

ANNEX D: PUBLIC SECTOR PROJECTS

This document is an annex to the URP Impact Assessment: Impacts of Investment in Khayelitsha and Mitchells Plain 2002/3-2010 report. It serves to provide additional information on public sector projects in the two URP areas between 2002/3 and 2010. Ongoing and planned future projects are also listed.

The selection of URP Anchor Projects is based on the priority needs of the beneficiary communities, and is informed by URP strategic initiatives which encompass the following;

- URP Nodes Socio-economic Profiles
- URP Spatial Development Framework
- URP Environmental Management Framework
- URP Investment Atlas

These four guiding documents were investments in and of themselves: resources were dedicated to preparing informative and guiding documents to facilitate planning and other investments.

The information provided here is sourced from URP Legkotla Reports, the URP Business Plan 2010/11 and stakeholder engagement.

1. KHAYELITSHA PROJECTS

Below are the defining characteristics of URP anchor projects;

- Focus of URP investments (crowding of resources)
- Have multi-plier effects
- Benefit a significant number of people
- Based on the triple bottom line

Khayelitsha CBD Development

The project is to establish a mix-use, viable and vibrant central business district for the residents of Khayelitsha in which the local community participate and be empowered to take up opportunities presented by this development. A 73-hectare site, centrally located adjacent to the Khayelitsha station, is the site of the new Khayelitsha Business District (KBD). The development cost for the first phase is R451, 6 million. The progress and the current status of the Khayelitsha CBD is outlined as follow:-

- **Establish institutional framework**
100% Completed
- **Statutory requirement**
Application for residential development completed
- **Sport facilities (cricket oval)**
100% Completed

- **Transport Interchange**
100% Completed
- **Multi-Purpose Centre**
100% Completed
- **Khayelitsha District Hospital**
The hospital is under construction as from March 2009 and construction is on track.
- **Retail Centre**
Additional 2 000m² of retail space is 100% completed.
- **Residential Units**
Planning of 500 residential units has been completed. Construction of show houses completed. This is a private sector initiative. The project has been delayed due to questions around the feasibility of housing units.
- **Service Station**
Feasibility Study for the service station still needs to be conducted.
- **Municipal Offices**
Consultants to be appointed for needs assessment
- **Remembrance Square**
Completed

Khayelitsha Housing Development and Land

This anchor project is aimed at accelerating housing provision by facilitating rapid land release for the integrated human settlements. The project is also for the upgrading of the existing informal settlement areas.

- **Site C Buffer-zone Housing Development**
Construction of 165 houses completed.
- **Green point Housing Development**
Construction of 509 houses completed.
- **Kuyasa Phase 2**
2300 houses completed and 99 houses are still under construction. Retrofitting and insulation of 1200 houses have been completed in Kuyasa low cost houses. The total of 2300 houses has to be retrofitted in Kuyasa Pilot Project. Project is still in progress and will be launched on the 27 November 2009.
- **Silvertown Upgrading**
Building of roads in Silvertown is completed. 103 Service sites have been handed over to beneficiaries

- **Site C: Resolution of Land Ownership**
Approximately 2570 households have been relocated from Site C so as to resolve the Site C double occupation problem. A significant percentage of them has been relocated to Kuyasa Housing Development Phase 2, and the remainder to Mandela Park. Those households that have remained in Site C are being assisted to build their own houses, either through the PHP housing option or through the private contractors.
- **Nonkqubela Upgrading**
Upgrading the area and provision of 1 250 housing units. 707 Service sites have been handed over to beneficiaries.
- **Zwelitsha Upgrading**
Installation of bulk infra-structure and rudimentary services has been completed.
- **Makhaza ERF 2633**
Upgrading and provision of infrastructure / services on Erf 2633. 297 Service sites have been handed over to beneficiaries.
- **Site B, Harare (PHP) Project**
PHP housing projects are implemented in Site B, Site C, Harare and Makhaza.

Rail Extension

The then- South African Railway Commuter Corporation (SARCC), now Public Rail Authority of South Africa (PRASA) in partnership with the City of Cape Town extended the Khayelitsha rail line for 4.2 km. The budget for the project is approximately R430 million. The completed project components are including the following:

- The 4.2km railway line.
- Two railway stations which are Kuyasa and Chris Hani stations.
- Four pedestrian bridges.
- Four road over-rail bridges.
- Fence of the railway line.
- Road networks linking the two stations.
- Electrification and signalling

Metrorail has started its operations between 9am and 6pm. Kuyasa Transport Interchange has also been completed.

Health Provision

The health challenge in Khayelitsha is well managed by the City Health Department. The HIV/AIDS strategy is piloted in the area. Currently ARV's are available at five clinics. At the end of February 2009, 11,113 people were enrolled on AVR's programme. The 783 enrolled on ARV's programme are children. It is estimated that in Khayelitsha 80, 000.00 people are currently living with HIV virus. Under the ARV's programme, pregnant women with HIV are referred to the Prevention of Mother to Child Transmission Programme. The two new youth clinics and a male clinic were established at Site C and Site B. New clinics include:

- **Town Two clinic** (The new **Town Two clinic** is under construction for the budget of R20 million) Construction is almost complete.

- **Mens Clinic** (complete)
- **Youth Clinic** (complete)

Health and hygiene awareness programmes are ongoing

The ongoing Pest Control Programme is for baiting of rodents and rats. The programme is mainly targeting the Informal settlement areas. In March 2009, 3,000 baiting stations were created. As a result of the pest control intervention, there was a tremendous decrease of rodents /rats related infectious diseases.

Khayelitsha District Hospital (part of the KBD)

The Khayelitsha District Hospital will provide 230 to 300 beds and a wide range of services. The ratio per ward is a maximum of eight patients. The construction budget amount is approximately R500 million. Group Five Construction Company has been appointed and construction is due to be finalised in March 2011.

New Anchor Projects

Monwabisi Coastal Resort Development

This is a mix use development that is anchored by a coastal resort. Funding for the project has been secured from the Neighbourhood Development Partnership Grant (NDPG) (R103 mil) and URP Equitable Share Grant (R3,6 m). The project is still at the planning stage, with budget for an initial and the Upgrading of the Chalets'.

Kuyasa Node Development

This is a mix use development that is anchored by the Public Transport Interchange. Funding for the project has been secured from the R310 mil NDPG allocations for Khayelitsha. The project is being implemented.

Site C Area Development

This is a mix use development that is anchored by place making components and three distinct precincts. A precinct framework has been developed in partnership with key stakeholders and the VPUU. Funding for the project has been secured from the R310 mil NDPG allocations for Khayelitsha. The project is being planned and the Urban Design Framework of the project has been completed.

A total amount of R413 million for new anchor projects has been secured.

Khayelitsha Local Economic Development Initiatives

The programme seeks to create an environment conducive to the growth of business in the informal trading sector in Khayelitsha. An **LED document** was procured and finalized in 2009/10. This

programme will include registration of informal traders into legal business entities, provide SMME development and support services while ensuring that they are complying with the informal trading by-laws. Other projects within this programme include **upgrading and regular maintenance of the existing informal trading market facilities in Vuyani Town Two, Nonkqubela, Nolungile and Kuyasa Transport Interchange.**

The **meat market facility** is being planned for Nolungile, it will cost about R10 million and potential funds to implement the project exist from the Neighbourhood Development Partnership Grant.

An **industrial park** is also planned for Khayelitsha. The industrial park as planned will be for mixed-use and will mainly cater for light industries. It will be able to attract investment to the area and will also accommodate informal industrial activities taking place within the residential areas and by the road side.

2. MITCHELLS PLAIN PROJECTS

Mitchell's Plain Town Centre

The project is about the development and regeneration of the Mitchell's Plain CBD through public and private sector investment initiative. The project is aimed at creating job opportunities and re-investment of the communities' disposable income. The budget for the project is approximately R572 million. The project components are including the following:

- New Promenade Retail Centre (Liberty Life – Private investment)
- Mitchell's Plain Public Transport Interchange (see below).
- Completed Portland's Bus and Taxi Terminals.
- Completed Northern Terminal Bus and Taxi Terminals.
- Completed Administrative Buildings.
- Completed CCTV Cameras for Safety and Security.
- Completed New Roads Infrastructure network.
- Completed Landscaping and Upgrading of the Town Centre.
- Completed New Market for Informal Trading.
- Completed Pedestrian Bridge for accessibility by pedestrians.
- Extension of community health facility (see below)

Mitchell's Plain Public Transport Interchange Southern Terminal Phase 1 & 2

- Provision of a new bus terminal; 90% completed.
- Completed Construction of taxi terminal.
- Completed Administrative building.
- Public space improvements and landscaping 90% completed.
- CCTV Cameras; 60% completed.
- Proper Lighting; 75% completed.
- New road and pedestrian infrastructure; 95 % completed.
- New informal trading facilities; 90% completed.

Extension of the Town Centre Community Health Facility

The project budget is approximated R28 million. The project components are including the following:

- Construction of an ARV facility
- Offices and Ward
- Parking area for Health Professionals and Communities
- Landscaping and beautification

Upgrading of Lentegeur and Mandalay Public Transport Interchanges

Lentegeur and Mandalay stations are being upgraded to make them accessible to disabled people with the attractive forecourts which beautify the facilities and support economic development initiative. The project is linked to the construction of the Western Cape Rehabilitation Centre. Phase one is completed. The budget was R63 million.

The Western Forecourt Station Development phase two, final designs and tender documents are completed. Contractors have been appointed. The budget is R67 million.

The Lentegeur Public Spaces Upgrade is 90% completed. The project focuses on the construction of canopies for informal trading, hard and soft landscaping, improve lighting and changing the entrance of pay office. The budget is approximately R5.2 million. The completed components are the following:

- The Western Cape Rehabilitation Centre completed.
- Transport facilities to and around the Hospital completed.
- Mandalay and Lentegeur (Eastern Terminal) stations upgrade completed.
- Special pedestrian access routes completed.
- CCTV cameras installation at the stations completed.
- Proper Lighting completed.

Projects planned for Lentegeur Western Forecourt Station and Transport Interchange Development Phases 1/2 includes the following:

- Merrydale Road corridor.
- Parking Areas
- Central Square
- Business District Area
- Entrance and Exits of Vehicular Transport
- Taxi Facility
- Construction of a market for informal traders on the Western Forecourt
- Construction of a bus and taxi terminal
- Building of a new Western Station Forecourt
- Upgrading of the Community Facilities
- Proper Lighting
- Installation of CCTV Cameras

The contractor is on site.

Upgrading of Lentegeur Public Space and Community Facilities

The Lentegeur public spaces upgrade is 100% completed.

The project delivered the following:-

- Canopies for Informal Trading
- Hard and Soft Landscaping
- Proper Lighting
- Improve Lighting and Changing the Entrance of Pay Office.

The total budget is **R5.2 million**.

Mitchell's Plain Housing Developments

The housing anchor project is amid at accelerating private and CTCHC housing developments in Mitchells Plain by facilitating rapid land release for integrated human settlements, promoting housing densities and upgrading existing informal settlements.

- Tafelsig Housing
- CT Community Housing Company (Morgen Village)
- Vanguard Villas
- The Westridge
- Watergate Housing Development

Mitchells Plain Planned Projects for Development:

- New Parking Area
- SAPS Parking
- Link Roads to Promenade Mall
- Upgrading of the Town Centre
- CCTV Extension
- Public Facilities
- Development of Further Education and Training Institution
- Mnandi nodal development
- Mitchell's Plain District Hospital

Others:

- Quick-win e.g. canal cleaning projects, school essay writing competition etc?

Mitchell's Plain Family and Youth Development Centre

The objective is to provide dignified public spaces and Community Youth and Family Development Centre. It includes hard and soft landscaping, improved lighting, improved public transport facilities, multi-purpose courts, a multi-purpose centre and opportunities for informal trading. The budget is R17 million.

- Project is 100% completed

- Public / Private Partnership: City of Cape Town, Nelson Mandela Foundation, BP SA, Mitsubishi, Provincial Government
- Funding secured for Operational Management for a period of three years.
- Anchor Tenants for the facility secured
- Department of Labour had provided skills training to 24 unemployed youth and women.
- The learners were accommodated in the construction project.
- Project launched October 2009.

Public Space Upgrade (Kilimanjaro and AZ Berman)

The project is 100% completed.

Swartklip Regional Sports Facility

This project provides a major sports complex in a well-located area that is accessible from both Mitchells Plain and Khayelitsha and which provides opportunities for integration through sport and leisure activities.

- Phase 1 and 2 (cost R24 million) and phase 3 (construction of the Multi-Purpose Indoor Sport Facility which includes a conference and boardroom facility at a cost of R33 million) have been completed.
- Phase 4 includes the construction of 5000 seater soccer stadium which is an official public viewing site for the FIFA 2010 World Cup.
- The overall cost estimate is R45m

Colorado Community Facilities

This project provides for a multi-purpose centre and community facilities, and includes a multi-purpose hall, a minor hall, multi-purpose hard courts, basketball courts, a clinic and a library. The other outstanding projects are clinic, library and minor Hall. The overall budget spent to date is R9 million. Progress to date:-

- Phase 1 (Multi-purpose community facility) completed.
- Phase 2 (Hard court, basket ball courts, landscaping and fencing) completed.
- Phase 3 funding is still being sourced for the construction of a minor hall, clinic and a library estimated cost (R20 million).

Mitchell's Plain District Hospital

The Mitchell's Plain District Hospital will provide 230 to 300 beds and a wide range of services. Plans and Designs were completed. The Provincial Department of Health has secured funding for the construction of the Hospital. The construction of the hospital has commenced in 2010. The estimated budget for the construction of the hospital is approximately R540 million.

Planned Projects for Development.

The total budget for planned projects is approximately R300 million. The future project components for future projects are including the following:

- New Parking Area
- SAPS Parking
- Link Roads to Promenade Mall
- Upgrading of the Town Centre
- CCTV Extension
- Public Facilities
- Development of Further Education and Training Institution

Kapteinsklip Station Precinct Development:

This is a mixed use development anchored by the coastal resort development. Potential funds exist from the NDPG and URP Equitable Share Grant to kick-start the implementation of the project. Feasibility study has been conducted and a development framework and technical studies are needed.

Roads

Roundabout Caravelle and Eisleben intersection projects – Department of Transport (R1.5 and R13m 2010/2011 and 2011/2012 financial years respectively)