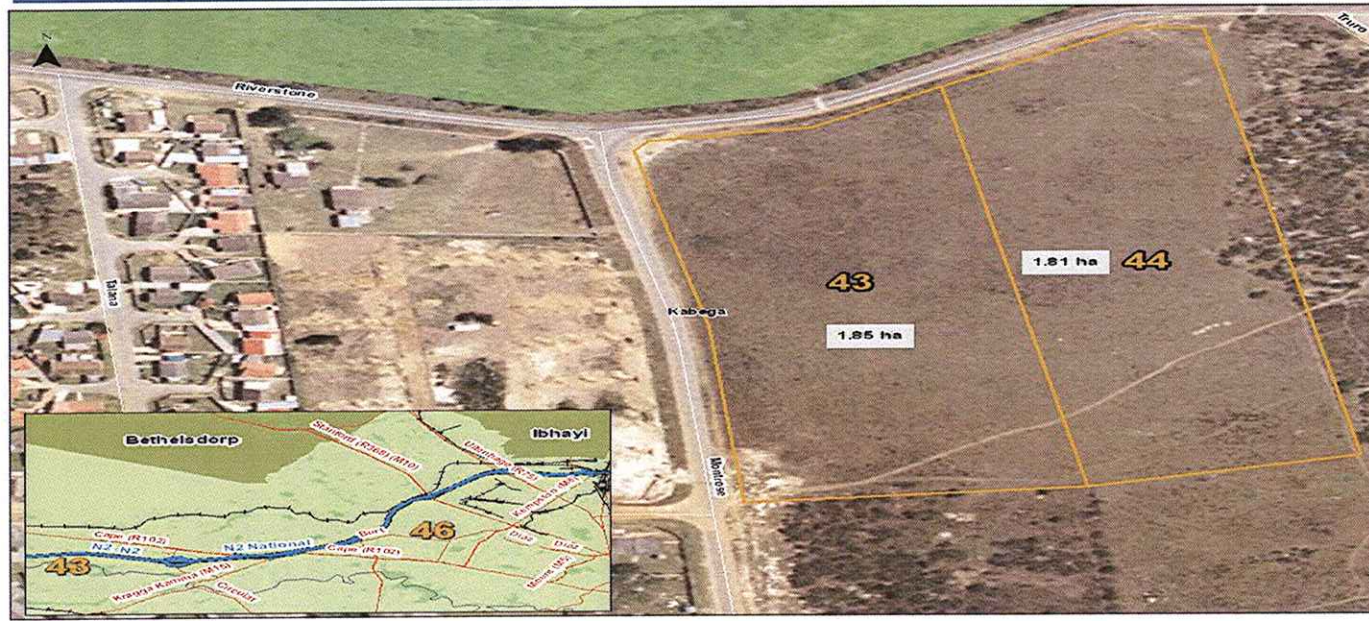


Legend

- Railway Line
- Highway
- Main Roads
- Secondary Road
- Streets
- Perennial Rivers
- Parks
- Cities

0 0.05 0.1 0.2
Kilometers

Well Located State Land: Adjacent to Kabega, Port Elizabeth



Legend

- Railway Line
- Highway
- Main Roads
- Secondary Road
- Streets
- Perennial Rivers
- Parks
- Cities

0 0.015 0.03 0.06
Kilometers



SOE LAND IDENTIFIED TO DATE

Buffalo City LM, Town - East London




land@thehda.co.za

Legend

- Informal Settlements
- Current Housing Projects
- Transnet Properties
- Dams
- Perennial Rivers
- Railways
- Highways
- Main Roads
- Streets
- Parks
- Suburbs
- Towns

AREA HA	LINE NO	PROPERTY DESCRIPTION
8,0796	1012	Rem of ERF 1019 EAST LONDON

0 0.05 0.1 0.2
Kilometers

Ndlambe LM, Town - Port Alfred




land@thehda.co.za

Legend

- Informal Settlements
- Current Housing Projects
- Transient Properties
- Dams
- Perennial Rivers
- Railways
- Highways
- Main Roads
- Streets
- Parks
- Suburbs
- Towns

0 0.045 0.09 0.18
Kilometers

Erf 1202 Humewood Extension & South End, Port Elizabeth Nelson Mandela Bay :MM




land@thehda.co.za

Legend

- Cities
- Informal Settlements
- Current Housing Projects
- Highway
- Rail Road
- Main Roads
- Perennial Rivers
- Erf 1202 Humewood
- Local Municipality
- Dams
- Parks
- Conservation Areas

0 0.045 0.09 0.18
Kilometers