

INTERGOVERNMENTAL PROJECT PIPELINE

Annexure 2: Integovernmental Project Pipeline

PRIMARY INTEGRATION ZONE: THE EAST LONDON INNER CITY AREA, THE MELD CORRIDOR AND THE MDANTSANE HUB PRECINCT FORM THE FIRST ORDER CATALYTIC AREAS IN THIS ZONE. **DESCRIPTION:** The Primary Integration Zone is informed by National Treasury's Urban Network Strategy, which is a strategy to enable the long term restructuring of larger urban settlements with the aim of ultimately eradicating spatial inequality in South African Cities. For East London, the area termed the East London – Mdantsane Corridor (MELD Corridor) was identified as being the area which could "initiate restructuring in the East London Metropolitan area, which would result in Mdantsane and other previously disadvantaged areas being integrated with the East London core". This area straddles the main transportation routes (roads and railway) linking the township of Mdantsane and East London's Central Business District. Identified Catalytic Projects are shown highlighted in yellow.

PRIORITY FOCUS AREAS	ENABLERS & SUB-COMPONENTS	CATEGORY	DESCRIPTION	MUNICIPAL / and BCDA	PRIVATE SECTOR	PROVINCIAL	NATIONAL	PRASA	SANRAL	ESKOM	TOTAL
<p>1. East London CBD Inner City Revitalization:The East London inner city is the starting point of the MELD Corridor. The initiative represents visible investment in the inner city area and anticipated to spur additional investments. The increased tourism could strengthen the zone growth. (Commercial areas and other attractions in the area could be strengthened to provide additional economic opportunities. The innovation knowledge management cluster as educational and economic resources will be supported. An improved Quality of life through - vibrant city life, and green spaces and city image building will be enhanced. Transit oriented development through encouraging quality infill affordable housing and promotion of mixed uses, will be provided. Connectivity will be improved, through pedestrianisation of identified streets. Key Projects in the Inner City Revitalization are the Sleeper Site and CBD upgrades.</p>	Sleeper Site Development	Catalytic	This will include development of key inner city land and the upgrading of roads and infrastructure. The proposed Civic Centre development will be a key component of this precinct and will require a complete financial assessment for viability of consolidating all Municipal functions into a central area / building.								
	Sleeper Site: Fitzpatrick Road Re-alignment	Engineering / Infrastructure	This is the first project related to the strategic Sleeper Site development and involves the realignment/re-routing of the section of the R72 between Commercial Road and Fleet Street. The road will bisect the Sleeper Site and open the area up for development.	R5 000 000.00							R5 000 000.00
	CBD: City to Sea Boulevard	Other: Integrated Public Space Project	Feasibility Study required for the City to Sea Boulevard which will link up the city center and the Quigney, connecting Oxford Street to the Esplanade. This project will include provision of street furniture, pedestrian walkways, street lights, sidewalks, cyclists paths, greening and art effects through the upgrading and extension of Moore Street. Projected total cost relected.	No financing: proposed R255m							R250 000 000.00
	CBD: East London Beachfront & Esplanade Upgrade	Other: Integrated Public Space Project	Phase 1: Precinct Planning and Implementation Plans for the development of the East London Esplanade including key BCMM land parcels along the beachfront is currently underway coordinated by the BCDA. Funds for implementation of projects are in the process of being sourced by BCDA.	R5 087 249.98							R5 087 249.98

	CBD: Re-habilitation of Fleet Street	Engineering / Infrastructure	Rehabilitation of Fleet Street roadway and sidewalks currently underway including removal and relaying of the water, sewerage, stormwater management, subsoil drainage, telecommunications and electrical services. Included in this project and already completed is the re-surfacing of Cambridge, Lower Oxford, Buffalo and Commercial Roads	R65 000 000								R65 000 000
	CBD: Development of BCMM land adjacent to North Street	Other: Mixed use	Mixed use development									
	CBD: Masterplan for the Development of Swimming pools, Sportfields and Stadia	Other: Social Amenity	Underway	??								
	CBD: Upgrade of the Ubuhlanti Park	Other: Social Amenity	Upgrade of the ablution blocks and parking area	R2 000 000.00								R2 000 000.00
	CBD: Traffic and Transportation Studies	Public Transport	Required in order to determine the feasibility of concept proposals contained in the Sleeper Site Framework Plan.	??								
	CBD: Railway Station Precinct & Multi-modal Public Transport Interchange	Public Transport	This study conducted by PRASA will have a major impact on the public transport operations within the CBD. Details of projects, plans and budgets are to be obtained from PRASA.	??					TBD			TBD
	CBD: Cleaning and Greening	Other: Public Space Upgrade	Phase 1: Cleaning of the public environment, provision of street furniture, including litter bins, seating and tree-planting. The private sector are keen to contribute via the 'Call to Action' project driven by the Border Kei Chamber of Commerce.	R1 000 000	TBD							R1 000 000
	CBD: Eastern Beach Sewer Upgrade	Engineering / Infrastructure	Refurbishment of the Eastern Beach gravity sewers	R100 000 000								R100 000 000
	CBD: Electricity: Upgrade / replacement of the existing 132/33/11kV network.	Engineering / Infrastructure	Replacing of old infrastructure and to allow for additional capacity to stabilise the electrical network and to cater for growth.	R300 000 000								R300 000 000
2. MELD Corridor: This is the area straddling the main transportation routes (roads and railway) and links the townships of Mdantsane and other previously disadvantaged areas to East London's Central Business District.	Corridor: Upgrading of the Public Transport Corridor from East London to Mdantsane	Engineering / Infrastructure	Road expansion from single to dual roadway.	R200 000 000								R200 000 000
	Duncan Village Redevelopment	Human Settlement Catalytic	New planned settlements and upgrading of informal settlement – Upgrading of C Section; D Hostel; DV Proper; and Braelynn 10 ext.	R34 500 000								R34 500 000
	Reeston	Human Settlement Catalytic	High density Hosuing within the Corridor as part of the Duncan Village dedensification process.	??								
	??	Other: Social Amenities	??									

	N2/ R72 Realignment (Is this part of MELD, should it not fall under Citywide projects -see below)	Engineering / Infrastructure	The project will enhance the connectivity and will have a multiplier effect on the BCMM economy. Negotiations are underway with SANRAL as the relevant authority.									
	Arnoldton Node	Other: Public Transport/ Mixed use	Mixed use multi-modal node	No financing								
	Mount Ruth Node	Other: Public Transport/ Mixed use	Mixed use multi-modal node	No financing								
	Reeston Waste Water	Engineering / Infrastructure	Treatment works to create capacity for Reestin and other housing programmes which still need to be completed.	R200 000 000.00								R200 000 000.00
	Upgrading of the Mzonyana Treatment Works	Engineering / Infrastructure	Upgrading of water supply to the Central East London Area	??								
3. Mdanstsane Urban Hub Precinct: A self-sustaining, attractive and vibrant Economic Hub that showcases the Creative Arts, Sports, Cultural History and Identity of Mdanstsane.	Mdanstsane Urban Hub Revitalisation	Catalytic	This includes the implemmentation of an number of key projects identified below.	Land regularization processes currently underway								
	Improved Regional Access	Engineering / Infrastructure	New Access off and across the N2 at Billie Road, New access from R102 onto Toyana Road.	No financing: Proposed R25m for R102 to Toyana link								
	Network of public squares, activity streets and pedestrian routes.	Other: Integrated Public Space Project	Re-design of Sandile Thusi Road, Makinana Road, R108 and a number of pedestrian routes are proposals made in the Precinct Plan. Funding available for Re-design of Sandile Thusi Road	No financing								
	Upgrade of the Public Transport Facility at the Hub	Public Transport	Proposed facility to be put out to tender and should include, a shopping mall and informal traders facilities	No Financing: Proposed: R385m								
	Mixed Use and High Density Infill projects in the precinct	Human Settlement Catalytic	Approximately 3000 new mixed use units / higher density units can be accommodated within the CBD.	No financing								
	New Government Offices Node	Other: Integrated Project	Proposed on the Eastern end of Makinana Road - further investigations and institutional engagements required with SASSA & Department of Home Affairs	No financing								
	Masterplan for the Development of Swimming pools, Sportfields and Stadia	Other: Social Amenity	Underway	??								
	Upgrade of the Sisa Dukashe and Orlando Stadia	Other: Social Amenity	Underway ??	??								
	Upgrade of Mt Ruth Substation	Engineering / Infrastructure	Required to provide additional capacity for the development of the Mdanstsane CBD/ Mt Ruth/Buffer Strip areas.	No funding at this time Rough estimate R80 to 100 million. Will apply for funding from the DoE								

	Upgrade replacement of the 132/33/11 kV network	Engineering / Infrastructure	Required to provide a stable supply for the whole of Mdantsane and to rationalizing intake points into BCMM. This will be the second phase of the main BCMM 132/33/11 kV network for East London.	No funding at this time funding will be requested on completion of the first phase. R60 to 80 million								
4. Amalinda Junction Precinct: Substantial centrally located Greenfield site situated between the road and rail component of the MELD Corridor with potential high density mixed land use development . The Amalinda Junction Precinct cannot be developed until the Central to Reeston Tunnel project (Bulk infrastructure project has been completed. The project will contribute towards spatial reconfiguration, through mixed land use development with proposed residential units, retail and education facilities.	Central To Reeston Tunnel Project	Engineering / Infrastructure	Central to Reeston Tunnel project: The project is required in order to create more capacity within the existing central urban areas of Amalinda; Summerpride and Haven Hills The project will unlock the land within the Amalinda Junction	R420 000 000								R420 000 000
	Amalinda Junction Mixed Use Housing	Human Settlement Catalytic	BCMM has designated 3000 mixed use units and commercial uses for tertiary institutions in support of the knowledge economy.	TBD								
	Amalinda Informal Settlement Upgrade	Human Settlement Catalytic	Upgrading of informal settlement – including Amalinda Co-op, Amalinda Fairlands, Cluster 3 and West Bank Restitution.	R218 000 000								
	??	Other: Social Amenity ??		??								
5. North West Corridor: The North West Expressway is a public transport route that will link the CBD to Amalinda Junction and open up vacant land for High density housing	Feasibility Study for the Extension of North West Expressway	Engineering / Infrastructure	The road will provide access to significant parcels of land along its length. Amalinda Junction Precinct and Chiselhurst high density housing precincts are two of the most important nodes along the corridor.	No financing								
	Extension of North West Expressway to Amalinda Main Road	Engineering / Infrastructure	The North West Expressway Extension will be a public transport route that will link up the CBD to Amalinda Junction and open up vacant BCMM land for high density housing.	No financing								
	Feasibility Study for the Chiselhurst High Density Housing Precinct	Human Settlement Catalytic	Feasibility Study for the Chiselhurst High Density Housing Precinct and other monir mixed land use precincts along the route. An estimate of 2000 high density units are possible.	R200 000.00								
??	Other: Social Amenity ??		??									
SECONDARY INTEGRATION ZONE: THE BISHO & KING WILLIAMS TOWN CBD'S, INCLUDING THE BISHO- THE KING-WILLIAMS TOWN CORRIDOR			DESCRIPTION:									
PRIORITY FOCUS AREAS	ENABLERS & SUB-COMPONENTS	CATEGORY	DESCRIPTION	MUNICIPAL	PRIVATE SECTOR	PROVINCIAL	NATIONAL	PRASA	SANRAL	ESKOM	TOTAL	

7. Invest in the Knowledge Economy: Roll out of broadband infrastructure, Science and Technology Park, Partnership with Tertiary Institutions to support: Green Energy, Motor Industry, Maritime Economy and Medical Sector	Science and Technology Park	Other: Cross-cutting	This project is an IDZ initiative that involves the Science and Technology Park which will serve to link business with local Universities. This project is a key component of the University Town initiative in the MGDS.										
	BCMM Integrated ICT project. Broadband infrastructure roll out (backbone and access networks)	Other: Cross-cutting	This project will fast-track the realisation of achieving 100% connectivity and encourage the potential of the local ICT industry to promote economy revitalisation and extend ICT connectivity to facilitate e – service. The project will ensure that the residents have equitable access to evolving computer technologies and opportunities to develop their techno-literacy skills	R100 000 000.00									
	Partnership with tertiary institutions	Other: Cross-cutting	to support the city's economic focus i.e green energy; motor industry; agro-processing; maritime economy; Education & Medical sector.										
8. Revitalization of BCMM Industry and Industrial Areas: The intention is to support and promote the growth and development of BCMM's industrial economy with a focus on the following areas: <ul style="list-style-type: none"> • West Bank • Wilsonia • Fort Jackson • Dimbaza • Berlin • Mdantsane Industrial Node This catalytic project will work in combination with Knowledge Economy Project and will be revenue enhancing in the long term.	Revitalisation of the West Bank Industrial area/Motor industry cluster.	Other: Industrial	The project entails augmentation of bulk infrastructure, upgrade of road network and landscaping of city entrance. Will ensure sufficient infrastructure capacity is available to accommodate commercial and industrial employment growth forecasts and will support retention and expansion of the manufacturing initiatives. Project also involves the upgrading and use of Race Track that will link to the motor industry and sport tourism.	??									
	West Bank Race Track	Other: Motor Sport	The project is a private sector initiative that entails developing an internationally recognised motor sport venue that attracts new investment in the precinct through motor sport facilities and motor sport related industries in a quality environment. The project will require the Harbour arterial route to be extended so that the track can be used full time for motorsport activities	??									
	West Bank WWTW		This project will be part of the process of opening up the area (Spatial Priority 2) for development .										
	West Bank Bulk Water Supply		This project will be part of the process of opening up the area (Spatial Priority 2) for development to provide serviced land for workers on the West Bank										
	West Bank: Upgrade of Settlers way as the gateway to the City												

	Dimbaza – Small industries; agro processing.										
	Fort Jackson - agro processing										
	Mdantsane Industrial Node adjacent to Mt Ruth & N2		Ideally located land for Logistics/Warehousing and light industry to support the growing logistics industry in the region. Requires well as bulk water and sewer capacity								
	N2 Wild Coast Project		This will link BCMM to Kwa Zulu-Natal and boost regional economy.								
	East London Harbour upgrade		The project is a Transnet initiative that entails upgrading and expansion of the port. The freight and logistics supports SIP2. The Transnet investment will contribute towards revitalising the economy of EL.								
	East London Airport upgrade		The project is an ACSA initiative that entails upgrading of the East London Airport and involves the lengthening of the main runway to allow bigger airplanes. This will open up opportunities to export goods and will contribute towards revitalising the economy of EL.								
	Bulembu Airport revitalisation										
Berlin- Green Energy Hub	Other: Industrial	Focussed on Renewable Energy, to broaden the energy mix, transforms and diversify the economy. Research and Development component. <ul style="list-style-type: none"> Includes manufacturing and agro-processing as part of a green energy hub concept. Solar Farm proposal by IDZ. Solar (Manufacture panels and geysers) 	No financing								
MARGINALISED AREAS - TOWNSHIP			DESCRIPTION: THESE ARE OF AN ECONOMIC / NON-SPATIAL NATURE IN								
AREAS	ENABLERS & SUB-COMPONENTS	CATEGORY	DESCRIPTION	MUNICIPAL	PRIVATE SECTOR	PROVINCIAL	NATIONAL	PRASA	SANRAL	ESKOM	TOTAL
MDANTSANE TOWNSHIP	BCMM Ongoing Housing projects within the broader Mdantsane Township	Human Settlement	New planned settlements and upgrading of informal settlement – including Zone 18cc, Cluster 1, Cluster 2 and Potsdam Ikhwezi Block 1 & 2: Includes provision of internal services and top structures	R218 000 000							R218 000 000
MARGINALISED AREAS - OTHER			DESCRIPTION: THESE ARE OF AN ECONOMIC / NON-SPATIAL NATURE IN								
AREAS	ENABLERS & SUB-COMPONENTS	CATEGORY	DESCRIPTION	MUNICIPAL	PRIVATE SECTOR	PROVINCIAL	NATIONAL	PRASA	SANRAL	ESKOM	TOTAL

CITY-WIDE PROJECTS			DESCRIPTION: ECONOMIC NODES / PROJECTS OF A NON-SPATIAL NATURE								
	ENABLERS & SUB-COMPONENTS	CATEGORY	DESCRIPTION	MUNICIPAL	PRIVATE SECTOR	PROVINCIAL	NATIONAL	PRASA	SANRAL	ESKOM	TOTAL