



Western Cape
Government
Human Settlements

MOSSEL BAY UPGRADING OF INFORMAL SETTLEMENTS PROGRAMME (UISP)



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MB UISP



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**Mossel Bay Municipality – Ward
Councilor Meeting – 2 March 2022**

**MOSSEL BAY UISP – OVERVIEW &
STATUS**

Mossel Bay UISP Overview & Status



AGENDA

1. Welcome and opening
2. UISP Overview
3. Update on current project activities:
 - 3.1 Emergency shared basic services
 - 3.2 Phase 1 ESS & TRA
 - 3.3 Appointment of CLOs & Labourers
 - 3.4 Remaining Development Rights & Implementation Readiness
4. Summary & Way forward
5. Closure



Mossel Bay UISP Overview & Status



AGENDA

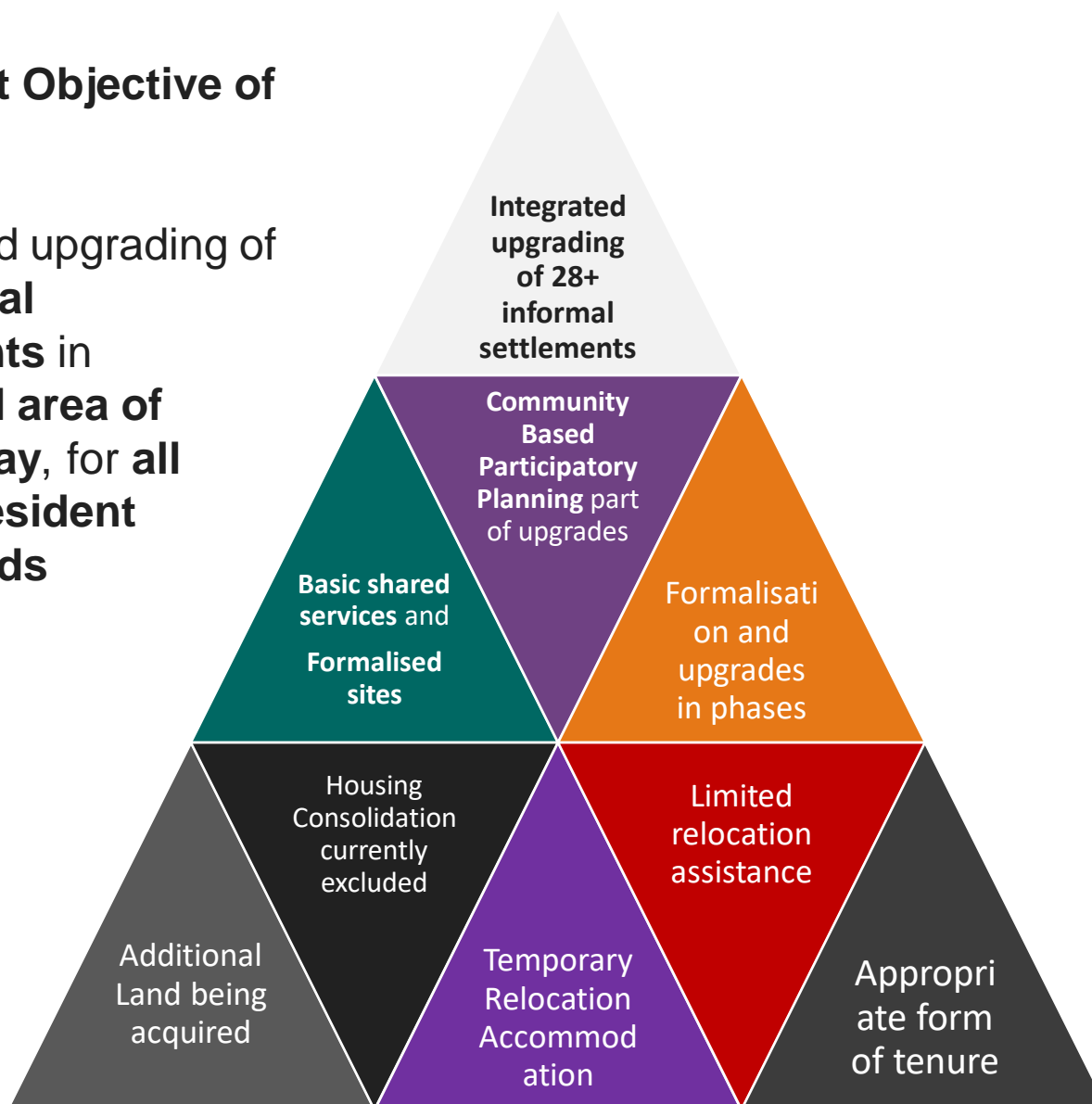
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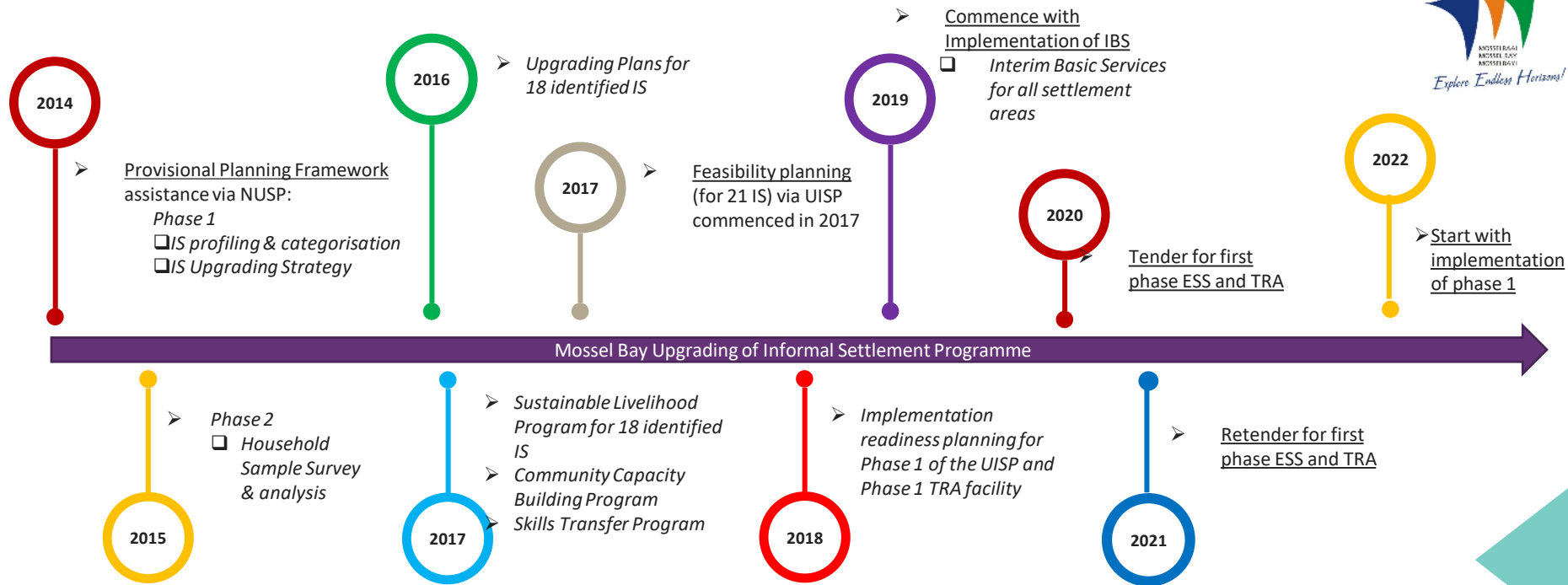


Development Objective of MBM UISP

- 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 / Household verification and community facilitation continuing across all areas

Timeline - continued



- The latest number of households are projected to be in excess of **6077**
- The UISP project and yield of existing layouts were only for **4203 stands**.
- Due to **limited land availability**, the number of stands cannot be increased unless the existing land parcels are densified.
- MBM council took a decision to **densify to accommodate all** households in the informal settlements.
- The aim is to still provide **each household with its own water meter and account**.
- This arrangement will ensure that **transfer of stands** can still be affected for qualifying beneficiaries.
- Therefore decision to densify by creating **smaller erven** – each still with its own toilet and tap.
- Erven in the UISP typically range between $\pm 50\text{m}^2$ - $\pm 70\text{m}^2$ with some exceptions.

Upgrading of Informal Settlement Programme (UISP)

Implementation

- ⇒ Collaboration
- ⇒ Management
- ⇒ Coordination

Governance Structure

Participatory Planning Support

WCDoS

UISP Intervention Sponsor



Steering Committee of the UISP Intervention Partnership (PSC)

Mossel Bay Municipality Portfolio Committees

Plan-ning & Inter-grated Services	Techni-cal Services	Finan-cial Services	Social & Eco-nomic Devel-opment	Corpo-rate 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 Manage-ment Law Enforcement and Tenure	Community Development Sustainable Livelihoods and social Amenities
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Ward Councillors ↔ Ward Committees

Line Function Directorates

Infra-structure Services	Communi-cation Services	Corpo-rate Services	Finan-cial Services
--------------------------	-------------------------	---------------------	---------------------

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 Represent-atives 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



DAG

Sustainable Livelihoods
Capacity Building
Skills Transfer



UISP INTERVENTION PROGRAMME SCOPE

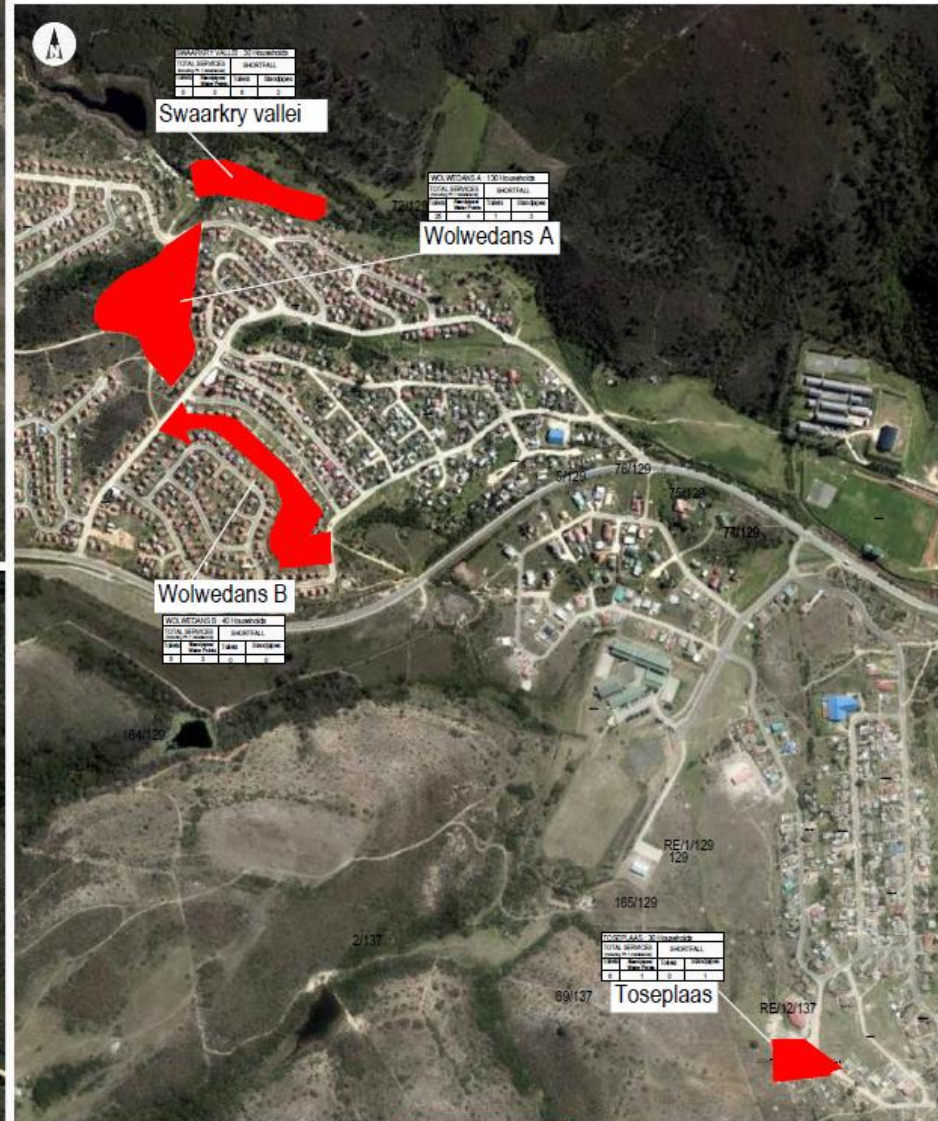
➤ UISP Interventions:

- **Interim Shared Basic Services** to all informal settlements in 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

MOSSEL BAY UISP – INFORMAL SETTLEMENTS



MOSSEL BAY UISP – INFORMAL SETTLEMENTS



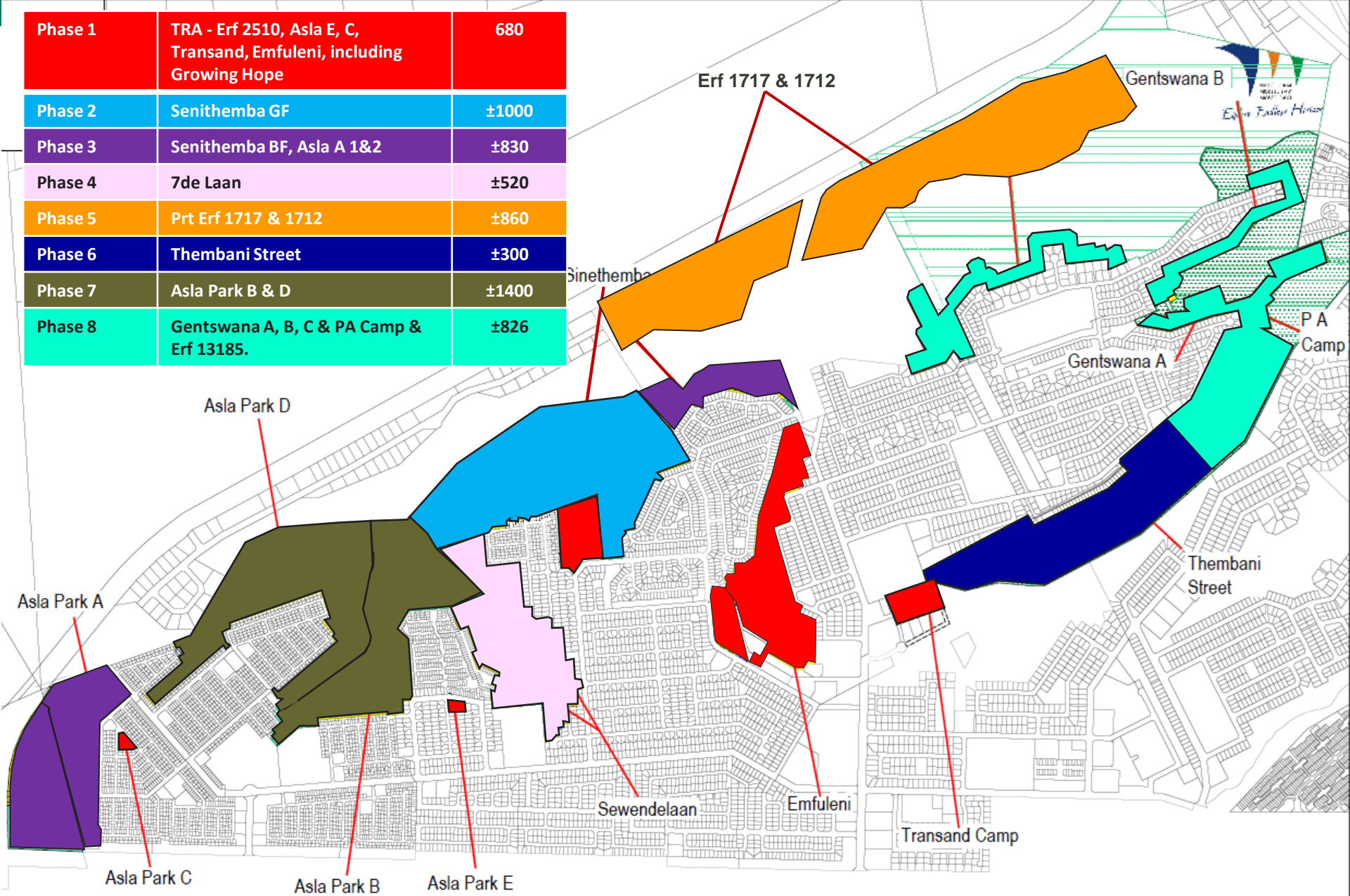
Provisional Phasing - Kwanonqaba



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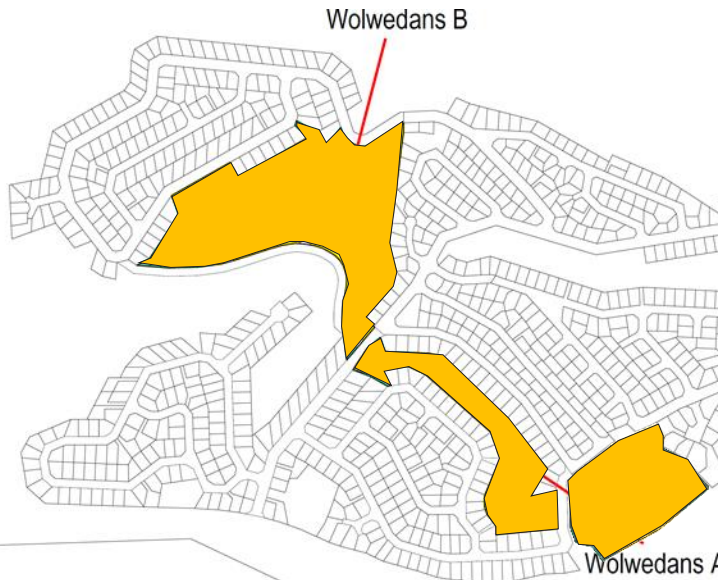
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Phase 1	TRA - Erf 2510, Asla E, C, Transand, Emfuleni, including Growing Hope	680
Phase 2	Senithemba GF	±1000
Phase 3	Senithemba BF, Asla A 1&2	±830
Phase 4	7de Laan	±520
Phase 5	Prt Erf 1717 & 1712	±860
Phase 6	Thembari Street	±300
Phase 7	Asla Park B & D	±1400
Phase 8	Gentswana A, B, C & PA Camp & Erf 13185.	±826



Outlying areas

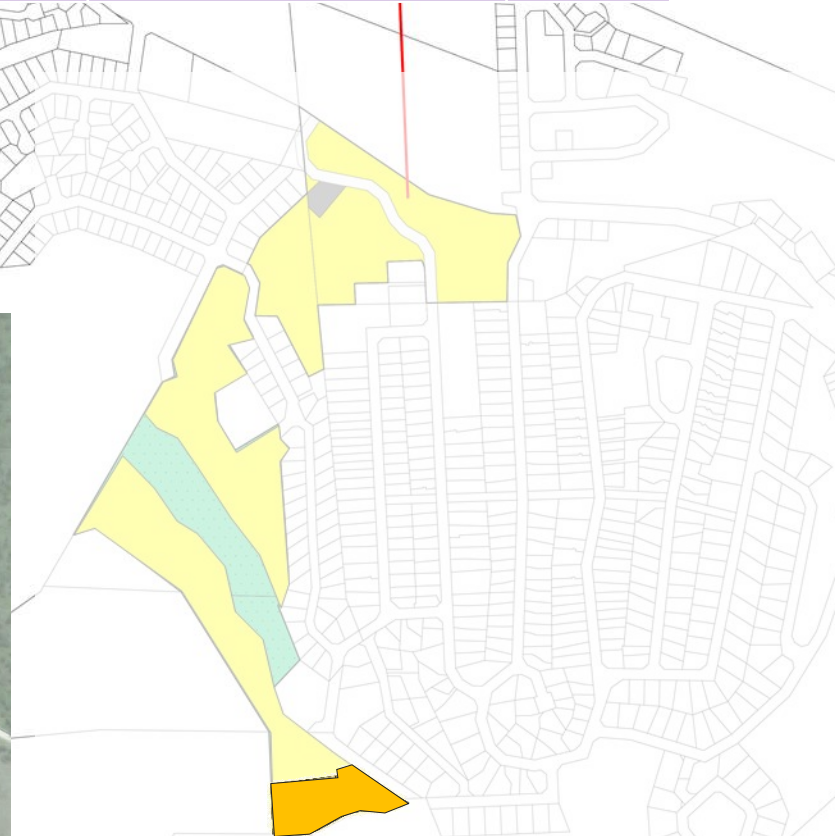
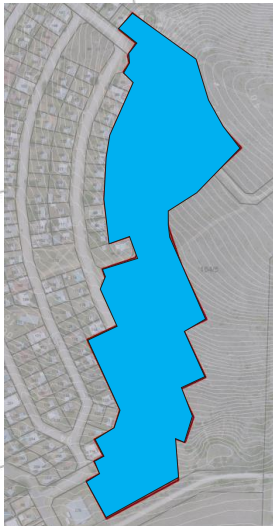
- Residential
- Creche
- Agricultural Training Centre
- Religious Centre
- School
- Community Hall
- Public Open Space
- Sewer
- Roads



Great Brak Phase	Wolwedans A, B, C, Tosseplaas	242
Brandwacht Phase	Riemvasmaak	121
Ruiterbos Phase	Ruiterbos	42

Brandwacht

Ruiterbos



MOSSEL BAY UISP – INFORMAL SETTLEMENTS

Latest household projections:

Informal Settlement Areas requiring interventions	Projected no of households (To be Verified)
Mossel Bay/Kwanonqaba	
<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 & PA Camp</i>	300
<i>Gentswana B & C</i>	300
<i>Sewendelaan</i>	525
<i>Sinethemba</i>	450
<i>Them bani Street</i>	250
<i>Transand Camp</i>	60
<i>sub-total</i>	5037
Great Brak River	
<i>Toseplaas</i>	30
<i>Wolwedans A</i>	130
<i>Wolwedans B</i>	40
<i>sub-total</i>	200
Brandwacht	100
Ruiterbos	60
SUB-TOTAL	5397

New additional Areas:	
<i>Thembelihle Street (ext Sinethemba)</i>	45
<i>Swaarkry Valle i (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
TOTAL	6077

- Household numbers **expanded in most of the existing informal settlement areas.**
- New additional** informal settlement areas have also since emerged, adding a further approximately 680 households.
- The latest number of households are projected to be in excess of 6000.

Below is a breakdown of the verified total number of households in the **phase 1 areas:**

- Transand Camp: 45
- Emfuleni & Growing Hope: 872 (verification nearly complete)
- Asla Park C: 45
- Asla Park E: 14

TOTAL: 976



Growth of Informal Settlements in Mossel Bay



Asla Park D, B, Sewendelaan & Emfuleni / Marikana / Growing Hope



MOSSEL BAY UPGRADING OF
INFORMAL SETTLEMENTS
PROGRAMME (UISP)



3/22/2016

Asla Park D, B, Sewendelaan – 2016-03-22

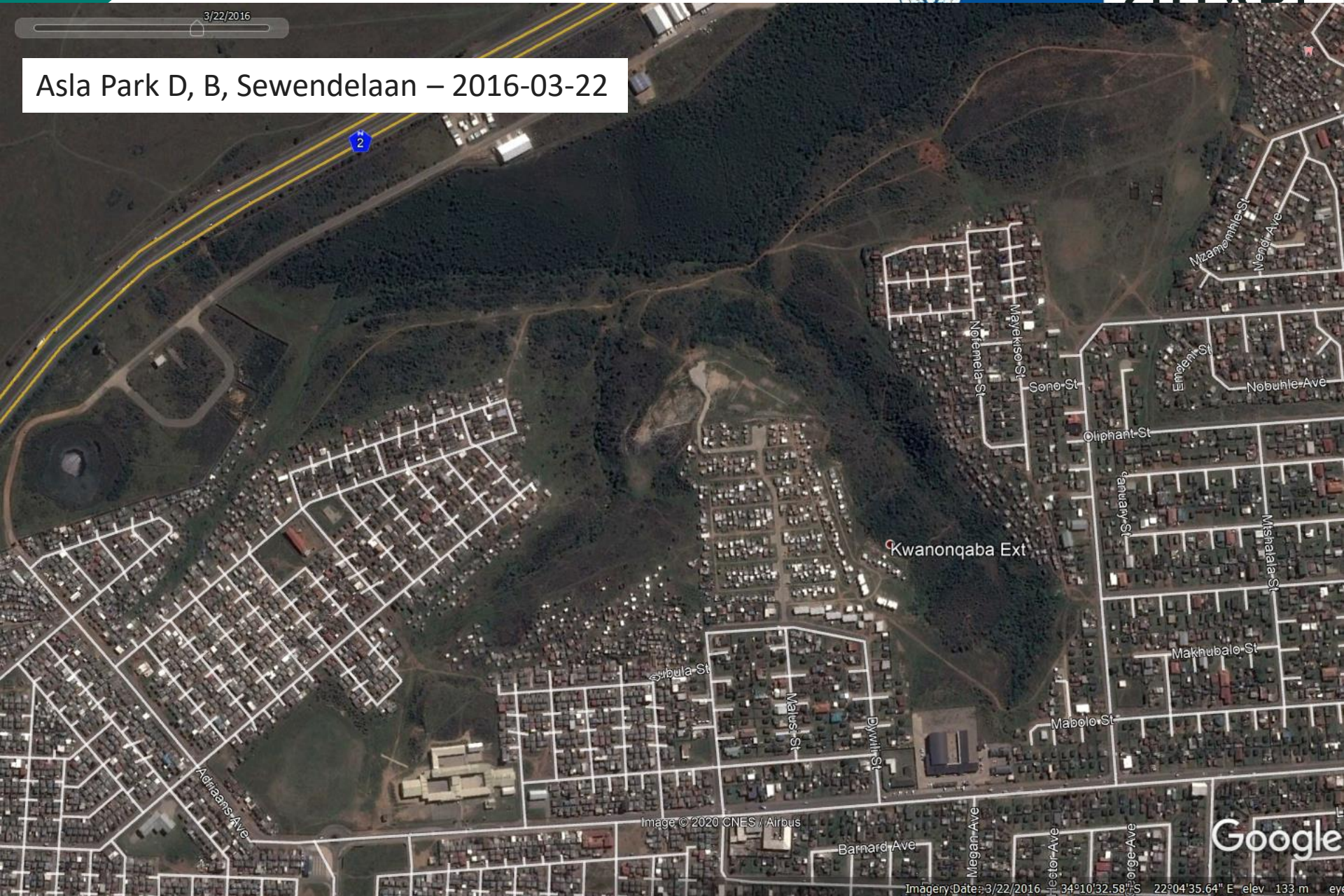


Image © 2020 CNES / Airbus

Imagery: Date: 3/22/2016 34°10'32.58" S 22°04'35.64" E elev 133 m eye



5/10/2018

Asla Park D, B, Sewendelaan – 2018-10-05





9/23/2020

Asla Park D, B, Sewendelaan – 2020-09-23

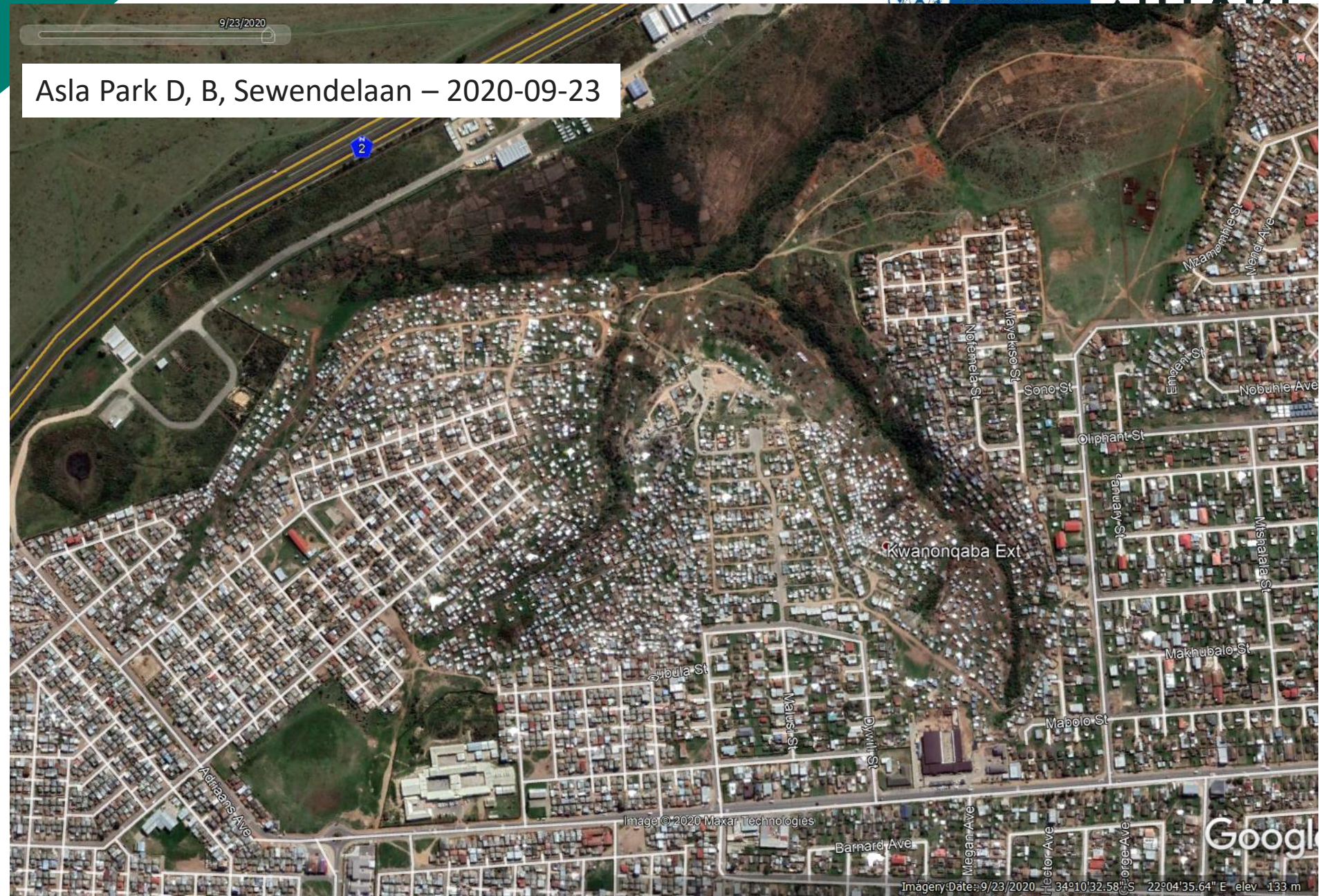


Image © 2020 Maxar Technologies

Image Date: 9/23/2020 34°10'32.58" S 22°04'35.64" E elev 133 m



Emfuleni – 2018-05-10





Emfuleni – 2020-09-23





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EMERGENCY SHARED BASIC SERVICES (PHASE 1)



- The first level and priority intervention implemented while the enhanced serviced sites are being planned.
- Commencing in May 2019, the contractor **Entsha Henra (Pty) Ltd** commenced with construction of the project to install interim basic services and completed within time and budget by June 2020.
- 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**
- **DAG** (NGO appointed by Province) also played an **important role in the success of the project** by giving a **voice to the beneficiaries.**

The Mossel Bay UISP – Emergency Shared Basic Services received the award for the best Community upliftment and job creation project at the biennial IMESA/CESA excellence awards on 11 November 2021: <https://www.youtube.com/watch?v=j-LaLDAbydc>



Emergency shared basic services - Phase 2 Interventions:

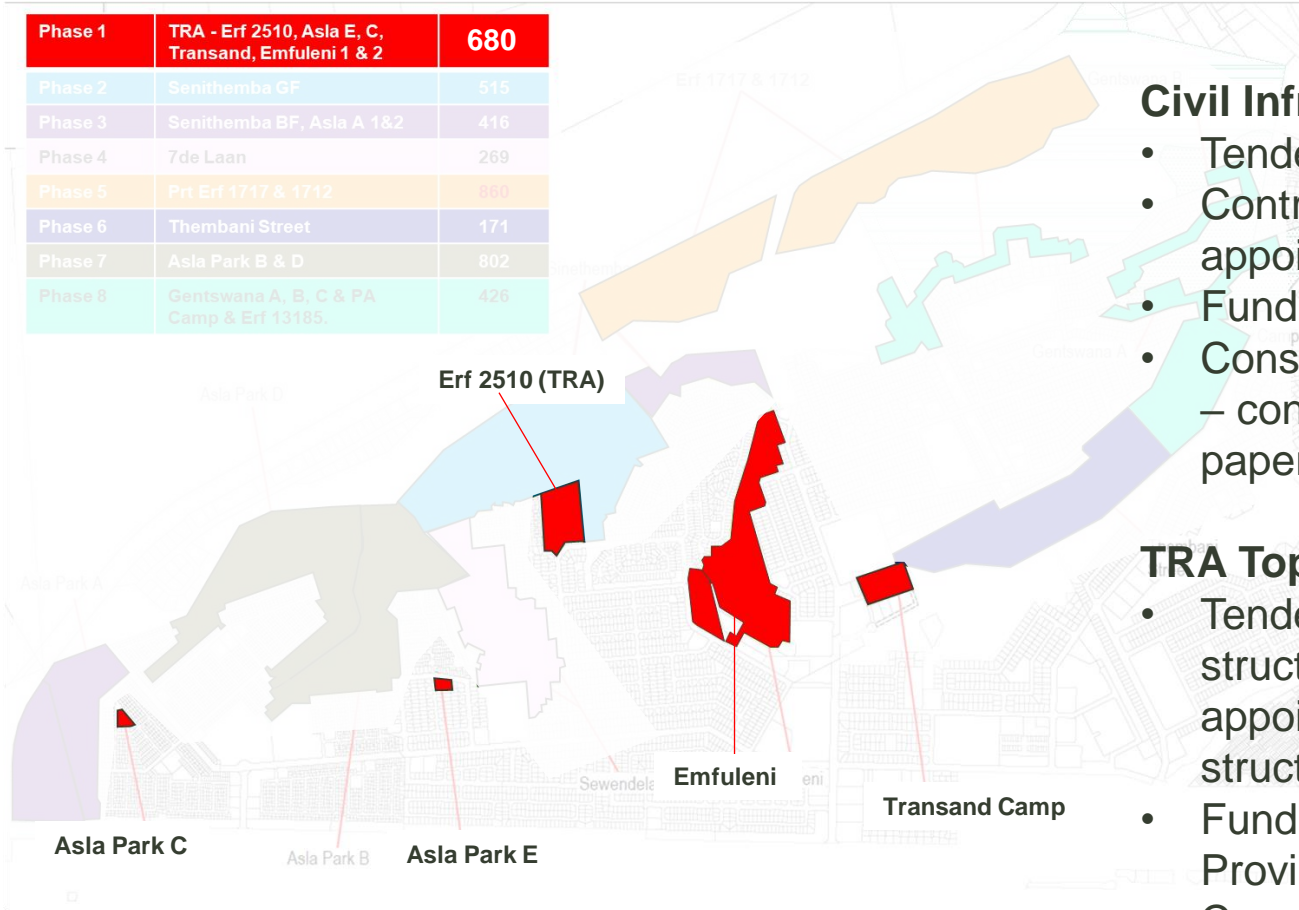


- **Phase 2 funding application submitted (being updated) – awaiting approval**
- Since the Phase 1 assessments were conducted during September – November 2017 and the construction of the services only commenced during May 2019, the **number of households** in the respective settlements increased drastically.
- 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



Phase 1 - TRA - Erf 2510, Asla E, C, Transand, Emfuleni (including a portion of Growing Hope) - 680 Enhanced Serviced Sites & TRA of 250 units

Phase 1	TRA - Erf 2510, Asla E, C, Transand, Emfuleni 1 & 2	680
Phase 2	Senithemba GF	515
Phase 3	Senithemba BF, Asla A 1&2	416
Phase 4	7de Laan	269
Phase 5	Prt Erf 1717 & 1712	860
Phase 6	Themhani Street	171
Phase 7	Asla Park B & D	802
Phase 8	Gentswana A, B, C & PA Camp & Erf 13185.	426



Civil Infrastructure Tender:

- Tender process concluded
- Contractor for civil infrastructure appointed – Entsha Henra
- Funding approved
- Construction to commence soon – contractor getting permits and paper work in place

TRA Top Structure Tender:

- Tender process for TRA top structures still underway to appoint contractor for the top structures
- Funding to also be approved by Province
- Construction can only commence once civil construction progressed.

Phase 1 - Implementation

➤ **Appointment of CLO:**

- Community Meetings
- Invite to submit CVs
- Training for CLOs (accredited training provider)
- Appointment of 1 CLO per area (5 CLOs for Phase 1)
- Appointed CLOs to be beneficiaries of the UISP

➤ **Appointment of labourers for construction:**

- After appointment of CLO
- Community Meeting
- Shake shake with Municipality

Phase 1 – Implementation Readiness

- **Verification of Household Survey beneficiaries** and validation thereof by each BLC per Informal Settlement



(per phase
– phase 1 nearly
complete)



- Signing of **Social Compact Agreements** with each Informal Settlement – (UISP Stages 1-3)
- Beneficiary administration process to commence
- **Relocation Plan & Relocation process** to Enhance Serviced Sites (ESS)

Current focus

Relocation strategy and plan:

- Households to be moved to the TRA.
- From the TRA, serviced sites will be allocated to beneficiaries.
- Beneficiaries relocated from TRA to serviced site together with their existing material plus additional material assistance package supplied upon relocation to the serviced sites.
- Material assistance package standard across all housing projects.

Phase 1 – Implementation Readiness

Readiness of Phase 1 community to commence with the Phase 1 Implementation a cause for concern:

- Contractor to commence with construction soon.
- A clear relocation plan with signed social compact agreements are required
- The whole UISP project will come to a complete stop and risks being blocked if the phase 1 community dynamics are not resolved.
- The contractor will claim standing time if he cannot continue with construction due to the community not cooperating or ready to be relocated.

REMAINING DEVELOPMENT RIGHTS & IMPLEMENTATION READINESS



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- **Implementation Readiness Planning & Design Development (per Implementation Phase)**
 - Environmental Authorisations
 - Planning Approvals
 - Registration of General Plans
 - Detail Engineering Designs
 - Implementation Readiness Reports & Funding Applications
- **NEMA applications (Environmental Authorisations)**
 - Kwanonqaba - two S24G applications (Precinct 2 and Precinct 3) - approved.
 - Brandwacht & Great Brak River - S24G applications underway
 - Ruiterbos – existing environmental authorization - DEAD&P to transfer EA to Mossel Bay Municipality.
 - Asla Park A2 (ptn1/245) & 1717&1712 – Specialist studies & NEMA applications underway

Mossel Bay UISP Overview & Status



INFORMATION SHARING



MOSSEL BAY UPGRADING OF
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PROGRAMME (UISP)

Project Specific Website

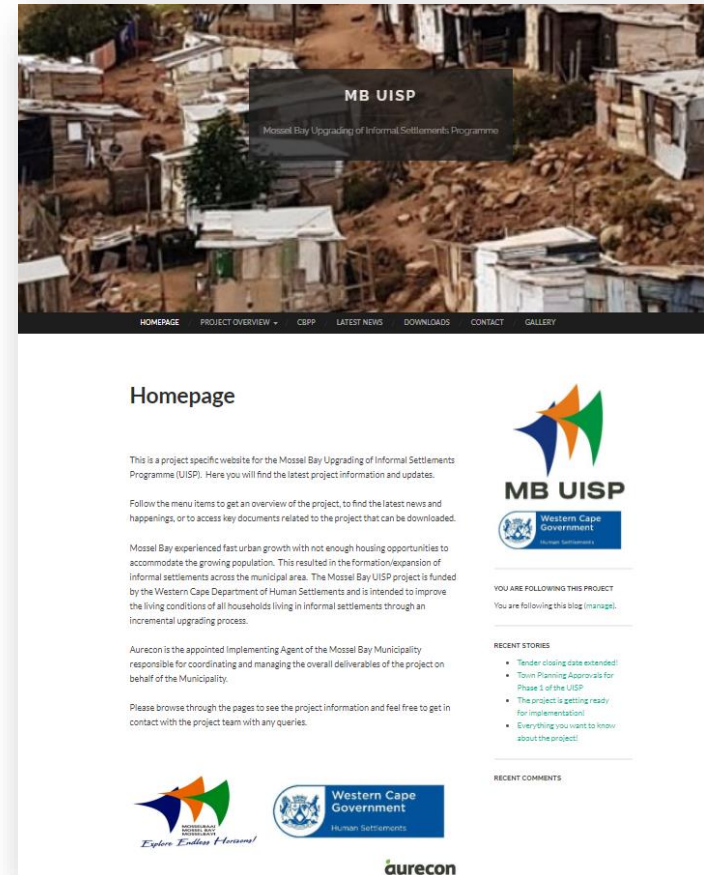


ZUTARI

www.mbuisp.org





- **Project specific website** for the Mossel Bay UISP.
- Provides all stakeholders and interested parties with the **latest project information** and updates.
- The website went live on 1 February 2019
- The Public is **able to register** on the website to be **automatically informed** of updates.
- The public is able to **post comments** and **ask questions** / get in contact with the project team with any queries.
- The website contains a **downloads page** where the layout plans and key documents for the development areas can be viewed and downloaded.

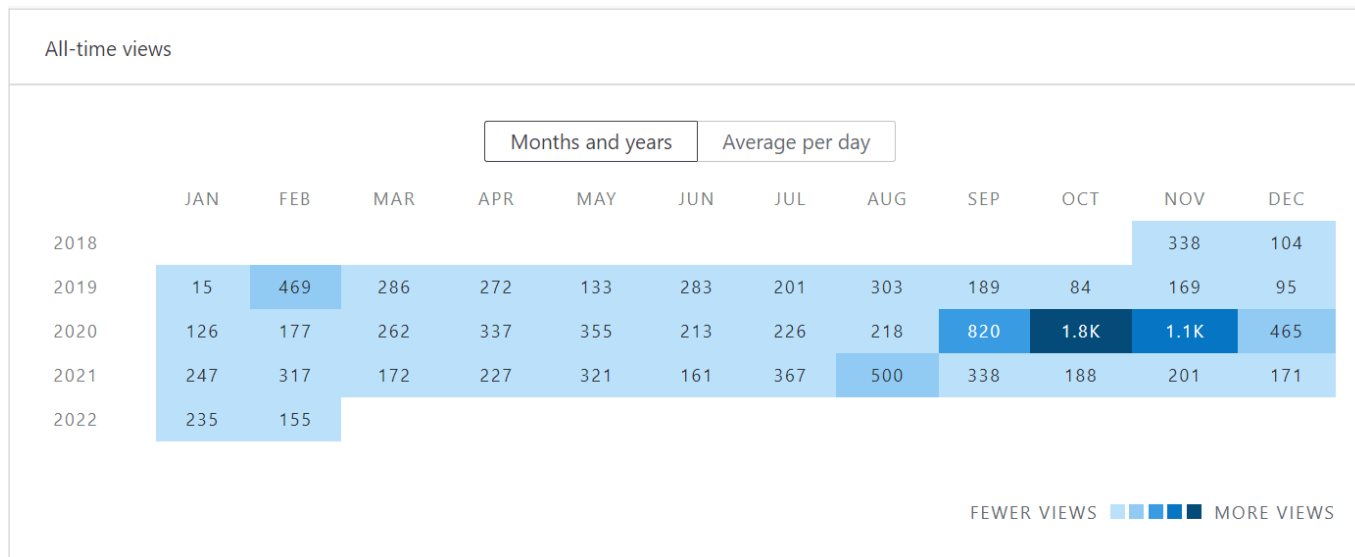


Project Website



- www.mbuisp.org:
 - The Website is well received
 - The website has been viewed 12 833 times by 4236 visitors since it has been created

	Views	12,833
	Visitors	4,236





MOSSEL BAY MUNICIPALITY – SETTING AN EXAMPLE FOR SERVICE DELIVERY IN INFORMAL SETTLEMENTS DURING THE COVID 19 PANDEMIC

Distribution of Cleaning Materials to Informal Settlement Areas

APRIL 20, 2020 ADMIN

The Mossel Bay Municipality has procured material to be used to clean the toilets in the Informal Settlement Areas. Cleaning materials are distributed to leaders in each of the settlements, with the help of the NGO (Development Action Group), as well as the Implementing Agent for the UISP Project (Aurecon). No CWP workers are used at this stage, as they are not yet allowed to work according to the national lockdown procedures. There are measures that must be in place before anyone returns to work as communicated by the President.

The leaders in each area will help to distribute the cleaning materials to the families to each toilet. The families will then take responsibility for the cleaning of the facilities assigned to them.

Municipal contribution for the provision of goods and material to assist community members in the informal areas will make a huge difference in the effort to improve the hygienic conditions of those communities.

Below photos of the materials that are being distributed:



Donations going towards feeding communities

MAY 4, 2020 ADMIN

Community champions (BLC Leaders) took the initiative to provide cooked meals for the informal settlement community. With donations made by DAG and Aurecon, DAG assisted the leaders to add to purchase supplies and they even extended their reach.

The money that was donated was split between Wolwedans B, Brandwacht and Ruitersbos as well as for airtime for the 16 leaders.

See photos below:



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- Distribution of Cleaning Materials to Informal Settlement Areas
- Community Work Programme providing jobs
- Corona Virus Community Info Leaflet - Afrikaans

RECENT COM

- David
- Mur
- Adm
- Info
- David
- Info

Community Work Programme providing jobs

APRIL 8, 2020 ADMIN



In parallel to and integrated with the UISP implementation the WCDOHS has, through its Informal Settlement Support Programme, assigned various NGO's to municipalities to further assist/enhance the UISP intervention programmes.

As part of this initiative, DAG (Development Action Group) has been assigned to Mossel Bay. Part of what this NGO is facilitating and endeavouring to establish is an effective and sustainable community-based Janitorial Programme.

The Janitorial programme is a long-term initiative and is an excellent endeavour that is creating community ownership of the facilities, job creation and will benefit all members living in informal settlements that are using the IBS facilities.

As part of this Janitorial Programme, a number of people from affected informal settlements have been registered on the Community Work Programme (CWP). They received training and supplies (overall and cleaning equipment/supplies) from CWP and will earn a salary working as cleaners on the shared basic services that have been installed in the informal settlements in Mossel Bay through the IBS programme.

CWP Mossel Bay has distributed PPE as outlined below, to all Participants that will be keeping community toilets clean in different areas as indicated and catered for: Goggles; Boots; Gumboots; Gloves; Aprons; Hats; T-Shirts; Rain Suits

CWP has also distributed the following Tools and Materials to the different

Participants: 25L Brooms; Mop Buckets; Rakes; Bin Bags

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19 Matsi 2020

ICORONAVAYIRASI MASIYINQANDE inganwenwi

Zikhusele wena nosapho lwakho ningasulelwa yicoronavayirasi:

Hamba ngokuhuselekileyo:

- Vula iifestile.
- Zama ungabambeleli kwimigqashulu yezinto.
- Ungabuphathaphathi ubuso bakho.
- Hamba izandla wakufika kwindawo obus'iyi kuyo.

Ungabuphathaphathi ubuso bakho ngezandla ezingahlanjwanga.

Ungasondell kubantu ababulayo okanye abebekhe bahambela kumazwe aphesheya.

Ukuba ungaphezulu kwiminyaka engamashumi amathandathu (60) okanye unesigulo esingapheliyo njengeHIV, ITB, isifo sentliziyo okanye esemiphunga, usemgciphekweni wokusuleleka yicoronavirus:

- Sukuya kwindawo zolonwabo.
- Ukuba usela amayeza esigulo esingapheliyo, wasele ngokuchanekileyo. Ukuba ubukhe wawayeka, yiya kwizimpuku uqalise kwakhona.

Kunganzima ukullandela eli cebiso - kodwa khawenze ngako konke onako.

Bonisa ubuntu nenkxaso komnye ngeli xesha lixhalabisayo.

Ukufumana ezinye iinkcukacha: www.westerncape.gov.za/coronavirus



PROJECT AWARDS



- The Mossel Bay UISP project has already received a number of excellence awards recognising its outstanding achievements in infrastructure delivery and the positive impact the project is making on the communities living in informal settlements:
 - **Winner – 2021 IMESA/CESA EXCELLENCE AWARDS - Community upliftment and job creation**
 - **Winner – SAICE AWARDS 2020 – CATEGORY: Community-Based Projects**
 - **The Project was showcased on the South African Cities Network Good Hood Stories Initiative**

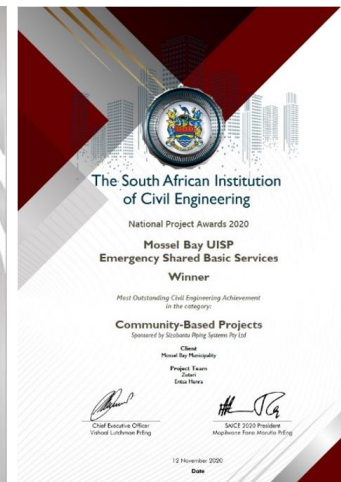


2021
IMESA / CESA
EXCELLENCE AWARDS

Project Winner
Community Upliftment & Job Creation

Presented to:
Zutari & Mossel Bay Local Municipality

For completed project:
Mossel Bay UISP – Emergency Shared Basic Services



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Phase 1 Implementation

Phase 1 ESS & TRA



- 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 – 680 ESS with densified layouts.
- **250 TRA units** to be constructed to be used for the duration of the project.
- **Construction** of first phase planned to **start within next couple of weeks**.
- Construction planned to commence at **TRA facility first**.
- Contractor for TRA top structure units to still be appointed and **funding for units to still be secured**.
- 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.



Summary & Way forward:

- The list of beneficiaries part of phase 1 have been updated and verified (nearly complete).
- Beneficiary administration process started to process subsidy applications for all beneficiaries to determine who will qualify for a subsidy.
- A detailed relocation strategy is being formulated in collaboration with the communities, to determine: who will move first; when will they move; where will they move to, etc.
- 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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