

Nelson Mandela Bay Municipality



Seaview Low Cost Housing Development

Stakeholder Engagement: SF Report

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Acronyms and Abbreviations

NMBM	Nelson Mandela Bay Municipality
SF	Social Facilitation Consultant
SDEA	Social Development, Education and Awareness
EIA	Environmental Impact Assessment
IAP	Interested and Affected Parties
PPP	Public Participation Process
EME	Exempted Micro Enterprise
BF	Seaview Business Forum
DHA	The Department of Home Affairs
DEDEAT	The Department of Economic Development, Environmental Affairs & Tourism
PCS	Project Steering Committee
SDV	Standard Deviation & Variance

Definitions

Beneficiaries	The current informal settlers of the New Rest and Zwelidinga community
Environment	The external circumstances, conditions and objects that affect the existence and development of an individual, organism or group. These circumstances include biophysical, social, economic, historical and cultural aspects.
Environmental Impact Assessment (EIA)	The process of evaluating environmental factors that impact the project/development
Interested and Affected Parties (IAP)	People who have a concern about the development, project or actions and who needs to be consulted during the process of decision making.
Scoping	A procedure to consult with stakeholders to determine issues and concerns and for determining the extent of and approach to an EIA, used to focus the EIA.
Scoping Report	A written report describing the issues identified to date for inclusion in an EIA.
Socio Economic Impact	How the project affects the communities both socially and economically
Beneficiation	The benefits that stakeholders derive from the PPP

Standard Deviation & Variance An acceptable and/or expected difference from the population size to accommodate errors, missing information, misinterpretations... etc.

EXECUTIVE SUMMARY

This report covers mainly stakeholder engagement activities and processes surrounding the Seaview Informal settlement population and household demographic statistics updated during December 2016 to March 2017 period. The surveying process ran parallel to the SDEA Verification process that is still ongoing. The reason for the two activities was attributable to the urgent need of an updated population/household numbers in the EIA process and the communities demand for a recount.

Phase One (New Rest) of the SDEA Verification Process is currently at a 90% completion and is to be concluded by the month of April 2017. Phase Two (Zwelidinga) of the process will then commence thereafter and is estimated for completion during the June/July month of 2017.

A shack number verification process was also conducted during the month of February 2017. The process was successfully completed (total shack numbers are shown in the Population Demographics Comparison table below).

Since the project's inception the communities/beneficiaries have continued to welcome and accept the project with open arms as it has been long awaited and needed. Although the beneficiaries are humbly content with level of involvement and consultation, this relationship can still be further strengthened.

The table below shows a comparison (year 2013 and 2017) of the household numbers, population size and number of shacks for both communities.

	2013	2017	Variance	% Change
Population size	643	904	261	40.59%
No. of Households	345	320	-25	-7.25%
No. of Shacks	290	430	140	48.28%

Population Demographics Comparison: 2013-2017

The table above shows, over the past four years, The total population size of the Seaview (and surrounding farms) Informal Settlement has grown by 40.59%; the number of households show a decline of 7.25%; the total number of freestanding shacks have also increase by 48.28%. Included in the 2017 figures are the individuals/families (43 individuals, 12 households) living in the Seaview farms which were not accounted for in the 2013 year.

*** The End***

CHAPTER ONE



SEAVIEW LOW COST HOUSING DEVELOPMENT

STAKEHOLDER ENGAGEMENT REPORT

CHAPTER ONE: Stakeholder Engagement Report

Section one:

1. Background and Purpose

This document is the fourth series of the Social Facilitation consultation's (SF) report on the project's ongoing community participation process. This document is a continuation and a build onto series three of the SF report submitted on the 16th of January 2017.

The key additions of this report are;

- 1.1. The inclusion of the number of shacks in the population survey/ demographic of the two affected areas (New Rest and Zwelidinga),
- 1.2. And the number of shack dwellers living per shack

A more up to date and accurate population statistics are one of the crucial factors of the project as they have a direct impact on the housing units under consideration for both the EIA, planning and design phases of the project.

Details and results of the process are outlined in dept in Section 2.5 of this report.

The process ran with no reported hurdles and was successfully completed by the first of March 2017.

Section Two

2. Public Participation Process (PPP)

No formal community meetings were held for the period of 16 Jan to 6 Mar 2017. However, informal engagements with the beneficiaries were held during the process of the shack number and dwellers verification.

A record of the issues the SF observed during the informal engagements with beneficiaries can be summarised into the following;

- i. The people who are renting shacks in New Rest and Zwelidinga are in fear that the original owners of the shacks will come and claim their houses once development commences and they will be left without houses. This is worrisome as some of them have been living and renting the shacks for over 10 years now and consider themselves as part of the community and they are the ones living under the conditions of the informal settlements.
- ii. There are also community members who are below the age of 21 (some under 18) years who are household leaders/bread winners and are also in fear that they might not qualify due to the age requirements for housing subsidy.
- iii. There are also community members who are living alone and have no dependants who are also in fear of not qualifying for the housing subsidy.

These are some of the core issues almost every community member was asking the SF during this process.

Outlined in this chapter are the socio-economic impacts, beneficiations, processes and findings of the community participation, informal engagements and the shack number verification process.

2.1. Socio-Economic Impact

The socio-economic impact that can be directly attributable to the shack dwellers and shack number verification process (though not immediate) can be summarised in the following;

- i. The communities are now in understanding as to their correct shack numbers (*refer 2.2*). In the past this resulted in conflicts amongst the community members as each shack had three different numbers.
- ii. An elevated standard of living that the housing development is bringing to the communities

2.2. Beneficiation

Both communities were a bit confused and in constant disagreement with one another when it came to their shack numbers. This was due to the following factors;

- i. In 2009, a shack numbering process was done and each shack was given a number.
- ii. In 2013, another shack numbering process was also done where they were each given different numbers this time.
- iii. Again in 2016, when the solar project was done, each shack was given another number.

This then created a lot of confusion and conflict amongst the communities as each shack had three different numbers. The 2017 shack number verification was then also aimed at settling this confusion. The communities are in agreement now that the 2017 shack numbers are their official shack numbers.

2.3.EIA Process

The project is still in its Impact Assessment Phase of the EIA Process. A Draft Impact Assessment Report is due for submission in April 2017.

2.4.SDEA Verification Process

Phase One (New Rest) of the verification process is due for completion by the month of April 2017. Thereafter Phase two (Zwelidinga verification) will commence and is estimated to be completed by the month of June/ July 2017.

So far the process has been running smoothly and no incidents or hurdles have taken place (apart from the time delays). The community is happy with (and are in full support of) the process and the patience the SDEA team continues to give to the community members.

2.5.Seaview Informal Settlement Demographic

The Seaview Informal Settlement Population and Household Survey was conducted during the month of December 2016. The survey covered the New Rest, Zwelidinga, Seaview farms and surrounding area. The process commenced on the 12th of December 2016 and was concluded on the 23rd of December 2016.

Also during the month of February 2017 a door-to-door verification process was conducted for the project to count the number of freestanding shacks currently in existence in both communities (see table below for details), and the number of individuals living under each shack. This process was carried during the week of the 6th of February 2017 and carried over to the week of the 13th of February 2017.

The number of shacks that are listed on the table below are a reflection of the number of freestanding (detached) shacks. Shacks that are attached (semi-detached) were counted as one (a single unit), irrespective of the number of out leading doors or individuals living inside. The majority of the attached (semi-detached) shacks have an average of three out leading doors and only a small handful have four to five out leading doors.

The number of shacks below include the individuals that have physical shacks on the ground but were not included in the original SDEA database. Also people who are on the original database but do not have physical shacks on ground are included in the list.

The table below shows summary statistics of the Seaview Informal Settlement Demographic survey as of the 17th of February 2017.

Seaview Informal Settlement General Household Demographic Statistics: March 2017

New Rest Population			Zwelidinga Population			Seaview Farms Population			Consolidated Total Population		
Description	Number	% of total Population/Household	Description	Number	% of total Population/Household	Description	Number	% of total Population/Household	Description	Number	%
Individuals	504	55.75%	Individuals	357	39.49%	Individuals	43	4.76%	Individuals	904	100.00%
Household	160	50.00%	Household	148	46.25%	Household	12	3.75%	Household	320	100.00%
No. of Shacks	215		No. of Shacks	215					No. of Shacks	430	100.00%
Gender			Gender			Gender			Gender		
Description	Number	% of Population	Description	Number	% of Population	Description	Number	% of Population	Description	Number	% of Population
Male	245	48.61%	Male	163	45.66%	Male	20	46.51%	Male	428	47.35%
Female	246	48.81%	Female	191	53.50%	Female	23	53.49%	Female	460	50.88%
Non-Responsive	13	2.58%	Non-Responsive	3	0.84%	Non-Responsive	0	0.00%	Non-Responsive	16	1.77%
Total	504	100.00%	Total	357	100.00%	Total	43	100.00%	Total	904	100.00%
Employment			Employment			Employment			Employment		
Description	Number	% of Population	Description	Number	% of Population	Description	Number	% of Population	Description	Number	% of Population
Employed	120	23.81%	Employed	169	47.34%	Employed	16	37.21%	Employed	305	33.74%
Unemployed	83	16.47%	Unemployed	57	15.97%	Unemployed	2	4.65%	Unemployed	142	15.71%
Students/Learners	5	0.99%	Students/Learners	49	13.73%	Students/Learners	0	0.00%	Students/Learners	54	5.97%
Retirees	1	0.20%	Retirees	0	0.00%	Retirees	0	0.00%	Retirees	1	0.11%
Non-Responsive	295	58.53%	Non-Responsive	82	22.97%	Non-Responsive	25	58.14%	Non-Responsive	402	44.47%
Total	504	100.00%	Total	357	100.00%	Total	43	100.00%	Total	904	100.00%
Age Groups			Age Groups			Age Groups			Age Group		
Description	Number	% of Population	Description	Number	% of Population	Description	Number	% of Population	Description	Number	% of Population
0 to 18 years	190	37.70%	0 to 18 years	115	32.21%	0 to 18 years	20	46.51%	0 to 18 years	325	35.95%
18 to 35 years	173	34.33%	18 to 35 years	137	38.38%	18 to 35 years	12	27.91%	18 to 35 years	322	35.62%
35 to 120 years	112	22.22%	35 to 120 years	102	28.57%	35 to 120 years	11	25.58%	35 to 120 years	225	24.89%
Non-Responsive	29	5.75%	Non-Responsive	3	0.84%	Non-Responsive	0	0.00%	Non-Responsive	32	3.54%
Total	504	100.00%	Total	357	100.00%	Total	43	100.00%	Total	904	100.00%

Seaview Informal Settlement General Household Demographic Statistics: March 2017

The number of physical shacks (freestanding and attached) in both communities, as of March 2017 was 430 (215 in both communities). The total population of the Seaview informal settlements as of December 2016 was 904 individuals (504 residing in New Rest, 357 in Zwelidinga and 43 in the Seaview farms) and 320 households (160 situated in New Rest, 148 in Zwelidinga and 12 in the Seaview farms). Total number of individuals from age 0 to 18 were 325; from age 18 and above were 577 (322 between ages 18 and 35; 225 from age 35 and upwards); and 32 were non-responsive (either left space blank, filled in an incorrect age/date of birth or scribbled on the form). 43.74% of the population comprised of males, 50.88% females and 1.77% non-responsive (either did not fill their gender or ticked both male and female).

Section Three:

3. Recommendations

A community meeting should be scheduled where the community members will decide on the best practice/approach for the renter/tenant and owner scenario. Issues such as if a tenant has been renting for over a certain number of years, and/or the owner of the shack has not set foot in the area for a certain number of years, should be ironed out.

Section Four:

4. Conclusion

The project still continues to receive support and compliance from all its IAP. From a social standpoint the project will continue being supported and championed notwithstanding any major delays or changes and insofar as consultation is consistently maintained and/or improved, the stakeholders and beneficiaries will remain content with the quality and level of service and involvement in the project.

CHAPTER TWO



SEAVIEW LOW COST HOUSING DEVELOPMENT

STAKEHOLDER ENGAGEMENT: Number of Individuals Under One Shack New Rest Database

Seaview Informal Settlement General Household Demographic Statistics: March 2017

New Rest Number of Shacks and Individuals Living in One Shack					
Shack No.	No. of Individuals	Shack No.	No. of Individuals	Shack No.	No. of Individuals
1	4	92	5	183	1
2	6	93	2	184	1
3	2	94	1	185	1
4	4	95	3	186	2
5	3	96	2	187	3
6	1	97	2	188	5
7	Unavailable	98	2	189	4
8	5	99	2	190	1
9	Unavailable	100	4	191	2
10	5	101	1	192	2
11	1	102	Unavailable	193	Church
12	2	103	2	194	1
13	Unavailable	104	4	195	1
14	3	105	2	196	1
15	2	106	3	197	3
16	2	107	Unavailable	198	2
17	2	108	2	199	1
18	1	109	Unavailable	200	1
19	3	110	Unavailable	201	1
20	4	111	1	202	2
21	Unavailable	112	Unavailable	203	3
22	5	113	4	204	1
23	2	114	8	205	1
24	2	115	1	206	Unavailable
25	2	116	3	207	Church
26	2	117	1	208	2
27	3	118	3	209	Unavailable
28	2	119	2	210	Unavailable
29	8	120	6	211	2
30	2	121	1	212	Unavailable

NMBM Seaview Low Cost Housing Development

Shack No.	No. of Individuals	Shack No.	No. of Individuals	Shack No.	No. of Individuals
31	4	122	2	213	1
32	3	123	4	214	2
33	1	124	Unavailable	215	5
34	4	125	4		
35		126	Unavailable		
36	4	127	3		
37	Unavailable	128	1		
38	7	129	9		
39	2	130	4		
40	2	131	5		
41	2	132	1		
42	3	133	1		
43	7	134	1		
44	1	135	1		
45	4	136	2		
46	Unavailable	137	1		
47	Unavailable	138	Unavailable		
48	3	139	1		
49	4	140	8		
50	3	141	2		
51	1	142	Unavailable		
52	1	143	4		
53	Unavailable	144	5		
54	2	145	Unavailable		
55	1	146	Unavailable		
56	1	147	1		
57	1	148	3		
58	4	149	Unavailable		
59	1	150	6		
60	Unavailable	151	1		
61	1	152	3		
62	5	153	5		
63	1	154	1		
64	7	155	Unavailable		

NMBM Seaview Low Cost Housing Development

Shack No.	No. of Individuals	Shack No.	No. of Individuals	Shack No.	No. of Individuals
65	Unavailable	156	3		
66	3	157	Unavailable		
67	Unavailable	158	Unavailable		
68	3	159	Unavailable		
69	1	160	Unavailable		
70	3	161	3		
71	Unavailable	162	Unavailable		
72	3	163	Unavailable		
73	1	164	3		
74	2	165	Unavailable		
75	1	166	Unavailable		
76	5	167	Unavailable		
77	4	168	Unavailable		
78	Unavailable	169	Unavailable		
79	3	170	2		
80	Unavailable	171	Unavailable		
81	Unavailable	172	Unavailable		
82	Unavailable	173	Unavailable		
83	5	174	1		
84	8	175	Unavailable		
85	4	176	Unavailable		
86	Unavailable	177	3		
87	3	178	Unavailable		
88	Unavailable	179	Unavailable		
89	8	180	Unavailable		
90	3	181	Unavailable		
91	2	182	Unavailable		

CHAPTER TWO



SEAVIEW LOW COST HOUSING DEVELOPMENT

STAKEHOLDER ENGAGEMENT: Number of Individuals Under One Shack Zwelidinga Database

Seaview Informal Settlement General Household Demographic Statistics: March 2017

Zwelidinga Number of Shacks and Individuals Living in One Shack					
Shack No.	No. of Individuals	Shack No.	No. of Individuals	Shack No.	No. of Individuals
1	3	92	2	183	2
2	6	93	2	184	2
3	3	94	3	185	2
4	2	95	2	186	2
5	2	96	3	187	2
6	2	97	2	188	2
7	1	98	3	189	3
8	3	99	3	190	2
9	3	100	5	191	2
10	3	101	3	192	2
11	1	102	2	193	3
12	5	103	2	194	2
13	1	104	2	195	2
14	3	105	5	196	2
15	3	106	3	197	2
16	4	107	3	198	2
17	2	108	3	199	2
18	3	109	2	200	2
19	4	110	2	201	2
20	5	111	2	202	2
21	4	112	3	203	2
22	2	113	2	204	2
23	3	114	3	205	4
24	2	115	2	206	2
25	2	116	4	207	2
26	2	117	3	208	6
27	3	118	2	209	2
28	3	119	2	210	2
29	2	120	3	211	6
30	2	121	4	212	2

NMBM Seaview Low Cost Housing Development

Shack No.	No. of Individuals	Shack No.	No. of Individuals	Shack No.	No. of Individuals
31	44	122	3	213	2
32	3	123	5	214	2
33	2	124	2	215	2
34	2	125	3		
35	3	126	2		
36	3	127	4		
37	2	128	2		
38	4	129	2		
39	2	130	2		
40	4	131	3		
41	4	132	3		
42	3	133	2		
43	2	134	2		
44	2	135	2		
45	3	136	2		
46	4	137	5		
47	3	138	2		
48	3	139	4		
49	2	140	3		
50	2	141	5		
51	2	142	3		
52	3	143	2		
53	3	144	2		
54	4	145	3		
55	2	146	3		
56	5	147	2		
57	4	148	2		
58	2	149	3		
59	4	150	3		
60	4	151	3		
61	2	152	2		
62	3	153	2		
63	4	154	2		
64	3	155	4		

NMBM Seaview Low Cost Housing Development

Shack No.	No. of Individuals	Shack No.	No. of Individuals	Shack No.	No. of Individuals
65	3	156	2		
66	2	157	2		
67	2	158	4		
68	3	159	3		
69	3	160	5		
70	2	161	2		
71	3	162	2		
72	2	163	2		
73	2	164	10		
74	2	165	4		
75	3	166	2		
76	5	167	2		
77	2	168	2		
78	4	169	2		
79	2	170	2		
80	2	171	2		
81	3	172	2		
82	2	173	2		
83	7	174	3		
84	2	175	2		
85	2	176	3		
86	3	177	2		
87	2	178	3		
88	2	179	3		
89	2	180	2		
90	4	181	2		
91	2	182	2		