

**KHAYELITSHA AND MITCHELL'S PLAIN  
PRESIDENTIAL  
URBAN RENEWAL  
PROGRAMME**



**TOGETHER BUILDING A STRONGER NATION**

**CABINET LEKGOTLA REPORT**

**NOVEMBER 2009**

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## 1. INTRODUCTION

The Urban Renewal Programme (URP) is an ambitious and a challenging programme. The programme is aimed at integrating the institutions, planning, management and funding of the three spheres of government in order to respond more effectively to the development needs and challenges of the underdeveloped urban communities.

When the programme was launched by the former President Thabo Mbeki, in his State of the Nation address in 2001, the former President alluded to the underlying vision of the programme as follows:

*“attain socially cohesive, resilient and stable communities with viable institutions, sustainable economies and universal access to social amenities, able to attract and retain skilled and knowledgeable people who are equipped to contribute to growth and development”* (Former President Thabo Mbeki during the State of the Nation address in February 2001).

The role and responsibilities of political champions assigned to each of the urban nodes as part of the programme are the key elements in ensuring its success. Their primary mandate is to promote the vision and mission of the programme, as well as to remove blockages that inevitably arise when a complex set of relationships and authority spheres exist.

In Cape Town, Khayelitsha and Mitchell's Plain are homes to almost two thirds of the City Of Cape Town's total population. The political champions have contributed in many ways to the progress that has been made to date by URP, despite their minimal political oversight role. The Cape Town Urban Renewal Programme depends on the ongoing support and involvement of the political champions in order to remedy the social ills, as the legacy of apartheid spatial planning, underdevelopment and poverty are still witnessed in Khayelitsha and Mitchell's Plain.

## 2. OVERALL PROGRESS

The URP team is mandated to report the progress of URP bi-annually to the National Cabinet Lekgotla.

In June 2008, URP reported the completion of its strategic projects for 2006/2007 as they were planned. The strategic projects include the Urban Renewal Spatial Development Framework (SDF), which seeks to integrate Khayelitsha and Mitchell's Plain within the urban space in the greater Cape Town. The SDF also serves as a guide to development and investment directed to the nodes. The economic and demographic profiles of the nodes had been undertaken as a baseline source of information for development planning and monitoring of development initiatives.

Given the overwhelming housing needs and backlogs, a housing development initiative seeks to fast-track the housing delivery in the two nodes. To achieve a speedy housing service delivery, the drawing of resources from public, private and social sectors is important. At the same time, a knowledge management initiative is aimed at drawing out the lessons and best practices from the work already done. The replication of the URP best practises serves as a model to enhance the quality of future service delivery of other underdeveloped areas

### **3. PRIORITIES FOR THE CURRENT YEAR**

- The review and updating of the Urban Renewal Programme business plan, which will require active support from our political champions and partners in government, the private and social sectors.
- Integration of completed strategic projects in the business plan such as; socio-economic profiles, Environmental Management Framework, etc. (See Annexure 1).
- Formulation of Medium Term Expenditure Framework (2008 – 2011).
- Develop and Implement the Economic Strategy for Khayelitsha and Mitchell's Plain.
- Review and Implement the Safety and Security Plan for Khayelitsha and Mitchell's Plain.
- Review and Implement the Communication and Marketing Strategy for Khayelitsha and Mitchell's Plain.
- Develop and implement the URP Monitoring and Evaluation Systems.

### **4. INTEGRATED PLANNING AND SUPPORT**

Working together and close co-operation is the underlying principle of the Urban Renewal Programme. In some areas, there is a good progress to report on. National and provincial inputs are standing items on the agenda of URP Multi-Stakeholder meetings. Institutional structures, such as the National URP Forum, Multi-Stakeholders' bi-monthly meetings and monthly Nodal Project Management meetings are functioning well. However, the Inter-governmental Relations (IGR) URP Working Group is not working well.

In partnership with the Department of Cooperative Governance and Traditional Affairs (COGTA), URP has completed two projects, namely, the Profiling of the Nodes and URP Impact Assessment for Khayelitsha and Mitchell's Plain.

Since 2004, URP national political champions meetings were not convened by national and therefore, the national political champions support and political oversight roles had dwindled.

The National Financing Protocol as approved by the National Cabinet in 2005 has enabled URP to secure funding through the following sources, namely:

- DEAT: Social Responsibility Programme
- DPLG: Municipal Infrastructure Grant and Equitable Share Grant
- National Department of Transport
- Neighbourhood Development Partnership Grant

## 5. PROJECT CONSOLIDATE

The City of Cape Town is part of Project Consolidate in respect of special interventions in the URP nodes. The URP team was tasked to drive Project Consolidate through involvement of internal departments in the City Of Cape Town and also in partnership with other spheres of government and the beneficiary communities.

Eight projects were identified as Project Consolidate designated projects. Seven Projects of projects Consolidate were completed, except the Kuyasa Clean Development Mechanism (CDM) Project which is currently under implementation.

*See Annexure 1 for a list of the Project Consolidate Designated Projects.*

## 6. SERVICE DELIVERY LEVELS

Service delivery backlogs are being addressed, but more has to be done, especially in the informal settlements which are prone to winter floods. Below are the basic service delivery statistics for Khayelitsha and Mitchell's Plain.

### 6.1. Khayelitsha

#### **Water**

An average of one thousand two hundred and forty nine (1249) taps or standpipes have been installed at the informal settlement areas, with an average of 40 households per standpipe. The national standard of one standpipe of not more than 200 metres away from the user has been achieved. The current water standpipes backlog is seven hundred and thirty one (731).

#### **Sanitation**

There are about 46172 informal households in the area, (estimate from aerial photo count). In 2008/2009 a sanitation progress was made with regard to the provision of toilets in the informal settlement areas as follow:

- Two Thousand, Four Hundred and Eleven (2411) pour-flush toilets (ratio between 5 to 10 households per toilet) were erected.
- Two Hundred and Fifty Four (254) portable toilets (ratio of 1 per household),
- Eight Hundred and Eighty Four (884) container toilets (ratio of 1 per 5 households) were installed.
- One Thousand, Two Hundred and Thirty Nine (1239) full flush toilets were installed at the informal settlement areas.
- The number of chemical toilets has been reduced from three hundred and fifty two (352) to two hundred and sixty five (265).
- The current bucket toilets for all informal settlement areas are three hundred and thirty seven (337). The target for the eradication of bucket system is 2011.
- The number of PIT latrines toilets is three hundred and nine (309).

The total number of toilets currently provided in the informal settlement areas is five thousand six hundred and ninety nine (5699). The current sanitation backlog for the informal settlement is two

thousand, four hundred and sixty eight (2468). The City Of Cape Town is planning to provide more water standpipes and sanitation facilities in the next six (6) months to reduce the backlog.

### ***Refuse Removal***

There are 730 000 formal dwellings, all of which receive a door-to-door weekly service. Of the informal dwellings, the cleansing department had counted 145 172 informal dwellings, of which 87% receive door-to-door refuse removal, while 12.7% have open skips.

### ***Electricity***

100% of formal houses are electrified in Khayelitsha. Electrification of a significant percentage of the informal settlements remains a challenge. To deal with the challenge a sub-station (Esethu Sub-station) is currently under-construction (next to Oliver Tambo Hall) by Eskom with a budget of R60 million. Eskom is currently upgrading the existing Khayelitsha sub-station with a budget of R40 million. The substations will increase the electricity capacity from 25 Mega Vaults Arms (MVAs) to 40 MVAs. This however, means that the number of customers having access to electricity will increase from sixty eight thousand (68 000) to ninety thousand (90 000) customers.

Streetlights and high mast lights have been installed at Site C, Site B, Harare, Thembokwezi, eZwelitsha- eNkanini, eNdlovini, Khayelitsha Golf Driving Range and Town 2.

### ***Housing and Land***

Four thousand six hundred and ninety eight (4 698) new houses have been completed. The shortage of land for the integrated human settlement development still remains a challenge.

### ***Roads and Public Transport***

There are 418 km of tar roads and 20 km of gravel roads in Khayelitsha. There has been major investment in public transport infrastructure such as the completed CBD Transport Interchange and Kuyasa Transport Interchange which is currently under construction.

The construction project of non-motorised transport has commenced in 2008. The project components include bicycles & wheelchair tracks, side walks for pedestrians and planting of trees. The construction work is currently taking place on the following roads:

- Spine Road between Litha Park and A & E Sections in Khayelitsha
- Water Sisulu Road at the Khayelitsha CBD
- Lwandle Road between F and G Sections in Khayelitsha
- Solomon Tshuku Road at Site C
- Njongo Road at Site C

The current project budget is R37 million. The project will be completed by December 2010.

## **6.2. Mitchell's Plain**

### ***Water***

At the informal settlement areas, 233 water taps/standpipes were installed, with a ratio of 25 households per standpipe. The national standard of one standpipe of not more than 200 metres away from a user has been achieved.

### ***Sanitation***

The number of informal households (estimated as per aerial photo count) are approximately 9,000. The 133 pour-flush toilets (ratio 5 households per toilet), and 59 portable toilets (ratio of 1 per household). An additional 380 flush toilets have been installed in Kosovo which is forming part of the vacuum system and tracks upgrade amounting to R28 m.

### ***Refuse Removal***

There are 74 000 formal dwellings, all of which receive a door-to-door weekly service. The 98% of counted informal dwellings receive a door-to-door service and 10% have open skips. In the informal settlements 100% of all known dwellings are receiving services.

### ***Electricity***

100% of formal houses are electrified. All the informal settlement areas have no access to household electricity. All the informal settlements have high mast and street lights.

### ***Housing and Land***

The 4,000 houses have been completed, and civil infrastructure has been put in for the construction of 1 845 housing units. A survey of vacant land has been commissioned to identify land portions that are suitable for the integrated human settlement development and economic opportunities within Mitchell's Plain.

### ***Roads and Public Transport***

There is a well-developed road infrastructure, with 452 kilometres of tar roads. There has been major investment in transport infrastructure, especially for the public transport.

## **7. HEALTH**

### **7.1. Khayelitsha**

The daunting health challenge in Khayelitsha is well managed by the City Health Department. The HIV/AIDS strategy is fully implemented in the area. Currently ARV's are available at nine facilities, of which 6 are City Health clinics. 11,546 people were tested for HIV and 2,879 were positive

(approximately 18% of adult population tested). At the end of September 2009, 13,055 people had been enrolled on ARVs, of which 824 are children. Under the ARV's programme, 689 HIV+ pregnant women were referred to the Prevention of Mother to Child Transmission Programme and 3% of children were found to have been infected (target is "less than 5%"). Sixty seven thousand (67 000) condoms were distributed in the last 3 months. The two youth clinics and a male clinic were established at Site C and Site B.

TB is still a challenge. In order to deal with such a challenge, a new TB clinic has been established at Site B. The TB cure rate has increased from 44% to 76% in the last quarter of 2009. The TB completion rate went from 67% to above 80% in the last quarter of 2009. The defaulter rate had dropped from 21% to 10% but there are indications that it might be again on the increase. The MDR/XDR project continues to progress well and a Drug-Resistant TB hospice (Lizo Nobanda) was recently opened in Khayelitsha where patients can be admitted closer to home and be visited by family and friends in safe environment.

### **Health and hygiene awareness programmes**

There is an ongoing health public awareness campaigns targeting the informal food traders. Pest Control is also an ongoing programme targeting the informal settlement areas. The programme is for baiting of rodents and rats. In the last six (6) months 1,517 block baiting stations were serviced. Nevertheless, rodent control remains a problem in the informal settlement areas because people built shacks near to dumping and unserviced sites.

### **7.2. Mitchell's Plain**

The Tafelsig Health clinic has been upgraded to cope with demand. All the clinics and community health centres provide routine HIV and AIDS care for the community of Mitchells Plain. All patients that were tested in Mitchells Plain for HIV, 12% of new patients testing positive. This is fairly constant from quarter to quarter. The Mother to Child Transmission remains below 5%.

Four facilities provide ARV's and a total of 7248 patients are on ARV's in the Mitchells Plain sub-district, with 2956 patients on ARV's at the Mitchells Plain CHC. A voluntary counselling and testing facility was established at the CBD Interchange and there is one youth clinic in the area.

18 community counsellors were trained to assist the clinic staff.

There has been a shortage of condoms nationally which has seen a negative impact on the distribution of condoms and only 537 9447 condoms were distributed at the end of October 2009.

The TB cure rate in Mitchell's Plain is 86% for the last 12 months. The Metro District Health Services trained 90 Home Based Care Givers in Mitchell's Plain.

Environmental health department key focus areas are the informal settlements, private businesses, food sampling, water monitoring, sanitation and refuse collection. The Pest control programme which is ongoing is targeting the Informal settlement areas.

Provincial health department initiatives include the newly built Western Cape Rehabilitation Centre, which offers specialised rehabilitation services to persons with physical disabilities.

The out patient substance abuse Matrix clinic at the Tafelsig CHC is providing important care, counselling and support to the community of Mitchells Plain. Six substance abuse assistants were employed to provide valuable outreach and support to patients in the program. The office sees between 30-50 new people monthly.

### **Mitchell's Plain District Hospital**

A new Mitchell's Plain District Hospital which will provide an initial 230 to 300 beds and a wide range of services. The plans are currently being reviewed and the expected cost will be approximately R394 million. The contractor has been appointed and the site was handed over to Grinaker LTA. Construction will start in January 2010.

The upgrade and extension of Mitchells Plain CHC is in progress and it includes the expansion of the Community Health centre and the new ARV Treatment Facility. The estimate cost of the development amounts to R28 million.

## **8. SOCIAL COHESION**

Building resilient communities requires a wide range of interventions. In realising the URP objectives, the URP team is working with various departments, private sector and civil society organisations.

The following initiatives are URP joint social cohesion interventions for Khayelitsha and Mitchell's Plain:

- Khayelitsha/Mitchell's Plain Service Delivery Cluster
- Khaya/Plain Sport Development Council
- Swartklip Sports Complex as a facility to integrate Khayelitsha and Mitchell's Plain
- Khayelitsha/Mitchell's Plain LED Forums
- Integrated Crime Prevention strategy for the Khayelitsha and Mitchell's Plain
- Integrated LED Strategy for the nodes

### **8.1. Khayelitsha**

Community Multi-Purpose Centres (MPC's) were built at the Khayelitsha CBD and F Section to render services to the community. The area sub-councils through their ward allocation contributed an amount of R6 million to projects and programmes related to socio-economic development. The Violence Prevention through Urban Upgrading (VPUU) allocated a sum of R1.6 Million of Social Development Fund (SDF) to vulnerable groups such as women and youth. The focus of the SDF is mainly on sports and youth development.

URP had funded several socio-economic projects and programmes as per annexure 2A.

### **Social Grants**

The high rate of migration into Khayelitsha is increasing the demand for social grants and other services. Currently, approximately over R15 million social grants are disbursed monthly as follow:

## Social Grant - report of the last six months

Types of Grant	No Beneficiaries
Old Age	1949
Disability	9411
Foster Care	233
Care Dependency	208
Child Support	7117
Social Relief	154
<b>Total</b>	<b>19 072</b>

Other projects include spending of R167 000 on new materials for public libraries. A provincial farmer support and development project has five food security projects, benefiting 55 people of which 80% are women.

### 8.2. Mitchell's Plain

The URP has seen a major investment in community facilities, which include the completed Swartklip Regional Sports Facility, Youth and Family Development Centre, and a Multi-Purpose Centre in Mandalay.

The aforesaid facilities have created an opportunity in bringing government services closer to communities. The infrastructure development contributes to community social upliftment, through training and skills development programmes being provided within the area of Mitchell's Plain. It also assists with the building of stronger communities.

A one thousand seater soccer stadium is being constructed. The contractor Nyanga Construction is on site busy with the development which will be completed by June 2010.

The Mnandi and Strandfontein Beaches / Resorts have achieved the International Blue Flag Status for another season 2009/10. The Blue Waters Resort has been upgraded and further developments are proposed for the 2009/10 and 2010/11. The housing of the Foreign Nationals at Blue Waters prohibits the community in using the facility as intended.

The Sub-council contributed R3.2 million towards social development projects and programmes in the area. The City of Cape Town has established four food gardens, and maintaining two existing food gardens.

URP had funded several socio-economic projects and programmes as per annexure 2B.

### Social Grants

The Provincial Department of Social Development is in the process of finalising the Transfer Payment Agreements with beneficiary service providers. No funds have yet been allocated to soup kitchens or food gardens during this financial year cycle as it was reported in the previous report.

Approximately 40 104 social grants are disbursed monthly in Mitchell's Plain as follows:

The table below gives a breakdown of beneficiaries in receipt of a state grant.

<b>TYPE OF GRANT</b>	<b>NO OF BENEFICIARIES</b>
Old Age	8185
Disability	4533
Foster Care	615
Care Dependency	317
Child Support	7918
Grants	30042
CSG Grant	16346
War Veterans	7
Other	363
<b>Total</b>	<b>68 326</b>

## **9. EDUCATION**

### **9.1. Khayelitsha**

The demand for more schools in Khayelitsha has been so far addressed. The new schools have been built in Kuyasa and Mandela Park. The new schools include two high schools and three primary schools. The budget for the construction of the above-mentioned schools was approximately R56.2 million.

Other skills development projects include training of 125 youth in mechanical related skills (e.g. motor mechanic, spray-painting and panel beating), 27 youth in Information Technology (IT) /e-learning, 57 youth in Computer Skills and 100 youth in Film Animation Programme (for both Khayelitsha & Mitchell's Plain) which is a joint partnership between URP and Cape Film Commission. Youth was also empowered to start their own businesses and have access to tender opportunities presented by public and private sectors.

URP in partnership with Old Mutual and Capitec Bank initiated an essay writing project for Khayelitsha Secondary Schools. The project was to inform and empower the youth through research, knowledge, learning and sharing of information on the URP.

### **9.2. Mitchell's Plain**

The two new schools have been built at a cost of R53 million. The two engineering schools, namely, Oval North and Princeton have achieved the School of Excellence status awards. A new Further Education and Training (FET) College is planned for the Mitchell's Plain area.

The Provincial Department of Education provided an amount of R1 million for the training of unemployed youth at the False Bay College.

The URP also managed a Schools Model Building and Drawing Competition. The competition focussed on the development, designs, engineering and construction management skills for Learners at schools. The project was a partnership between Private sector (Kayad Consulting Engineers, Baseline Construction) and the URP department.

## **10. ECONOMIC DEVELOPMENT**

Khayelitsha and Mitchell's Plain have high levels of unemployment. A need exists for economic development and enterprise development support programmes in the nodes. The economic profiles of the two nodes have been completed in partnership with URP, COGTA and the Business Trust. They serve as informants and baselines for the economic development strategy for the nodes.

In May 2008, URP and the Department of Housing and Local Government in the Western Cape Province held an LED Conference for the two nodes.

The main objectives of the conference were:

- To consult key stakeholders on LED initiatives in order to promote economic activities in the nodes.
- To attract private and public investment for economic development in the nodes.
- To agree on short, medium and long terms economic development plans for the nodes.

The LED conference document was finalised and a feedback session held via the Multistakeholders Forum Meeting in August 2009.

In 2009 the following initiatives were undertaken by URP:

- Database for construction sector is being developed.
- Community business directory was developed.
- Informal Traders were relocated into the new market.
- Private Sector investment was leverage through the Watergate Housing Development (R800 m) and Expansion of Liberty Promenade (R300 m) which amounts to R1, 1 billion.
- National Youth Development Agency (NYDA) career guidance and business support development sessions were held.

### **10.1. Khayelitsha**

Khayelitsha economic development intervention includes projects /programmes such as the Upgrading of Khayelitsha Training Centre, completed Planning of the Meat Market for meat traders at Site C and Upgrading of the existing market facilities. The URP/Red Door Forum has been established to facilitate and fast-track economic development service delivery in the node. The Red Door (which is a Provincial initiative) walk-in centre has assisted 5 144 people in business related matters and issued vouchers to assist SMME's with the writing of business plans and filing of tender documents. The 389 vouchers were issued to SMME's in November 2009.

### **10.2. Mitchell's Plain**

#### **Expansion of the Liberty Promenade Shopping Mall.**

- Launch took place in March 2009. Construction commenced in June/ July 2009 and the development will be completed in September 2010.

#### **Upgrading of the Blue-Waters Coastal Resort is in progress**

- To-date the 10 cabins were upgraded. Provision has been made for the upgrading of 10 chalets by June 2010.

## **Watergate Housing Development**

- The launch of The New Age Housing Development Project took place August 2009
- The development is a Private, Public Sector initiative which will be delivered over the next 3 years and the estimated cost amounts to R800 million from the Private Developer.

## **Construction of markets facilities is in progress and these include the following:-**

- Construction of informal trading markets
- Construction of craft markets
- Construction of business hives in Tafelsig
- Targeted Improvement District for the CBD area is still in process

Tourism related activities, information sessions, and tour guide workshops are being held regularly.

A Women-in-Construction consortium has been established and is operational. A Chamber of Business had elected their committee and various workshops funded by them have been initiated in the nodes. The Economic Development Sector which is a community based consortium is actively involved with the various infrastructure developments that are taking place in the node.

The Mitchell's Plain Red Door initiated the business finance programme for local entrepreneurs. Seven thousand eight hundred and twenty four (7, 824) entrepreneurs benefited from the programme in the form of business loans with low interest rates and marketing support.

## **11. JUSTICE AND CRIME PREVENTION**

### **11.1. Khayelitsha**

The Khayelitsha Magistrate's Court provides greatly improved access to justice for the community. In the last twelve months; 9,539 cases were on the roll, out of this figure, 5 517 cases were finalised. The court has nine magistrates and 13 public prosecutors. However, inadequate forensic services still poses a major challenge for the serious cases.

Crime is a major problem which requires a hands-on support and massive intervention. The URP is supporting the Provincial Department of Community Safety, Metro Police and South African Police Services (SAPS) in crime related focus areas, such as investigations, identifying and addressing crime hot spots, engaging community structures to assist in crime prevention, awareness campaigns, street lighting and bush clearing.

One hundred and fifty neighbourhood watch members were trained. The project was a joint effort between URP and Provincial Department of Community Safety. URP contributed 100 bicycles and other crime fighting equipment to the Community Police Fora to assist them in patrolling the crime hotspots.

### **11.2. Mitchell's Plain**

The new court complex provides additional space for the following Courts:

- a divorce court
- a domestic violence court

- a maintenance court
- Sexual offences court.
- The two regional courts also moved to the new building.

Outstanding cases on the roll – Mitchell's Plain: Decreased from 5428 to 2503

Criminal cases in the last 6 months:	11 978
No of Magistrates in District Courts:	20
No of Public Prosecutors:	30
Vacant Posts:	7

With effect from the 1 October 2009 the Divorce court will operate 5 days a week. Khayelitsha became a separate Sub-District as from August 2009. Magisterial services will now be available in the area. A Civil Court is also available in Khayelitsha.

Outstanding cases on the roll – Khayelitsha: 2057

## 12. PROGRESS ON URP ANCHOR PROJECTS

The Cape Town URP has a series of anchor projects that have a significant impact and multiplier effect to communities of the nodes. The impact is in terms of local economic growth of the nodes, access to job opportunities and services. An investment of approximately R7.5 billion has been invested in URP anchor projects for both Khayelitsha and Mitchell's Plain respectively. This report therefore, briefly outlines the anchor projects and their current status in the nodes:

### 12.1. Khayelitsha Anchor Projects

#### 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:

- **Bulk infrastructure**  
Upgrading of electricity. Consultant has been appointed. Awaiting the approval of the acquisition of land owned by council. Planning has been completed.
- **Statutory requirements**  
Application for residential development completed
- **Sport facilities (cricket oval)**  
100% Completed
- **Transport Interchange**  
100% Completed
- **Multi-Purpose Centre**  
100% Completed
- **Khayelitsha District Hospital**

The district Hospital is currently under construction as from March 2009. The target completion time is March 2011.

- **Retail Centre**

Additional 2 000m<sup>2</sup> 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 inadequate funds to start the project.

- **Municipal Offices**

Consultant has been appointed to do the needs assessment of offices.

- **Remembrance Square**

First Phase (paving and construction) completed.

Second phase (mosaic work and remembrance wall) was completed.

## **Khayelitsha Housing Development and Land**

This 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. The total housing and civil engineering budget is approximately R 200 million

- **Site C Buffer zone Housing Development**

Construction of one hundred and sixty five (165) houses completed

- **Green point Housing Development**

Construction of five hundred and nine 509 houses completed

- **Kuyasa Phase 2**

Two thousand three hundred (2300) houses completed and ninety nine (99) houses are still under construction. Retrofitting and insulation of one thousand two hundred (1200) houses have been completed in Kuyasa low cost Houses. The total of two thousand three hundred (2300) houses has to be retrofitted in Kuyasa. Project is still in progress and will be launched on the 25 November 2009.

- **Silvertown upgrading**

Building roads though Silvertown is completed. One hundred and three (103) Service sites have been handed over to beneficiaries.

- **Site C: Resolution of Land Ownership**

Urban planning and design for Site C is still in progress. Civil engineering work is in progress. The two thousand five hundred and seventy (2570) allocated to service sites and relocated to houses in Kuyasa Phase 2 and Mandela Park. Some residents were given the land ownership and they are now building their own houses through PHP initiative.

- **Nonkqubela upgrading**

Upgrade area and provide one thousand two hundred and fifty (1250) housing units. Seven hundred and seven (707) Service sites have been handed over to beneficiaries

- **Enkanini / Zwelitsha upgrading**

The upgrading of roads is currently under-construction.

- **Makhaza ERF 2633**

Upgrading and provision of infrastructure / services on Erf 2633 has been completed.

Two hundred and ninety seven (297) Service sites have been handed over to beneficiaries

- **PHP Projects**

An amount of R146.5 million has been approved In the last twelve(12) months for the PHP housing projects in Site C, Harare,Site B and Makhaza.

### **Rail Extension Project**

The South African Railway Commuter Corporation 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.
- Fencing of the railway line.
- Road networks linking the two stations.
- Electrification and signalling

The Kuyasa transport interchange is currently under construction the completion percentage is currently at 51%.

Metrorail has started its operations of the new railway line between 9am and 14h00. The full operation will commence once the railway line is settled down.

### **Health**

#### **Khayelitsha City Health Capital projects**

Mayenzeke renovations and extension – A joint project between City Health and MSF (budget R800, 000), to accommodate the provision of ARVs, the first part of the project has been completed and the site is already enrolling new clients on ARVs

New Community Health Centre in Town 2 – With a budget of R14 million, construction started late last year and is slightly ahead of schedule. Target completion is mid 2010.

Extension to TB/HIV area in Nolungile Community Health Centre – With a budget of 1,2 million the new section was recently completed and will be opening soon.

#### **Khayelitsha District Hospital**

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. The construction work has commenced in March 2009. The construction of 45% has so far been completed. The target completion time for the hospital is March 2011.

## **Mitchell's Plain New Anchor Projects**

### **12.2. Mitchell's Plain Anchor Projects**

#### ***CBD Upgrading and Public Transport Interchange***

This project seeks the further development and regeneration of the Mitchell's Plain CBD through public investment by three spheres of government and the creation of an enabling environment for private sector development. A direct spin-off of the public investment is the leveraging of private investments, which generates job opportunities and the reinvestment of disposable income. The total budget is approximately R572 million.

The completed components are:

- **Promenade Retail Centre**  
100% completed.
- **Portland's Bus and Taxi Terminals**  
100% completed.
- **Northern Terminal Bus and Taxi Terminals.**  
100% completed.
- **Administrative Buildings.**  
100% completed.
- **CCTV Cameras.**  
100% completed.
- **New Roads Infrastructure.**  
100% completed.
- **Landscaping and Upgrading of the Town Centre.**  
100% completed.
- **New Market for Informal Traders.**  
100% completed.
- **Pedestrian Bridge.**  
100% completed.
- **Traffic Licensing Centre.**  
100% completed.
- **New Court Development.**  
100% completed.
- **New SAPS building.**  
100% completed.

**Mitchell's Plain Public Transport Interchange Southern Terminal Phase 1 & 2 include the following:**

- **Construction of taxi terminal.**  
100% completed.
- **Administrative building.**  
100% completed.
- **Public space improvements and landscaping.**  
100% completed.
- **New road and pedestrian infrastructure.**  
100% completed.
- **CCTV Cameras.**  
100% completed.

- **New parking area.**  
100% completed.
- **New informal trading area.**  
100% completed.

#### **Future expansion of the Mitchell's Plain CBD Interchange Development:**

- New Parking facilities for SAPS
- Parking Areas for the Communities
- Link Road to the Promenade Shopping Mall
- Upgrading of the Town Centre
- CCTV upgrade
- Hard and Soft Landscaping

The estimated budget for this part of the project amounts to R65 million which will be funded via the NDPG funds.

#### **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
- Project is 60% completed.

#### **Expansion of the Liberty Promenade**

Upgrading and extension of Mitchell's Plain Liberty Promenade Mall. The budget for the project is approximately R350 million. The Group Five Contractor is currently on site for the construction work.

The project components are including the following:

- Upgrading and extension of the existing mall with 26 000m<sup>2</sup>.
- Construction of new shops.
- Construction of new food court area.
- Construction of Entrance to the CHC facility.

The overall budget for project amounts to R300 million which are funded by Liberty Promenade.

#### ***Lentegeur and Mandalay Public Transport Upgrade***

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. The total budget is approximately R127 million. The Watergate Mixed Used Housing Development amounts to R800 million.

- **The Western Cape Rehabilitation Centre.**  
100% completed.
- **Transport facilities to and around the Hospital.**  
100% completed.
- **Mandalay and Lentegeur stations upgrade.**  
100% completed.
- **Special pedestrian access routes.**

- 100% completed.
- **CCTV cameras installation at the stations.**  
100% completed.
- **New Road Infrastructure.**  
100% completed.

### **Phase 1 of Lentegeur Western Forecourt Station and Transport Interchange Development:-**

- The project commenced with conceptual and final designs completed.
- 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
- Construction of a Council Chamber.
- Installation of CCTV Cameras.

The overall estimated budget amounts to R127 million.

### **Housing**

The housing anchor project is aimed at providing mixed-use housing units and to promote housing development. Currently 2100 houses are being built. 1838 subsidised houses are constructed. 1100 GAP houses are being constructed by the Cape Town Community Housing Company.

### **Mitchell's Plain Phase 1 Tafelsig housing project**

Corner Kilimanjaro and AZ Berman (205 units)	Civil works contract R27 million
	Top structure development R45 million
Corner Spine and Swartklip (543 units)	100% completed.
Freedom Park in-situ upgrade (493 families)	50% completed.
Swartklip Road and Tafelberg Road (604 units)	100% completed.
Total: 1 838 units	

### **Cape Town Community Housing Company**

This partnership company of the Housing Company, National Finance Corporation and City of Cape Town plans to build 2500 housing units by June 2009.

Top structure development R104 million. 1 000 erven provided with infrastructural service.

Morgen Village Phase 1 (92 units) 100% completed  
 Morgen Village Phase 2 (238 units) 100% completed  
 Morgen Village Phase 3 (341 units) 100% completed  
 (Institutional Subsidy housing project)

Highlands Village (270 units) Construction commenced October 2009.

### **Private Sector Housing Projects**

Vanguard Village Phase 1: 250 units and civil works Cost: R63 million  
 (100% completed)

Westridge Villas Phase1: 119 units and civil works Cost: R55 million  
(100% completed)

### ***Youth and Family Development Centre and Tafelsig Public Space Upgrade***

The objective is to provide dignified public spaces associated with housing projects and the 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 the 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 from the Provincial Government.
- Anchor Tenants for the facility was secured with the various government services.

### **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 Khayelitsha and Mitchell's Plain. The facility complements the integration initiative of the two nodes. The total budget is approximately R63 million which includes the construction of the 1000 Seater Stadium.

- 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 will commence in October 2009 and it includes the construction of 1 000 seat soccer stadium to host training matches for the Soccer World Cup in 2010. The contractor is on site and construction will be completed by June 2010.
- Phase 5 will be the construction of the Ablution Facilities, Landscaping, and a Synthetic Soccer field.

The overall estimated budget amounts to R65 million.

### ***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.

- Phase 1 (Multi-purpose community facility) completed.
- Phase 2 (Hard court, basket ball courts, landscaping and fencing) completed.
- Phase 3 funding is being sourced for the construction of a minor hall, clinic and a library (R20 million required). A business plan was submitted to National Treasury for NDPG Funds but project was not short-listed. Funding was also requested from DPLG and Project Consolidate for this project.

## **13. New URP Anchor Projects**

### **13.1. Khayelitsha 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 mil). The project is still at the planning stage, and the Upgrading of the Chalets' component will commence in January 2009.

#### **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 million NDPG allocations for Khayelitsha. The project is currently being implemented.

#### **Site C Area Development:**

This is a mix use development that is anchored by place making components and three distinct precincts. 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.

### **13.2 Mitchell's Plain New Anchor Projects**

#### **Kapteinsklip Station Precinct 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) (R304 million) and URP Equitable Share Grant (R1 million). The project is currently at the planning stage, and the Upgrading of the Chalets' component will commence in January 2010.

#### **Lentegeur Public Transport Interchange development**

The project is aimed at developing the Lentegeur Western Forecourt and Station remodelling to unlock the potential for further public and private sector development. A significant opportunity for medium to high density residential development exists in the area. An amount of R304 million has been secured from the NDPG for the Mitchell's Plain anchor projects.

#### **Watergate Housing Development**

This is a private housing development that targets both gap housing market as well as the national housing subsidy beneficiaries. The project is aimed at building approximately 2500 houses and it has an estimated budget of about R800 million. The project is in final planning stages.

## **14. ACHIEVEMENTS**

- Launch of the Watergate Housing Development
- Launch of the Kuyasa Clean Development Mechanism (CDM) Project
- Establishment of an Integrated safety and security Forum for Kahyelitsha and Mitchell's Plain.
- Completion of the Marketing and Communication strategy.
- Completion of Anchor projects namely: Khayelitsha Rail Extension project, Southern Terminal Interchange, Tafelsig Housing Projects etc.
- Secured R717 million from the Neighbourhood Development Partnership Grant (NDPG) for URP new anchor projects.

## **15. CHALLENGES AND RECOMMENDATIONS**

### **Land for Housing**

Land should be identified to accommodate people living under appalling conditions in the informal settlement areas. The URP and other partners should continue to lobby for a shift from one house per erf to a greater housing density so as to accommodate more people per hectare.

### **Illegal Land Invasions**

Sustained decisive action should be taken against illegal land invaders. Local leadership should discourage and prevent illegal invasions.

### **Improve integrated planning, budgeting and implementation between the three spheres of government**

- The three spheres of government should participate actively in URP institutional structures.
- The IDP should inform the budget and resource allocation of the three spheres of government in the URP nodes.
- The serious considerations should be given to the implementation of the financing protocols approved by the National Cabinet in 2005.

### **Mainstreaming of URP into the core functions of the City of Cape Town**

Efforts must be made by the leadership (politically and administratively) to integrate URP within the core functions of the City of Cape Town.

### **High Rate of Crime**

Safety and Security Programme must be elevated to anchor project status in both nodes, with more resources deployed to address crime and violence.

### **Promoting Local Economic Development Opportunities**

Urgent attention should be to develop a Local Economic Development Strategy and implementation plan for the nodes.

### **Political and Administrative Support**

In order for URP to fast track service delivery and have a positive impact and outcomes, an active political and administrative support is required.

## ANNEXURES

### ANNEXURE 1

#### PROJECT CONSOLIDATE

These are the eight high-impact projects identified as part of the Project Consolidate intervention:

#### Khayelitsha Projects

<b>Project</b>	<b>Description</b>	<b>Budget</b>	<b>Status</b>	<b>Target</b>
Kuyasa low Income Housing Energy Project – CDM Project (1 <sup>st</sup> Phase)	Retrofitting of 2 300 houses in Kuyasa with renewable energy and energy efficient intervention. To install solar water heaters, retrofit compact fluorescent light bulbs, ceiling insulation, ceiling of carbon. The implementer is South Africa Export Development Fund	28 million	Retrofitting of 1400 houses have been completed. Project is still in progress	June 2010

**ANNEXURE 2A**

**KHAYELITSHA OPERATIONAL PROJECTS**

**ANNEXURE 2B**

**MITCHELL'S PLAIN OPERATIONAL PROJECTS**