

# **RAY NKONYENI MUNICIPALITY SOCIAL HOUSING PROGRAMME PROGRESS REPORT 19<sup>th</sup> AUGUST 2020**



# APPROVED RESTRUCTURING ZONES & SITES IDENTIFIED

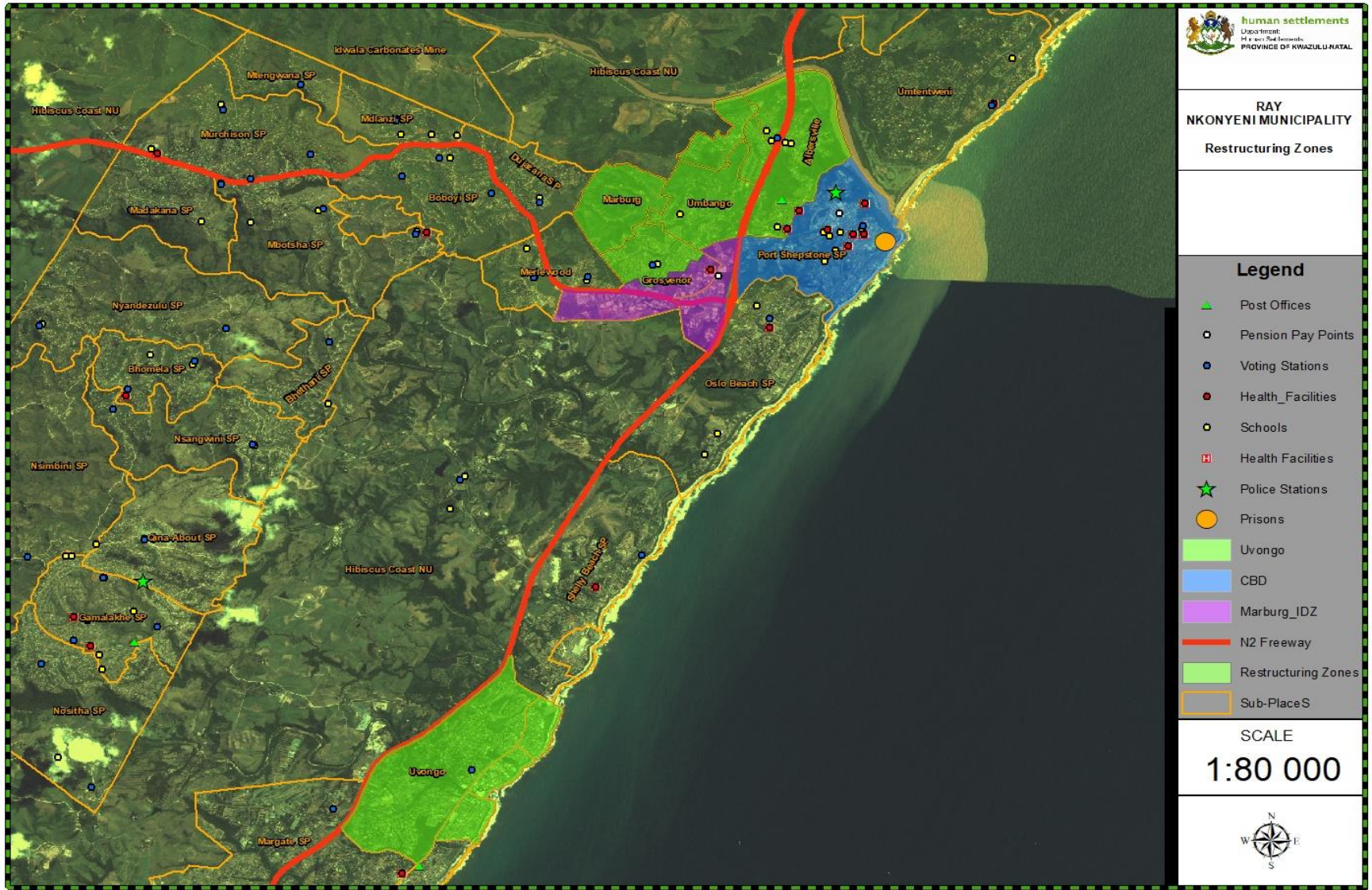
## Restructuring zones and Sites identified

- Marburg, Protea Park, and Uvongo. At the meeting which was held on 6<sup>th</sup> August 2020, it was resolved that Protea Park is a sub area within the Marburg RZ,. Protea Park should be replaced by Port Shepstone (CDB) as a restructuring zone.
- Mapping of restructuring Zones should be aligned to town planning / land use schemes areas (associated with land use management controls, densities, parking requirements) . The revision of the maps have been forwarded to the Municipal Town Planning Section (12August 2020) for revision .

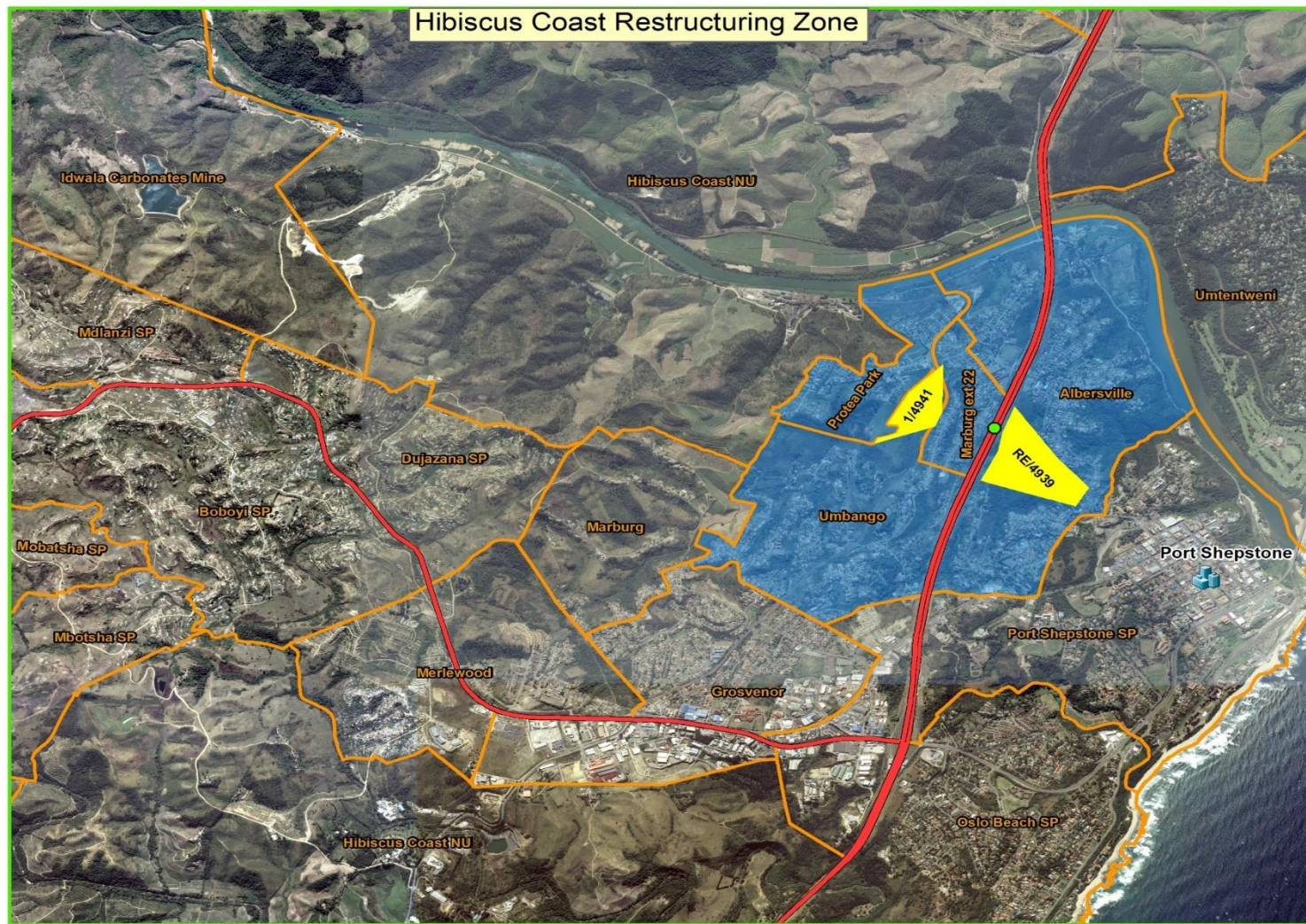
PROPERTY DESCRIPTION	EXTENT	CURRENT ZONING	INTENDED REZONING	POTENTIAL YIELD	COMMENTS
Lot 29 of 4939 , Marburg	24.264 ha	Residential only 5	Residential High Impact 3	1213 units	Project is in terms of the current role out programme to be rezoned
Lot 29 of 4941, Marburg	11,234 ha	Residential only 5	Residential High Impact 3	936 units	To be rezoned
Erf 1675. Uvongo	1.4925 ha	Residential only 5	Residential High Impact 3	124 units	To be rezoned

# 3. RESTRUCTURING ZONES- LOCATION OF SITES

## (MARBURG/ PROTEA PARK AND UVONGO)







**Social Housing  
Directorate**

**Legend**

-  Port Shepstone CBD
-  National Roads (N2)
-  Pipeline Projects Sites
-  Sub Place
-  Restructuring Zone

Map Scale  
**1:36 134**



Date: 2015/09/15

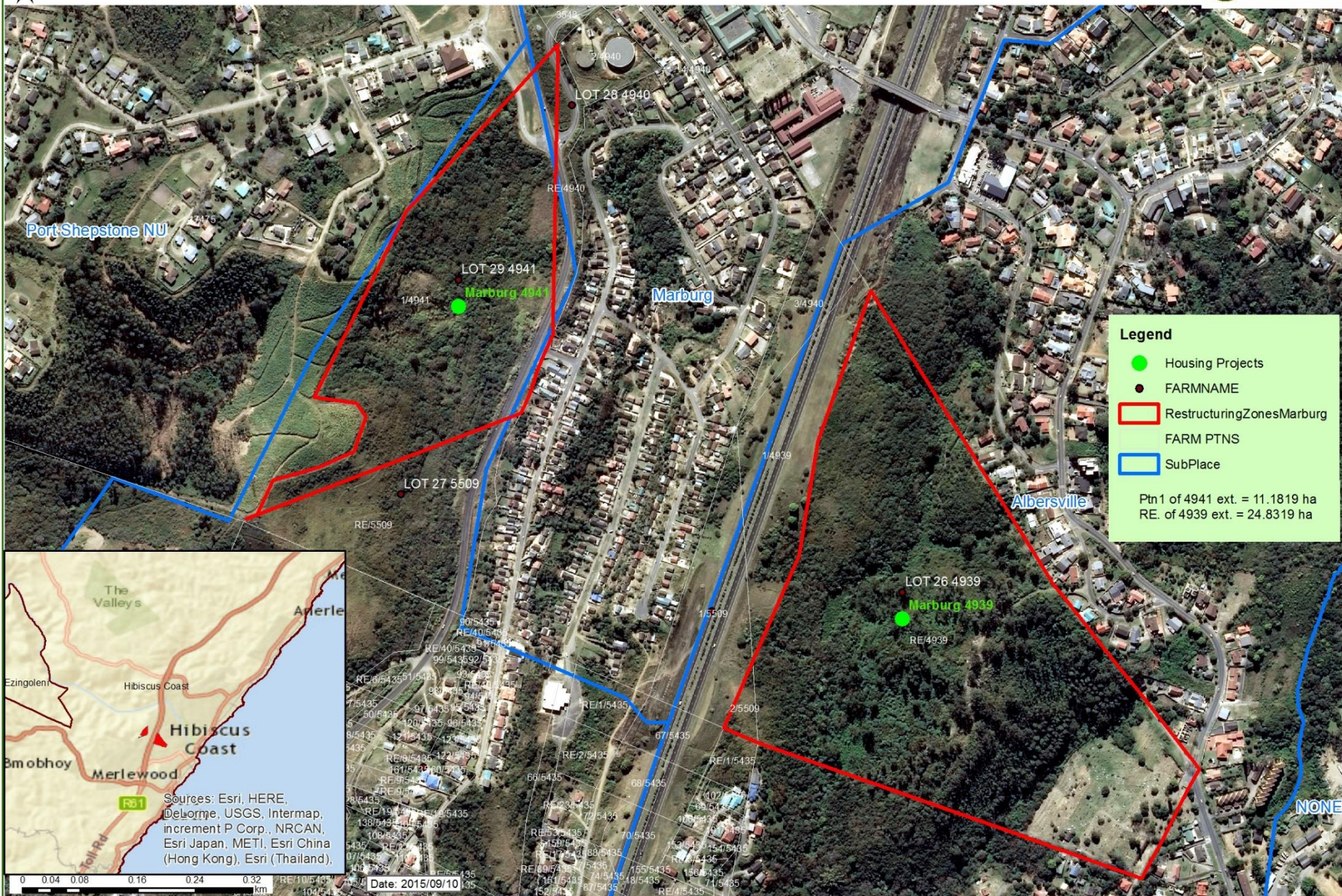
Coordinate System: GCS Hartbeesthoek 1994  
Datum: Hartbeesthoek 1994  
Units: Meters

## BRIEF BACKGROUND- CONTI.....

- Current focus area is on land parcel Marburg Portion 26 of Erf 4939 (21 ha in size) , being a greenfield site which can yield a large number of rental opportunities which is also part of the roll out programme of the Municipality / PDoHS.
- The PDoHS through engagement with SHRA (Social Housing Regulatory Authority) provided support to the Municipality by appointing a Service Provider (Mechelle's Collective) to undertake a pre-feasibility study of the above site in terms of its state of readiness.
- In undertaking the pre-feasibility study various engagement took place between the Service Provider and Ugu Technical Officials (water and Sanitation) on the state of readiness on bulk infrastructure provision (water/ sanitation)



# Restructuring Zones: Marburg





## 4. MARBURG SITES 4939- CURRENT STATUS

KEY FOCUS AREAS	CURRENT STATUS
<b>BULK WATER AND SANITATION</b>	<ul style="list-style-type: none"> <li>• Prefeasibility assessment of the site was carried out by Mechelle's Collective (May 2019) , appointed by SHRA.</li> <li>• The report concluded that the Marburg supply is already under strain and cannot take additional flows. The pipeline is old and pumping more which may potentially lead to other problems., it is important that the pipeline be graded, to increase its capacity but also to address other age related challenges.</li> <li>• On 4<sup>th</sup> February 2020, written communication was forwarded to the General Manager : Water Services (Ugu District Municipality) following the pre-feasibility report that of Merchelle's Collective (PTY) Ltd. Subsequently on 6<sup>th</sup> February 2020, a meeting was held with Ugu District Municipality.</li> <li>• At the meeting it was revealed that RNM has three areas (Marburg, White City and Uvongo). In terms of the prefeasibility report that was undertaken. Marburg and White City are two areas that bulk infrastructure (Water and Sanitation) was identified as the limiting factor. These zones (Marburg and White City) are dependent on Mbango Sewer Treatment Plant which requires a major upgrade as it is currently operating above its limits.</li> </ul>

KEY FOCUS AREAS	CURRENT STATUS
<b>BULK WATER AND SANITATION</b>	<ul style="list-style-type: none"> <li>• The District Municipality acknowledge their role as Water and Sanitation Authority to provide such services, however, they have placed it on record that at the present moments, Ugu DM is experiencing financial challenges and will not be in a position to fund these projects in its current MTEF budget cycle</li> <li>• That Ugu DM has since commissioned a study on the affected Mbango Waste Water Treatment Works which will cater for the Social Housing in Marburg / Port Shepstone Restructuring Zones. Approx R120 million will be required for bulk infrastructure upgrade/ other. Ugu DM is currently engaging the Development Bank of Southern Africa in order to secure funding for detailed designs and financial modelling of the proposed Works. The technical reports was made available to the PDOHS.</li> <li>• On conclusion of final design, Ugu DM will also submit MIG application for Implementation funding which is estimated for 2021/22 financial year (from July 2021 onwards)</li> <li>• Bulk Services forms part of the quarterly Intergovernmental forum meeting which is based on District Delivery Model (commonly known locally as Technical Directors' Forum). RNM is part of this meeting.</li> </ul>



KEY FOCUS AREAS	CURRENT STATUS
<b>SOCIAL HOUSING POLICY (LAND DISPOSAL)</b>	<ul style="list-style-type: none"> <li>• The Municipality has a land disposal policy which indicates-the sale and lease of immovable property . Lease of immovable property is signed up to a period of 9 years. Comments received from the PDoHS on this policy indicated that leases of land to Social Housing Institutions should be a minimum of 25 years.</li> <li>• The matter was discussed with our Municipal Estates Section who are the custodian of the <u>Policy on the management and disposal of immovable property</u>. This Policy is reviewed and updated on a yearly basis and will take this into consideration.</li> <li>• <b><u>Social Housing Policy for RNM</u></b> <ul style="list-style-type: none"> <li>➤ Draft Policy prepared - taking into account - restructuring zones, rental housing need, developable land, municipal support incentives , land disposal (freehold / leasehold – minimum of 25 years), provision of bulk infrastructure services, service level agreements , appointment of SHI/ ODI, Municipal multi- disciplinary task team , participation at Provincial / National task team meetings, relevant programmes.</li> <li>➤ Copy of the draft Policy was sent to PDoHS on 7<sup>th</sup> August 2020, for comments. Also submission to RNM – Planning and Estates section .</li> <li>➤ Policy will then be submitted to Management , technical committees , then to Council for consideration .</li> </ul> </li> </ul>

## MARBURG SITES 4939- CURRENT STATUS conti.....

KEY FOCUS AREAS	CURRENT STATUS
<b>DEMAND SURVEY</b>	<ul style="list-style-type: none"> <li>Despite RNM HSSP identified the need for rental housing (Stats SA) , at a PSC meeting which was held on 27<sup>th</sup> January 2020, the PDoHS has indicated that SHRA will be undertaking a desktop study of all accredited Municipality on the need for Social Housing .</li> <li>Follow up on the desk top study was undertaken with the PDoHS. Feedback is awaited.</li> </ul>
<b>APPOINTING of SOCIAL HOUSING INSTITUTIONS /DATA BASE</b>	<ul style="list-style-type: none"> <li>Arising from various meetings the Municipality had received from the PDoHS, a list of Developers / SHI/ who have shown interested in Social Housing (being expression of interest)</li> <li>The procurement of any SHI by the Municipality will follow its own procurement process / MFMA regulations. This will be further guided by the Senior Management.</li> <li>A process of procuring SHI would either follow a project by project basis or , data base of SHI/ Delivery Agents.</li> <li>Meeting held on 7<sup>th</sup> August 2020, proposed that the RNM will establish a data base from which SHIs will be appointed for implementation .</li> </ul>



KEY FOCUS AREAS	CURRENT STATUS
<b>IDENTIFYING AND PRE-SCREENING LAND PARCELS WITHIN THE RESTRUCTURING ZONES /OTHER</b>	<ul style="list-style-type: none"> <li>ADHOC Committee was established by the Municipal Manager in July 2020. <b>STRATEGIC VACANT SITES ADHOC COMMITTEE</b> . The meeting is chaired by the Manager (Estates Section of the Municipality) . Committee members (human settlements ,estates , town planning. GIS)</li> <li>First Virtual meeting was held on 13<sup>th</sup> July 2020. Re- identification of strategic properties, municipal owned land/ buildings. Way forward- GIS manager to be part of meeting, next meeting - presentation of report of vacant sites , strategic properties and projects in progress, report will be circulated (monthly meetings) . Also preparing a terms of reference of the respective committee.</li> </ul>
<b>BENEFICIARY EDUCATIONS (AWARENESS OF THE PROGRAMME)</b>	<ul style="list-style-type: none"> <li>This will be under by the Provincial Consumer Education Section in consultation with the RNM – Human Settlements Section (Municipal Community Development Officers) . PDOHS have met with senior officials of the Human Settlements Section regarding the consumer education programme .</li> </ul>

## 5. MUNICIPAL COUNCIL OWNED PROPERTIES

The Municipality appointed Classic Trading/SMA Project Management JV to investigate the disposal of existing Council owned properties and the latter as an Implementing Agent to develop the properties as SOCIAL (RENTAL OPTIONS ) FLISP/GAP Market Development Projects

### PROTEA PARK (WHITE CITY) – RESTRUCTURING ZONE

AREA	PROPERTY DESCRIPTION	CURRENT ZONING	POTENTIAL YIELD	INTENDED ZONING
ERF 2686	Marburg (Area 1)	Residential only 4	150 units	Residential High Impact 3
Erven 2560-2564	Area 2A	Residential only 4	15 units	Residential High Impact 3
Erven 2565-2625	Area 2B	Residential only 4	166 units	Residential High Impact 3
Erven Remainder of 2377, 2439 and PTs 0-6 of 2440	Area 3A	Residential only 4	257 units	Residential High Impact 3
Erven 2514 -2537, Marburg (Merlewood)	Area 4	Residential only 4	120 units	Residential High Impact 3
Ervens 2542 – 2549, Marburg (Merlewood )	Area 5	Residential only 4	55 units	Residential High Impact 3
			763 units	

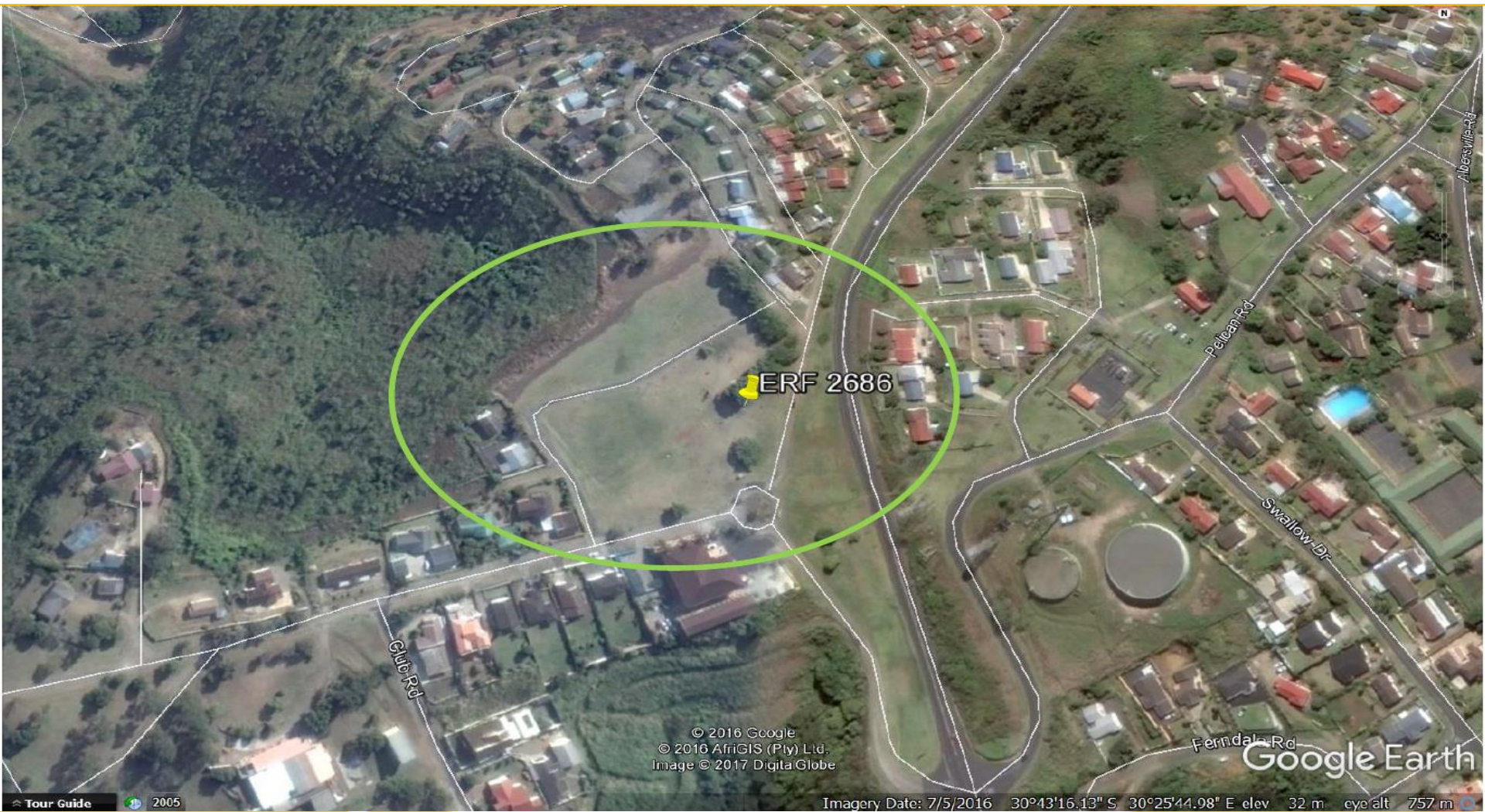


# LAND PARCEL IN THE MARBURG AREA



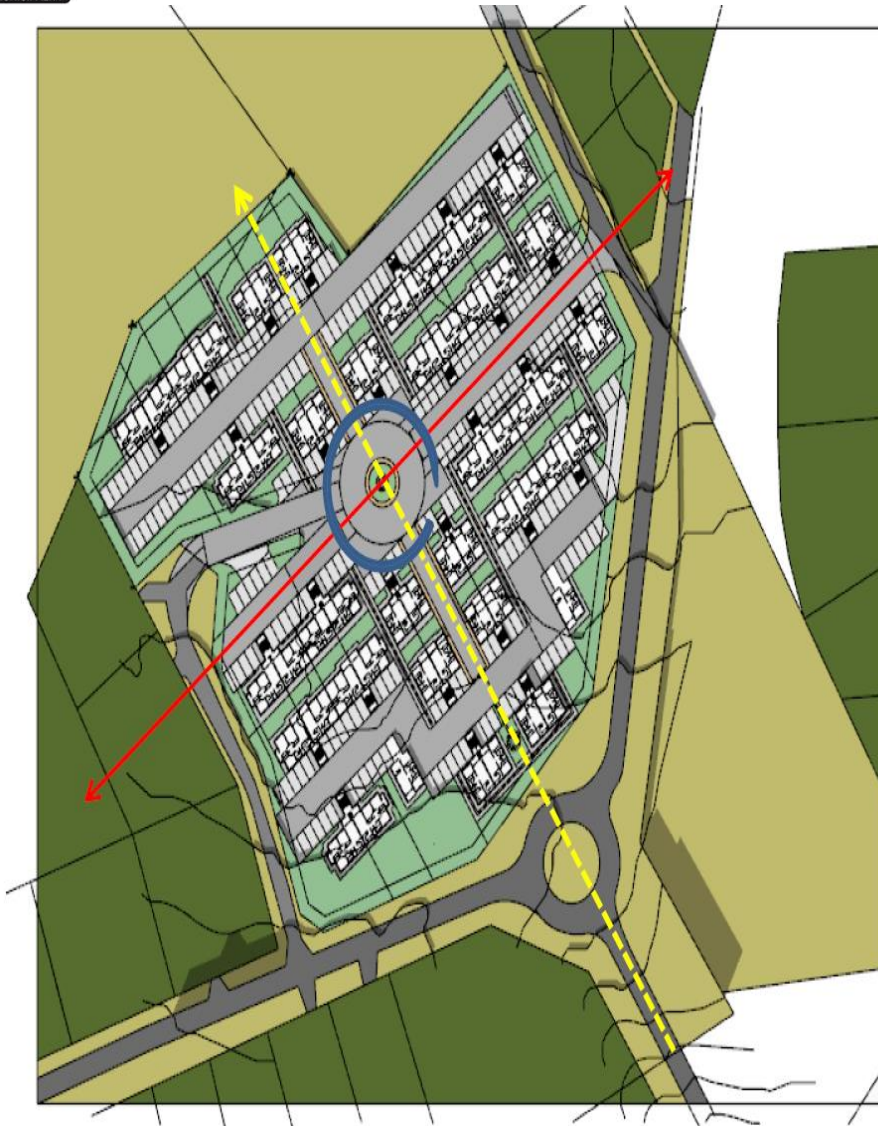


# LAND PARCEL IN WHITE CITY





# AREA 1 - WHITE CITY: PROPOSED DEVELOPMENT



# **AREA 1 - WHITE CITY – CURRENT STATUS**

## **Site Yield**

- 150 units of two bedroom (42.48 meter square ) and I bedroom (30.38 meter square)

## **Progress Achieved & way forward**

- Had a meeting with the Service Provider on 11<sup>th</sup> August 2020.
- Indicated that they are in need of Planning Fees. Service Provider was provided with the Project Endorsement check list , they are busy with the document with their Professional Team . They are to ensure alignment , packaging and to submit to the PDoHS for endorsement thereafter to the SHRA for project enrolment and fund approval.
- They were task at the meeting to review the current layouts , engage with the professional team on issues of the scope of the project (1/ 2bedroom units/ possible 4 storey /, parking bays/bulk related issues..



# THANK YOU