

Neighbourhood Development Partnership Program
NATIONAL TREASURY REPUBLIC OF SOUTH AFRICA

THEMBALETHU INDAWO - NODE 1

BACKGROUND REPORT AND WORK PLAN

OFFICE OF THE DIRECTOR: PLANNING & DEVELOPMENT



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Neighbourhood Development Partnership Program

NATIONAL TREASURY REPUBLIC OF SOUTH AFRICA

THEMBALETHU INDAWO - NODE 1

BACKGROUND REPORT AND WORKPLAN

1. INTRODUCTION AND BACKGROUND

The George Municipality was invited to participate in the Neighbourhood Development Partnership Program. The Thembaletu Node 1 project was presented as one of the priority development areas in the George city area and such project was selected by the Neighborhood Development Partnership Program Unit as a possible NDPP Grant Project.

Participation in the NDPP was acknowledged by the Municipal Manager: Dr M Gratz.

2. PROJECT ADMINISTRATION AND MANAGEMENT STRUCTURE

The attached Registration Form (Annexure A) includes the names and contact details of the officials of the George Municipality, responsible for the project. Me Mabalenhle McBrown has been confirmed as the NDPP Project Coordinator.

3. PROJECT INFORMATION

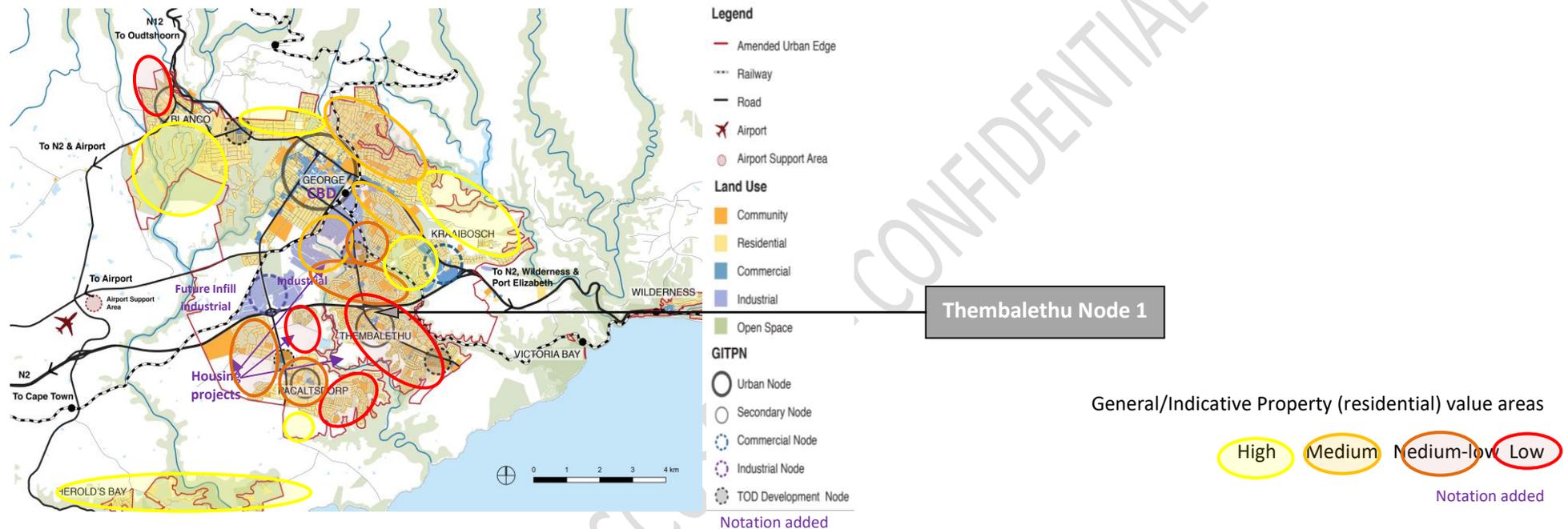
3.1 PROJECT CONTEXT

3.1.1 GENERAL TOWNSHIP INFORMATION

The Thembaletu township lies in the southern part of the George City area.

The area of approximately 575ha accommodates an estimated 16000 families (2018/19 figures escalated at IDP estimated growth rate 1.2%per year). At an estimated household size (IDP: George Average hh size) of 3,6, this equates to 57 600 residents.

3.1.2 TOWNSHIP LOCALITY AND ECONOMIC LINKAGES



The figure above is an extract of the MSDF 2019 Existing Spatial Structure of the George City Area: Land Use Zoning, Nodal Activity Centres and Primary Movement network, that illustrates (also see Map 2, attached):

- The current space economy is concentrated in a triangle of opportunity comprising of:
 - The existing CBD Business node,
 - Kraaibosch / Blue Mountain Commercial Node,
 - Pacaltsdorp Industrial Node
- Nodes and corridors, identified to extend the area of opportunity include: Thembaletu (2 nodes), Pacaltsdorp Node and the Blanco node, linked by a network of collector roads (public transport network routes), including Nelson Mandela Boulevard which links Thembaletu to the George CBD. These nodes are included in George City Area.
- Less advantaged areas encircle the George central area to the south and north-west. Notation added to the MSDF Map (extract above) shows that residents of various income levels share the George City area. The main concentration of lower-income families is located in Thembaletu and Pacaltsdorp South, with Blanco noted as the northern low-income area. Thembaletu and Pacaltsdorp are mainly dormant neighbourhoods with little developed/ utilized formal economic opportunities. The area is, however, a densely populated, vibrant urban area, with various social- and urban supportive facilities and an active

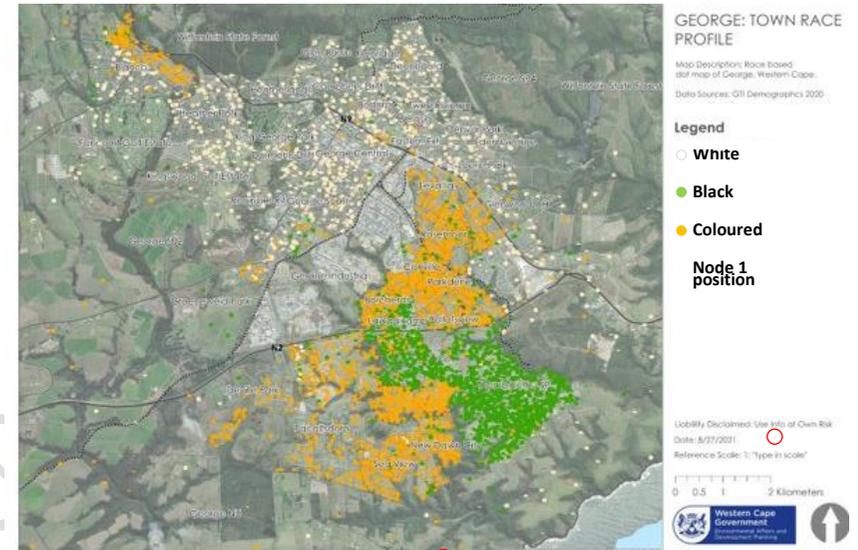
informal economy. The inability (financial) of local entrepreneurs to develop infrastructure in support of business ventures, general poverty and joblessness are concerns in this area and the rapid increase of informal housing and indigent families urges enabling and sustainable economic/development intervention.

3.1.3 TOWNSHIP RACE PROFILE

The race composition of the Thembalethu community shows that the resident population is mostly black Africans.

3.1.4 NATURE OF THE PROJECT AREA: STRATEGIC VISION

An extensive urban analysis of the Thembalethu area was undertaken in 2013: “The Thembalethu Upgrade Plan” (attached as **Annexure B**). Such detailed status quo analysis culminated in the 2016 Thembalethu Urban Restructuring LSDF and the 2017 Thembalethu Precinct Plan (attached as **Annexure C**). A public participation and stakeholder (public and private) process was followed to garner input prior to the finalizing of proposals. Very specific principles and proposals (design/use) were detailed in the Precinct Plan in respect of the Thembalethu Node 1, (See Par.5.8.1), which was subsequently adopted by the George Municipal Council. Various Sectoral Framework Plans linked to the Precinct Plan including the urban design included in the George Integrated Public Transport Plan (See Par 5.8.1)



The Thembaletu Precinct Plan identified three nodes

- PP1 - Urban Design Framework for the nodes: Thembaletu comprises three (3) potential nodes:
 - ☐ first is located in the northern entrance on the Nelson Mandela Boulevard and Tabata and Ngcakani streets intersection. (Being **Thembaletu Node 1** – NDPP site)
 - ☐ second is centrally located on a ‘dog’s leg’ street pattern where 26th Street and Zabalaza Street link with Nelson Mandela Boulevard.
 - ☐ third potential node is located in the southern end of Thembaletu where Nelson Mandela Boulevard again intersects with Tabata and Ngcakani Streets.

“These are important structuring nodes or growth points that offer the perfect location for mixed use development, local business, retail, government services and public transport interchange areas.

Instead of allowing these to take shape informally, urban design frameworks are proposed that will inform planning and land use allocation in the nodes.

Including:

- **Urban intensification** along Nelson Mandela Boulevard, Tabata and Ngcakani streets: Reverse the ‘doughnut’ like, low density settlement pattern that currently exists between Tabata and Ngcakani Street by classifying this area as an urban intensification zone.
- Encourage **higher residential densities** and the development of **mixed-use apartment buildings**. Houses whose backyards currently turn their back onto Nelson Mandela Boulevard and other main roads should be encouraged to front-up to them. This can be done through a municipal incentive scheme which is already in operation, however in need of revision.
- **Nelson Mandela Boulevard landscaping and public and non – motorised transport**. Promote Nelson Mandela Boulevard to become a high intensity public and non – motorised transport spine with limited provision for private motor vehicles. The quality of Nelson Mandela Boulevard experience should be enhanced by appropriate landscaping.
- Main Road Interface: Enhance the quality of Nelson Mandela Boulevard by guiding the architecture of new developments that abut the main road through the preparation of a main roads interface guidelines study.
- Ntaka Street Precinct Review: Investigate alternative layout that accommodates **business activities** abutting the N2 and locates the same number of approved housing units, but all of the higher density options on suitable adjacent land.
- Msobomvu Estate Review: Investigate possibility of using unsold publicly owned properties nearest to the N2 for **business purposes** and retain remainder of estate away from N2 for residential purposes.

Engineering proposals contained in the Precinct Plan, including:

- Upgrade Nelson Mandela Boulevard: Upgrade Nelson Mandela Boulevard with the aim to increase capacities as well as to support a **high intensity public transport system** and provide for non-motorised transport with clearly visible bicycle lanes.
- Recreational and Maintenance access track: Align a recreational **walking/running/cycling track** on land lying above the river valleys. This track will be a recreational facility for local residents and will also have tourism value and can be used to host regional running or cycling **events** and will bring tourist exposure to Thembaletu. The track will also assist with channelling storm water before water enters the river system...

- Upgrade road to the coast: Residents in Thembaletu have expressed the desire for short direct access to the coast. Upgrade the existing route to the coast for this purpose. This will require negotiation as the route currently cuts through privately owned property. This will also open up tourism opportunities as holiday makers may seek to use a continuous tourism route through Thembaletu (*outside Node 1 area*).
- Trinary Road System: Design Nelson Mandela Boulevard, Ngcakani and Tabata streets as a trinary road system, where Tabata and Ngcakani Streets are two-way streets.
- Renewable Technologies (non-spatial)...: Prepare a renewable technology strategy focusing on implementation options for water management and energy generation in projects and developments. Promote the use of solar hot water projects, solar water heaters, PV panels, grey water recycling etc.
- Upgrade appearance and signage of N2 NMB Bridge: NMB **bridge over the N2** (*upgrade in process*) should perform a **landmark function** to traffic on the N2 identifying Thembaletu to passers-by and setting the scene for future business and tourism development therein. The proposed business edges with their excellent exposure along the N2 will assist this.

Local Economic Development Projects:

- Tourism Plan (non-spatial): Currently (2016) there appears to be limited tourism opportunities for Thembaletu. Prepare a tourism plan to investigate cultural, adventure, eco and agri – tourism opportunities and the development of existing tourism opportunities. (*See George Integrated Growth and Development Strategy (GIGDS), and SMME Development Strategy in process*).
- Small scale agriculture and food production: The Sandkraal Farm integrated development framework contains proposals for horticulture, livestock and social agriculture. This plan should be implemented where possible. Ensure agriculture **market** links in order to ensure production sustainability. This sector is challenged among other things by water availability and expensive irrigation methods due to high slopes south of Thembaletu.

Human Settlement Planned (Data to be updated with 2021 Housing Plan numbers) in Thembaletu:

- Informal Settlement Upgrade: Upgrade informal settlements to high urban densities to be achieved by providing pedestrian walkways to some units rather than full motor vehicle roads.
- BNG and Social Housing as per DHS Pipeline
- Phase 1 – 1749 units – in progress
- Phase 2 – 1483 units
- Phase 3 – 1118 or 1153 units
- N2 FLISP 240
- Sandkraal 521
- Informal Settlements: Upgrade informal settlements maintaining current densities or higher using reblocking strategy.
- Social Housing: Declare area between Tabata and Ngcakani streets as Restructuring Zone to facilitate social housing.- see updated information on Map, attached). Various informal settlement have established in the Thembaletu area since 2016.

The Map attached shows that Thembaletu is included in the gazetted Priority Human Settlement and Housing Development Area (PHSHDA) .

Various projects have realized since the development of the Precinct Plan, in the Thembalethu Node 1 immediate vicinity including:

- The redeveloped police station,
- The upgraded taxi rank,
- Vendor stalls,
- iHub building,
- New Clinic,
- Various stages of infrastructure projects, including the Go George bus route (confirmed but not implemented),
- A few residential erven within Msobomvu Village have been developed,
- The Puma Public Garage and Thembalethu Village Mall falls within the general Nodal area.

3.1.5 NATURE OF THE PROJECT AREA: ACTUAL DEVELOPMENT

The Nelson Mandela Boulevard/ Ngcakani street area is the first major (and currently, only) commercial node and taxi terminus in Thembalethu and is situated when entering from the N2. As noted the Mall and Public Garage, private ventures, were developed. Mostly large corporate tenants can afford rentals in the commercial centre. Developments around the node include the components mentioned above (projects realized).

A very distinctive urban quality, on entering Thembalethu, is the vibrant informal economic activities, specifically in houses on the western side of Nelson Mandela Boulevard (NMB). Given that NMB is the only entrance to Thembalethu (57000 people) this entrance point is very busy (cyclists, traders, motor vehicles, taxis, pedestrians). The Map attached, shows the development on site, and adjacent.

Notwithstanding various strategic planning documents (three sets of precinct/framework plans), significant densification and infill economic uses have yet to take place. Private initiative saw the development of three stands (Thembalethu Mall, Booï's Funerals and the Puma Garage), but the activity and use opportunity is still very much disproportional to the actual investment on site.

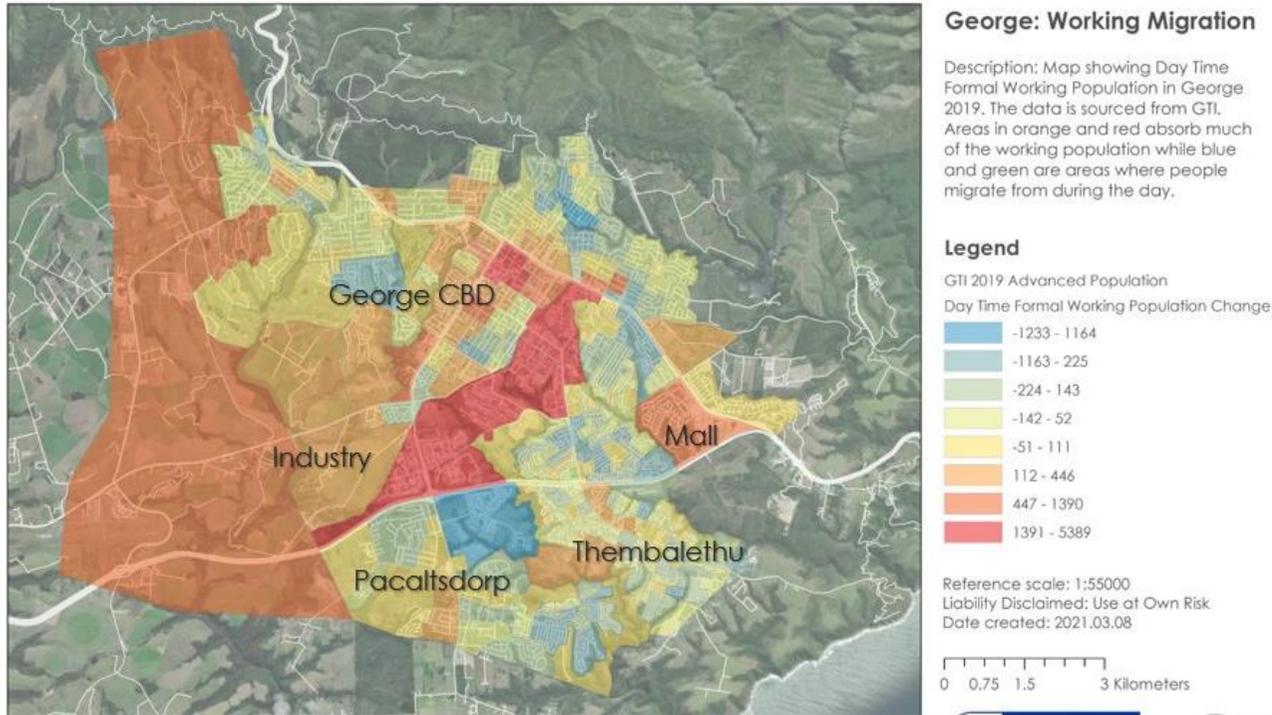




Five of the 6 zones (See Par5.7) of the nodal area are undeveloped, with scattered buildings within the site. The nodal area consists of serviced, zoned (various) erven, albeit mostly vacant. The northern zones have extensive vacant land, in a large block at the entrance to Thembalethu; and the southern zones include strategic infill land, in the central intensification area, serving the whole of Thembalethu.

The Map below shows that very little of the working population of George is absorbed in the Thembalethu area. The majority of people in George are employed in the industrial area. Opportunity for economic development in Thembalethu is scarce. Income and investment levels are low. Nonetheless a large concentration of George's population reside in Thembalethu and the area is increasingly extended and densified as more people move to this area.

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Map Source: DEA&DP: SP



4. PROJECT SUMMARY

4.1 PROJECT SUMMARY

4.2 BRIEF PROJECT DESCRIPTION AND COMPONENTS

The Thembaletu Node 1 project represents the phased development of vacant land at the entrance to the Thembaletu area in George. The area has been earmarked in a range of

strategic framework and precinct plans, as the main activity node in the Thembaletu area, a suburb of George, which houses approximately 57000 people.

The nodal area includes a variety of public and private developments, albeit sparsely scattered in a mostly vacant site area. The project site is located within established, relatively densely populated urban fabric.

The Thembaletu Node 1 project is a mixed-use nodal development which will include housing (proposed rent to buy), commercial- tourism, recreation, manufacturing- office and retail opportunities.

During the project process (Par 5.5.2) the project components and phasing will be refined. Provisional land use elements are noted in Par 5.5.3 and Par 5.5.4.

4.3 PROJECT TYPE AND STATUS

The NDPP Thembaletu Node 1 is a greenfield, infill development. There are scattered uses within the overall nodal area, but the proposed development areas are vacant, infill, separately registered erven.

5. PROJECT DETAILS

5.1 PROPERTY DESCRIPTION, OWNERSHIP AND AREA, ZONING



Zone	TYOLORA	Project properties within the General Nodal Area and existing non-residential uses				
	PROP_DESC	Area(Ha)	OWNERSHIP	NEW_TITLE DEED	USE NOTES	ZONING
1	7044-7049	0.333	GEORGE MUNICIPALITY	T39457/2000	Mun Vacant	Business Zone II
1	7163	0,044	GEORGE MUNICIPALITY	T39457/2000	Mun Vacant	Community Zone III
1	7164	0,045	GEORGE MUNICIPALITY	T39457/2000	Mun Vacant	Community Zone III
1	7169	0,07	MUN GEORGE	T39457/2000	Mun Vacant	
1	7185-7189	0,225	GEORGE MUNICIPALITY	T39457/2000	Mun Vacant	Community Zone III
1	7042	0,058	MUN GEORGE	T39457/2000	Community Facility: Fire station	Utility Zone
1	7043	0,054	GEORGE MUNICIPALITY	T39457/2000	Fire station	Utility Zone

1	7052	2,042	MUN GEORGE	T39457/2000		Thusong Centre - only 50% of area used	Community Zone III
1	9720	0,109	MUN GEORGE	T55004/2013		iHub site - 50%used	Community Zone III
1		2,647	less used by Social fac (est)= 1,4595ha vacant erven, municipal owned				
1 4 6	7041	1,734	MUN GEORGE	T39457/2000		Road area in Msobomvu- part unconstructed (services) 30% built - 1,2ha est vacant	
1		0,538	0.616ha vacant privately owned				
2	1693	1,863	ARENGO 89 PTY LTD	T58115/2010		Mall	
2	1692	0,383	TO BE CONFIRMED	TBC		Taxi Rank	
2	1691	0,298	SHEPHERD REAL EST PTY LTD	T23005/2015		Public Garage	
2		2,544	Existing Mixed Use Node (Private & Taxi Rank)				
3	1778	0,051	MUN GEORGE	T59889/2002		Mun Vacant	Business Zone II
3	1779	0,042	MUN GEORGE	T59889/2002		Mun Vacant	Business Zone II
3	1781	0,039	MUN GEORGE	T59889/2002		Mun Vacant	Business Zone II
3	1782	0,039	MUN GEORGE	T59889/2002		Mun Vacant	Business Zone II
3	1787-1791	0,526	MUN GEORGE	T59889/2002		Mun Vacant	1787= Open Space Zone I 1788-91 Business Zone II
3	1802	0,098	MUN GEORGE	T59889/2002		Mun Vacant	Industrial Zone I
3	1806	0,06	MUN GEORGE	T59889/2002		Mun Vacant	Industrial Zone I
3	1807	0,053	MUN GEORGE	T59889/2002		Mun Vacant	Industrial Zone I
3	1808	0,052	MUN GEORGE	T59889/2002		Mun Vacant	Industrial Zone I
3	1809	0,052	MUN GEORGE	T59889/2002		Mun Vacant- but small structure -	Industrial Zone I
3	1810	0,06	MUN GEORGE	T59889/2002		Mun Vacant- but small structure -	Industrial Zone I
3	1813	0,093	MUN GEORGE	T59889/2002		Mun Vacant- but small structure -	Industrial Zone I
3	3233	0,11	MUN GEORGE	T12641/2020		Mun Vacant- but small structure	Community Zone II
3	1773	0,709	UNKNOWN	T48243/2003		Street - not constructed	Transport Zone II
3	1784	0,07	GEORGE MUNICIPALITY	T59889/2002		Mun Vacant	Industrial Zone I
3		2,054	Vacant Municipal owned- Zone 3				
3		0,559	Private owned vacant Zone 3				
3	1804	0,098	BANTU CHURCH OF CHRIST	T48026/2008		church private	Industrial Zone I

3	525	3,61	REPUBLIEK VAN SUID-AFRIKA	TL2928/1994PE		School	Community Zone I
3	11113	0,104	MUN GEORGE	T35302/2013		Building - use tbc	Community Zone I
3	1821	7,387	MUN GEORGE	T48021/2008		Police Station	Community Zone I
3	3230	0,145	OLD APOSTOLIC CHURCH OF AFRICA	T48025/2008		structure - central site	Community Zone II
3	3228	0,197	NATIONAL BAPTIST CHURCH OF SA	T38425/2012		private - very small building	Community Zone II
3	1783	0,184	NEW LIFE IN CHRIST MINISTRY	T12061/2012		Private church	Community Zone II
3	1805	0,092	ETHIOPIAN CHURCH OF S A (INDIG)	T59889/2002		private building church	Community Zone II
3	3231	0,225	TBC	TBC		Church	Community Zone II
3	11123	0,383	TBC	T48243/2003		Use tbc - central to Area 3	Community Zone II
3		12,425	Community Facility area: Zone 3				
4	7058-7080	1,231	GEORGE MUNICIPALITY	T39457/2000		Mun Vacant	
4	7088-7117	1,464	GEORGE MUNICIPALITY	T39457/2000		Mun Vacant	
4	7121-7124	0,187	GEORGE MUNICIPALITY	T39457/2000		Mun Vacant	
4		2,882	Municipal Vacant: Zone 4				
4		0,223	Zone 3 private				
5	7136-7142	0,334	GEORGE MUNICIPALITY	T39457/2000		Mun Vacant	
5		0.334	Municipal vacant: Zone 5				
5		0,238	Private vacant Zone 5				
5	2202	0,866	GEORGE AND ERIK ENTERPRISES PTY LTD	TL47/1991PE		Outside area of Node 1 - adjacent Area 1 and 6 - between park and mall--Private vacant business erf	Community Zone III
6	7081-7087	0,431	GEORGE MUNICIPALITY	T39457/2000		Mun Vacant	
6	7143-7150	0,372	GEORGE MUNICIPALITY	T39457/2000		Mun Vacant	
6	7176-7184	0,483	GEORGE MUNICIPALITY	T39457/2000		Mun Vacant	
6	1602	0,41	MUN GEORGE	T19821/2010		Park link area	Open Space Zone I
6	1821	1,51	MUN GEORGE	T48021/2008		Part of 60ha area - Park and pond	Open Space Zone III
6		3,206	Municipal, Vacant Zone 6				
6		0,117	Private Vacant Zone 6				

In summary:

- Zone 1: 2,66ha Municipal owned, vacant, registered erven (serviced; zoned); 0,6ha private vacant erven; 0,8ha private developed erven (15 houses and one business); 1,2ha developed community facilities, including Thusong Centre, Fire Station and IHub.
 - Zone 2: Existing developed commercial node (Private: Mall and Garage, Municipal taxi rank) – 3 erven – 2,5ha
 - Zone 3: 2,1ha Municipal owned, vacant, registered erven (serviced; zoned); 0,6ha private vacant erven; 12,5ha developed community facilities, including churches, school, police station, etc.
 - Zone 4: 2,9ha (Municipal owned, vacant, registered erven (serviced; zoned)) and 15 private developed erven (houses)
 - Zone 5: 0,3ha (Municipal owned, vacant, registered erven (serviced; zoned)); private vacant erven 0,3ha and 0,9ha private, vacant business erf.
 - Zone 6: 3,2ha Municipal owned, vacant, registered erven, including two large open space erven (serviced; zoned); private vacant erven 0,12ha.
 - Total of 11,16 Municipal land (serviced area, individually registered erven, various rights/zoning).
- The various zones each include a mix of private and public land, but with more than sufficient municipal owned land to implement a substantial investment/upgrading project.
 - There are extensive (albeit scattered) social (public and private) investment/development already within (and adjacent to) the zones.
 - The zoning and land use mix include opportunities (public and private) for residential, commercial, open space (recreational) and community facility uses.

5.2 LOCALITY

5.2.1 URBAN FABRIC AND SETTLEMENT

The Map attached shows the position of the nodal area within adjacent urban fabric. Note to be taken of the concentrated informal economic activity along NMB (see photos below) and scattered social (see Map above and photos below), the taxi rank and formal retail facilities (Mall and garage).

The single residential development in Msobomvu, within the general project node area includes 15 relatively high value houses (compared to the remainder of Thembaletu) but the surrounding area (See Property Valuation Map) includes relatively low value residential erven, with single residential buildings and backyard rental structures.



5.2.2 ECONOMIC LINKAGES AND EMPLOYMENT CENTRES

See Par. 3.1.2. and 3.1.5.

Thembaletu is located within 5km from the CBD, Mall and 2km from George’s main, existing industrial areas. The proposed node is adjacent to NMB, which links to all these workplace destinations. Map (DEA&DP) has reference.

Linkages (spatial and non-spatial) to other economic initiatives in George will be guided through the George Integrated Growth and Development Strategy (GIGDS) and the SMME development program (currently in process).

5.2.3 SOCIAL- AND PUBLIC REALM

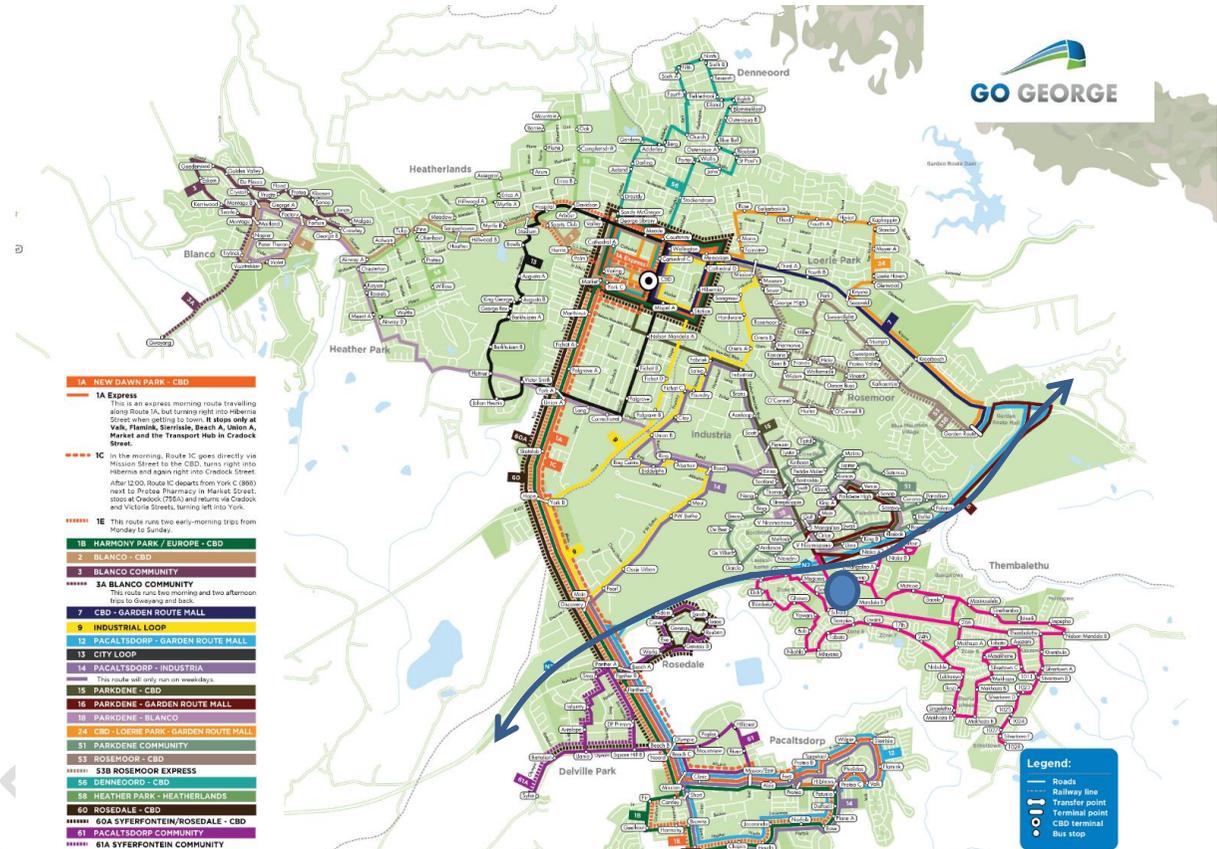
The map attached, and the sketch included in Par 5.1, refer.

5.2.4 ACCESS AND PUBLIC TRANSPORT NETWORK

The nodal area is adjacent to the N2 and configured in sections along NMB, being a planned public transport corridor.

Note:

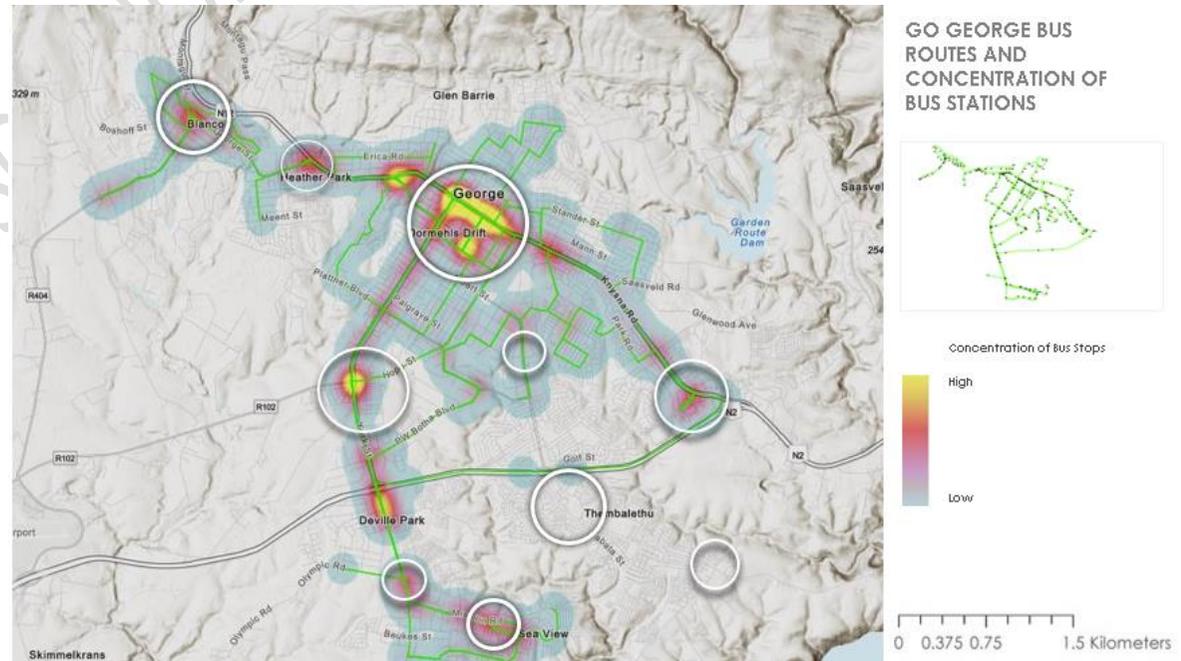
- The Go George Route (See image, pink line) is planned into Thembaletu, but not yet operational. I.e. there is no public bus services into Thembaletu due to delays in implementing Stage 4 of the Go-George system. (See Map Below) Taxi’s operate in the area.
- Congestion along the NMB bridge across the N2 is a concern. The proposed N2/NMB interchange upgrading project has been approved (SANRAL). The upgrading timeframe to be confirmed.



- Missing linkages in the movement network exist. Connectivity with neighbouring areas (west) to be enhanced to improve integration, economic opportunity and to provide alternative routes in emergencies.
- This is identified conceptually in this MSDF and will need to be refined in the update to the CIP and Road Master Plan (currently being finalized and modelled). These linkage-options include (see Map attached):
 - An extension of Ntaka Street (parallel to the N2) to tie in with a future road that would connect the Eastern Commercial Node to the land identified for long term urban growth to the south of this node and to the east of Themba lethu, as an alternative, direct access to employment in the Eastern Commercial Node and on the land to be developed in the long term;
 - The Rand Street extension from Rosedale across the N2 linking with the industrial areas to the west and the north will improve access to employment areas from the broader Pacaltsdorp area;
 - The Themba lethu LSDF also proposes that a link road from Themba lethu along Nqwenesha Street, past the waste-water treatment works, to tie in with the Rand Street extension to improve access to the industrial area from Themba lethu. This road also serves as a connecting axis to various recently completed and planned housing projects. Such link will connect the Themba lethu Node 1 with the Pacaltsdorp node (extension planned);
 - A further link between new developments on the south-western edge of Themba lethu to Pacaltsdorp.
 - Various incidents (accidents, protests) have highlighted how vulnerable the community of Themba lethu is rendered due to the access limitation. Such limitations not only threaten the safety of all residents, but deter social- and economic investment and general urban fabric integration.

The delay in the Go-George bus service (Phase 4) to Themba lethu is concerning. The Map alongside (DEA&DP: Spatial Planning) shows that the existing provision of bus stops in Themba lethu is non-existent, notwithstanding the fact that there is evidently great need for such service. The implementation of the planned (See Map above), service and related infrastructure (designed in relative detail in the GIPTN process) is hampered by funding and other issues.

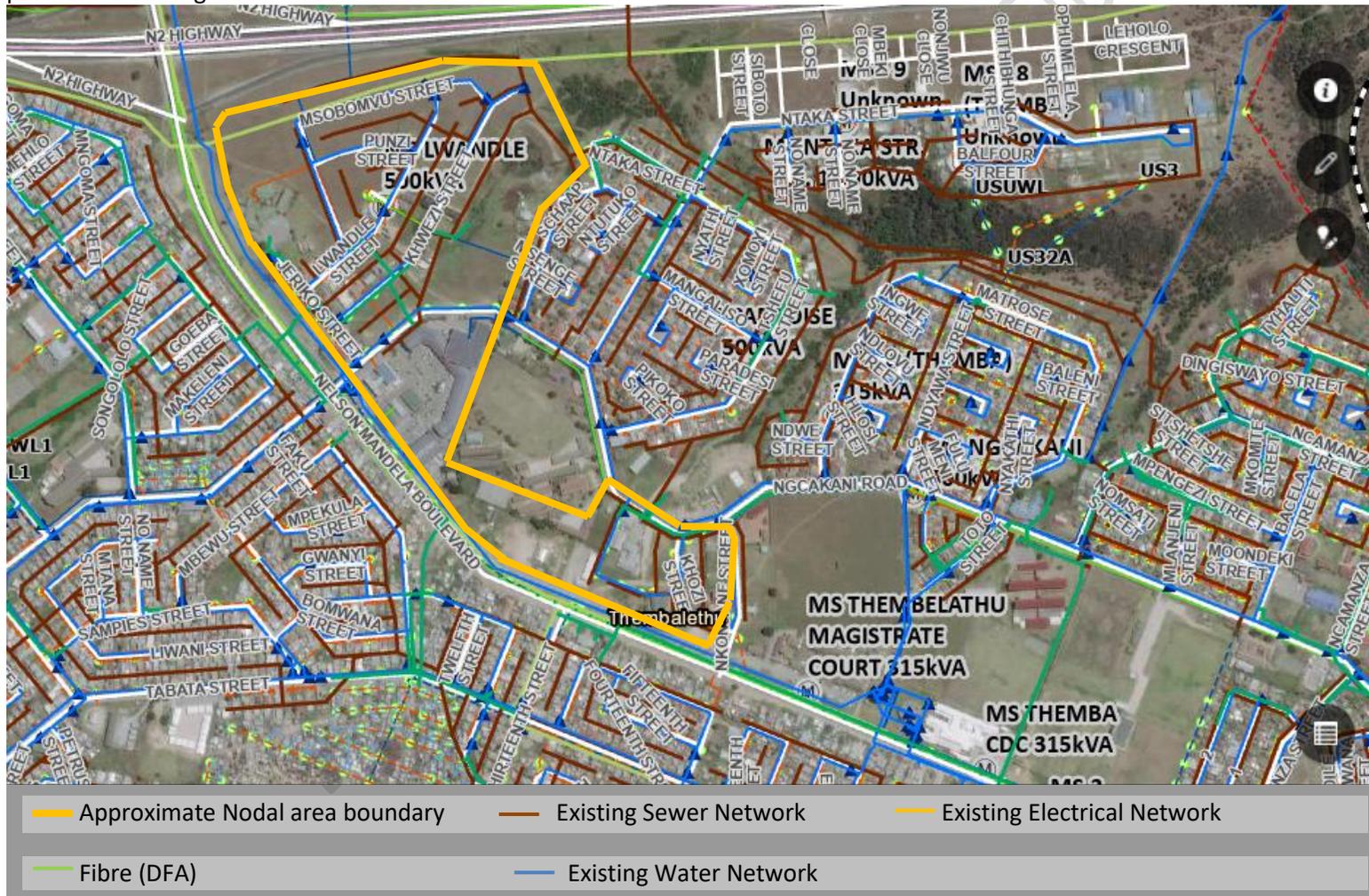
The planned upgrading of the N2 bridge will be welcomed, but will, during the construction, complicate the inaccessibility of Themba lethu, as a whole, even further. Accessibility is linked to safety, security and business development. Increased access options to Themba lethu are crucial, specifically as it links to current industrial projects, the CBD and other upgrading/nodal and industrial areas in Pacaltsdorp (for example).



5.2.5 ENGINEERING SERVICES NETWORK

The project property is located within the service delivery area of George.

The project area lies within the established water-, sewer-, storm-water-, refuse removal and electricity network areas. Service capacity is reserved by virtue of the zonings already allocated to the properties but must be confirmed once project details (per phase) are finalized. The Map below shows the position of existing services infrastructure.





5.2.6 ENVIRONMENTAL CONTEXT

The project site is an established urban area (registered erven) and is not affected by delineated environmental zones. The preliminary nodal development concept does, however, aim to strengthening the adjacent green zones and to integrate the adjacent open space system. A park area (delineated and zoned) has been included (as a separate component) in the overall nodal development concept, albeit a separate component.

The development area is relatively flat, with existing stormwater management infrastructure along main roads.

Since large areas are currently vacant within the nodal area, illegal refuse dumping is prevalent and creates a negative visual impact along the N2, at the Thembaletu entrance, although regular clean-up operations take place.

5.2.7 SAFETY AND DISASTER RISK

The main project area (development sites) is not affected by flood lines and wetland areas or major fire risk areas (adjacent to natural forests).

The southern zone of the node lies adjacent to the recently upgraded Thembaletu Police station and the Conville Police Station is approximately 1,5 km, along NMB to the north of the node. There is a satellite police station within the proposed nodal area (See the Sketch included In Par. 5.1).

The possible security risk posed by the single entrance into the area is noted in Par. 5.4.2.

5.2.8 ALIGNMENT TO THE MUNICIPAL FRAMEWORKS (IDP SDF CEF PROGRAMS AND PROJECTS)

The IDP refers to the 2016 Thembalethu Urban Restructuring Local Spatial Development Framework. Thembalethu Node 1 is shown as a development priority in such document and also in the George Municipal Spatial Development Framework, 2019.

Projects to be noted in the IDP (2021 review) in addition to engineering infrastructure and housing projects in Thembalethu, which have direct bearing on the Thembalethu Node development and management include:

- Assistance for Entrepreneurs with commencement of small businesses and registration: A Co-location agreement has been signed with Seda (business consulting, training, and referrals) and opened at the Thembalethu Tourism Offices (existing building within Thembalethu Node 1). Funding application can be submitted to SEFA at this location and a business case is being drafted for the roll-out of a small business incubator at this centre.
- Construction of a play park to be budgeted for (open space within Thembalethu Node 1)
- The Department Human Settlements is currently engaged in discussions with Thembalethu Farmers Union for the identification of suitable alternative farming land to relocate the farmers (*market area could be required*).
- Youth programmes for all youth men and women as well as elderly and disabled are being undertaken at the George Municipality. Support groups has been established.
- Youth programmes for all youth men and women as well as elderly and disabled are being undertaken at the George Municipality. Support groups has been established.
- Global Incentive Grant for EPWP

5.3 NDPP PROJECT ALIGNMENT TO OTHER STRATEGIC INITIATIVES

Various other current municipal-, district- and private projects and proposed initiatives will be considered to ensure all possible inclusion/alignment with the phased NDPP Nodal development project, including:

- The George Economic Development Plan & SMME development initiative,
- Private investment projects (preliminary discussions only) including a Business Process Outsourcing (BPO)- and TVET (Technical- and vocational Education and training) facilities,
- Public Private Partnerships involving private banks in the provision of high-density rental-to-buy residential units (preliminary discussions only),
- Various Tourism initiatives (George Municipality),
- Projects proposed in the Thembalethu Business Forum, via the Thembalethu Community Forum,
- The proposals thus far integrate with the project components proposed in the George Integrated Public Transport project (including the Go-George bus initiative);

- The George Capital Expenditure Framework lists various projects affecting the nodal area and Themba lethu as a whole (not all listed), which are currently being implemented (funding to 2023 noted) (See Schedule attached). The following projects are specifically relevant is the GIPTN and the N2 Bridge Upgrade and Nqwemesha Street upgrade (part linkages to adjacent areas),
- The Thusong and recently constructed iHub fall within the nodal area – upgrading planned,
- Skip project in collaboration with the GRDM as part of the signed MOU,
- Ward Based Cleaning Project – 188 EPWP workers and 10 Coordinators appointed,
- Social Responsibility Project with Kathaka RAW – Skips will be placed in Mara iskamp and Themba lethu as part of their recycling initiative,
- Over 500 individual food gardens across the municipal area of which approximately 50 in Uniondale; 56 in Themba lethu; 68 in Pacaltsdorp (Rosedale)
- The draft Joint Municipal-District Plan lists various projects (specifically networking initiatives) to be examined in terms of timeframes and possible linkage to the various phases of the Themba lethu Node development,
- Linkage to various housing programs to be explored. The site falls within the PSHDA promulgated area.
- A Residential Market Study is planned (2022).

The following projects are of specific relevance:

Node	Project	Planning stage	Timeline	Estimated cost
Themba lethu	NMB / 26 th Street Interchange facilities	Concept	1.5 years	R1,200,000
Themba lethu	NMB / Tabata / Ngcakani Streets Interchange facilities	Concept	1.5 years	R4,200,000
Themba lethu	Shelters (various types)	Concept	1 year	R5,500,000
Themba lethu	N2 bridge widening: SANRAL & DoT	Design	Start 2021	R85,000,000

Various uses, including the Themba lethu Sports field, the upgraded Themba lethu clinic, the police station, the Thusong Centre, an iHub (SEDA, CSIR initiative), a taxi rank and various schools and churches have located in this central core area. Possible linkage to be established. The Themba lethu Square Shopping Centre and public garage are private retail initiatives, within the overall nodal area. Privately owned business erven area also located within the overall nodal area (not part of the identified developable land).

The George Municipality is a member of the South African Cities Network.

5.4 PROBLEM STATEMENT AND PROJECT RATIONALE

The Thembaletu/Pacaltsdorp area accommodates approximately a quarter of the population of George and is fast growing. The George MSDF2019 acknowledges Thembaletu as the most densely populated area in George and Thembaletu is identified as a priority development area. Main nodes for mixed use development, within Thembaletu are noted in the spatial structure of George. A detailed planning framework of the Thembaletu area was commissioned and completed, based on a detailed technical analysis of the area. The Thembaletu Local Spatial Development Framework showing a central area, between Ngcakani Street and Nelson Mandela Boulevard, to create a mixed-use area to transform the dormitory residential township.

Notwithstanding various historic initiatives, Thembaletu remains a dormitory residential area, with very limited, affordable areas available to the community for economic activity and limited accommodation choices.

Thembaletu is a very vibrant area. Nonetheless the undeveloped vacant areas, at the only entrance to the area, reserved for nodal/mixed use development, create a sense of neglect and disadvantage. Development Frameworks and subsequent Sector Plans create the planning framework for an integrated and mixed-use area, but fragmented and limited development is brought to ground due to a lack of implementation funding (public and community/private).

The IDP Vision for George is a “City for a sustainable Future”. Multiple approaches and projects, such as the CDB revitalization plan, social housing development, industrial area development, and such area underway and planned, but more focus towards the less-prosperous areas is required.

The Thembaletu Indawo: Node 1 project rationale is to create/implement an **integrated urban hub**, as envisaged in various strategic documents, which will combine various project components (See Par xx) and current initiatives (See Par xxx) in a sustainable, managed manner.

All problems noted below (as per the issues listed in the NDPP application form) apply to the Thembaletu Node 1 area, with those highlighted deemed the most pressing aspects of the problem statement for the NDPP project:

- **Lack of appropriate platform to attract and leverage private sector investment and ring-fence investment from other spheres of government**
- **Lack of concentration of economic activities and job opportunities in the area / Economic base non-existent and/or marginal**
- No ‘sense of place’ and poor quality of township environment
- **Problematic management of uncontrolled street trading and little infrastructure to support informal trading facilities and not enough trading spaces for small, local businesses**
- Inability to attract and leverage private sector investment
- Lack of appropriate infrastructure to support community activities
- Poverty and low household income levels

- Evident legacy of apartheid planning
- Little or no internal and external linkages
- Fragmentation/limitation of existing node
- Minimal contribution to the municipal economy

5.5 PROJECT OBJECTIVES

The project objectives follow from the spatial strategies as set in the George MSDF:

- Consolidate: Making what we have better
- Strengthen: Build on George’s foundation for Growth and resilience
- Smart Growth: Invest in Catalysts for Social and Economic Prosperity.

The project aim is to create a high intensity/density mixed-se, **integrated urban hub**, and implement catalytic components which will provide:

- An area of economic opportunity and job creation for local residents;
- Space for public-private investment initiatives;
- An identity / ‘sense of place’ and community meeting areas. I.e. to better the public realm;
- To allow integration and development of new housing initiatives geared towards rent-to-buy high density units;
- To create urban linkages between areas to increase security and access.

The developmental objectives noted in the NDPP Toolkit forms apply to the project, including:

	Category goals	No	Description
The Node 1 development	Economic	1	Local economic development
		2	Future-orientated development for economic growth
		3	Facilitation of job creation (including labour-intensive construction methods)
		4	Retain local buying power
		5	Increase local buying power
	Infrastructure	6	Infrastructure provision
		7	Improved internal and external linkages
		8	Community infrastructure provision

Investment	9	Leverage of Investment by private sector and other government bodies
	10	Facilitation of commercial infrastructure
	11	Community infrastructure provision and facilitation of commercial infrastructure
	12	General township environmental improvements (streets, rivers, sidewalks, lighting, signage, etc.)
	13	Creation of dignified, vibrant, integrated and safe neighbourhoods as basis for sustained private investment
Efficiency of urban form	14	Urban renewal
	15	Bring jobs closer to people and people closer to jobs
	16	Plan areas appropriately
Social development	17	Improve quality of life
	18	Increase socio-economic benefits
	19	Develop local institutional capacity and participation of communities
	20	Significantly improve access to more than one government service resulting in tangible improvement in residents' quality of life
Asset utilisation	21	Develop municipal-owned and/or other property
	22	Maximise and enhance existing infrastructure
	23	Integrate service delivery infrastructure
	24	Drive municipal transformation (reflecting quality and leadership; enabling implementation of municipal workplace skills and employment equity plans)

The Thembaletu nodal areas is currently not conducive to sustained development. Small land pockets are allocated to groups without the wherewithal to construct substantial building as one would like to see at such central and visible nodal localities. The existing fragmented, low impact development and poor linkage does not encourage investment. The area is vibrant and is central to the poorest component of the George Municipality's residents.

Investment to facilitate economic development, creating a sense of place (good quality, mixed use, urban environment) and providing the platform from which to link with other initiatives/projects/ funding is the goal. The active development of, and the direction of investment to, the Thembaletu node is a government imperative as focused through the MSDF.

Securing, guiding and growing investment (public and private) is, moreover, a way in which to facilitate the attainment of other development goals (see table above) and will be approached as such.

5.6 NATURE OF THE PROJECT

The Thembalethu Node 1 project is an identified node, with an overarching Precinct Plan (The Thembalethu Precinct Plan and the Integrated Public Transport Plan: Ntaka/NMB Precinct Plan). The NDPP project includes a number of related facilities and elements contributing to the nodal/precinct development, as noted in Par. 5.7.2.

5.6.1 OVERALL DEVELOPMENT CONCEPT

The preliminary development concept, to guide the project planning, is a synthesis of inputs of various municipal departments and guided by the preceding Precinct/design plans, the IDP, CEF and Sectoral Framework Plans.



Various elements which make up the Thembalethu Indawo Development Node have been identified and are noted in Par. 5.8.3 and Par 5.8.4. The intent is to provide economic- and urban support infrastructure and housing in a phased manner, bound by an overall design concept and a single management structure. The principle intent is to retain land ownership (Municipal), with the cash-flow-benefit (land-availability/rent) and the provision of zoned and serviced erven, incentivising development partners.

5.6.2 PROJECT STAGES AND FUNDING PHASE 1 AND 2

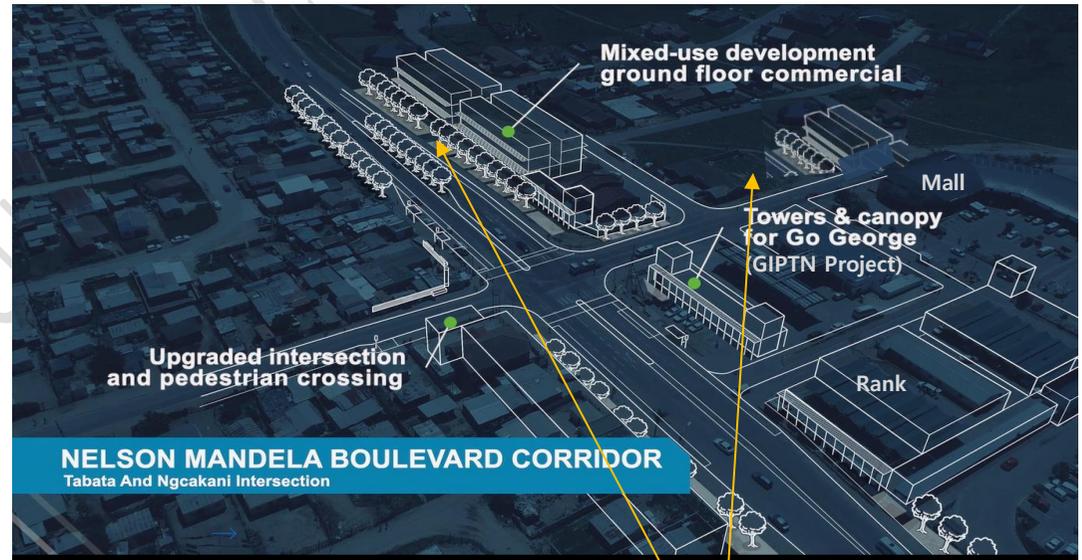
The attached work plan schedule refers.

Based on the extensive strategic planning-, sectoral project coordination- and precinct planning processes completed to date, the intent is to proceed to implement selected project components simultaneous with the development of the overall Urban Design (Site Development) Plan for the entire node. The approach is to confirm and develop (design) identified projects for immediate implementation and to proceed towards construction.

PHASE 1:

1. Identify **immediate implementation** projects based on the following criteria:

- Inclusion as elements in preceding Precinct Plans/Sectoral Plans i.e. prior acceptance of element within the identified nodes (Precinct plan).
- Primary Zoning in place;
- Engineering services available;
- Linkage to current implementation projects, such as the Integrated Public Transport Plan and to current strategic processes (George Integrated Growth and Development Strategy);
- Investment enquiries congruent with the nodal development aims;
- Project implementation readiness analysis (Level of detailed conceptualization/design; Outline Services Reports, Land rights and configuration).
- The aim is to select at least three project components, previously identified, for immediate implementation.



- Preliminary indications point to (tbc) the following projects:
 - **Retail/residential strip adjacent to Nelson Mandela Boulevard (Shops/workshops on ground floor with rent to buy units (3 storey walk-ups): 266 units). (additional area /unitsto be considered) – also in southern zone of nodal area.**
 - **Market squarre area, boulevard, traders facilities and food stalls.**

- **BPO and TVET Buildings.**

See Par. 5.5.4.

Deliverable: **Phase 1 Project Elements: Implementation Readiness Analysis.**

2. Phase 1 Projects: Programming and pre-implementation;
 - Identifying principle development partners (such as OMAI/HAD/BPO/TVET) and confirming principle requirements;
 - Design finalization (architectural plans and site development plans – specific erven/ precinct components)
 - Costing and confirmation of funding;
 - Management structure formation; and
 - Statutory approvals – (SDP, Building plans)

Deliverable: **Phase 1 Projects: Funding and Development Agreements, Project- and Precinct Management structure. Design approvals.**

3. Phase 1 Projects: Implementation: Tendering, construction and handover.

PHASE 2A:

1. Detailed, phased **Site Development Plan and Design Guidelines** for overall nodal area (Concurrent with Phase 1, building from Phase 1 SDP);
2. Workshopping of Nodal SDP;
3. Outline Services Reports (presented per phase/component);
4. Phasing confirmation (based on Phase 2 components: Implementation Readiness Analysis)
 - Preliminary indications point to (tbc):
 - **Next Phase housing units (Shops/workshops on ground floor with rent to buy units (3 storey walk-ups): 500 units(tbc)**
 - **Farmers Market square area, additional traders facilities and food stalls.**
 - **Phase 2 : BPO Building.**
 - **Tourism and Art Shed.**
 - **Open Space redevelopment and recreation tract.**
 - **Hive industry pods and bakery.**

Deliverables: **Overall SDP and design guidelines**
Project Elements Phase 2: Implementation Readiness Analysis.

5. Phase 2 Projects: Programming and pre-implementation;
 - Identifying principle development partners and specific requirements;
 - Design finalization (architectural plans and overall site development plan);
 - Costing and confirmation of funding;
 - Management structure formation; and
 - Statutory approvals – (consolidation and rezoning, if required, building plans, components SDP's)
6. Phase 2 Projects: Implementation: Tendering, construction and handover.

PHASE 2C:

1. **Evaluation of additional access into Thembaletu**, based on current George Integrated Transport Modeling (current project);
2. Technical selection of best option;
3. Preliminary Feasibility;
4. Environmental Impact Process and land assembly aspects, if applicable;
5. Detailed design and costing
6. Implementation (to follow).

5.6.3 OVERARCHING ELEMENTS

Overarching elements to be addressed in the project development include:

- Urban design and design guidelines (address visual impact, safety and security, integration, landscaping etc) to create a high quality enabling environment);
- Management Structure (project design and implementation phase and ongoing);
- Securing development partners per component and incorporating specific requirements timeously;
- Linking Sectoral Projects to the project (Design, management and long-term use);
- Integration and linkage (design, access);
- Continuous focus on neighbourhood revitalisation and spatial integration;
- Specific attention to include investment opportunities, throughout the process.

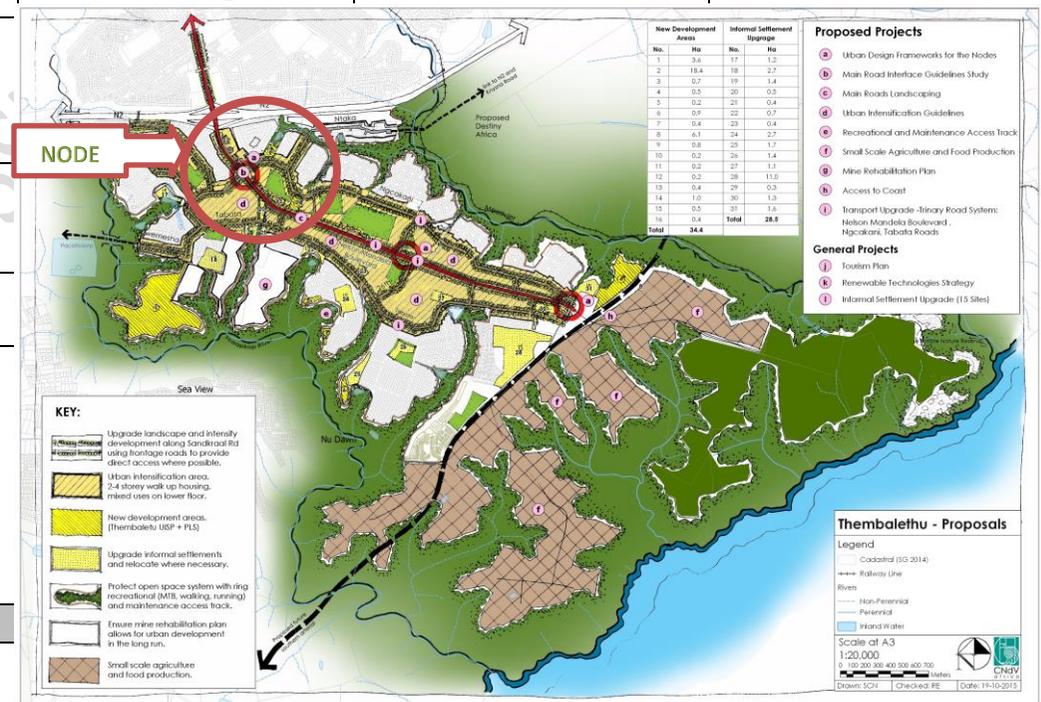
5.7 PROJECT COMPONENTS

As noted, various project components were identified, in a range of previously adopted frameworks and precinct plans, and enumerated in studies such as the GIPTN. These plans/studies contain principles for development and guidelines which should be considered in the overarching Design Guidelines, aimed at creating a quality urban environment. The current proposals flow from these principles.

5.7.1 ELEMENTS IDENTIFIED IN PRECINCT PLANNING AND OTHER STUDIES

The table below shows projects/proposals and nodal elements specifically listed in the Thembalethu Upgrading Plan (Precinct Plan) (basis of the Thembalethu Local Spatial Development Framework(full public participation process followed), the GIPTN and other municipal projects.

THEMBALETHU PRECINCT PLAN (CNdV) –Site specific proposals (Included in NDPP Presentation)	
Projects /Proposals	Structuring Elements
a) Urban Design Framework	Urban landscape and intensity development along NMB using frontage roads to provide direct access where possible
b) Main Road Interface	Urban Intensification area: 2 to 4 storey walk-up housing – mixed uses on lower floor
c) Main Road Landscaping	New Human Settlement and Upgrade areas
d) Urban Intensification Guidelines	Protect Open Space System: Ring recreational (MBT, walking, running) and maintenance access tract
i) Transport Upgrade- Trinary Road System	
j) Tourism Plan	
k) Renewable Energy Strategy	
l) Informal Settlement Upgrade	
SITUATIONAL OPPORTUNITIES (Included in NDPP Presentation)	
o First major commercial node and taxi terminus on entering Thembalethu from N2;	



- Mostly large corporate tenants are able to **afford** rentals in the commercial centre;
- Three quadrants “wasted”. The northern quadrant has **extensive vacant land**;
- **Access to the spatial economic opportunities** of this intersection should be broadened to benefit local SMMEs and create jobs;
- Informal traders are best placed to take advantage of these opportunities, but more should be done to improve affordable access to local SMMEs through spatial and transport policy which addresses **safety and urban quality**;
- Access and land use management solutions that not only address safety issues but also increase affordable **access to economic opportunities** are required.
- Residential area next to Thusong - enjoys an excellent location with high visibility – **under-utilised**.
- The estate was originally developed as a **low-density middle income housing** estate, notwithstanding its excellent location for business and retail.
- **Small farmers** in area may be accommodated *in shared uses*
- **Informal trading** along NMB prevalent

2. GIPTN: GEORGE INTEGRATED PUBLIC TRANSPORT NETWORK

GIPTN Project Proposals:

- Capital and technical intervention for conceptualization; design and construction of commercial precinct - SMME
- New Bus Shelter locations
- Mixed use development on ground floor, with residential above: Northern section of strip between NMB & Jeriko Street
- Retain Fire Station
- Containers under canopy (managed trading) in front of container shops (southern section of strip between NMB & Jeriko Street- adjacent to Fire Station)
- Mixed use development on ground floor, with residential above: Western side of NMB, below Tabata Street (outside Node 1)
- Containers under canopy (managed trading) in front of container shops (adjacent to taxi rank, below Tabata Street)
- Upgrading of Existing Taxi Rank
- GIPTN structures to create landmarks- towers and Canopy for Go-George
- New GIPTN facility adjacent to garage – including kiosks, trade, ablutions
- New pedestrian link to mall.

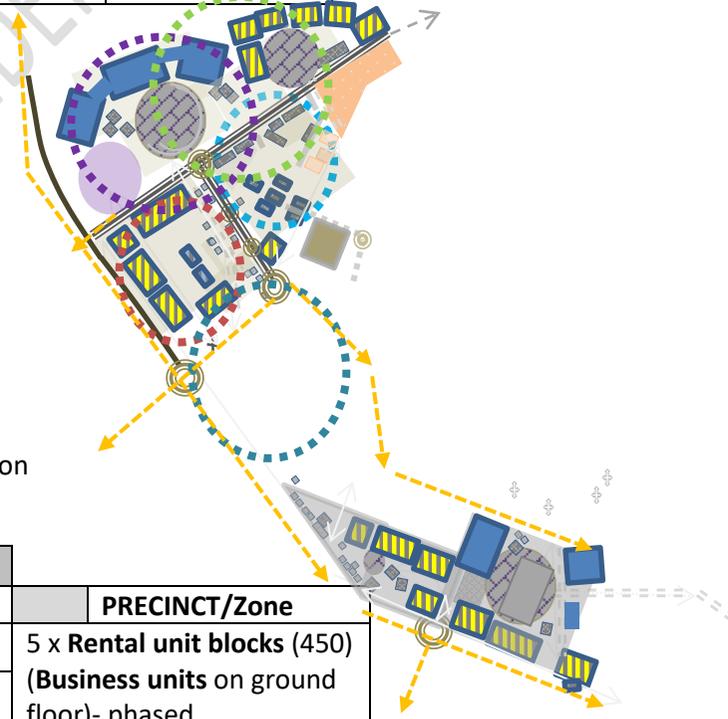
Urban Design Proposals:

- Maximise economic opportunities: Encourage mixed-use activities at street level;
- Extend sidewalks and encourage colonnades and stoeps to facilitate sidewalk business and activity



<ul style="list-style-type: none"> ○ 2 – 4 storey GAP/ mixed use development on vacant land ○ Facilitate SMME development with frontage ○ Plant trees along entire length of NMB; ○ Upgrade sidewalks and Install cycle lanes; ○ Co-ordinate with George Mobility bus service 	
<p>Proposed: Restructuring / Improved access & Integration: Alternative Proposal</p> <ol style="list-style-type: none"> 1. Sites closer to the freeway are not ideal for residential living: <ol style="list-style-type: none"> a) Conduct full audit of land. b) Rezone & re-design of government owned land closest to N2 to enable Business and Industrial development – local employment opportunity c) Re-design of roads and access 2. Improved access to Thembaletu <ol style="list-style-type: none"> a) Crossing over River areas b) Conduct feasibility and concept design 3. Re-imagine open space configuration and integrate recreation / leisure space 4. Potential for indoor sports facilities / gym 	
<p>MUNICIPAL PROJECTS/PROCESS – Completed</p> <ul style="list-style-type: none"> ○ Local spatial development framework, including high level precinct planning (CNdV) ○ Water and Sewer Master Plans; Electrical Network Master Plans ○ Pavement Management System ○ Storm-Water Master Plans ○ GIPTN infrastructure requirements (planning)– roads, sidewalks, bus stops, transfers / high level urban design <p>General projects benefitting local area as a whole / integrated across municipal area/ subject neighbourhood</p> <ul style="list-style-type: none"> ○ Comprehensive Integrated Transport Plan in progress: <ul style="list-style-type: none"> • Literature review and data collection: March-June 2021 • Modelling: March 2021 to April 2022 • Report & approvals: June 2021 to November 2022 ○ Skip project in collaboration with the GRDM as part of the signed MOU; ○ Ward Based Cleaning Project – 188 EPWP workers and 10 Coordinators appointed; ○ Social Responsibility Project with Kathaka RAW – Skips will be placed in Maraiskamp and Thembaletu as part of their recycling initiative; ○ Over 500 individual food gardens across the municipal area of which approximately 50 in Uniondale; 56 in Thembaletu; 68 in Pacaltsdorp (Rosedale) 	

4. EXISTING MUNICIPAL PIPELINE PROJECTS (affecting Themba lethu Node 1)		
Project	Planning stage	Timeline
NMB / 26 th Street Interchange facilities	Concept	1.5 years
NMB / Tabata / Ngcakani Streets Interchange facilities	Concept	1.5 years
Shelters (various types)	Concept	1 year
N2 bridge widening: SANRAL & DoT	Design	Start 2021
Bulk Sewer Projects		
Themba lethu Reservoir		
Themba lethu 66/11kV substation. The project is more than R50m		



5.7.2 ELEMENTS IDENTIFIED: NDPP

In addition to strategic- and current proposals/projects, preliminary inputs were obtained from the Tourism and LED divisions of the Planning and Development Department (George Municipality). Various recent development partnership enquiries were also considered as an indication of investment appetite and interest.

A preliminary concept was devised to test whether the available land, in this specific nodal configuration (including various private and public uses) can accommodate the intended uses.

THEMBALETHU NODE 1					
GENERAL	PRECINCT/Zone	PRECINCT/Zone	PRECINCT/Zone	PRECINCT/Zone	PRECINCT/Zone
Linkage Themba lethu/Pacalts/ York	Road link 1*	Thabata street intersection upgrade	Paved market area	5 x Rental unit blocks (450) (Business units on ground floor)- phased	
	Seating arena		Traders Boulevard		
Security lights	Paved area	Market B	Farmers shed	Office/medical rooms infill	Hive industry nodes x2
Landscaping	Pedestrianized road link	Paved area 2	Hydroponics lots	Kiosks 17-27	7 x business buildings
Street furniture	Food court	Walkway 3	5 x Rental unit blocks Business units ground floor (450 units)- phased	Alternative B&B on top of shops	Pedestrian link 5
Security service	Pedestrian walkway 2	Activity Shed 1			
Precinct Management	Seating/amphi-area	Activity Shed 2	Pedestrian link 4	PBO	Community Services

Model					Hub
Urban Design and architecture guideline	Refurbishment of Thusong Centre	Kiosks 1-6	Active open space/outdoor gym	TVET	Industrial Hive development
Extend Fibre Network	Road link 2*	Bus-(No taxi) route/stop	Rehabilitation of environmental area	N2 Bridge upgrade GIPTN integration	Sports Grounds visual permeability
Sectoral coordination	Thusong Upgrading				



Developed play area

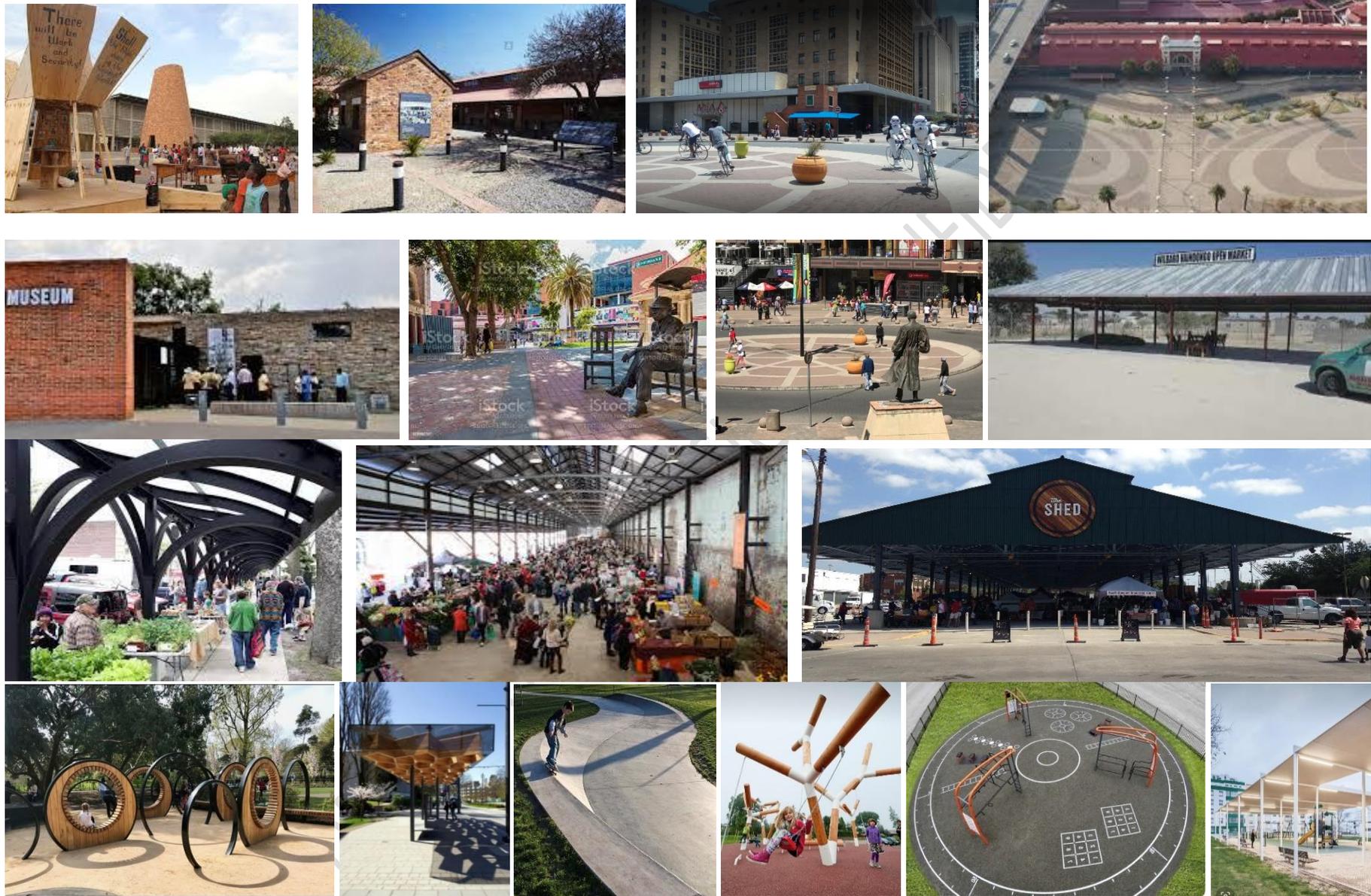
Outdoor gym

Open market

Industrial hive

Industrial hive





5. PRELIMINARY NDPP PROJECTS (included in NDPP Presentation)		
PROPOSED PROJECTS:	SUPPORT (Previous NT:NDPP presentation):	See Par 7.1 : Phase 1 and 2 Capital and Technical assistance requirement
1. TECHNICAL SUPPORT REDESIGN / DETAILED PRECINCT PLANNING OF NORTH-EASTERN AND EASTERN PRECINCT BETWEEN N2, NMB, NGCAKANI AND POLICE STATION a. Audit of state-owned land / determination of need of land swop / exchange b. Amendment of layout / rezoning c. Urban design d. Integrated open space & public place (Landscaping and Green Infrastructure) e. Identification / feasibility / implementation plan	Technical R2mil Capital (tbc)	
2. CONSTRUCTION PROJECTS a. Commercial development on Business property. Proposed SMME development: 2000sq.m property / 2000sq.m GLA / potential flats above ground b. Upgrade taxi rank, including Facilities and Trade market	Technical R1.5mil Capital R18 to 49mil tbc	
3. FEASIBILITY STUDY: ROAD LINKAGE	Technical R2.5mil	

6. INVESTMENT LEVERAGE POTENTIAL

6.1 PARTNERSHIP IDENTIFICATION (PUBLIC AND PRIVATE)

Interest has been expressed by private entities to rent commercial/office area (6000m²; phased) and to fund and construct rental and /or rent-to own housing units.

The identification of further development partners and securing their commitment have been included within the workplan. Partnership (use and management) opportunities to be identified via existing organizational structures such as the George Integrated Growth and Development Strategy (workgroup sessions currently underway).

6.2 ECONOMIC DEVELOPMENT POTENTIAL PER CATEGORY LAND USE

To be quantified.

7. FUNDING REQUIREMENT: PHASES 1 AND 2

7.1 TECHNICAL ASSISTANCE AND CAPITAL REQUIREMENTS

	NDPG	Task	Estimated Costing (subject to detailed quotations)
Stages/Phases			
Implementation Priorities (BPO, TVET, Retail-housing, trading square and vendors)			
	Technical assistance	Implementation readiness assessment (Technical Team: Planner, engineer, project manager, architect/designer).	R350 000.00
		Design concept (areas and principles) and costing (Technical Team and QS)	R120 000.00
		Identification of possible PPP and requirements	R120 000.00
		Precinct Management Model and draft agreement (Project Manager -via GIGDS, legal)	R 800 000.00
		Statutory approvals (Building Plans, SDP, Outline Services Reports, Consent, consolidation, if required)- all noted phase 1 projects	
		Professional team – implementation <i>(Lead project manager fee not included – institutional capacity to be gauged)</i>	<u>R 1 160 000.00</u> R2 550 000.00
	Capital Requirement	(Costing to be done, based on final design) Estimates using STATS SA WC Average March2021	
		<ul style="list-style-type: none"> Two buildings (commercial/office/training) 2000m² each – 1,01 ha of erf 1052 (zoned Community Zone III available) – (@R5777/m²) Public Realm area (vendors/market/square/shed) – estimates 3000m² - area, exposure structures (general estimate tbc) Retail and Housing units (Strip erven 7044 to 7049- to be consolidated) – zoned Business II (shops) – with flats allowed with municipal consent. Area 3330m² - Floor area flats 3300m² - 132units @ R7529/m² (possible alternative funding) 	R23 108 000.00 R 2 500 000.00

		<ul style="list-style-type: none"> - Shops (ground floor)- 1665m² (50% coverage) @ R6536/m² • Retail and Housing units (Strip erven 1778,1779, 1981, 1782, 1778-1782- to be consolidated) – zoned Business II (shops) – with flats allowed with municipal consent. Area 3370m²) <ul style="list-style-type: none"> - Floor area flats 3370m² - 134units @ R7529/m² (possible alternative funding) - Shops (ground floor)- 1685m² (50% coverage) @ R6536/m² - Bulk contributions (WC Cost calculator – flats, BPO, TVET and retail) <p>TOTAL CAPITAL: PHASE 1</p>	<p>266 Flats – (R 50 218 430.00)</p> <p>Retail- 3350m² R21 895 600.00</p> <p><u>R 3 910 200.00</u></p> <p><u>R51 413 800.00</u></p>
Nodal SDP and Phase 2 project identification			
	Technical Assistance	<ul style="list-style-type: none"> Concept SDP (various professionals) Urban Design Guidelines Participation workshops Draft SDP Outline Services Report 	R450 000.00
		Phase 2 project selection, programming, and draft costing	R 60 000.00
		PPP identification (Phase 2 projects) and extension of management structure	R80 000.00
		Statutory approvals (Consolidation, rezoning, SDP submission)	<u>R360 000.00</u>
		TA: PHASE 2	<u>R950 000.00</u>
Access improvement investigation			
	Technical Assistance	Technical Feasibility Study based on best option selected on CITP modelling	R650 000.00
		EIA, Design and costing Tbc	<u>R 1 850 000.00</u>
		TA: ACCESS	<u>R2 500 000.00</u>
Total: Technical Assistance (Phase 1 & 2) *			R 6 000 000.00
Total: Capital (Phase 1 & 2)(excluding housing units) *			R51 413 800.00
*Draft costing – to be verified. No escalation/contingency/VAT included- for discussion purposes			Preliminary Total: <u>R 57 413 800.00</u>

8. PROJECT PREPARATION: WORK PLAN

Attached is a workplan showing the process steps to refine the project plan, project preparation up to Phase 1 component implementation.

Immediate actions include:

- Appoint project manager /consultant to do detailed project plan. Budget allocation tbc (not included in project costing)
- Confirm sub projects via municipal structures (in house and current Project Committees).
- Confirm implementation readiness of project components provisionally identified.

9. CONCLUSION

Participation in the NDPP has been confirmed by NT (NDPP) and the George Municipality. The Thembaletu Node has been identified as a strategic node within the George city area. Various urban upgrading- and precinct plans have been completed and adopted by Council. Implementation of the plan proposals has not been forthcoming. Since the first upgrading study in 2013 a few essential social facilities have been established and a limited number of private developments were implemented. The nodal area is, however, very underdeveloped, provides little opportunity (economic, recreation, housing, transport/access) opportunities to the residents of Thembaletu. The development of a unique, mixed-use nodal development to serve the local residents and provide 'a place of pride' to community, is the aim of this project. Coordination and leveraged investment, rather than limited ad hoc facilities/uses is key. The NDPP provides the opportunity to develop the Thembaletu Node to its full potential.

Attachment: Schedule: George CEF Projects

CEF (Current Municipal Projects and Budgeted to 2023)

Municipal Functional Area	George Functional Areas	Sector	Project Name	Programmes
Municipal Wide/Various		Roads/Streets and Stormwater	Upgrading of Access Roads & fencing (Pump Stations)	Existing bulk infrastructure upgrade programme (asset management and increase of capacity)
Municipal Wide/Various		Sanitation/Waste Water	Upgrading of Schaapkop Pumpstation	Existing bulk infrastructure upgrade programme (asset management and increase of capacity)
Municipal Wide/Various		Sanitation/Waste Water	Sewer Network Rehabilitation	Existing bulk infrastructure upgrade programme (asset management and increase of capacity)
Municipal Wide/Various		Sanitation/Waste Water	Borehole at WWTW's Plants	Existing bulk infrastructure upgrade programme (asset management and increase of capacity)
Municipal Wide/Various		Sanitation/Waste Water	Upgrade Pumpstation Sewer	Existing bulk infrastructure upgrade programme (asset management and increase of capacity)
Municipal Wide/Various		Sanitation/Waste Water	Upgrading of Pump Stations	Existing bulk infrastructure upgrade programme (asset management and increase of capacity)
FA1: George	8. Thembaletu	Sanitation/Waste Water	Gwaing - Reinstate 3.5 ML	Existing bulk infrastructure upgrade programme (asset management and increase of capacity)
Municipal Wide/Various		Sanitation/Waste Water	Upgrading : Electrical Switchgear (Pump Stations)	Existing bulk infrastructure upgrade programme (asset management and increase of capacity)
Municipal Wide/Various		Sanitation/Waste Water	Refurbishment of Horizontal Bridge for Aerators - OWWTW	Existing bulk infrastructure upgrade programme (asset management and increase of capacity)
FA1: George	8. Thembaletu	Sanitation/Waste Water	Thembaletu P/S 6 Sewer Pump Station	Existing bulk infrastructure upgrade programme (asset management and increase of capacity)

Municipal Wide/Various		Energy/Electricity	Formal Areas Underground Connections	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Energy/Electricity	11KV Switchgear	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Energy/Electricity	Reticulation Schemes - Informal	Existing network infrastructure upgrade programme (asset management and to extend capacity)
FA1: George	8. Thembalethu	Energy/Electricity	Thembalethu (R/O)	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Energy/Electricity	L/T Lines-George	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Energy/Electricity	High Mast Lighting	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Energy/Electricity	Upgrading of Obsolete Streetlights	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Energy/Electricity	Streetlights	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Energy/Electricity	Festive Lights	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Energy/Electricity	Reticulation Schemes Bulk Services	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Energy/Electricity	Reticulation Fill in Schemes - AD HOC	Existing network infrastructure upgrade programme (asset management and to extend capacity)
FA1: George	8. Thembalethu	Energy/Electricity	Lighting in Informal Areas	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Energy/Electricity	Lighting Requests (Ad Hoc Request)	Existing network infrastructure upgrade programme (asset management and to extend capacity)
FA1: George	8. Thembalethu	Energy/Electricity	Reticulation Schemes - Thembalethu N1	Existing network infrastructure upgrade programme (asset management and to extend capacity)
FA1: George	8. Thembalethu	Energy/Electricity	Reticulation Schemes - Thembalethu N2	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Other	Building of Compost Plant	Other
Municipal Wide/Various		Other	Flood Lights	Other

FA1: George	8. Thembaletu	Roads/Streets and Stormwater	Upgrading of Existing Stormwater	Existing network infrastructure upgrade programme (asset management and to extend capacity)
FA1: George	8. Thembaletu	Roads/Streets and Stormwater	Rebuilding of Nqwemesha Street	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Roads/Streets and Stormwater	Upgrading of Existing Stormwater	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Roads/Streets and Stormwater	Adjustment to left boundary encroachments	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Roads/Streets and Stormwater	Upgrading of Existing Stormwater	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Roads/Streets and Stormwater	Rebuilding/Upgrading of Streets	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Roads/Streets and Stormwater	Public Works: Paving of Streets	Existing network infrastructure upgrade programme (asset management and to extend capacity)
FA1: George	8. Thembaletu	Sanitation/Waste Water	Thembaletu Outfall	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Solid Waste	Transfer Station - Recycling Equipment	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Transport	GIPTN Road Rehab - CRR	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Transport	GIPTN Bus Shelters	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Transport	GIPTN Roads Rehabilitation	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Transport	GIPTN Roads Rehabilitation	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Transport	GIPTN Roads Rehabilitation	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Transport	GIPTN Transfer Location	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Water	Water Network Rehabilitation	Existing network infrastructure upgrade programme (asset management and to extend capacity)

Municipal Wide/Various		Water	Installation of Smart Meters	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Water	Installation of New Meters	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Water	Telemetry and Service Network System	Existing network infrastructure upgrade programme (asset management and to extend capacity)
Municipal Wide/Various		Water	Provision of Water Tanks	Existing network infrastructure upgrade programme (asset management and to extend capacity)
FA1: George	8. Themba lethu	Water	George-George Main-George Sub	Existing network infrastructure upgrade programme (asset management and to extend capacity)
FA1: George	8. Themba lethu	Water	George-Themba lethu Main-Themba lethu (West) Res-Themba lethu (West) Tower	Existing network infrastructure upgrade programme (asset management and to extend capacity)
FA1: George	8. Themba lethu	Social and Economic Infrastructure	Themba lethu Sportgrounds (MIG)	Existing social and economic infrastructure upgrade, refurbishment, replacement programme
FA1: George	8. Themba lethu	Social and Economic Infrastructure	Upgrading Themba lethu Library	Existing social and economic infrastructure upgrade, refurbishment, replacement programme
Municipal Wide/Various		Social and Economic Infrastructure	Development & Upgrading Facilities	Existing social and economic infrastructure upgrade, refurbishment, replacement programme
Municipal Wide/Various		Social and Economic Infrastructure	Upgrade Public Toilets	Existing social and economic infrastructure upgrade, refurbishment, replacement programme
FA1: George	8. Themba lethu	Social and Economic Infrastructure	Upgrading Community Facilities	Existing social and economic infrastructure upgrade, refurbishment, replacement programme
FA1: George	8. Themba lethu	Social and Economic Infrastructure	Upgrading Community Facilities	Existing social and economic infrastructure upgrade, refurbishment, replacement programme
Municipal Wide/Various		Social and Economic Infrastructure	Upgrading Tennis and Netball Courts	Existing social and economic infrastructure upgrade, refurbishment, replacement programme
Municipal Wide/Various		Housing/Human Settlements	Acquisition of land	Housing delivery programme

FA1: George	8. Thembaletu	Sanitation/Waste Water	Network Rehabilitation/ Upgrade Thembaletu	New bulk infrastructure programme (to increase capacity)
FA1: George	8. Thembaletu	Energy/Electricity	Thembaletu, Ballots Bay 2nd 66/11KV Transformer	New network infrastructure programme (to extend capacity)
FA1: George	8. Thembaletu	Energy/Electricity	Thembaletu Load Cell	New network infrastructure programme (to extend capacity)
Municipal Wide/Various		Other	Additional Office Space	Other
Municipal Wide/Various		Roads/Streets and Stormwater	Concrete Canals & Drains	New network infrastructure programme (to extend capacity)
FA1: George	8. Thembaletu	Sanitation/Waste Water	Sandkraal Outfall	New network infrastructure programme (to extend capacity)
FA1: George	8. Thembaletu	Sanitation/Waste Water	Thembaletu Outfall	New network infrastructure programme (to extend capacity)
FA1: George	8. Thembaletu	Water	George-George Main- Thembaletu-ThembaletuPRV2	New network infrastructure programme (to extend capacity)
FA1: George	8. Thembaletu	Social and Economic Infrastructure	Upgrading Community Facilities	New social and economic infrastructure (facilities) programme
Municipal Wide/Various		Social and Economic Infrastructure	Community Facilities	Other
Municipal Wide/Various		Social and Economic Infrastructure	Community Facilities	Other
Municipal Wide/Various		Social and Economic Infrastructure	MIG Sport Projects	Other
FA1: George	8. Thembaletu	Social and Economic Infrastructure	Park Thembaletu (to Opex)	Other
FA1: George	8. Thembaletu	Water	N2 Thembaletu Crossing Upgrade	Other