

# THE N2 WILD COAST ROAD



**Presented by : Sboniso Dube**



# N2 WILD COAST ROAD PROJECT DESCRIPTION

410 km stretch of road from East London to the Mtamvuna River on the border of Eastern Cape (EC) & Kwa Zulu Natal (KZN).

- Of the total length, 112 km would be on a new “Greenfields” alignment between the Ndwalane (near Port St Johns) and the Mtamvuna River (near Mzamba) – includes:
  - 2 mega-bridge structures on the Msikaba and Mtentu Rivers
  - 7 additional major river bridges and 5 interchange bridges

# N2 WILD COAST ROAD PROJECT DESCRIPTION

- The remainder comprises the upgrading of the existing roads (already underway) and the future construction of the bypasses at Mthatha, Idutwya and Butterworth.
- Upon completion of the proposed upgrade, the route is anticipated to be approx. 85 km shorter than the current route and 3 hours faster, particularly for heavy freight vehicles.



# N2 WILD COAST ROAD DESIGN AND CONSTRUCTION PACKAGES



- About 112km greenfield section has been divided into nine (9) primary packages including the two (2) mega bridges

# PROPOSED BRIDGE SITE FOR MSIKABA

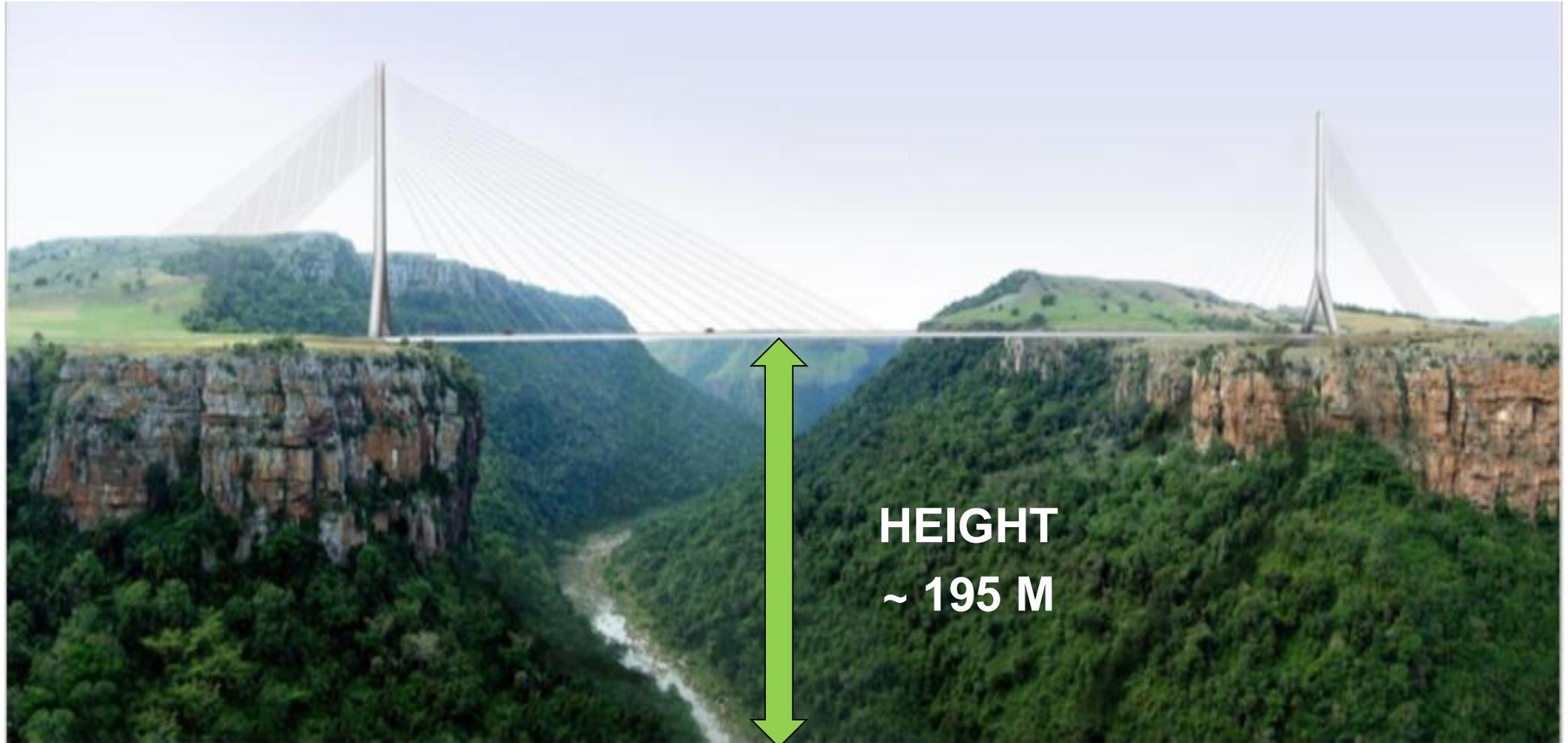


# PROPOSED BRIDGE SITE FOR MSIKABA



# KEY DIMENSIONS

**SPAN 580 M**

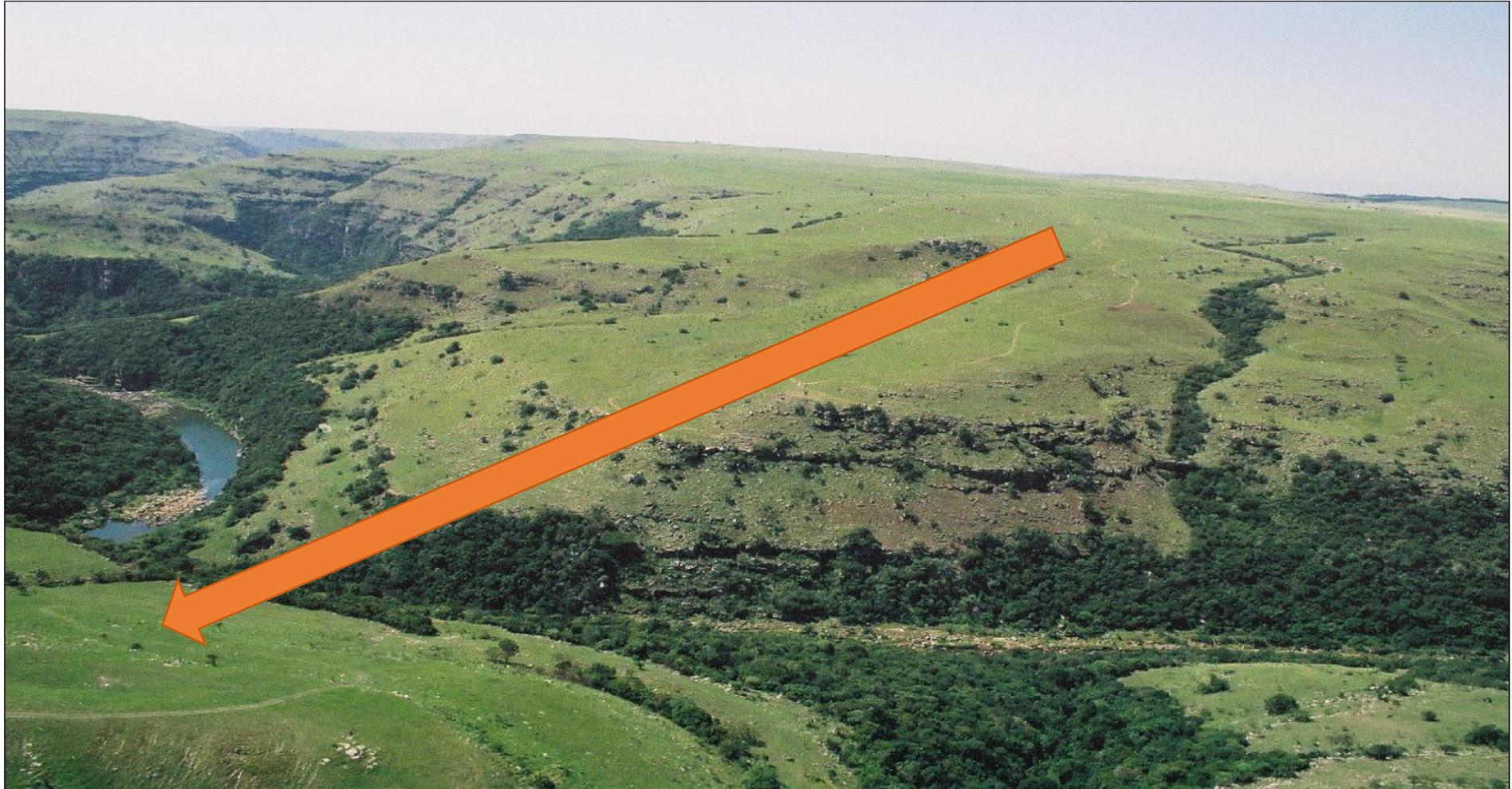


**HEIGHT  
~ 195 M**



# MTENTU BRIDGE SITE

MTENTU BRIDGE SITE



# N2 WILD COAST ROAD MTENTU BRIDGE SITE



At ~ 220 m maximum height of deck Mtentu, it is indicative that the proposed bridge will be highest bridge in Africa. Bloukrans bridge at 216 m deck height is currently the 37<sup>th</sup> highest bridge in the world and the highest in Africa.

# N2 WILD COAST ROAD IMPACT ON TOURISM

- The project will have a huge positive impact on tourism from ~ 2021 onwards
- The Mtentu and Msikaba bridges will be tourist attraction in their own right complimenting the tourism attractions of the Wild Coast.
- N2WCR will improve economic and logistic linkages in the region.
- Will open up the following tourism potential of the region:
  - Huge eco -, adventure - and community based - tourism potential along entire Wild Coast.
  - Major conventional tourism potential at Port St Johns and other coastal nodes such as Mboyti and Msikaba Mouth.
  - Expanded and enhanced Nature Reserves
  - Potential Tour- Bus route between PE/East London & Durban



# LAND ACQUISITION PROCESS: N2 Wild Coast Project



**SANRAL**  
SOUTH AFRICAN NATIONAL ROADS AGENCY SOC LTD



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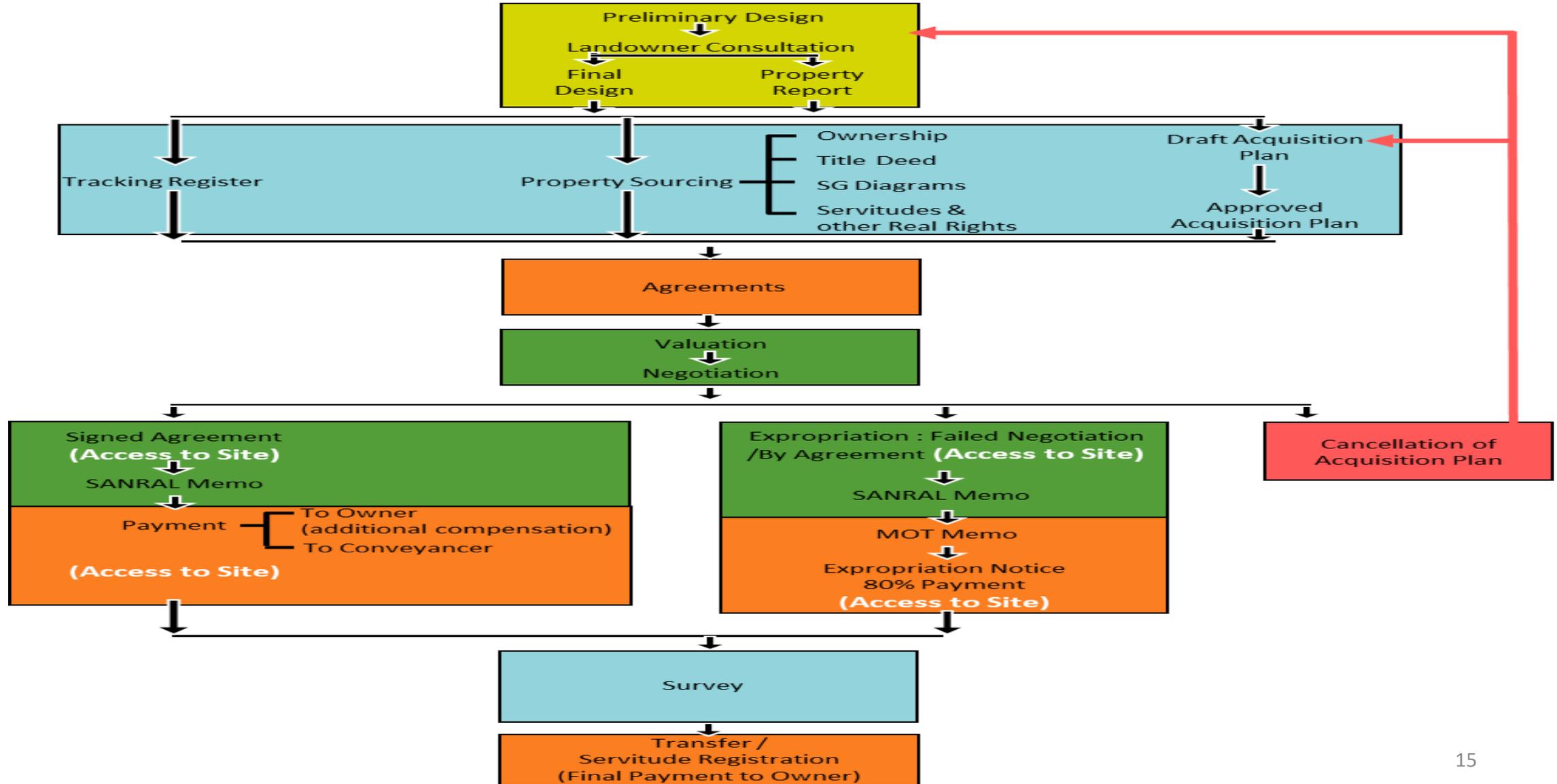
# APPLICABLE LEGAL FRAMEWORK

- **The South African National Roads Agency Limited and National Roads Act, No. 7 of 1998**
- **Interim Protection of Informal Land Rights Act, 31 of 1996 (“IPIILRA”).**
- **EXPROPRIATION ACT 63 OF 1975**

# LAND & RIGHTS THAT ARE ACQUIRED BY SANRAL

- Road Reserve including interchanges
- Stockpile areas, borrow pits, and quarries
- Access roads for borrow pits and quarries / temporary deviations
- Right of use / occupation
- Communal Property

# LAND ACQUISITION PROCESS



# Communal Land Acquisition

Communal Land is under the administration of the Traditional Councils for allocation of stands, however the Department of Agriculture, Land Reform and Rural Development (DALRRD) remains the custodian of the land.

Prior to any acquisition of such land, SANRAL does the following:

- Identify and engage DALRRD facilitator
- Identify communities and Traditional Councils involved
- Obtain approval from the Traditional Councils and DALRRD to conduct investigations such as Geotech, obtain information and engage with landowners for data collection, **Right of Access Agreement**, followed by **Pre-Community Resolution meeting**, then **Community Resolution**.

## Communal Land Acquisition Cont...

- Engage Traditional Councils and landowners to establish and confirm identity, ownership and conduct survey for **notional site** boundaries.
- Conduct engagements for existing road reserve, new road reserve (widening), access roads, material sources and temporary deviations.
- Relocation of structures and identification of new sites to be acquired for relocation.
- Minutes and records of all engagements with Traditional Councils, community meetings and notional site owners.
- Relocation of graves and exhumation process.
- Involvement of the Community Liaison Officer is strongly advised.

# ACQUISITION OF COMMUNAL LAND AND COMPENSATION

- Community Trust Account

Compensation for communal land is paid into a Community Trust Account, not Individuals Account.

# AFFECTED INDIVIDUALS

Affected individuals' land involves garden lots (quitrents), notional sites and business sites.

## Notional Sites

- This is land allocated to individuals by the chief or headman for residential or business purposes.
- The land is not registered at the Deeds office and therefore there are no title deeds.
- The person using the land is protected in terms of IPILRA.

# AFFECTED INDIVIDUALS Cont...

- They have the right to use the land for their own benefit and the user acquires a personal right over that land.
- When such person is affected he or she is approached and given an offer for the required land, the land is compensated at a market value determined by Professional Valuers.
- In some instances structures are affected and often need to be relocated.

# AFFECTED INDIVIDUALS Cont....

## Site Relocation Examples:

- Same site relocations and alternative site relocations.



## AFFECTED INDIVIDUALS Cont....

- Same site relocations occur when a structure(s) is affected and there is enough space in the same yard to allow for the affected to be relocated.
- Alternative site relocation occurs when the affected land and structure(s) is either affected in full or there is little use of land left.
- With the alternative relocation we liaise with the affected person and chief or headman of the area to find him/her an alternative site. In all relocations we offer the affected person(s) a same size structure that is not of inferior quality compared to what he/she currently has.
- The new structure is built and completed before the affected person is required to relocate thus the affected person will not be left without a home. The affected person can keep the materials of his/her current structure. When an individual has a mud house, we build him/her a brick structure.

# AFFECTED INDIVIDUALS Cont....



# AFFECTED INDIVIDUALS Cont...

## Affected graves

- The general principle is to avoid grave sites as much as possible, however it is sometimes inevitable that graves will be affected. When graves are affected the relatives of the deceased are approached and informed.
- Cultural practices and customs are respected.
- All costs involving exhumations are taken care of by SANRAL.

# AFFECTED INDIVIDUALS Cont...

## Garden lots/ Quitrents

- This is land often allocated to individuals for ploughing purposes. Some of these garden lots are registered and are known as quitrents. In most instances the original quitrent holder is deceased and negotiations are held with the next of kin.
- Whenever garden lots are affected negotiations are done with the entitled person or next of kin in the case of quitrents. Compensation is paid to individuals and not the community trust account.

# MATERIALS

- The contractor often requires resources close to the road. When material sources are identified the affected community is approached.
- In terms of the Mineral and Petroleum Resources Development Act of 2002 anything under the surface belong to the State, thus we only pay the affected community the value of land (top soil).

# MATERIALS

- Only individuals or entities with mining rights or permits will be paid for the mineral.
- In certain instances when it is considered necessary to do so individuals too close to the quarry will be relocated.
- Blasting procedures will be explained by the contractor when on site.

# CHALLENGES

- Compilation and submission of property report
- Land acquisition during construction
- Further condition imposed by Land owners
- Land Acquisition in tribal areas
- Access to Communal Property Association (CPA) Land
- Lack of consultation with land owners
- Different interest or needs from Stakeholders
- Encroachments inside the road reserve

## RECOMMENDATIONS

- Improve Communication
- Proper consultation with the effected and Interested parties
- Road Routine Maintenance (RRM) and Statutory Control to regulate any development adjacent or within the National Road Reserve.

# CONCLUSION

- Land acquisition is a team effort
- Only if all team members perform well will timeframes be minimized
- Early detailed, individual, on-site consultation is crucial to prevent delays later on in the process
- Land acquisition is complex, involves many parties, is subject to many laws and is time consuming
- Land acquisition requires a shared understanding of the roles and responsibility of all team members
- Co-operation and communication between Role Players is of utmost essential.



**“ THIS IS HOW WE DO IT ”**



**THANK YOU**



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