

INTERGOVERNMENTAL PROJECT PIPELINE: BEPP 2018-2019

Annexure 2: Integovernmental Project Pipeline

PRIORITY INTEGRATION ZONE: THE EAST LONDON CBD & INNER CITY AREA, THE MELD CORRIDOR AND THE MDANTSANE HUB PRECINCT.

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.

CATALYTIC URBAN DEVELOPMENT PROGRAMME	PROJECTS: ENABLERS & SUB-COMPONENTS	CATEGORY	DESCRIPTION	MUNICIPAL CURRENT	MUNICIPAL TOTAL	PROVINCIAL	NATIONAL	PRASA	SANRAL	ESKOM	PRIVATE SECTOR/ OTHER	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.	R 4 000 000.00								R 4 000 000.00	
	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.	R 10 000.00	R60 000 000.00							R 60 000 000.00	
	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 reflected.	R 30 000 000.00	Proposed R255m							R 255 000 000.00	
	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.	R 1 500 000.00	R5 087 250.00							R 5 087 250.00	
	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	R -	R 65 000 000.00							R 65 000 000.00	
	CBD: Development of BCMM land adjacent to North Street	Other: Mixed use	Mixed use development										
	CBD: Upgrade of the Ubulanti Park	Other: Social Amenity	Upgrade of the ablution blocks and parking area	R 1 000 000.00	R2 000 000.00								R 2 000 000.00
	CBD: Traffic and Transportation Studies	Public Transport	Required in order to determine the feasibility of concept proposals contained in the Sleeper Site Framework Plan.	R 1 800 000.00									
	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.	Meeting with PRASA on 19 March 2018						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.	No current projects									R -
	CBD: Eastern Beach Sewer Upgrade	Engineering / Infrastructure	Refurbishment of the Eastern Beach gravity sewers	R -	R138 000 000		R 33 880 803.00						R 138 000 000.00
	Port of East London: Extend Main Breakwater and Deepen Entrance	Other										R 1 500 000 000.00	R 1 500 000 000.00
	Port of East London: Rehabilitation of Latimer's Landing	Other										R 80 000 000.00	R 80 000 000.00
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.	R 40 000 000.00	R 300 000 000.00								R 300 000 000.00	
SUB-TOTAL: INNER CITY REVITALISATION					R570 087 250.00		R 33 880 803.00				R 1 580 000 000.00	R 2 409 087 250.00	

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CATALYTIC URBAN DEVELOPMENT PROGRAMME	PROJECTS: ENABLERS & SUB-COMPONENTS	CATEGORY	DESCRIPTION	MUNICIPAL CURRENT	MUNICIPAL TOTAL	PROVINCIAL	NATIONAL	PRASA	SANRAL	ESKOM	PRIVATE SECTOR/ OTHER	TOTAL	
<p>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.</p>	Corridor: Upgrading of the Public Transport Corridor from East London to Mdantsane	Engineering / Infrastructure	Road expansion from single to dual roadway.		R 500 000 000.00							R 500 000 000.00	
	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.	R 34 500 000.00									
	Reeston	Human Settlement Catalytic	High density Hosuing within the Corridor as part of the Duncan Village dedensification process.	R 2 500 000.00									
	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.		R 200 000 000.00								R 200 000 000.00
	Upgrading of the Mzonyana Treatment Works	Engineering / Infrastructure	Upgrading of water supply to the Central East London Area		R 300 000 000.00		R 30 000 000.00						R 300 000 000.00
	Amalinda Junction Precinct:	Catalytic	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	R 69 000 000.00	R 500 000 000.00		R 420 000 000.00						R 500 000 000.00
	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.	R 40 000 000.00		TBD							
	Amalinda Informal Settlement Upgrade	Human Settlement Catalytic	Upgrading of informal settlement – including Amalinda Co-op, Amalinda Fairlands, Cluster 3 and West Bank Restitution.	Budget available 2021	R 218 000 000.00								R 218 000 000.00
	North West Corridor:	Engineering / Infrastructure	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.			TBC								
SUB-TOTAL: MELD CORRIDOR												R 1 718 000 000.00	

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3. Mdantsane Urban Hub: A self-sustaining, attractive and vibrant Economic Hub that showcases the Creative Arts, Sports, Cultural History and Identity of Mdantsane.	Mdantsane Urban Hub Revitalisation	Catalytic	This includes the implementation 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.		R 8 000 000.00							R 8 000 000.00
	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		R 12 000 000.00							R 12 000 000.00
	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		Discussion with NDPW in process							
	Mdantsane Library Upgrade	Other: Social Amenity	Discussions with Provincial Treasury to be initiated			R 150 000 000.00						R 150 000 000.00
	Redevelopment of Mdantsane Sport Precinct NU2 Swimming Pool	Other: Social Amenity	Underway	R 4 000 000.00	R 4 000 000.00							R 4 000 000.00
	Orlando Stadium: Constuction of the Ablutions, Refurbishments of Boundry wall and gates, Caretakers cottage, Installation of foodlights, Rehabilitation of Playing surface	Other: Social Amenity	Underway	R 4 000 000.00	R 4 000 000.00							R 4 000 000.00
	Upgrade of Mt Ruth Substation	Engineering / Infrastructure	Required to provide additional capacity for the development of the Mdantsane CBD/ Mt Ruth/Buffer Strip areas.	R 100 000 000.00								R 100 000 000.00
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.	R 80 000 000.00								R 80 000 000.00	
SUB-TOTAL: MDANTSANE URBAN HUB				188000000		R 150 000 000.00						R 358 000 000.00
TOTAL: PRIORITY INTEGRATION ZONE												R 4 485 087 250.00

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SECONDARY INTEGRATION ZONE: THE BISHO & KING WILLIAMS TOWN CBD'S, INCLUDING THE BISHO- THE KING-WILLIAMS TOWN													
PRIORITY FOCUS AREAS	ENABLERS & SUB-COMPONENTS	CATEGORY	DESCRIPTION	MUNICIPAL CURRENT	MUNICIPAL TOTAL	PRIVATE SECTOR	PROVINCIAL	NATIONAL	PRASA	SANRAL	ESKOM	TOTAL	
<p>1. KING WILLIAMS TOWN-BISHO CORRIDOR: The Bisho/KWT Corridor will provide a public transport link between KWT and Bisho. Vacant BCMM and State land will be developed for high density housing and mixed land uses. A large part of the corridor is made up of the Bisho Revitalisation Project and will enhance Bisho as the capital of the provincial administration.</p> <p>The development of land along the Corridor is dependant on the completion of the Zwelitsha Regional Bulk Sewage Scheme</p>	KWT Public Transport Interchange	Public Transport	The expansion and renewal of the existing three taxi and bus ranks in the CBD of King William's Town and integrating into one multi modal facility to serve the entire needs of the public transport users in the area and surroundings.	R 40 000 000.00	R 120 000 000.00							R 120 000 000.00	
	Market Square Bus Rank	Public Transport			R 10 000 000.00							R 10 000 000.00	
	Market Square Taxi Rank	Public Transport			R 56 000 000.00							R 56 000 000.00	
	Mary Street	Public Transport			R 16 000 000.00							R 16 000 000.00	
	Road Network within Taxi Facilities	Public Transport			R 18 000 000.00							R 18 000 000.00	
	Taxi City Taxi Rank	Public Transport			R 51 500 000.00							R 51 500 000.00	
	Bisho revitalisation Precinct	Catalytic		which is a EC Prov Govt initiative but includes BCMM land.		No financing							
	Zwelitsha Regional Bulk Sewage Scheme(Bulk infrastructure project)	Engineering / Infrastructure		The project is required in order to create more capacity within the existing central urban areas such as Breidbach, Zwelitsha, Bisho, Schornville, Pakamisa and Ilitha unlocking of the mixed housing development in the Bisko/King Willaims Town area.		R 700 000 000.00		R 200 000 000.00	R 77 817 520.00				R 977 817 520.00
	Kei Road to Bisho Bulk Water Scheme	Engineering / Infrastructure		The project is required in order to create more capacity within the existing Bisho and King William's Town as well as surrounding peri-urban areas of Berlin, Zinyoka, Tyutyutu, etc		R 500 000 000.00			R 5 000 000.00				R 500 000 000.00
	Upgrade of the Bisho Switch house and the electrical network	Engineering / Infrastructure		To allow for growth in the Bisho Precinct.		No funding at this time.							
	Upgrade of the KWT electrical network (Power Station switch house)	Engineering / Infrastructure		to allow for growth and stabilise the network into KWT . Funding used is own funding from the electricity department capital project Estimate for first phase R6 to 10 million May 2017 to May 2018	R 10 000 000.00	R 10 000 000.00							R 10 000 000.00
	SANRAL: Resurfacing from KWT to Bisho & Breidbach	Infrastructure									R 186 000 000.00		
N2 Upgrade Bulembu Airport to King Williams Town & Interchange										R 450 000 000.00			
SUB-TOTAL: SECONDARY INTEGRATION ZONE				R 66 000 000.00			R 200 000 000.00	R 82 817 520.00		R 450 000 000.00		R 1 759 317 520.00	

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CITY-WIDE PROJECTS												
DESCRIPTION: ECONOMIC NODES / PROJECTS OF A NON-SPATIAL NATURE												
PRIORITY FOCUS AREAS	ENABLERS & SUB-COMPONENTS	CATEGORY	DESCRIPTION		MUNICIPAL	PRIVATE SECTOR	PROVINCIAL	NATIONAL	PRASA	SANRAL	ESKOM	TOTAL
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		R	100 000 000.00						
	N2: East London: N2/R72 Bypass		Sanral is willing to consider implementation of this project on condition that SANRAL, BCMM, DRPW & East London IDZ jointly fund this project: Issue Land acquisition									
	R72 Upgrade between Fish River and Birch River									R	450 000 000.00	
	R72 Upgrade between Birch River and Open Shaw									R	400 000 000.00	
	Road Reseal from Alice to King Williams Town									TBC		
	Upgrade R63/N6 Intersection to R63/N2 Intersection									R	380 000 000.00	
	Partnership with tertiary institutions	Other: Cross-cutting										
SUBTOTAL: CITY-WIDE PROJECTS										R	1 230 000 000.00	