



**public works**

Department:  
Public Works  
**REPUBLIC OF SOUTH AFRICA**

## **DEPARTMENT OF PUBLIC WORKS**

**PRESENTATION TO:  
PORTFOLIO COMMITTEE**

**DIVISION NAME:  
PLANNING AND PRECINCT DEVELOPMENT**

**PRESENTER: MRS SASA SUBBAN**

**DATE: 06 SEPTEMBER 2016**

# PURPOSE

To appraise the Portfolio Committee of the Planning and Precinct Development Programme with specific reference to Rural Precinct Development



# BACKGROUND

Since 2014, **Planning and Precinct Development** (previously known as the Inner City Regeneration Programme that focused exclusively on Tshwane) – has expanded its mandate to include other urban metros and rural areas - supporting integrated development and the creation of government precincts in collaboration with provincial and municipal counterparts in order to facilitate accessible service delivery to the public/communities

# STRATEGIC OVERVIEW

- The Department has committed to the development of rural areas through the establishment of the Rural Precinct Development Programme to address spatial imbalances of the past as outlined in the National Development Plan.
- The programme seeks to integrate development in collaboration with provincial and municipal spheres to improve quality and improved access to government services whilst contributing to the socio-economic development of rural towns.

# AIMS AND OBJECTIVE OF PLANNING AND PRECINCT DEVELOPMENT

- To support the creation of Government accommodation solutions within identified precincts in collaboration with municipalities and sector departments to ensure efficiencies for the State.
- To guide the location of government infrastructure development and solutions as a catalyst for government and private sector investments supporting mixed-used development to advance economic stimulus.
- Through Precinct Plans, ensure effective management of precincts that promotes safe, accessible, and environmentally sustainable government facilities.
- To reduce lease costs, encourage shared services and generate revenue for the PMTE



# DEFINITION OF A PRECINCT

- a space or place of definite or understood limits.
- a district, as of a city, marked out for governmental or administrative purposes, or for police protection.

Enablers for a government precinct:

Municipality-

- **SDF & IDP** - To support government development with Budget and commitment should be reserved for water, sewer, roads, electricity, and ICT.
- **Master plans/Sector Plans-** Guide and direct the future development of the municipality.
- **Infrastructure plans-** Guide and direct the investment of bulk infrastructure within the municipality



# METHODOLOGY

- Investigating the best possible solutions for government precincts within rural areas
  - Internally: UAMPS and CAMPS
  - Externally: GIS Mapping, Sector Department and Municipal engagements
- Assessment of municipal strategic plans and policies mainly alignment to Spatial Development Plans (SDPs) & Integrated Development Plans (IDPs).
- Assessment of the Asset Register for strategic sites and buildings.
- Assessment of the Leasing Portfolio for the identification of high value leases.
- Identification of state owned sites with the municipality.
- Priority is to give accessible, well-connected government services to the public - especially around the social cluster (Home Affairs, SASSA, Labour).
- Integrated design solutions.
- Concept designs and high level costing.
- Supporting live, work, play environments within towns where government infrastructure can serve as catalyst developments to promote mixed use facilities.







# PROJECTS

- Howick
- Mandeni
- Mount Fletcher
- Idutywa
- Carolina
- Kwa-Mhlanga
- Secunda
- Christiana
- Matlosana
- Vredenburg



- IDPs and SDFs of the municipality reviewed to include a government precinct for the social cluster departments (DoL, DHA, SASSA and SAPS).
- Property exchange agreement approved by the Minister in June 2016.
- Inter-modal transport facility to be refurbished and extended by the Municipality to support economic development in creating linkages to the proposed Government precinct.
- Site establishment for the development of government precinct to commence in January 2017.



- Site identified and site location report completed in July 2015 for Government precinct.
- Land availability agreement and confirmation of bulk services received from the Municipality.
- Township Establishment is in progress for the establishment of government precinct for social cluster departments (SASSA, DOL, DHA & SAPS).
- DHA needs have been received and engagement with other social cluster departments to be scheduled..



# Mount Fletcher

## Eastern Cape

- Property Exchange Agreement signed by Elundini Municipality and DPW.
- Minister approved the property exchange agreement in August 2016 for the purposes of establishing a government precinct and supporting commercial development as proposed by the Municipality.
- Design for the development of the government precinct completed.
- Township Establishment and Environmental report approved for government precinct.
- Site clearance processes for the development of a Government Precinct scheduled for 2017 for DOJ and social cluster

- Engagements with Mbashe Local Municipality for the development of a government precinct.
- State owned site identified for the development of government precinct in consultation with DOJ.
- Site establishment process including the subdivision is in progress.
- DOJ & DHA have submitted their needs assessments that will be processed further together with the other social cluster requirements.



- Engagement with Mpumalanga Provincial Government regarding the availability of site.
- Engagement with Thembisile Hani local Municipality for bulk services connection to facilitate the government precinct development.
- Feasibility study in progress.



- The development of a government precinct is aligned to Municipal strategic policies (SDF & IDP).
- State-owned site of 14 hectares has been identified to support mixed use development (Government precinct, commercial, offices, and transport facility).
- Township establishment to commence in 2017
- User commitment for DOL received.



- Site establishment and site clearance completed for government precinct.
- Phase 1 for Dept. Labour registered for construction.
- Phase 2 of the project will incorporate (DCS & DHA).





- Master plan of Lekwa-Teemane Municipality completed.
- Municipal site identified for the development of government precinct and municipality have confirmed the availability of land.
- Phase 1 – Site clearance and site development for Department of Labour scheduled for 2017



- Master plan of Matlosana Municipality completed
- Municipal site identified for the development of government precinct and municipality confirmed the availability of site.
- Construction of bulk services including access roads to commence in March 2017
- Construction of health centre in progress within the precinct.
- Engagement with social cluster departments to fast-track the user needs in order to process site clearance.



- Master plan of Saldanha bay municipality completed.
- Construction of bulk services which including access roads has commenced.
- Engagements with National Government Departments to obtain their needs to initiate development.
- Rezoning process is in progress to legalise the site.



# Social Cluster concept

## Rural Precincts

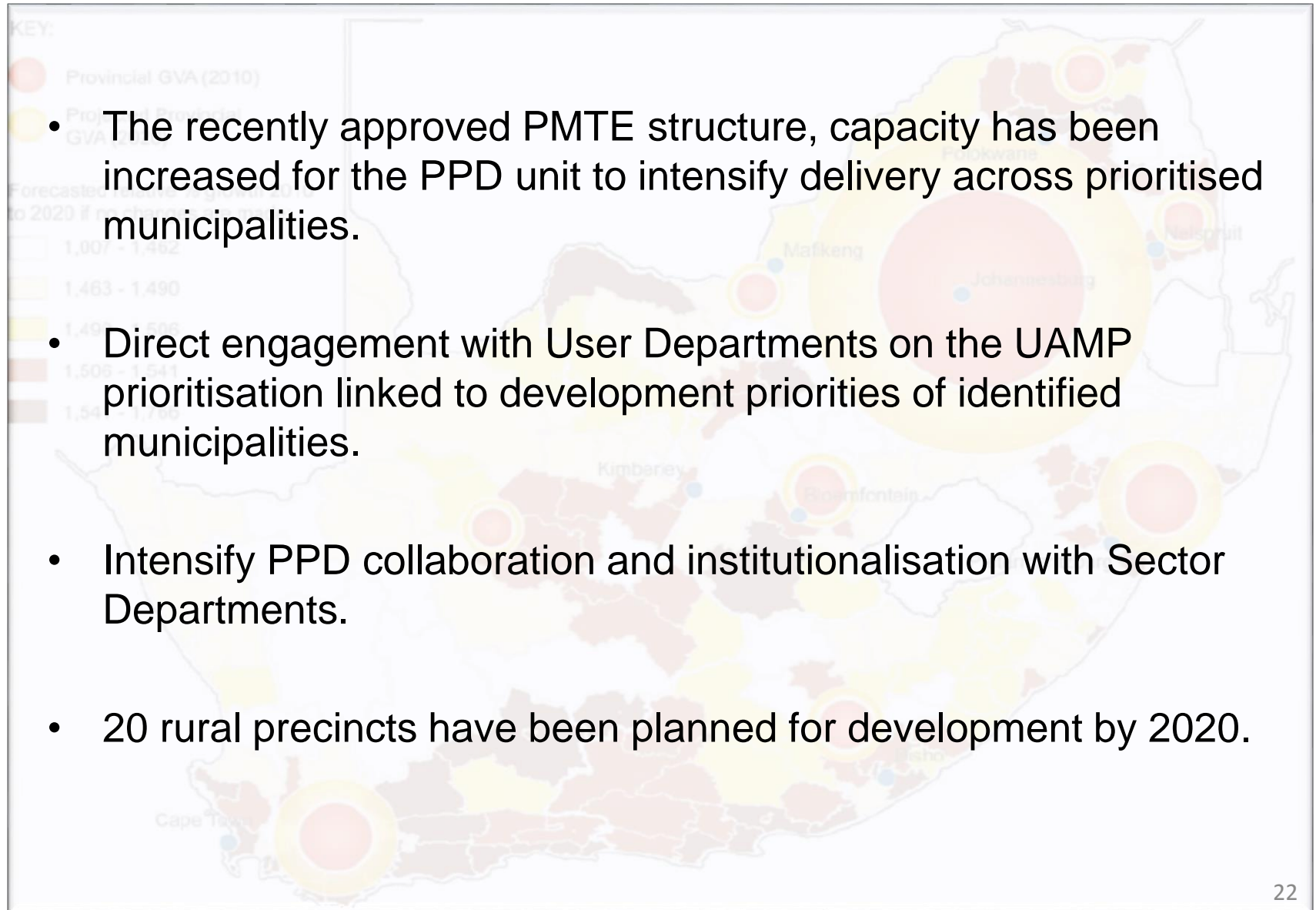


# CHALLENGES

- Current capacity – addressed in approved PMTE structure.
- Obtaining of user needs assessments and budget from users (submission of user assessment management plans).
- Alignment with sector departments: Department of Human Settlements, Department of Rural Development and Land Reform, Department of Public Service & Administration and engaging with COGTA to become the lead department in soliciting support from municipalities and communities.
- Time frames associated with town planning processes which includes (site legalisation, site acquisition & bulk services)



# WAY FORWARD



- National Department of Public Works (NDPW)
- Head Office: Public Works  
CGO Building  
Cnr Bosman and Madiba  
Pretoria Central  
Private Bag X65  
Pretoria  
0001
- Website: <http://www.publicworks.gov.za>

THANK YOU



**EXPANDED PUBLIC WORKS PROGRAMME**  
Creating opportunities towards human fulfilment