

The Zanemvula housing project launched in 2007. It is an informal settlement upgrading and human settlement project in Nelson Mandela Bay. The project is located in the Chatty, Joe Slovo West, Soweto-on-Sea and Veeplaas areas and involves the relocation of residents from the floodplains of the Chatty River and from backyard dwellings and other stressed areas around Nelson Mandela Bay to decent human settlements. The project will deliver 22 700 houses.

Happy homeowners after houses rectified, upgraded

HOME is where the heart is, but a house is not a home when it does not provide its owner much-needed comfort and happiness. For the people of Soweto-on-Sea, houses are becoming homes as the National and Eastern Cape Departments of Human Settlements, the Nelson Mandela Bay Municipality and the Housing Development Agency (HDA) work to rectify and upgrade thousands of sub-standard homes in the area.

After living in a poor-quality house in Soweto-on-Sea for close on 20 years, Nompumelelo Jack, 50, is today a happy homeowner after the rectification and upgrading of her “falling apart house”.

“My house is now a totally new structure. It used to have huge cracks and the roof leaked when it rained. I used to dread each time I noticed rain clouds in the sky because I knew the discomfort it would bring,” said Jack, showing off her neatly painted house.

“Now, it’s a completely different story. They removed the zinc roofing which makes the house feels like an oven when it’s hot, and replaced it with tiles. The windows and doorframes were also changed and all rooms have ceilings. Words cannot express how happy I am. To cap it all, I now have an inside toilet, a bathroom with a tap, a kitchen sink and running water.

“This is what I call a home,” she smiled.

Jack is one of the 2 500 homeowners in Soweto-on-Sea and Veeplaas whose once defective houses are part of a rectification and upgrading programme being undertaken by the Eastern Cape Department of Human Settlements and



HAPPY HOMEOWNER: Nompumelelo Jack (54) stands outside her newly rectified house at Soweto-on-Sea.

project managed by the HDA. Houses that were poorly built are being improved by either upgrading them completely or, in some cases, demolishing them and starting from the foundation level to build structurally sound and durable houses.

Residents living in the area where the rectification process has been completed have nicknamed the township “Pola Park” – Pola in Xhosa means “relax” – after the upgrades changed their lives.

“We call this area Pola Park because of the way we now live. It’s so relaxing as our houses are now comfortable, properly ventilated, neatly painted with ceilings and tiles which make them cool inside. It really gives me peace of mind,” said 23-year-old Nomonde Tyelbooi.

Tyelbooi says she did not expect a bathroom with a tap and an inside toilet. “This was the icing on the cake. Initially, I expected that they would only seal the cracks and gaping holes, and not even paint the houses. The HDA proved me wrong. They took it a step further, and I am so excited and proud of my house. I really enjoy living in it.” She thanked the government for “keeping its promise” of delivering houses.

The HDA confirmed that rectifying and upgrading of these houses involves putting in extras such as plastering inside and outside, installing water tanks and ceilings, fitting gutters and electrical conduits, as well as durable window and doorframes. The second phase of the rectification programme will see 2 500 completed by July 2013. In total 7 500 will be rectified.

Green Tip!



RAIN, rain! It will be raining a lot during the next few months and there is also a lot of sunshine in February – so now is the perfect time to use the natural water and start planting grass around the apron of your house.

Grass looks beautiful, keeps the house cool, and also contributes to the greening of your community.

You can also use this rainy period to plant vegetable gardens – carrots, cabbage and spinach are good for planting this time of the year.

Message from the HDA



Operations Manager Nicholas Tsewu

I am proud to say the Zanemvula project is a leading example of the outcome of government collaboration and an aim to deliver quality housing. Delivery aside, we acknowledge the challenges in meeting the demand for low-cost housing in Nelson Mandela Bay are still great.

Our work at the HDA is not a one-way stream in that we deliver housing to qualifying beneficiaries – it is a two-way process. The HDA does not only build houses – we also

aim to build strong and vibrant communities characterised by economic and social opportunities, access to services and amenities, and a sense of civic responsibility and pride.

We can only achieve these through building strong collaborative relationships, mainly with communities, but also with our other stakeholders. Read the article 'Project Committees' to understand how we work with everyone.

With the help of our communities and partners we achieved a great deal in 2011. But there is so much more we must do in 2012. With close collaboration we can meet the challenges this year will bring on the Zanemvula project.

Nicholas Tsewu, HDA Operations Manager

Project committee

KNOW YOUR PROJECT COMMITTEE

THE Zanemvula housing project is in action in eight municipal wards – but there are many people involved in delivering quality homes to the people of Soweto-on-Sea, Veeplaas, Chatty and Joe Slovo West.

These people form a group – your Project Committee (PC) – which ensures the project runs smoothly. The PC meets once every month to evaluate the project, to check if there are any hiccups delaying progress and how they can be overcome.

The HDA community liaison and development manager Phaki Ximiya says this arrangement is working well. "For such a massive project which involves communities and the delivery of such a sensitive matter – housing – you need to make sure that all concerned parties are involved. So it's advisable to involve everyone relevant," said Ximiya.

Various committees were established to ensure the smooth running of the Zanemvula project. These are as follows:

- 1. Steering Committee:** made up of local councillors and officials from the HDA, Nelson Mandela Bay Municipality, and Provincial and National Government. This is the main committee. It guides the project direction and represents the hopes of affected communities.
- 2. Zanemvula Technical Task Team:** consists of mainly officials. They prepare progress reports for the politicians and are involved in the actual implementation work. This committee drives the project.
- 3. Project Committees:** made up of locals and officials from the relevant wards where the projects are being implemented. This is the voice of the project.

Project Update: January and February 2012

THE Zanemvula mega-housing project in Chatty, Joe Slovo West, Soweto-on-Sea and Veeplaas is divided into four programmes:

- Construction of 13 327 new houses in Chatty extensions 3, 4, 5, 12, 13 and 15, Joe Slovo West and Kwadwesi Extension.
- Informal settlement upgrade of approximately 1 565 houses.
- Rectification of approximately 7 500 houses in Soweto-on-Sea.
- Erection of 323 rental houses.

The project will therefore deliver approximately 22 700 housing units in all.

Chatty 1347

- 1 347 houses to be built.
- All sites are fully serviced.
- The total number of contractor handovers to date is 1 059 houses.
- The project is estimated to be completed in March 2012.

Chatty 1380

- 1 380 houses to be built.
- Contractors were appointed on 20 January 2012 to facilitate site establishment and commencement of construction in February 2012.

- 40% of beneficiaries have been identified and the municipality will identify the remainder.
- The project is estimated to be completed in May 2013.

Joe Slovo West 4000

- 4 000 sites to be serviced.
- Tender advertised on 13 January, and will close on 6 February 2012.
- Site clarification meeting held 20 January 2012.
- Contractors to commence construction in May 2012.
- Housing tender to be advertised later in the year.
- It is estimated to take about 22 months to complete.
- Construction of houses will start in 2013.

Soweto-on-Sea rectifications 2500

- 2 500 houses to be rectified and 89 rectified to date.
- The project is scheduled for completion in July 2013.

Soweto-on-Sea Multi-Purpose Centre

- The R22-million project was completed last year and handed over to the Nelson Mandel Bay Metro. However, at the moment the municipality does not have operational funding for the centre. Requests to use the centre to be made to the NMBM Facilities Manager, who can be reached at 041 506 2911.



Deborah Lukwe

I feel my dignity has been restored. My newly upgraded house makes me feel proud and it is comfortable and secure.



Nomonde Tyelbooi

I love the tile roofing of my house because it makes the inside cool. Also at night I don't have to go outside if nature calls.



Liyema Seya

It's my palace. After the rectification, it's now a proper home, and I love everything from the kitchen sink to the bath tub.



Joseph Gubayo

I don't want to think back to the times I lived in a shack. I like the space, the privacy, the comfort and the security. I feel human again.



Ziyanda Tele

I enjoy walking into my kitchen and opening the tap with running water. It makes washing dishes enjoyable.

Housing rectifications going well

THE Housing Development Agency (HDA), on behalf of the Eastern Cape Department of Human Settlements, is project managing a massive upgrading and rectification programme in five wards of Soweto-on-Sea and Veeplaas, and the project's second phase will see 2 500 units turned into decent homes. In total, 7 500 will be rectified.

The upgrading of the units includes plastering inside, installing water tanks, fitting gutters and electrical conduits, adding ceilings, and fitting meranti window and door frames.

The HDA project manager responsible for the rectification and upgrading, Ivan Steneveldt, said the original RDP houses were not built with all these extras. "They are only plastered outside. We are going an extra mile and providing all these additional fittings to make the houses comfortable to live in, and also to make the owners feel proud of their properties," he said.



EDUCATION BROUGHT CLOSER: Surrounded by classrooms, Alfonso Arries Primary School principal Bruce Damon stands in the middle of the courtyard of his school, which opened for the first time at the beginning of the school year in January. This is a relief to pupils and families in the Chatty area as they will no longer have to walk long distances. The school will also alleviate overcrowding. It was named after Alfonso Arries, a three-year-old boy who drowned in a local dam in 2010. Damon said the enrolment this year is set at 800 pupils.

Extend your house but follow proper procedures

AS A homeowner you are allowed to improve your house by extending it, and the municipality encourages those who can afford to do so to go ahead with their plans. But remember, all improvements need to be legal.

This means as homeowners, you should follow the proper procedures prescribed by the municipality when extending your house. If you extend your house, or make any structural changes without first getting approval from the municipality, you will be fined, and the work done demolished.

To make sure this doesn't happen, homeowners must:

1. Apply to the municipality for permission to extend and state their intentions.
2. Make sure a qualified and registered professional, such as an architect, draftsman or building-related specialist draws the plans for the housing extensions.
3. Get the professional who is drawing the plans to send them to the municipality.
4. Remember that there are fees to be paid to the municipality for plans to be processed.

You should not view these rules as obstacles to improving your property. They are in place to make sure basic health and safety standards are in place.

IMPORTANT POINTS TO REMEMBER:

- Homeowners with low incomes are given special treatment and plan approval fees are considerably reduced for them.
- Don't be caught cheating as municipal building inspectors often visit areas, checking if homeowners are making illegal extensions to their homes.
- When making these extensions, proper and durable materials should be used. This helps to create strong structures which can stand the test of time. Remember you want to live in your house forever, and even pass it on to your children.

Institutional arrangement

YOUR ZANEMVULA ROLEPLAYERS

THERE are four main role players in the Zanemvula project – the National Department of Human Settlements, the Eastern Cape Department of Human Settlements, the Nelson Mandela Metropolitan Municipality and the Housing Development Agency (HDA).

Each one of these role-players has a specific function:

- The National Department of Human Settlements is the Project champion.
- The Eastern Cape Department of Human Settlements is the developer and it oversees the flow of funding and policy interpretation.
- The Nelson Mandela Metropolitan Municipality is the landowner and identifies the beneficiaries and manages all project planning.
- The HDA is the implementing agent and manages the project.

Ward Councillors

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CONTACTING ZANEMVULA WARD COUNCILLORS

LOCAL ward councillors are an important point of contact for the Zanemvula housing project for local sub-contractors – who want to be included on a database for potential construction jobs in the area – and for residents who have problems related to the project. Get to know your local councillors:

Ward	Councillor	Cell No
24	Masande Mantla	083 615 7227
27	Xolani Bisset	076 013 1357
28	Buyelwa Mafaya	082 503 1869
30	Michael Tofile	072 155 3374
33	Deidre Bruintjies	082 528 6623
36	Nomonde Mhlobiso	082 535 1386
41	Mbongeni Bungane	079 490 0015

Ward offices are open daily Mondays to Fridays from 8am to 4.30pm.

**THINK
TWICE**

Corruption is a serious issue and the HDA calls on communities and businesses to be vigilant and report any suspected cases of corruption.



The late Cllr. Mxolisi Gumenge.

Ward councillor Mxolisi Gumenge dies in a car accident

THE HDA wishes to convey its condolences to the wife and family of Ward 26 Councillor Mxolisi Gumenge who died in a car accident this month together with two other ANC councillors Phumeza Lose and Noncedo Ngqondi.

Gumenge's ward is one of the eight wards in which the HDA is heavily involved with the Zanemvula housing project.

He was one of 14 Nelson Mandela Bay councillors who were on their way back to the city from a local government law and public administration training programme held at the East London campus of Fort Hare University. The other 11 councillors were injured, some seriously.

The HDA had an excellent working relation with Councillor Gumenge, and viewed him as a young and talented councillor who put the interest of his ward first. May his soul rest in peace.

Useful contact numbers

The Housing Development Agency: 041 393 2600

Nelson Mandela Bay Municipality:

Customer Care (all hours): 041 506 5555

Service Delivery Centre (all hours) – for water, sanitation and all other services: 0800 205 050

Human Settlements Eastern Cape: 043 711 9500

Emergencies: Call from cell phone: 112

Childline: (help when a child is in danger) 08000 55 555

Eskom customer care: 0860 037 566

Public transport information: 0800 656 463

Land Invasion: Macdonald 082 4105 066 /
Hlela 079 4900 531

Fire: 041 585 2311

Water Leaks, Power outage etc: 0800 205050

General Emergencies: 041 506 2735



human settlements

Department:
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