

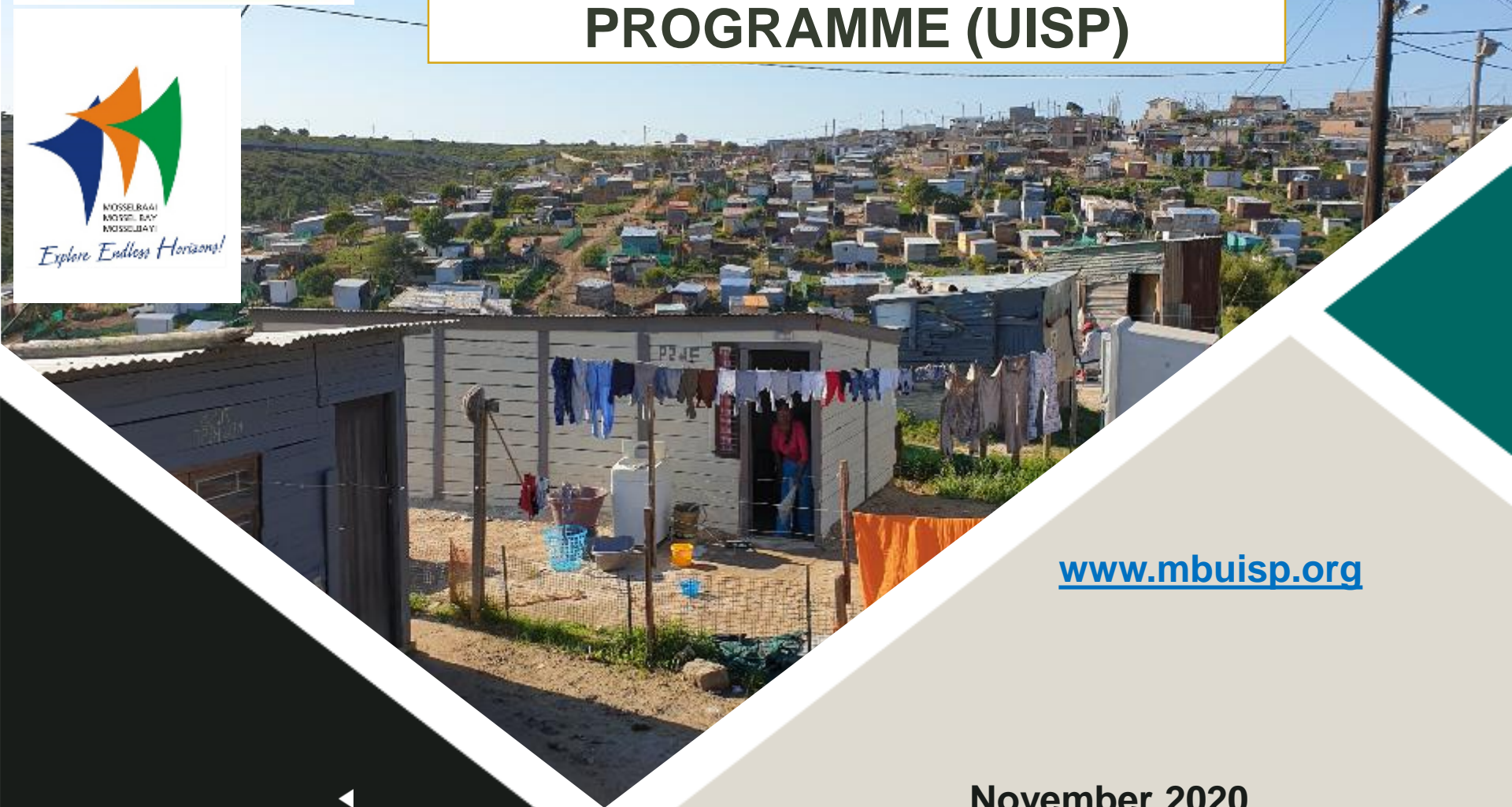


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# MOSSEL BAY UPGRADING OF INFORMAL SETTLEMENTS PROGRAMME (UISP)



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November 2020

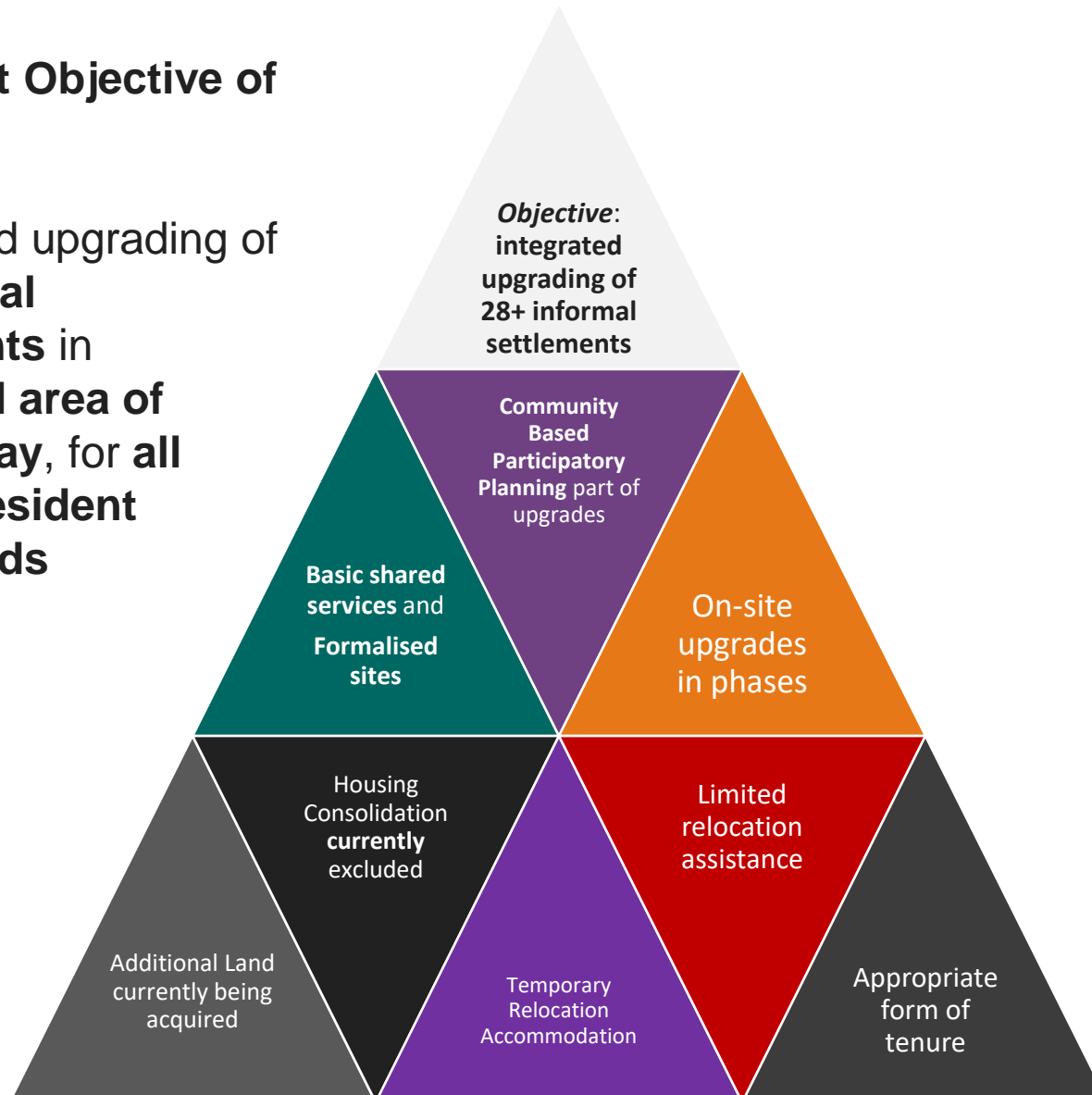
**MOSSEL BAY UISP – OVERVIEW &  
STATUS**

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IMPACT. ENGINEERED.



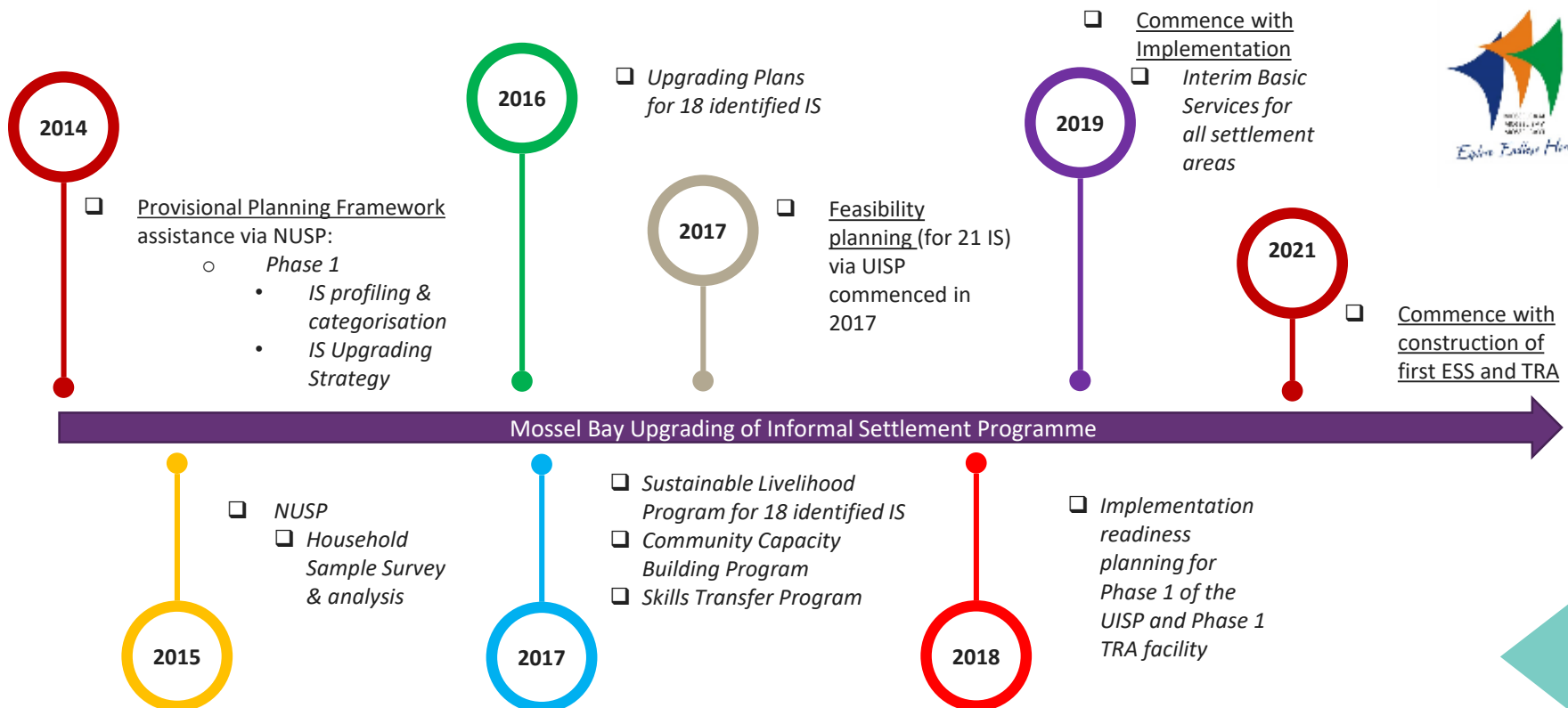
## Development Objective of MBM UISP

- Formalised upgrading of **all informal settlements** in **municipal area of Mossel Bay**, for **all eligible resident households**





## TIME LINE



- National Upgrading Support Programme (NUSP) - Informal Settlement Upgrading Programme initiated 2014
- UISP Project Initiation Document submitted September 2016
- Feasibility Assessments commenced in 2017
- Pre-planning & Feasibility Assessment Report completed June 2018 – further work in process required for additional land parcels
- Full Implementation Readiness Planning/Design development continuing in all areas
- Community Based Participatory Planning and community facilitation continuing across all areas

## Upgrading of Informal Settlement Programme (UISP)

### Implementation

- ⇒ Collaboration
- ⇒ Management
- ⇒ Coordination

### Governance Structure

### Participatory Planning Support

**WCDohS**  
UISP Intervention Sponsor



**Steering Committee of the UISP Intervention Partnership (PSC)**

**Mossel Bay Municipality Portfolio Committees**

Planning & Integrated Services	Technical Services	Financial Services	Social & Economic Development	Corporate Services
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**Mossel Bay Municipality**  
UISP Intervention Champion  
Directorate Planning & Economic Development



### SC Sub Committees

Technical Planning	CBPP Stakeholder Management and Communication	Land Management Law Enforcement and Tenure	Community Development Sustainable Livelihoods and social Amenities
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**Ward Councillors** ↔ **Ward Committees**

### Line Function Directorates

Infrastructure Services	Communication Services	Corporate Services	Financial Services
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**ISF Executive Task Team (ISFETT)**  
with Sub-committees

Elected ISF Representatives ↔ Elected ISF Representatives ↔ Elected ISF Representatives ↔ Elected ISF Representatives

**Representative Informal Settlement Forum (ISF)**

**Multiple Representatives**  
Beneficiary Liaison Committees (BLC's)

**Phase-Specific Working Group**  
Phase BLCs & Reps from the ISFETT (observers)

**Beneficiaries:**  
Verified Households in 28+ Settlements

### Zutari

- ⇒ Implementing Agent
- ⇒ PSC Secretariat
- ⇒ CBPP

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### DAG

- ⇒ Sustainable Livelihoods
- ⇒ Capacity Building
- ⇒ Skills Transfer



# MOSSEL BAY UISP – INFORMAL SETTLEMENTS



Informal Settlement Areas requiring interventions	Projected no of households (To be Verified)
<b>Mossel Bay/Kwanonqaba</b>	
<i>Asla Park A</i>	845
<i>Asla Park C</i>	55
<i>Asla Park B</i>	600
<i>Asla Park D</i>	850
<i>Asla Park E</i>	12
<i>Baker Street/Erf 13185/13774</i>	80
<i>Walvis Street</i>	160
<i>Emfuleni Phase 1</i>	30
<i>Emfuleni Phase 2</i>	520
<i>Gentswana A &amp; PA Camp</i>	300
<i>Gentswana B &amp; C</i>	300
<i>Sewendelaan</i>	525
<i>Sinethemba</i>	450
<i>Thembani Street</i>	250
<i>Transand Camp</i>	60
<i>sub-total</i>	5037
<b>Great Brak River</b>	
<i>Toseplaas</i>	30
<i>Wolwedans A</i>	130
<i>Wolwedans B</i>	40
<i>sub-total</i>	200
<b>Brandwacht</b>	100
<b>Ruiterbos</b>	60
<b>SUB-TOTAL</b>	5397

<b>New additional Areas:</b>	
<i>Thembelihle Street (ext Senithemba)</i>	45
<i>Swaarkry Vallei (Next to Wolwedans)</i>	30
<i>Thusong centre Informal Settlement</i>	125
<i>Rhythm City (Barcelona)</i>	220
<i>Growing Hope (Ext Emfuleni/Marikana)</i>	260
<i>sub-total</i>	680
<b>TOTAL</b>	6077

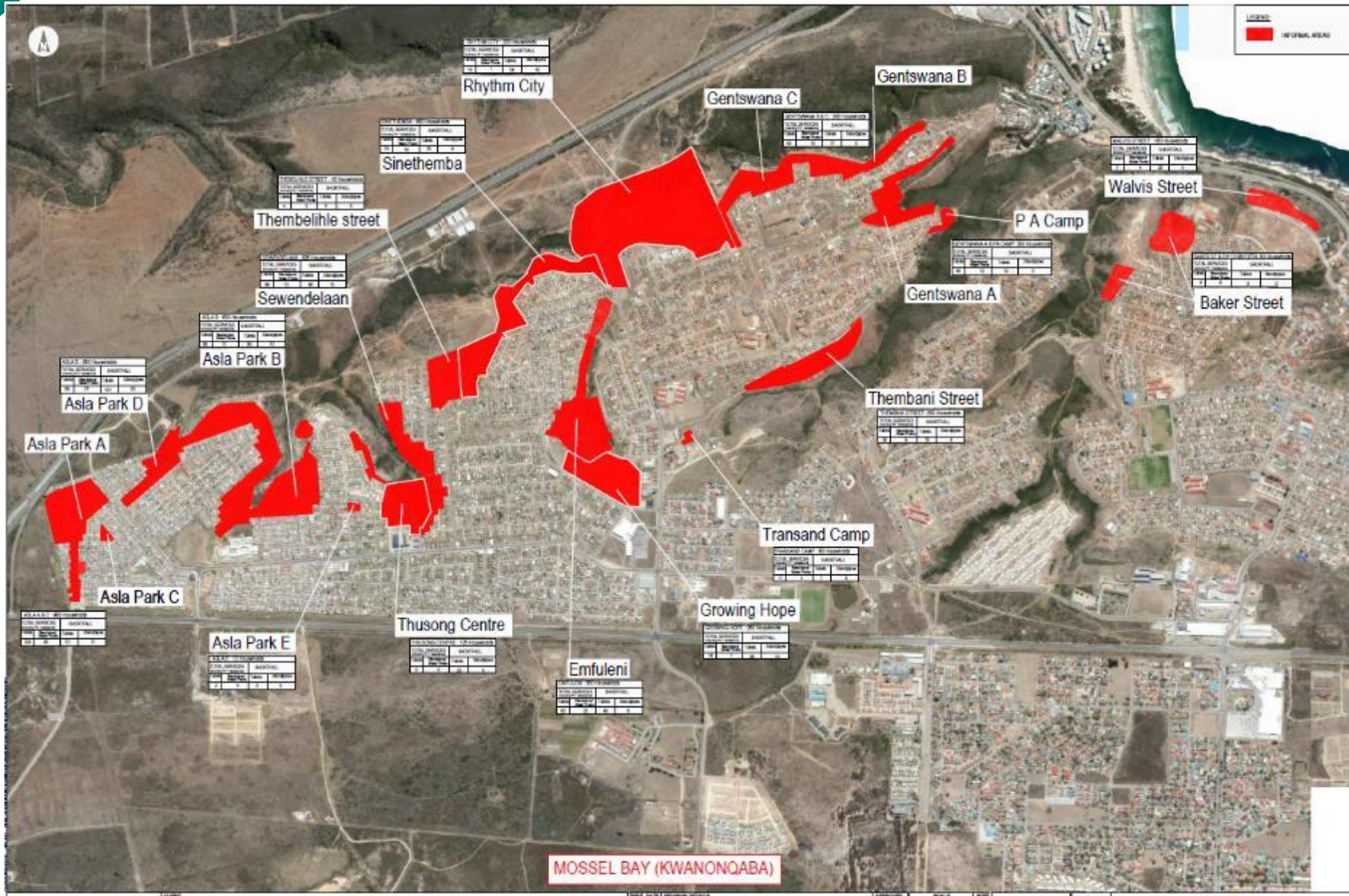
- 1605 households counted as per NUSP sample survey in 2015.
- 3665 households counted during the UISP initiation household survey in 2017
- The UISP was registered at the Western Cape Department of Human Settlements for 4203 households – based on the surveyed number of households plus making allowance for some growth.
- The latest number of households are projected to be in excess of **6077**

# MOSSEL BAY UISP – INFORMAL SETTLEMENTS



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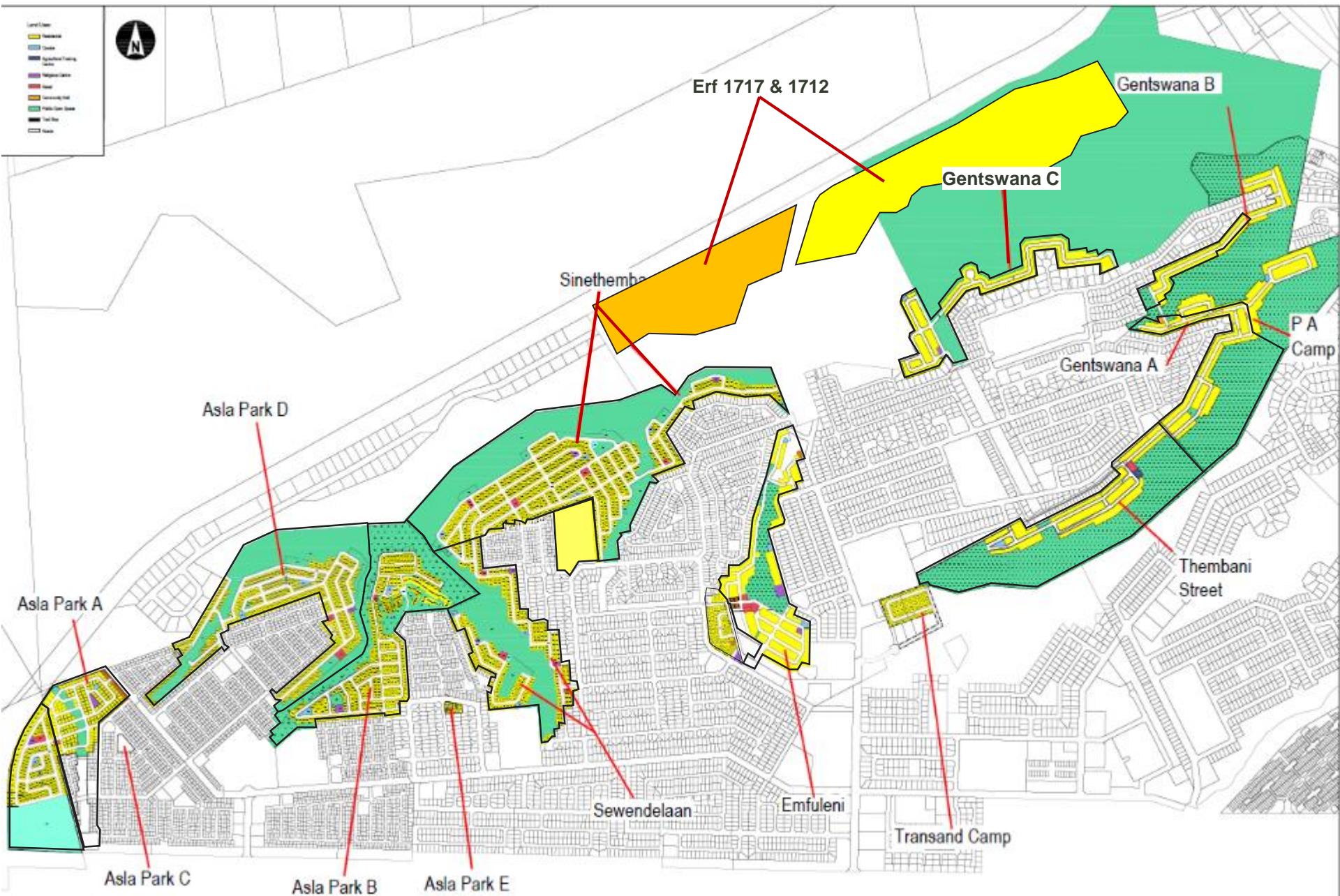


## Areas planned for Implementation



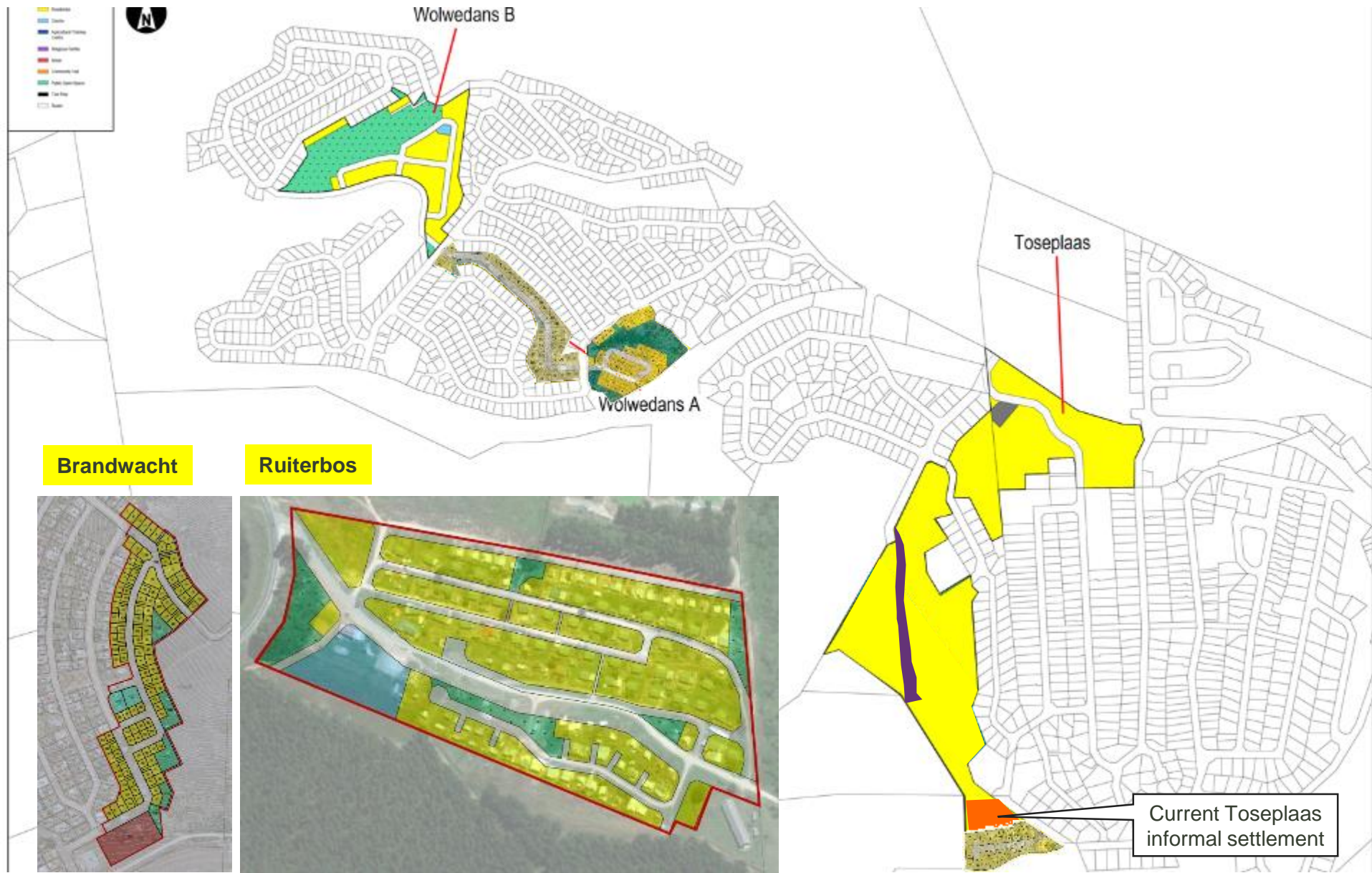
- All available land parcels identified
- Feasibility assessments conducted to determine availability of each land parcel:
  - Ownership and cadastral information (including servitudes)
  - Municipal Spatial Planning Alignment
  - Contour Survey (slope analysis)
  - Flood line studies
  - Geotechnical Investigations
  - Engineering Services Investigations
  - Environmental Studies (Wetland, Fauna, Flora, Heritage etc.)
  - Traffic Impact Assessments
- Outcome of feasibility assessments produced development footprints and areas that can be planned for development and areas not suitable for development.
- After layout planning – an estimated yield indicated that there is not enough land to produce 4203 stands.
- Additional land parcels were identified to be added to the UISP and additional privately owned land parcels to be purchased (Ptn 249/220 Mossel Bay; Ptn 1/245 Mossel Bay Erf 13185 & 13774, Prt of Erf 1717 & 1712, & Erf 2510).

# Kwanonqaba: Current Formalizations Planning Status ZUTARI



# Development Areas: Great Bark River; Brandwacht; Ruiterbos: Formalizations Planning

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# UISP INTERVENTION PROGRAMME SCOPE

## ➤ UISP Interventions:

- **Interim Shared Basic Services** to all informal settlements in 2 phases to optimally meet National norms/standards: Sanitation - 1:5 households and Potable Water Points – 1:20 households
- Obtaining **development rights** for all the identified development areas
- **A-level engineering services** throughout
- **Enhanced Serviced Sites** throughout
- Provisionally **11 implementation phases over estimated 9 years**
- Subject to extensive and integrative **relocation strategy** between phases and development areas as well as access to a sizable **TRA Facility**
- **Phased Implementation** Programme dependent on annual **HSDG funding allocations** to municipality

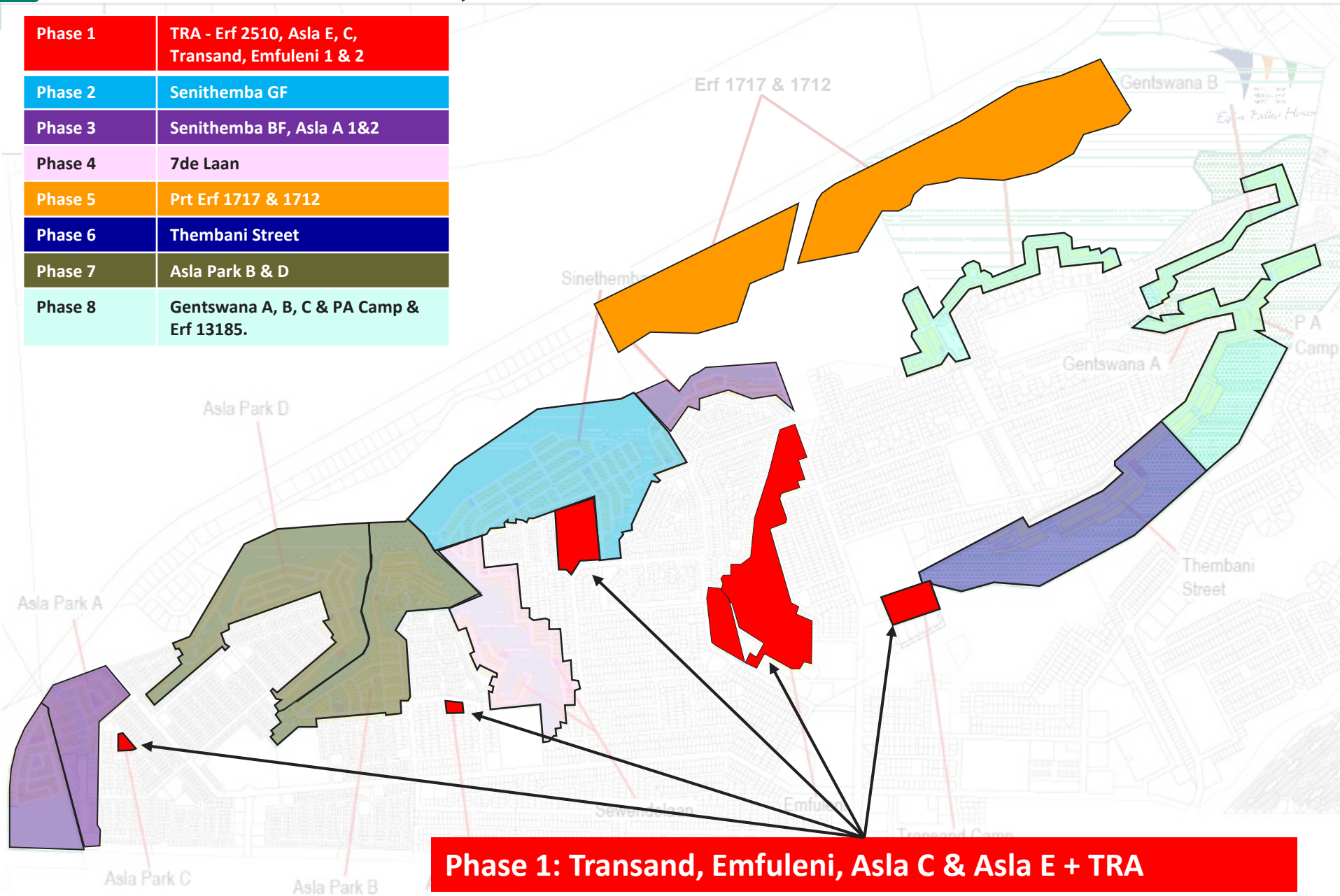
# PHASE 1 - TRA - Erf 2510, Asla E, C, Transand, Emfuleni 1 & 2



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Phase 1	TRA - Erf 2510, Asla E, C, Transand, Emfuleni 1 & 2
Phase 2	Senithemba GF
Phase 3	Senithemba BF, Asla A 1&2
Phase 4	7de Laan
Phase 5	Prt Erf 1717 & 1712
Phase 6	Thembani Street
Phase 7	Asla Park B & D
Phase 8	Gentswana A, B, C & PA Camp & Erf 13185.



**Phase 1: Transand, Emfuleni, Asla C & Asla E + TRA**

# Phase 1 Implementation

## Phase 1 ESS & TRA

- The project is now moving towards **implementation**.
- Currently the project is planned over **11 phases** to be implemented over a **9 year** period.
- The first phase consists of **Transand, Emfuleni (1 & 2), Asla C & Asla E, plus a TRA facility** – now 680 ESS with densified layouts.
- **250 TRA units** to be constructed to be used for the duration of the project.
- **Tenders are currently being evaluated** to appoint contractor to start with construction.
- **Construction** of first phase planned to **start as soon as contractor is appointed and required work permits etc. issued**.
- Construction planned to commence at **TRA facility first**.
- Once first batch of TRA units are completed, relocations can commence.
- Not all households will be relocated at the same time – will be done in batches.
- Detailed relocation strategy being formulated.



## EMERGENCY SHARED BASIC SERVICES (PHASE 1)



- The first level and priority intervention implemented while the enhanced serviced sites are being planned.
- The contractor **Entsha Henra (Pty) Ltd** was formally appointed by the Mossel Bay Municipality on Friday **5 April 2019**.
- Extent of the work included: Construction of **sewer pipelines with associated manholes and connections**; The supply and connection of **326 new precast toilet structures**; Construction of **112 water points/standpipes for water supply** with associated connections; and the **rehabilitation of 372 existing toilet structures and 76 water points**. **Total budget: R14 959 684.43**

## Phase 2 IBS Interventions:



- **Phase 2 funding application submitted on 27 July 2020**
- Since the Phase 1 assessments were conducted during September – November 2017 and the construction of the services only commenced during May 2019, the **number of households** in the respective settlements increased from 3790 to 6077 households during that almost three-year period.
- The number of the original services that were to be **rehabilitated** in each area consequently also **increased** due to the amplified pressure on the services.
- The result is that with the new services that were installed and rehabilitation of the existing services, there is still a **considerable shortfall** in providing services compliant with the **national norm** set for such services (Sanitation ratio 1:5 and Water 1:20).
- Consequently, the following additional IBS services are required (spread across 28+ informal settlements):
  - ❑ **Additional 463 toilet facilities** with associated infrastructure
  - ❑ **Additional 118 potable water points** with associated infrastructure

# Summary & Way Forward



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## Summary & Way forward:

- Tenders are currently being evaluated for the appointment of contractor to start with first phase construction.
- The list of beneficiaries part of phase 1 is being updated and verified.
- Beneficiary administration process to kick off to process subsidy applications for all beneficiaries to determine who will qualify for a subsidy.
- A detailed relocation strategy will be formulated in collaboration with the communities, to determine: who will move first; when will they move; where will they move to
- Planning and implementation readiness continuing across all other areas of the UISP.
- Communication and Planning Meetings will continue on an ongoing basis:
  - CBPP workshops & individual BLC meetings,
  - IS Forum meetings,
  - Specialist task team meetings,
  - Planning & technical coordination meetings



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