BUFFALO CITY METROPOLITAN MUNICIPALITY



MT RUTH NODAL DEVELOPMENT MEETING 20 SEPTEMBER 2022 NEW COUNCIL CHAMBERS, CITY HALL

AGENDA

Time	ltem	Responsibility
10h00-10h20	1. Welcome and	Head: EPMO
	Introductions.	
	2. Apologies - LED	
10h20 – 11h30	3. Presentation on the	Avuniko Developers
	proposed: Mt Ruth	
	Nodal Development	
	Application	
	4. Highway Urban Hub	
	5. East London CBD	
11h30 – 12h30	6. BCMM:	Directorate: Spatial Planning and Development
	Departmental	Directorate: Human Settlements
	comments and	Directorate: Infrastructure Services
	feedback	Directorate: Economic Development & Agencies
		Directorate: Sports, Rec and Community Development
		Directorate: Finance
		Directorate: Corporate Services
		Directorate: Solid Waste and Environment
12h30-13h00	7. Meeting Conclusion	Head: EPMO
	and Way forward	
	,	
		1



CHIEF	DIRECI	POR:	NDP	UNIT
	4		5	2
	2014 -1	V-7	7	
	YUI4 I		/	
NAT	IONAL	TOR	AQIN	5V
	MAL	IRE	Agu	T

NEIGHBOURHOOD DEVELOPMENT PROGRAMME

Enquiries: E Ninham Tel: 012-395 6628 Fax: 012-315 5779 Ref: BCM_Correspondence_UNSLetter30Jan2014

E-mail: eugenie.ninham@treasury.gov.za

Municipal Manager Buffalo City Municipality P O Box 134 East London 5200

IDENTIFICATION OF URBAN NETWORK ELEMENTS

The NDP has reviewed the urban network submitted by your municipality as per the table below.

NETWORK ELEMENT	MUNICIPAL SUBMISSION	NDP REVIEW		
CBD	East London CBD	Accepted		
HUBS	Mdantsane CBD	Accepted as an Urban Hub.		
PRIMARY PUBLIC TRANSPORT ROUTES	 Rail link between East London CBD and Mdantsane. BRT from CBD towards Mdantsane 	The identified primary public transport routes are accepted and need to be prioritized.		
ACTIVITY CORRIDORS	 BRT Route between East London CBD and Mdantsane. Rail link between East London CBD and Mdantsane. Rail link beyond Mount Ruth Station towards King Williams Town. Mdantsane CBD towards Mdantsane Shopping Centre. BRT route towards airport. 	The identified activity corridors need to be prioritized. The activity corridor beyond the urban hub towards the secondary node is not acceptable. Requires further discussion since the Airport has not been identified as an existing node.		
SECONDARY NODES	 Fort Jackson Industrial Node Mount Ruth Station Node 	 Review secondary nodes based on UNS terminology. 		
SECONDADY.	Mdantsane Shopping Centre	Accepted		
SECONDARY TRANSPORT ROUTES	All secondary linkages	 Please indicate secondary links as per UNS terminology/diagram. 		
MUNICIPAL NODES	King Williams Town	 Existing node. Identify all existing nodes as per terminology on single map. 		

We request that your Municipality supply a single map and updated table with motivations (based on the above review) to conclude the identification of the urban network as part of Section 3.5 of the Built Environment Performance Plan (BEPP) before final submission as required by the Cities Support Programme (CSP).

Further engagements will be arranged with your CSP and NDP coordinators in support of the prioritisation of the identified network elements in order to commence with precinct planning and the approval of projects funded by the NDPG Capital Grant.

We trust that you find the above in order and thank you for your inputs thus far.

Should you have any queries please do not hesitate to contact the NDP Projects Manager.

Yours faithfully

David van Niekerk) Chief Director Neighbourhood Development Programme Date: 27 FEBRUARY 2014

Buffalo City Metropolitan Municipality East London | Bhisho | King William's Town Province of the Eastern Cape South Africa

Website: www.buffalocitymetro.gov.za



Office of the City Manager

PO Box 134, East London, 5200 Ground Floor, City Hall, East London, Tel: 043 705 1046/ | Fax: 043 7051180 Email: Kholekas@buffaloccity.gov.za

Our ref.: 2916/HS Ifayile yethu: Ons Verw.:	Enq.: Imibuzo: Navrae:	Ms L, Maxhegwana Ext. 7051009	Your ref.: N/A Ifayile yakho: U Verw.:	
--	------------------------------	----------------------------------	--	--

11 April 2022

Avuniko Social Housing Institution 3264 NU7 Mdantsane 5219

Attention Mr. M Ntsangani

PROJECT SUPPORT LETTER FOR AVUNIKO SOCIAL HOUSING INSTITUTION: PROPERTY DESCRIPTIONS:ERF 616 FOR MOUNT RUTH

The above matter refers.

The Buffalo City Metropolitan Council amongst other areas approved the Provisional Restructuring Zones (PRZs) for Mdantsane Town Centre, Mount Ruth and East London Inner City, at its meeting held on the 2nd of November 2006, under the report number DP 115/06(NC).

The afore outlined therefore implies that the Directorate of Human Settlement supports social housing development to be undertaken at the aforementioned areas. The BCMM Directorate of Human Settlements supports Avuniko Social Housing Institution's initiative pursuing social housing developments in the areas contained in this letter. However, due processes must be followed and complied with by Avuniko Social Housing Institution (SHI). Furthermore, the Priority Human Settlement and Housing Development Areas (PHSHDAS) declared in the Gazette no 43316 of 2020 be deemed to serve the purpose of the Restructuring Zones as envisaged in Section 2(1) (i) (iv) of the Social Housing Act 16 of 2008.





The previously declared Provisional Restructuring Zones (PRZS) be deemed to be applicable to place-names formally proclaimed as townships in terms of the applicable Town Planning & Town legislation; i.e., a Provisional Restructuring Zone of "Pretoria" shall be deemed to be "Pretoria Township and its Extensions"

Yours faithfully

CIDY MANAGER

ANNECTURE: A REQUEST FOR LETTER OF SUPPORT FROM AVUNIKO DEVELOPERS ANNEXTURE: B BCMM COUNCIL RESOLUTION ANNEXTURE: C ACKNOWLEDGEMENT LETTER BY HUMAN SETTLEMENT MINISTER ANNEXTURE: D LETTER OF SUPPORT FOR MOUNT RUTH BY PROVINCIAL DEPARTMENT OF HUMAN SETTLEMENT ANNEXTURE: E LETTEROF SUPPORT FOR MDANTSANE BY PROVINCIAL DEPARTMENT OF HUMAN SETTLEMENT ANNEXTURE: F LEASE AGREEMENT BETWEEN AVUNIKO AND RURAL DEVELOPMENT ANNEXTURE: G DIRECTIVES ON APPROVED RESTRUCTURING ZONES AND THE DECLARED PRIORITY HUMAN SETTLEMENT AND HOUSING DEVELOPMENT AREAS IN THE SOCIAL HOUSING PROJECT





Unity in Action. A City Hard at Work

BUFFALOCITYMETROPOLITANMUNICIPA



Social & Rental Housing Intervention

Steve Tshwete House • 31-33 Phillip Frame Road • Waverly Park • Chiselhurst • East London • Eastern Cape • RSA Office No: 043 711 9623 • Fax No: 086 6607558 • Email: Nkosinathink@ecdhs.gov.za

DATE: 19 January 2022

Enquiries: Mr N.Ntlokonkulu @ 072 5177319

The Chief Executive Officer Avuniko Developers Social Housing Institution 3264 NU 7 Mdantsane 5219

Attention: Mr Mawethu Ntsangani

APPLICATION FOR PROPOSED 3000 INSTITUTIONAL SUBSIDIES – MOUNT RUTH SOCIAL HOUSING DEVELOPMENT PROJECT: BUFFALO CITY METROPOLITAN MUNICIPALITY

This serves to confirm that the Provincial Department of Human Settlements is in fully support of your plans and intentions for the proposed development and on – going management of the Mdantsane Mount Ruth Social Housing Project consisting of approximately Three Thousand (3000) affordable rental units within Buffalo City Metropolitan Municipality. Please note that the funding application will still go through the Departmental Project Appraisal Committees (PACOM) and this is subject to receipt of a grant qualifying status confirmation that the project is accredited by the Social Housing Regulatory Authority. The implementation of this proposed project will positively contribute to the National and Provincial Departments of Human Settlements targets. The Checklist for Institutional Subsidy Application for a Social Housing Project is herewith attached once more for further reference and guiding purposes to measure project state of readiness.

We further reiterate our unreserved full support for the proposed project as it will also provide social housing development in an unchartered area when it comes to social housing delivery in the Buffalo City Metropolitan municipal area.

Yours ithtully

Mr. Desmono Ramonyadiwa Director: Social and Rental Housing Interventions



BUFFALO CITY METROPOLITAN DEVELOPMENT AGENCY

A East Londo Eastern Car

12 Esplanad

East London. 5201 Eastern Cape. South Africa

E info@bcmda.org.za | www.bcmda.org.za



Enquires: 043 492 2100

Ref: BCMDA-LET-020-2022

03 March 2022

Avuniko Developers

ATTENTION: Mr. Mawethu Ntsangani

Dear Sir

SUBJECT: MOUNT RUTH MIXED-USE DEVELOPMENTS ON ERF 616 - MDANTSANE ACCESS ROAD & N2 AT MOUNT RUTH TRAIN STATION

The Buffalo City Metropolitan Development Agency (BCMDA) appreciates the time you took to engage with us and outline your business partnership proposal. We are of the view that your proposal does show good alignment to the core objectives of the Agency which include amongst others investment facilitation.

In principle, BCMDA accepts the partnership. In taking the matter forward, you may submit to us a draft MoU entailing the modalities of the envisaged partnership. Our Investment Promotion and Tourism Development Unit will be liaising with your organization. Mr. Makalima the Manager for Investment Promotion and Tourism Development has been assigned to facilitate this process. Please also be at liberty to contact him on the following details, cell: 082 675 6167, email: <u>Oyama@bcmda.org.za</u>

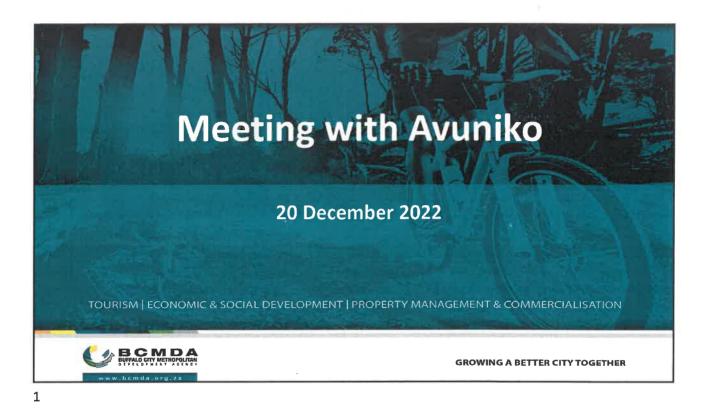
I trust that you will find this in order and let me once again thank you for considering the Agency as a partner in your endeavor. I look forward to further engaging with your organization.

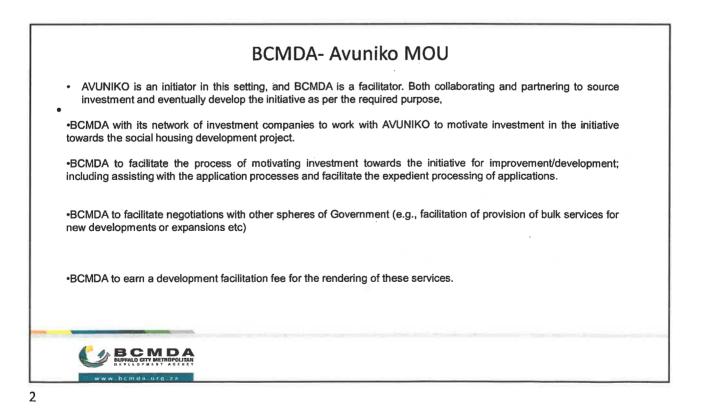
Yours sincerely

Mr. Bulumko Nelana CHIEF EXECUTIVE OFFICER

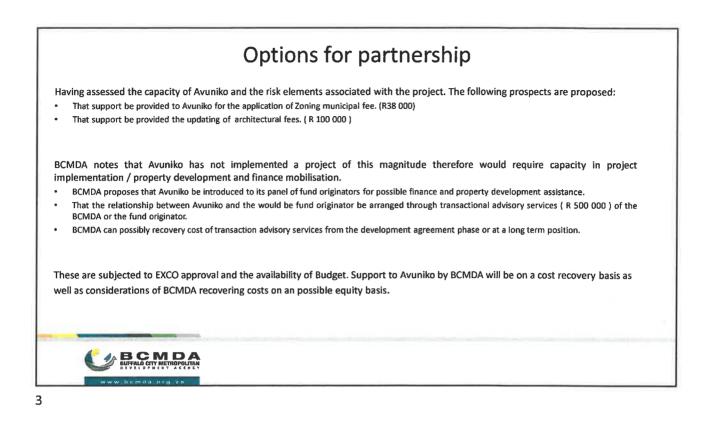
Date: 03/03/2022

Board Members: T Bonakele (Chairperson); S Booi; C Sangqu; T Buswana; B Canning; M Pango; T Godongwana; L Njezula; B Nelana (CEO) • Secretary: N. Mpongoshe Registration No. 2016/168330/30





1



	Thank you		
BCMDA			
www.bcmda.org.za			

AGENDA: MOUNT RUTH NODAL PRECINCT MEETING

03 March 2023, 15h30 - 16h00

Chairperson- Dorette Loggenberg (Human Settlements Sector Lead)

- 1. Opening & Welcome Dorette
- 2. Introduction and Apologies All
- 3. Purpose of Meeting Rofhiwa
- 4. Progress Report for Mount Ruth Nodal Precinct Ntru Ntsangani
- 5. ISA and SHRA projects governance process- Dorette
- 6. Summary of Discussions and Way Forward Chairperson
- 6. Date of Next Meeting and Closure Chairperson





