



public works & infrastructure

Department:
Public Works and Infrastructure
REPUBLIC OF SOUTH AFRICA

PRESENTATION TO PORTFOLIO COMMITTEE ON PUBLIC WORKS AND INFRASTRUCTURE

12 SEPTEMBER 2023

**South
Africa
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PURPOSE

To provide an update and progress to the Portfolio Committee on Public Works and Infrastructure on the Precinct Development Programme in the following towns:

- Howick - Kwazulu-Natal
- Mandeni - Kwazulu-Natal
- Secunda - Mpumalanga
- KwaMhlanga - Mpumalanga
- Carolina - Mpumalanga
- Christiana – North West
- Matlosana – North West
- Vredenburg – Western Cape
- Mount Fletcher – Eastern Cape

The presentation will detail information on investment value, needs and budget from user departments, time-frames, alignment to Integrated Development Plans (IDP's) and Spatial Development Frameworks (SDF's) and the role of municipalities in the projects.

DPWI STRATEGY FOR INVESTMENT

- The purpose of the programme is to:
 - Develop integrated Government precincts in metro's, urban and rural areas that, in terms of Spatial Planning and Land Use Management Act (SPLUMA), are aligned with IDP's and SDF's to ensure accessible services to the public
 - Develop a project pipeline that supports integrated development, aligned to the National Spatial Development Framework (NSDF) and Sector Programmes
 - Reduce the lease portfolio
 - Catalyst for development in urban and rural area to address spatial imbalances in terms of the National Development Plan (NDP)
- The challenge - 257 municipalities: 8 metro's, 44 district- and 205 local municipalities
- Due to the scale of the PPD programme, a need was identified for prioritization of settlements for investment
- DPWI spatial investment strategy guides investment (accommodation for User Departments) through targeted, integrated spatial planning that is aligned to the transformative national spatial agenda
- For new investment, a strategic approach is followed where the short- to medium-term focus will be on the targeted settlements.
- 3 City Regions and 40 towns/settlements are identified for targeted investment

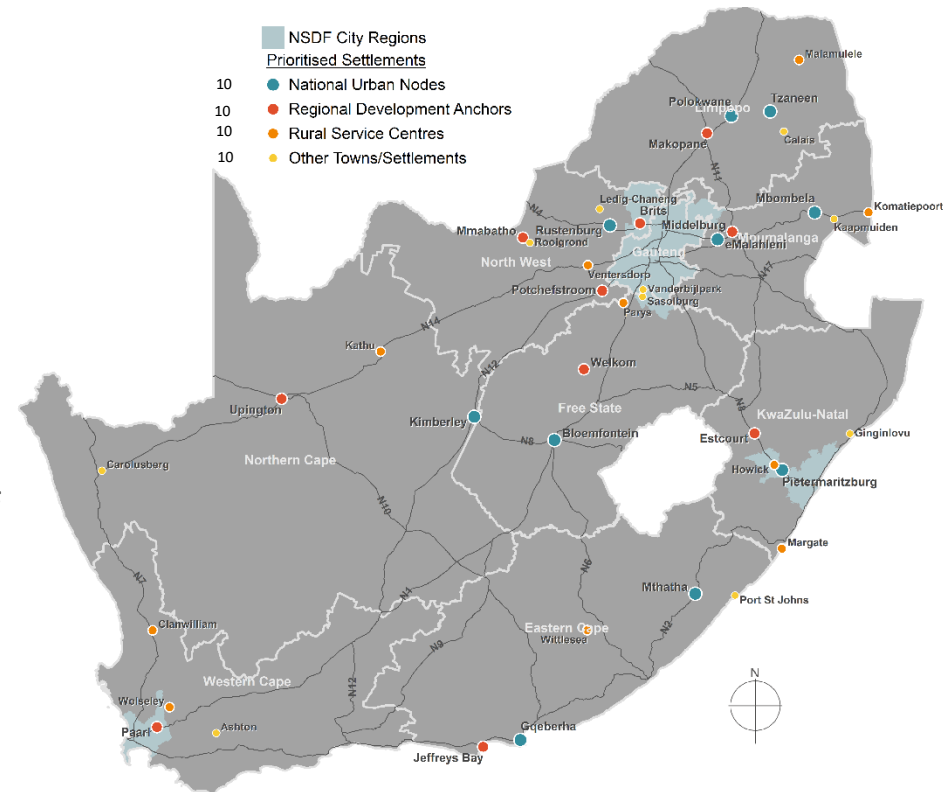


SPATIAL DATA ANALYSIS: CRITERIA MATRIX

The spatial investment strategy is a weighted, multi-criteria land suitability analysis

■ Analysis of GIS spatial data through a criteria matrix. Criteria include:

- DPWI (state assets, leases, projects)
- Accessibility (road, air, rail, sea, ports of entry, BRT)
- Demographic (population density and growth)
- Socio-economic (poverty, concentration of elderly and youth)
- Economic (economic growth)
- Strategic national programmes and initiatives (SEZ's, PHDA's, DDM, STR, NT Urban Hubs, MIG, etc.)



3 CITY REGIONS
40 PRIORITISED SETTLEMENTS

PRECINCT DEVELOPMENT: PRINCIPLES AND TIME FRAME FOR SITE ENABLEMENT

- Precinct development focusses on (1) new construction, (2) redevelopment through infill and (3) refurbishment of state owned assets
- Ongoing engagement and alignment with Provinces and Municipalities to identify suitable, well located assets and also foster integration for development
- Suitability of sites are measured against precinct principles which include i.e.:
 - Walkability, i.e. access to public transport, access to amenities, etc.
 - Availability of bulk engineering infrastructure
 - Environmental considerations
- The identification, analysis and site enablement (town planning and installation of bulk engineering services) process can take between 4 to 6 years

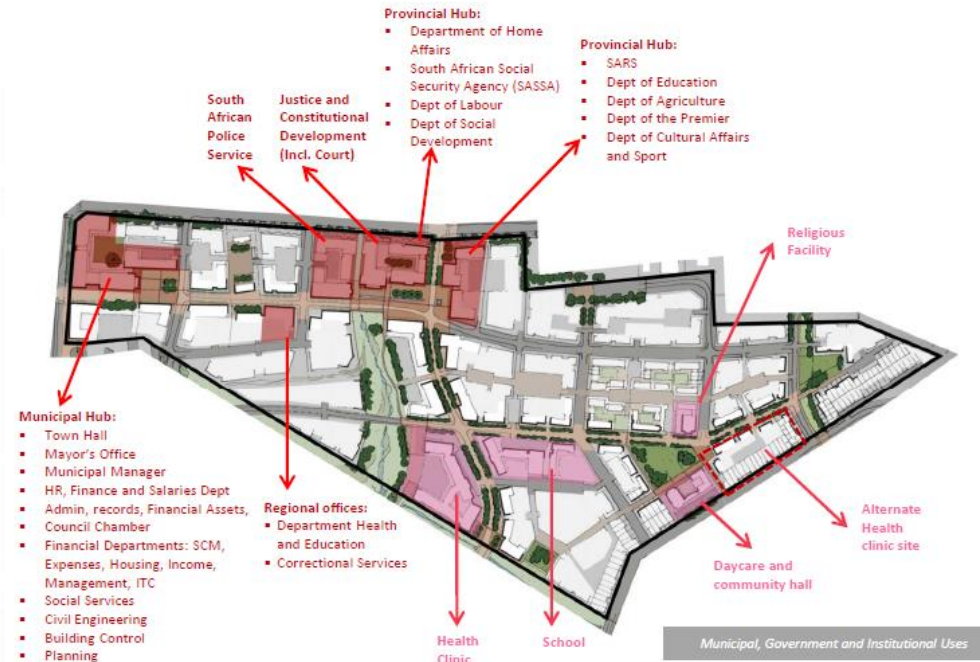
WESTERN CAPE PROVINCE: VREDENBURG

VREDENBURG GOVERNMENT PRECINCT

Needs	Lease portfolio: DEL, StatsSA, SASSA, SAPS (4248m ²) Needs assessments received from DEL, SAPS, DHA and SASSA
Budget (Value of the development)	Estimated Value: <ul style="list-style-type: none"> • Cost of land acquisition – Municipal land identified for DPWI users. Municipality required to provide land value (township establishment underway) • Estimated Construction Cost - R64 260 000.00
Municipal alignment (IDP & SDF)	The proposed government precinct is aligned to the Municipal Spatial Development Framework and the IDP
Progress	Master Plan and Urban Design Guidelines for Integrated Precinct complete Municipality in process to make land available for development through council resolution Municipality appointed services provider to conclude township establishment Letter from A/DG to MM to request council resolution as well as progress on site establishment including township establishment and installation of bulk engineering services
Time-Frame for Implementation	Acquisition of municipal owned land: 2024 Site Clearance: 2025 Enter into Service Level Agreement: 2025 Bulk Services Contribution: 2025 Design and Installation of bulk engineering services (municipality): 2026 Construction Installation (projected): 2028

WESTERN CAPE PROVINCE: VREDENBURG

Building Concept aligned to Urban Design Guidelines



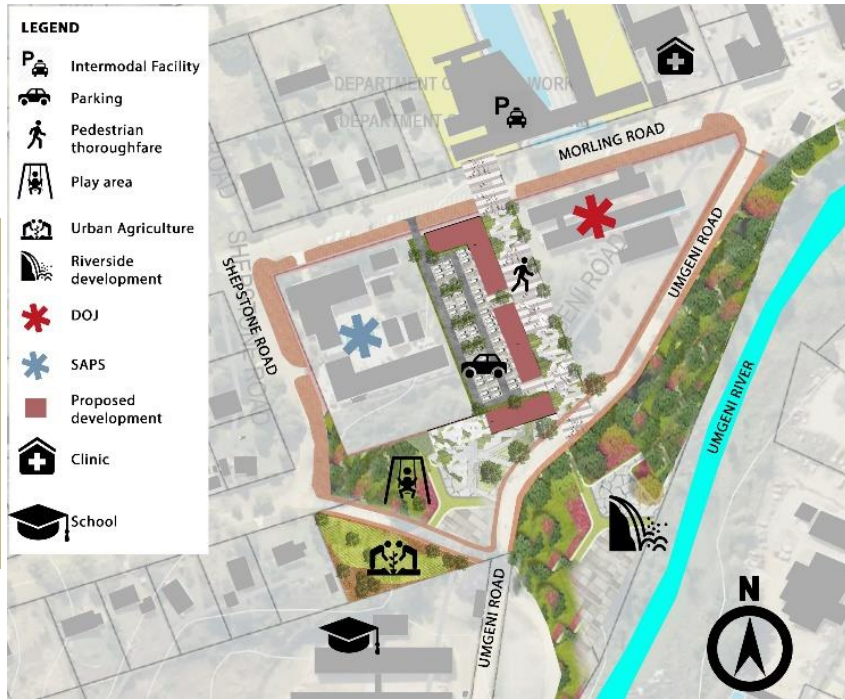
KZN PROVINCE: HOWICK

HOWICK GOVERNMENT PRECINCT

<p>Needs</p> <p>Budget (Value of the development)</p>	<p>Lease portfolio: SASSA, Planning for DHA and DEL</p> <p>Estimated Value:</p> <ul style="list-style-type: none"> • Development on state owned land • Bulk Engineering Services Contribution - R727 616.31 • Estimated Construction Cost - R85 680 750.00
<p>Municipal alignment (IDP & SDF)</p>	<p>Council Resolution received in 25/09/2019. Presented to IDP representative forum meetings and project forms part of Umngeni Municipal strategic plans.</p>
<p>Progress</p>	<p>Council Resolution in support of the development received in 25/09/2019 Presented to IDP representative forum meetings, project included in Umngeni Municipality strategic plans. The site was cleared for development. Service level agreement is being drafted to inform bulk contributions and installation of services.</p>
<p>Time-Frame for Implementation</p>	<p>Site Clearance: Completed Enter into Service Level Agreement: 2024 Bulk Services Contribution: 2024 Design and Installation of bulk engineering services (municipality): 2025 Construction Installation (projected): 2027</p>



KZN PROVINCE: HOWICK



Proposed layout



Building Concept aligned to Urban Design Guidelines

KZN PROVINCE: MANDENI

MANDENI GOVERNMENT PRECINCT

Needs	Lease portfolio: DHA and SAPS (235m ²)
Budget (Value of the development)	<p>Estimated Value:</p> <ul style="list-style-type: none"> • Donation of land (Municipal land) • Bulk Engineering Services Contribution – To be confirmed following Site Clearance • Estimated Construction Cost – R3 525 000.00
Municipal alignment (IDP & SDF)	<p>Council Resolution in support of the development received in September 2019.</p> <p>Project included in Mandeni Municipality IDP</p> <p>Project is aligned to the municipal SDF</p>
Progress	<p>Council resolution in supports development received</p> <p>Awaiting confirmation and budget commitment from identified User Departments despites various engagements with the clients.</p>
Time-Frame for Implementation	<p>Site Clearance: Completed</p> <p>Enter into Service Level Agreement: 2025</p> <p>Bulk Services Contribution: 2025</p> <p>Design and Installation of bulk engineering services (municipality): 2026</p> <p>Construction Installation (projected): 2028</p>



KZN PROVINCE: MANDENI



Concept Design

**Building Concept aligned to
Urban Design Guidelines**

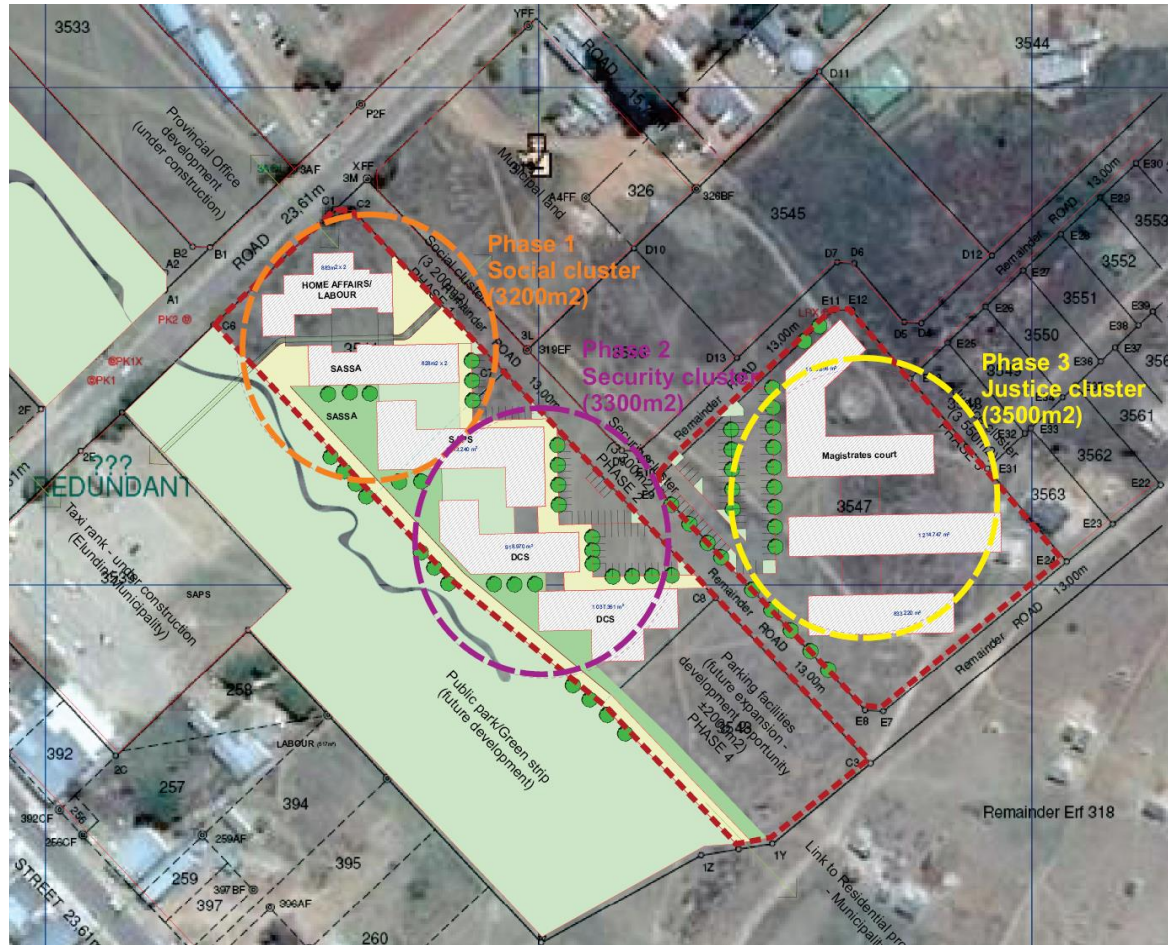


EASTERN CAPE PROVINCE: MOUNT FLETCHER

MOUNT FLETCHER GOVERNMENT PRECINCT

<p>Needs</p> <p>Budget (Value of the development)</p>	<p>Lease portfolio: DHA, SASSA and DEL (1770m²)</p> <p>Estimated Value:</p> <ul style="list-style-type: none"> • Acquisition – Land exchange agreement with Elundini Municipality to be concluded • Bulk Engineering Services Contribution – To be confirmed following Site Clearance • Estimated Construction Cost – R153 815 550
<p>Municipal alignment (IDP & SDF)</p>	<p>Project included in Elundini Municipality IDP and it is aligned to the municipal SDF</p>
<p>Progress</p>	<p>Council Resolution in support of the development received Awaiting confirmation and budget commitment by identified User Departments Land exchange from the municipality, causing delay in implementation of the project. Several meetings held with the municipality, together with emails and phone calls to fast tract the exchange, however there is no response from the municipality.</p>
<p>Time-Frame for Implementation</p>	<p>Land Exchange: 2024 Site Clearance: 2026 Enter into Service Level Agreement: 2026 Bulk Services Contribution: 2026 Design and Installation of bulk engineering services (municipality): 2027 Construction Installation (projected): 2029</p>

EASTERN CAPE PROVINCE: MOUNT FLETCHER



Proposed layout

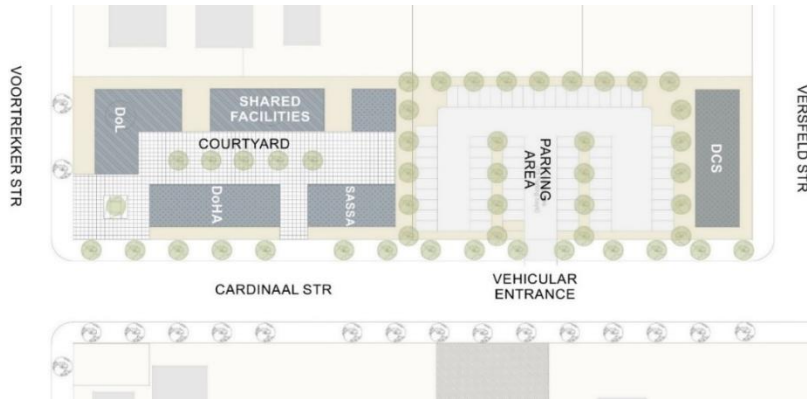


MPUMALANGA PROVINCE: CAROLINA

CAROLINA GOVERNMENT PRECINCT

Needs	Lease portfolio: DEL, DHA, DCS (2357m ²)
Budget (Value of the development)	<p>Estimated Value:</p> <ul style="list-style-type: none"> • Acquisition – R0 (state owned land) • Bulk Engineering Services Contribution – Awaiting cost from municipality • Estimated Construction Cost – R35 355 000.00
Municipal alignment (IDP & SDF)	Project aligned to Municipal Spatial Development Framework and IDP
Progress	Municipality currently finalizing the amount to be contributed towards bulk contribution by the Department.
Time-Frame for Implementation	<p>Site Clearance: Completed</p> <p>Enter into Service Level Agreement: 2024</p> <p>Bulk Services Contribution: 2024</p> <p>Design and Installation of bulk engineering services (municipality): 2025</p> <p>Construction Installation (projected): 2028</p>

MPUMALANGA PROVINCE: CAROLINA



Proposed Layout



Concept Designs

MPUMALANGA PROVINCE: KWA-MHLANGA

KWAMHLANGA GOVERNMENT PRECINCT

Needs	Lease portfolio: SAPS (616m ²)
Budget (Value of the development)	Estimated Value: <ul style="list-style-type: none">• Estimated Construction Cost – R9 240 000.00
Municipal alignment (IDP & SDF)	Project is to be aligned to Municipal Spatial Development Framework and IDP
Progress	The project is programmed for initiation in 2024.
Time-Frame for Implementation	

MPUMALANGA PROVINCE: SECUNDA

SECUNDA GOVERNMENT PRECINCT

Needs	Lease portfolio: DHA, SASSA, DEL, SAPS (2941.5m ²)
Budget (Value of the development)	<p>Estimated Value:</p> <ul style="list-style-type: none"> Proposed Development on state land Bulk Engineering Services Contribution – To be confirmed following Site Clearance Estimated Construction Cost – R44 085 000.00
Municipal alignment (IDP & SDF)	The proposed development is aligned with the Municipal Spatial Development Framework
Progress	<p>There are land claims against the property, site clearance processes will proceed once land claim is resolved.</p> <p>Municipality is involved and is assisting to fast tract resolving the land claim issue.</p> <p>Land claims board indicated that response will be given by the 15 September 2023</p>
Time-Frame for Implementation	<p>Resolution of Land Claim: 2024</p> <p>Site Clearance: 2026</p> <p>Enter into Service Level Agreement: 2026</p> <p>Bulk Services Contribution: 2026</p> <p>Design and Installation of bulk engineering services (municipality): 2027</p> <p>Construction Installation (projected): 2028</p>



MPUMALANGA PROVINCE: SECUNDA



Proposed layout



Concept Design

NORTH WEST PROVINCE: CHIRSTIANA

CHRISTIANA GOVERNMENT PRECINCT

Needs	Lease portfolio: DHA, SASSA, DEL and DCS (4000m ²)
Budget (Value of the development)	<p>Estimated Value:</p> <ul style="list-style-type: none"> • Municipal land through donation • Bulk Engineering Services Contribution – To be confirmed following Site Clearance • Estimated Construction Cost – R163 306 112
Municipal alignment (IDP & SDF)	Project included is aligned with the Municipal SDF
Progress	<p>Feasibility Study underway</p> <p>Lekwa-Teemane Local Municipality to donate land (Council Resolution 140/2014).</p> <p>Permission to occupy and build granted by municipality on 26/03/2016</p> <p>Land donation to be finalized in 2024</p>
Time-Frame for Implementation	<p>Donation of land: 2024</p> <p>Site Clearance: 2026</p> <p>Enter into Service Level Agreement: 2026</p> <p>Bulk Services Contribution: 2026</p> <p>Design and Installation of bulk engineering services (municipality): 2027</p> <p>Construction Installation (projected): 2028</p>



NORTH-WEST PROVINCE: CHRISTIANA



Layout Design



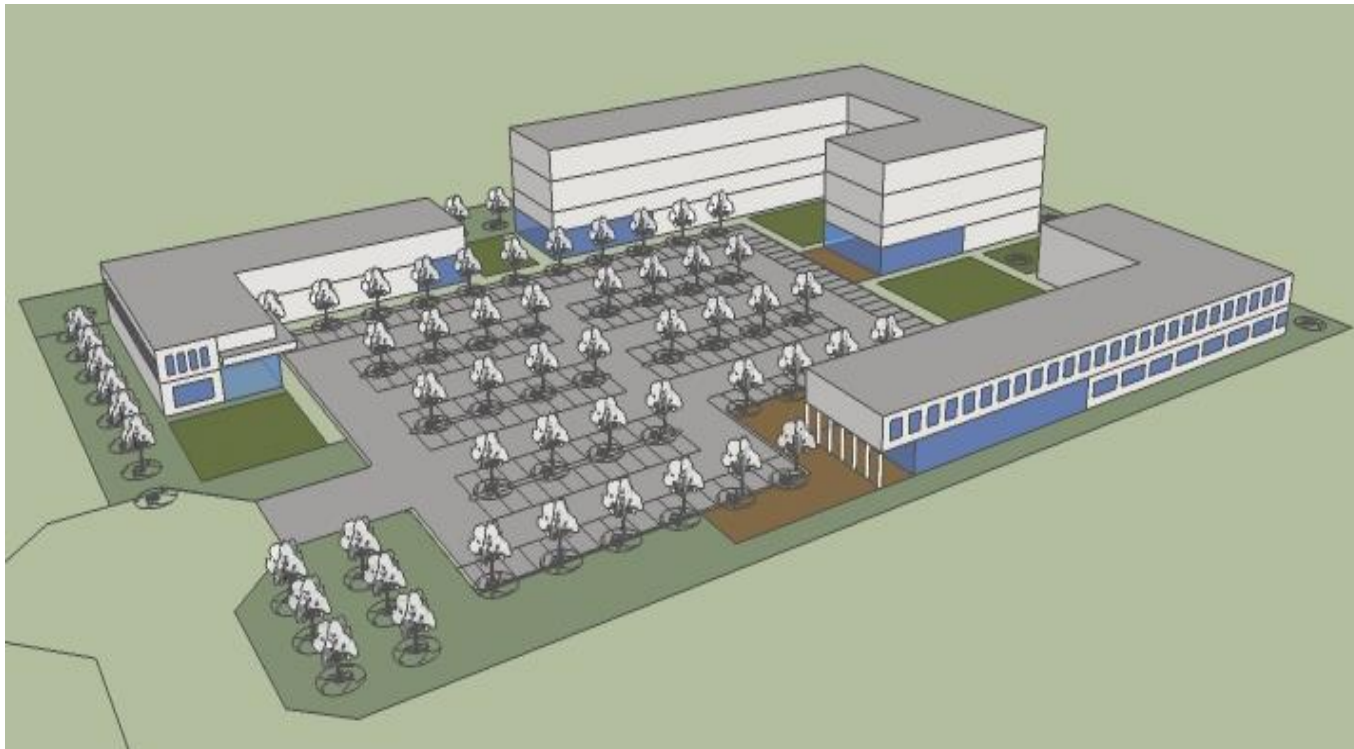
Concept Design

NORTH WEST PROVINCE: MATLOSANA - JOUBERTON

MATLOSANA – JOUBERTON GOVERNMENT PRECINCT

<p>Needs</p> <p>Budget (Value of the development)</p>	<p>Lease portfolio: SAPS, SASSA, DEL and DCS (12 750m²)</p> <p>Estimated Value:</p> <ul style="list-style-type: none"> • Donation of land (Municipal land, council resolved to donate land) • Bulk Engineering Services Contribution – To be confirmed following Site Clearance • Estimated Construction Cost – R116 520 000
<p>Municipal alignment (IDP & SDF)</p>	<p>Project aligns with the SDF</p>
<p>Progress</p>	<p>Awaiting commitment from User Departments despite various engagements with the client. Initial Feasibility Study on Erf 29787 Jouberton was inconclusive due to the fact that there was no clarity on the following:</p> <ul style="list-style-type: none"> • Land Availability/Council Resolution on Erf 29787 Jouberton disposal to DPWI; and • Identified User Department to be accommodated in the precinct. <p>Second Feasibility Study request submitted</p>
<p>Time-Frame for Implementation</p>	<p>Outcome of Feasibility Study will inform time-frame for implementation</p> <p>Estimated Site Clearance to commence: 2024</p>

NORTH-WEST PROVINCE: MATLOSANA - JOUBERTON



Concept Design

CHALLENGES & PROPOSED SOLUTIONS

Key Areas	Challenges	Proposed Solutions
Client Needs	Obtaining user requirements. DPWI relies on leasing portfolio and old information to inform accommodation solutions. Each precinct provides accommodation to multiple users. Needs assessments from all identified users are required to inform accurate planning	Continuous engagements with user departments to solicit their updated requirements.
Client Budget Commitments	Obtaining budget commitment from users to initiate development	Continuous engagements with user departments to solicit their commitments
Funding Modalities	Capex – limited availability PPP – dependency on user department to register PPP	Engagements with National Treasury to propose hybrid model, i.e. BOT
Town Planning Process and Dependency on Municipalities	Long time frames associated with town planning processes including site acquisition, site legislation (township establishment) and bulk service installations	Signing service level agreements with Municipalities with agreed upon fast tracked project execution plan

THANK YOU



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

