PROVINCIAL PAVEMENT TESTING LABORATORY (PPTL)

PROJECT STATUS

The project is nearing the completion of the site enablement process. All statutory applications (Heritage & Land Use Management) have been approved and the rights are in place, following the required public and stakeholder engagements.

FINANCIAL NEEDS

Approximate value: R356 million. Funding mechanisms are yet to be finalised, but potential financing strategies include a Sale and Land Development Agreement (SADA). Innovative financing options are under consideration to support infrastructure investment and affordable housing provisions.

PRIVATE SECTOR OPPORTUNITIES

The project presents multiple opportunities for private sector participation.

Mixed-use development: Development of residential, retail, and office space, particularly within the heritage-graded Soils Lab building.

Affordable Housing Development: 120 out of the 310 planned housing units will be allocated for affordable/social housing, requiring investment and innovative delivery mechanisms.

Infrastructure investment: Partnerships for road networks, utilities, and essential services within the development.

Revenue generation: Opportunities to cross-subsidise affordable housing with open-market units.

KEY PARTIES

1. **Western Cape Government and the City of Cape Town:** Custodians of the land and key regulatory authorities.
2. **City of Cape Town:** Ensure compliance with land use management conditions
3. **Private Developers and Investors:** Key stakeholders in the construction and financing of the development.
4. **Heritage & Environmental Bodies:** Ensuring compliance with the National Heritage Resource Act and environmental regulations.
5. **Community & Stakeholders:** Engaged through a two-phased consultation process to incorporate public input into development plans.

TIMELINE

- **2023-2025** Completion of statutory public engagement and community participation processes.
- **May 2025** Acquisition of development rights obtained.
- **Post-2025** Infrastructure planning and commencement of the construction phase.
- **Still to be Determined:** Finalisation of funding strategies and implementation phase scheduling.

SOCIAL & ECONOMIC BENEFITS

- Provision of 120 affordable housing units in the inner city.
- Job creation and empowerment through construction and associated industries.
- Sustainable urban development, incorporating environmental and resource considerations.
- Strengthened public-private collaboration for long-term investment in infrastructure and housing solutions.