

## ANCHOR PROJECTS FOR MITCHELLS PLAIN

### 1. MITCHELLS PLAIN PUBLIC TRANSPORT UPGRADING PROGRAMME

#### 1.1 MITCHELLS PLAIN CBD TRANSPORT INTERCHANGE AND PUBLIC MARKET

The development of the Mitchells Plain Town Centre has been adopted by the current Executive Committee of the City and National and Provincial Government as an Anchor Project for the Mitchells Plain Urban Renewal Node.

- The Mitchells Plain CBD is a collection of projects which includes:
- Transport Interchange Phase 1 (Portland Taxi Rank and market space).
- Transport Interchange Phase 2 (Southern and Northern Rank, bus terminus).
- Market and Public Space Improvements.
- Mitchells Plain Town Centre Extension (Northern Site).

#### **Phase 1**

Phase 1 is situated on the western side of the Mitchells Plain Station and is accessed via Hazeldene Avenue off Merrydale Road. Phase 1 of the transport interchange project includes rationalized vehicle and pedestrian access to the station, a taxi rank facility, a taxi holding area with waiting bays, an administration and security block, toilets, informal trading facilities, hard and soft landscaping, CCTV and a public square.

The budget for Phase 1 is R5 million (CMIP (Consolidated Municipal Infrastructure Programme) R1,621 million, CMTF (Cape Municipal Transport Fund) R3,38 million).

Construction will be complete by the end of June 2003. This project was also identified in the Portland Focus Area Plan by the Portland Task Team as the number one priority for implementation in Portland.

This project represents a public investment which reinforces the Mitchells Plain CBD as a modal interchange and unlocks further commercial and residential land parcels around the western side of the station.

## **Phase 2**

Phase 2 of the transport interchange project includes the northern taxi rank, the southern taxi rank, the pedestrianisation of the 7<sup>th</sup> Avenue, an administration and security block, toilets, informal trading facilities (informal trading market), hard and soft landscaping, CCTV, new road infrastructure and a public square.

The project is located on the eastern side of Mitchell's Plain Station and is accessed, off AZ Berman Drive, Westport Drive and Seventh Avenue.

The budget for Phase 2 includes R1,8 million (CMTF) on the current 2002/2003 budget cycle for the purpose of detailed design and tendering, R18,2 million on the 2003/2004 budget cycle for the purposes of construction, made up of R9,6 million (CMTF), R5,4 million (CMIP), R2,2 million (City), R1 million (HSRP, Human Settlement Redevelopment Programme)).

A further R14,4 million is required to complete phase 2 of the project in the 2004/2005 budget cycle made up of R13,4 million (CMIP) and R1 million (City)

## **Market and Public Space Improvements**

An amount of R2 million, which is included in phase 2, is on the 2003/2004 budget cycle for the purpose of upgrading the existing public squares and lanes in the Mitchell's Plain Town Centre (R1 million (City), R1 million (HSRP)).

With the creation of a new informal trading market and a pedestrianised 7<sup>th</sup> Avenue as components of the Interchange project, phase 2, there will be a reshuffling of traders in the Town Centre with future trading only to be permitted in the squares and marketplaces.

The treatment of the existing squares is not covered in the transport interchange budget and it is essential to fix up the Town Centre with the re-positioning of the traders.

The above CBD projects will require special attention being given to the involvement of the interested and affected parties in design, the formulation of management strategies and implementation.

Currently there are 20 taxi associations representing the third largest grouping of taxi's at an interchange in the City, and 5 trader organizations representing approximately 1000 informal traders currently trading in the CBD.

There are also commercial property owners, retail tenants, the Bus Company and the Sub Council.

A task team structure is in the process of being established to ensure an appropriate level of stakeholder involvement in this project.

<u>Source of Funding</u>	<u>2001/2002</u>	<u>2002/2003</u>	<u>2003/2004</u>	<u>2004/2005</u>
City	R400000		R2200000	R1000000
Cape Municipal Transport fund (internal)		R5379000		
Cape Municipal Transport fund (external)			R9600000	
Consolidated Municipal Infrastructure Programme (CMIP)		R1621400	R5400000	R13400000
Human Settlement Redevelopment Programme (HSRP)			R1000000	
<b>Total</b>	<b>R400000</b>	<b>R7000000</b>	<b>R18200000</b>	<b>R14400000</b>
<b>Internal</b>	R400000	R5379000	R2200000	R1000000
<b>External</b>		R1621400	R16000000	R13400000

## 1.2 LENTEGEUR AND MANDALAY TRANSPORT INTERCHANGE UPGRADE

This project includes the upgrading of the taxi facilities at Lenteguur and Mandalay Stations.

The motivation behind the upgrade project is firstly to improve public transport in Mitchells Plain and secondly to improve the access of people relying on public transport, to the Lenteguur Hospital, which the Provincial Department of Health is proposing to upgrade.

The project budget is R4.75 million and the funding is sourced from CMIP R3.325 million and the City R1.425 million as counter funding.

It is envisaged that the project will be complete by mid 2004.

## 2. COMMUNITY FACILITY AND MULTI -PURPOSE CENTRE DEVELOPMENT PROGRAMME

### 2.1 COLORADO MULTIPURPOSE COMMUNITY CENTRE

Phase 1 of this project is almost complete and includes a community hall with a stage, ablution facilities, a basketball court and a parking area.

This phase has been co-funded via CMIP and the City.

Phase 2 includes a Minor Hall and associated facilities and a landscaped forecourt with opportunities for informal trade.

The project budget for Phase 2 is R4.5 million and it is proposed that it be sourced from CMIP R3.15 million and City R1.35 million.

It is envisaged that the project will be complete by mid 2004.

### 2.2 TAFELSIG MULTIPURPOSE COMMUNITY CENTRE AND SPORTSHALL

The Tafelsig Multi Purpose Community Centre and Sports Hall is a project which has been identified by the Tafelsig MSAT after at least two years of consultation between the City and the Community.

The project is made up of a clinic, a library, an indoor sports hall, a landscaped public square and forecourt with opportunities for informal and formal trade and housing with the potential for future accommodation for Community Based Organizations.

There will also be a safe pedestrian crossing and facilities for taxi and buses to "stop and drop".

The clinic and the library are already constructed and have been in operation for a number of years.

The next phase of this project is to construct the indoor sports hall, the landscaped public square and forecourt and the housing framing the public square.

The budget for Phase 2 of this project is R8.5 million and is made of R1.9 (HSRP), R2.0 million (City) and R4.4 (CMIP) in the 2003/2004 budget cycle.

It is envisaged that Phase 2 of this project will be complete by the middle of 2004.

### 2.3 HEINTZPARKNEEDSASSESSMENT

Heintz Park as a suburb of Mitchells Plain is lacking in facilities and this project is to initiate a needs assessment in consultation with the community to determine the nature and extent of facilities required which will enable the programming of their implementation into Urban Renewal.

### 2.4 INTEGRATED YOUTH AND FAMILY DEVELOPMENT CENTRE

The aims of this project are to ensure the delivery of substantial community skills development programmes, empowering youth and families to seek excellence through the utilization of quality interventions.

Entrepreneurial development is one of the core objectives and other initiatives would be aligned to the centre, including:

- Life Skills
- Career Development
- Family, Youth and Individual Counseling Facilities
- Fostering Entrepreneurial Skills
- School Survival Programmes

BPSA (Pty) Ltd has committed R6 million to this project and Mitsubishi Corporation will determine their commitment on receipt of a business plan.

The City and the Project Team will work closely with the community in the finalization of this project and the following will be focused on as the next steps of this project:

- Finalization of the business plan
- Community consultation
- Site identification
- Formulation of an Operation and Management Plan
- Conceptual design
- Detailed design and implementation

### 2.5 Lentegeur Minor Hall

The Lentegeur Minor is complete and has been funded by the City and CMIP, jointly.

The Minor Hall is the final component of the Lentegeur Multi-Purpose Centre, which includes a community hall, minor hall, clinic and library, and is in close proximity to the Lentegeur Station, which is scheduled for a public transport upgrade as part of the Urban Renewal Programme.

The Minor Hall was visited in the last Political Champions meeting during the site visit.

### 3. MITCHELLS PLAIN HOUSING PROGRAMME

#### 3.1 WESTGATE MALL HOUSING PROJECT

This housing project is being undertaken by the Cape Town Community Housing Company.

The project is located adjacent to the Westgate Mall retail centre on a site of approximately 68 hectares.

The project comprises approximately 2500 houses, 3900m<sup>2</sup> of commercial development, 4900m<sup>2</sup> of community facilities and a sand dune of approximately 10,6 hectares.

Implementation will be undertaken over the next three years.

The majority of the housing will be subsidized with the balance being market related. The total project cost is approximately R210 million and phase 1 is currently being initiated.

#### 3.2 TAFELSIG HOUSING PROJECTS

A number of housing projects have been identified in Tafelsig through a process of consultation with the Tafelsig MSAT.

These projects include:

- Corner Kilominjaro Road and AZ Berman Drive; approximately 270 units
- Corner Spine and Swartklip Roads; approximately 350 units
- Freedom Park in situ upgrade; approximately 350 families
- Adjacent to Swartklip Road and Silver City; approximately 600 units

The approximate envisaged housing delivery over the next three years for Tafelsig will be 1570 units.

These projects are integrated with other Urban Renewal projects such as the Multi-Purpose centre and public space upgrading projects.

The City have identified housing subsidy money on the budget as follows: 2003/2004 R13 million, 2004/2005 R18 million to enable the implementation of these projects.

A specific task team will be set up with the community to deal with the details of the projects.

#### 4. LENTEGEURHOSPITAL

The Western Cape Department of Health are planning to relocate a chronic care hospital and rehabilitation hospital from Thornton to the underutilized Lenteguur Psychiatric Hospital. The MPDF supports this initiative and proposes to identify it as an anchor project within the Urban Renewal Programme.

#### 5. THE PROMENADE DEVELOPMENT

The promenade development is a private sector funded commercial development being constructed on land purchased from the City. The development consists of:

- A 40000 square meter retail centre
- 10000 square meter motor city
- a significant industrial component
- Facilities for public transport

The development is being funded through loan finance in the amount of R115 million from the Nedcor Group and R45 million equity finance from the MPIDT AND Keystone Investments. It is estimated that the project will generate approximately 2000 direct jobs.