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ANCHORPROJECTSFORKHAYELITSHA

1. KHAYELITSHACBD

The development of the CBD will have a major impact on the development of Khayelitsha. In terms of the urban development framework for the Khayelitsha Business District (KBD) a total cost estimate of public and private sector funded projects will be approximately R300000.

These project proposals comply with the objectives and criteria of URP anchor projects with regard to:

- Re-alignment of the budgets of the 3 spheres of government.
- A catalyst type of project that will create an enabling environment for the private sector.
- Create a wide mix of projects in terms of project types, outcomes and impacts in a multi-sectoral manner.

Proposed projects include:

(i.) Retail centre

A retail center of 17 500m² (phase 1) is to be established next to the Khayelitsha station, providing for an anchor tenant and various line shops.

(ii.) Municipal offices

The municipal office will be a key facility in the KBD. These offices is to replace the current local government offices in Khayelitsha ("Stocks & Stocks" building)

(iii.) Multipurpose center

A multi-purpose centre will be an asset to the KBD, reinforcing an alternative mix of use within the KBD. It will provide for different (sport, cultural, art, gathering, exhibition, etc.) activities. Funding to the amount of R4m (50% each by PGWC and Bavarian Government) has already been confirmed.

(iv.) Service Station

A service station development adjacent to the taxi and bus terminus on Walter Sisulu Road is proposed. An amount of R1.1m is required for this purpose.

(v.) Bus and Taxi terminus

A full transport interchange will be developed in the KBD on sufficient demand. A phase 1 development, providing access and tarred parking surface will however be provided in the interim.

(vi.)Housing

A variety of affordable single and group housing units will be provided for the low middle, middle and higher income groups. No low cost housing will be undertaken within the KBD. A housing master plan (R200000) and a CBD business plan is to be undertaken.

(vii.)Sport facility

A sport facility behind the magistrate offices will provide for an open space and recreational feature within the KBD area, linked to the existing swimming pool complex. The sport fields will primarily be utilized for cricket and hockey, but will also provide a facility for open air gatherings and activities. An additional R950 000 has been allocated to the cricket oval development as part of the "Quick wins" projects.

(viii.)Pedestrian walkways, place making and greening;

Hard landscaping, paved surfaces and greening is important elements in creating a dignified public environment with the KBD. Two public space upgrade projects are proposed to the value of ±R4m for 2003/4.

(ix.)Road and services infrastructure

Various additional road and services needs to be installed within the KBD. A contract of R 3 million (CMIP funding) is currently being implemented. Additional services and road infrastructure of R1.2m should be needed in the 2003/4 financial year.

(x.)Informal trading places

Specific areas will be demarcated within the KBD to allow for informal trading. An initiative to declare the KBD a restricted trading area has already been commissioned in order to control informal trading within the area.

(xi.)Commercial/office

Besides the municipal and three state department buildings (Magistrate, Social Welfare and Home Affairs offices) that have been/will be established in the KBD, provision is also made for additional private and public sector offices. The possibility of a police station is, for example, being followed up. Additional commercial facilities will also be established on market demand.

(xii.)Light industry

Provision is also made for light industrial activities complementary to the KBD and will be established on market demand.

To ensure that Black empowerment groups can be part of the development of the CBD, a capacity building programme (R150000) is part of the "Quick wins" projects.

A summary of public sector funding requirements (estimates), commitments and possible sources:

ITEM	AMOUNT	CONFIRMED COMMITMENTS	POSSIBLE SOURCES	REMARKS
Infrastructure and services (Housing developments)	6000000		National Gov PGWC City	
Housing Subsidies (institutional Housing)	6000000		National/Provincial Gov & Housing Board funds	
Multi-purpose centre	13000000	4000000	National Gov PGWC City Donor	Commitment of R4m from Bavarian Gov and PGWC.
Sport facilities	5000000	2560000	National Gov PGWC City Donor	Commitments of R1.1m from CMIP, R0.5m from UCB and R960000 from DBSA
Road Infrastructure and services (Phase 1)	3000000	3000000	-	Funding provided from CMIP
Bus and Taxi terminus	7500 000		National Gov PGWC City	Application for R3m on City's 2003/4 capital budget
Pedestrian walkways, landscaping	12700000		National Gov PGWC City	Application for R2.3m for phase 1 on City's 2003/4 capital budget
TOTAL	53200000	9560000		

Private Sector Funding:

PROJECT	COST(R)
Retail Centre	40412000
Municipal Offices	25000000
Public Sector offices	12500000
Private sector offices	12500000
Service Station	6200000
Housing (Bond & Institutional)	152000000
TOTAL	249120000

2. SUSTAINABLE HOUSING/LAND ANCHOR PROJECT

Khayelitsha is pervaded by a huge housing backlog. Significant percentage of its population live under appalling conditions in informal settlements. Whereas Khayelitsha was planned for 250 000 people, today, more than 500 000 people reside in the area. The above -mentioned living conditions are the attributes of numerous social ills.

As a result of the extent of the housing problem in Khayelitsha and the complexity of the solutions, special intervention is warranted for it to be resolved. Urban Renewal Programme represents that opportunity. Whereas the scope of **Sustainable Housing/Land Anchor project** is not yet defined, it will without any doubts consist of the following elements;

- (i.) Informal Settlement Upgrading
- (ii.) Land Release, in Khayelitsha and beyond.
- (iii.) Housing Top -structure Development
- (iv.) Housing Support Institutional arrangements

The above -mentioned elements of the **Sustainable Housing / Land Anchor project** will have far reaching results that will impact positively in various sectors and will benefit a significant percentage of the Khayelitsha's population. Further-more, housing development is one of the top priorities of the people of Khayelitsha, and once completed, it will be a visible confirmation of the government's confirmation to push -back the frontiers of poverty. As the Urban Renewal Strategy is aimed at laying the basis for sustainable cities, the Housing Anchor project will assist in realising that noble goal.

3. KHAYELITSHA RAIL EXTENSION AS AN ANCHOR PROJECT

Description and Motivation

The Khayelitsha Rail Extension was initiated by the SARCC to extend the rail service to the eastern sector of Khayelitsha. Funding for the design and construction is about R140 000 000 to provide rail line, 2 stations, road-over-rail bridges and pedestrian bridges. Thus far only R80 000 000 has been secured.

The City in return recognised the need for a Transportation and Urban Design Study around the station environment to ensure that facilities provided would be integrated into the urban fabric. The study of R400 000 is funded by the National Department of Transport.

The extension of the rail way is related and also seen as a catalyst for other initiatives around this area of Khayelitsha. The proposed Kuyasa Phase 2 housing project together with the existing Phase 1 development will house about 5000 families and the future planning of the Kuyasa Remainder proposes 3000 housing units (bankable and subsidy) who will require an access to the rail.

The location of the new clinic and civic square/market place is directly linked to new station location and how it will interact with each other. The proposed Kuyasa Civic Node Planning and Urban Design is primarily linked to the rail line extension and the construction of the clinic and civic square/market stalls. The Civic Node propose to cluster community facilities such as a multi-purpose hall, library, crèche, play park and informal sports fields close to the existing population where there is none at this time.

The existing population (approximately 48 000 persons) of Macassar will be located in walking distance or be able to take a taxi to the 2 proposed stations in order to possibly access a more direct route to their destination. The fact that the population will have another modal option of public transport would be to their benefit.

The rail extension is seen as an opportunity to house business and industrial opportunities adjacent to the stations and will also create various levels modal interchange facilities.

In terms of the spatial planning, the rail extension will ensure that the entire population of Khayelitsha has access to any part of the metropole via and it is the intention of SARCC to extend this rail further to the Helderberg in the future.

4. MOTIVATION FOR HIV/AIDS ANCHOR PROJECT

The prevalence rate of HIV Infection in Antenatal mothers is at present median of 25%, it could be estimated that 25% of the population in Khayelitsha are HIV positive. In a population of 600,000 estimated in Khayelitsha approximately 150,000 people are HIV Positive at present (2003). The number of Voluntary counseling and Testing done over a period of 1 yr gives an incidence median of: %. At present the number of clients registered at the MSF infectious disease clinics who are positive are between 4500 to 5000 with approximately 400 on anti-retroviral who were selected according to criteria with a CD4 count of below 48 median.

The TB incidence for Khayelitsha is 1108 per 100,000 the norm being 400, the highest in the metropeast this is the most common opportunistic infection.

The impact of this HIV pandemic results in increasing the disease profile, decreased health, poverty, malnutrition, and further unemployment. This further contributes to disruption of family life, social disintegration and further impacts negatively on the development and progress of the community, therefore increasing the poverty cycle.

The following programs have been implemented in Khayelitsha, however they need to be consolidated in order for us to reach the intended outcomes:

(i.) PREVENTION PROGRAM

Education program in High Schools
Increase Condom distribution: 63 points in Khayelitsha
Aids awareness programs such as World Aids Day (week) Condom week, Contraception week, schools aids awareness week.
Continued education within the 9 primary health care clinics.
Implementation of specific adolescent programs at special youth clinics.
Voluntary counseling and testing at all 9 clinics.

(ii.) MATERNAL TO CHILD TRANSMISSION PROGRAM.

This program has commenced in Jan 1999 with good results. To date 24,250 antenatal mothers have been tested and 5203 were positive. 3,361 have accepted the MTCT program with a transmission rate to the babies of 12% without intervention there would have been a transmission rate of 30%. Income generation projects have been implemented by numerous non-governmental organizations. Support groups have been created for psychosocial support.

(iii.) MSF INFECTIOUS DISEASE CLINICS.

These clinics have been of tremendous support to the HIV positive patients 5000 patients being seen and 400 being treated on anti-retroviral treatment with great success CD 4 counts moving from 48 median to 138 and upwards, and weight increases of up to 8.8kg. In many cases mothers have been saved from imminent death and many patients being able to go back to work and be economically active. There are at least 12 nurse trained in Opportunistic infections and treatment of AIDS in each facility. These program interventions have been effective as the prevalence of 25% has remained stable for the past 2 years.

RECOMMENDATION:

The existing financial constraints restrict services which are effective, to be offered to the community. Given the financial support to offer a comprehensive package of services to all HIV infected persons, this pandemic can be reduced to a prevalence of below 10%. This could only be achieved with adequate funding so that a worse case scenario can be turned into a win/win situation improving the quality of life for all residents.

URP: "QuickWin" projects: Khayelitsha

1. **Capacity Building for Black Empowerment groups: CBD (R150000)**

The project forms part of the overall CBD project where the civic and business community of Khayelitsha will be important partners. The scope of the project has been re-defined also with the help of WESGRO and the focus will be on two specific components namely an empowerment strategy and to identify the necessary skills. A PMT meeting is scheduled for 16 April 2003.

2. **Youth Development Programme (R200000)** and 3. **Capacity Building for the KDF (R300000)**

Business Plans are currently being drawn up. A meeting is scheduled over this weekend to finalise and adopt the Business Plans.

4. **HIV/Aids and other Health related issues**

Detailed business plans were received from the relevant NGO's with regard to the two proposed projects namely:

- Mothers2Mothers2Be
- Prevention of HIV/Aids & STI's in the schools of Khayelitsha

KDF and the project leader still to meet before 14 April 2003. Michael Benu is the HEALTH Champion for KDF, and will draw up business plans by the end of April 2003.

5. **Macassar Dunes Co -management (R250000)**

This project started as 1 of only 8 projects Nationally that was funded by DEAT: Poverty Relief Fund in October 2000. The project has reached a critical stage where the stakeholders have organised themselves as a Voluntary Association. The next step of this project is to register the Macassar Dunes Co -management Association. The project is ongoing. Business Plans are 80% complete.

6. **Khayelitsha CBD Cricket Oval (R950000)**

This project is an existing project. Elements of this phase of the project includes: fencing, parking facilities, 1 cricket field, 2 hockey fields and a caretakers facility. The construction on this project is 40% completed.

7. **Mandela Park Athletics Track (R1.0m)**

This is an existing project. Currently only the North -South tracks are constructed, the funding will be used to re-orientate the tracks. The re-orientation will include the construction of an additional East -West track. Construction is 30% complete.

8. **Lookout Hill (R1.5m)**

This is an existing project. The project has now reached the implementation/construction phase.

Progress on Construction:

Earthworks (100%), Concrete, Formwork & Reinforcement (100%), Brickwork (overall) 95%, Waterproofing 80%, Carpentry 80%, Plastering 80%, Plumbing 60%, Drainage 90%, Storm Water 100%, Amphitheatres 90%, Roofing 80%, Electrical 70%, Glazing 60%, and Painting 20%.

9. Kuyasa Market Stalls (R400000)

R800000 was received from the Human Settlement Redevelopment Fund (HSRP). This will be used for the market structure, paving and ground works, an ablution block, washing area and storeroom and benches.

*NOTE: The possibility exists that this project might amalgamate with a part of the "Planning and Design of civic and Market Facilities" project. The identification of sites and the business plans are both 90% complete.

10. Griffiths Mxenge: Roads (R2.4m)

Design and contract documents complete – assessment of annual tenders completed – report motivating the appointment of a selected contractor being compiled – approval by delegated authority envisaged in the week of 14 April 2003. Formalisation of appointment of consultant to be completed in same period. Start of construction aimed for week of 21 April 2003.

11. Upgrading/Construction of Crèches (R400000)

The contractor has been appointed, a meeting was held with the relevant stakeholders on 8 April 2003 and the construction sites are being handed over to the contractor on 10 April 2003. Work on site will commence on 14 April 2003 with a contractual construction period of 12 - 16 weeks.

12. Planning and Design of civic and market facilities (R300000)

Business plans are 90% completed. Various meetings have been scheduled for the week of 14 April 2003. Also see note under project 9: "Kuyasa Civic Square/Market Stalls"