



Project Infrastructure Planning

1. Project Details

Project Name	IAM: Provincial Pavement Testing Laboratory (PPTL)
Location	City of Cape Town
Sector	Economic
Department	Department Of Infrastructure
Project Owner	Lindelwa Mabuntane
Project Manager	Lindelwa Mabuntane

1.1 Background & Justification

BACKGRIOUND

1. The project involves the redevelopment of the PPTL site and the adjacent deproclaimed Buitengracht Road reserve in Cape Town's Prestwich Precinct.
2. The site is part of the Regeneration Programme approved by Cabinet in 2010, which aims to repurpose underutilised public land for inclusive, mixed-use development.
3. The precinct is historically significant and centrally located, making it a strategic area for urban renewal.

JUSTIFICATION

Historical Significance

1. The site includes the heritage-graded Soils Lab building, which will be preserved and repurposed.
2. The development pays tribute to the site's legacy as one of Cape Town's earliest efforts to address urban poverty, dating back to 1898.

Spatial Justice and Inclusion

1. The project supports spatial redress by delivering mixed-income housing in a central urban area.
2. Of the 310 planned residential units, 120 are allocated to affordable and social housing, cross-subsidised by market-rate units.

Strategic Urban Development

1. Aligns with Western Cape Government priorities for sustainable urban growth and optimal use of public assets.
2. Promotes mixed-use development, including limited retail and office space.

Feasibility and Readiness

Informed by comprehensive studies:

1. Spatial and land use analysis
 2. Socio-economic analysis
 3. Heritage, landscape, and biophysical assessments
 4. Civil and transportation services analysis
 5. Financial feasibility
- Statutory approvals (heritage and land use) are expected by late 2025.

Economic and Social Impact

Expected outcomes include:

- 1. Job creation
- 2. Empowerment
- 3. Revenue generation
- 4. Upgraded public infrastructure

1.2 Project Scope

Site Redevelopment

- 1. Transform the **PPTL site** and adjacent **deproclaimed Buitengracht Road reserve** into a **mixed-use, mixed-income housing development**.
- 2. Total site area: **6,690 m2**.

Residential Development

- 1. Construct approximately **310 housing units**.
- 2. **120 units** allocated to **affordable and/or social housing**.
- 3. Remaining units are **open market**, used to **cross-subsidise** the affordable component.

Heritage Conservation

- 1. Preserve and repurpose the **heritage-graded Soils Lab building**.
- 2. Use for **retail and office activities**.
- 3. Demolition is prohibited due to heritage status.

Commercial and Public Amenities

- 1. Include **limited retail and office space** to stimulate local economic activity.
- 2. Integrate **public infrastructure upgrades** as part of the development.

Feasibility and Planning Studies

Conducted as part of site enablement:

- 1. **Heritage, landscape, and biophysical analysis**
- 2. **Civil and transportation services analysis**
- 3. **Financial feasibility**
- 4. **Spatial and land use analysis**
- 5. **Socio-economic analysis**

Stakeholder Engagement

- 1. Two-phased public and stakeholder consultation process completed.
- 2. Inputs incorporated into the final conceptual development plan.

Regulatory Compliance

- 1. All required **heritage approvals** granted.
- 2. **Land use management application** submitted and under review.

Delivery Mechanism

- 1. Implementation likely via a **Sale and Land Development Agreement (SADA)**.
- 2. Public-private partnerships and alternative funding mechanisms under consideration.

2. Objectives & Key Focus Areas

Objective	Key Focus Area
Mixed-Use and Mixed-Income Development	• Prioritising Infrastructure for Maximum Impact • Innovation & Futures Planning

Objective	Key Focus Area
Spatial Justice and Urban Inclusion	• Prioritising Infrastructure for Maximum Impact • Strengthening Municipal Infrastructure • Innovation & Futures Planning
Heritage Conservation and Adaptive Reuse	• Prioritising Infrastructure for Maximum Impact • Innovation & Futures Planning
Infrastructure Investment and Empowerment	• Prioritising Infrastructure for Maximum Impact • Strengthening Municipal Infrastructure
Sustainable and Resilient Urban Development	• Addressing Climate Change & Sustainability
Regulatory Compliance and Strategic Alignment	• Addressing Climate Change & Sustainability
Consistent Public-Private strategic value for all WC infrastructure stakeholders	• Enhancing Private Sector Partnerships

3. Project Timeline & Cost

Estimated Duration	4 Year(s) & 0 Month(s)
Estimated Start Date	01 Apr 2026
Estimated Cost	R 356M

4.Project Stage-0 Submission & Approval

Self Approved By: Lindelwa Mabuntane

Self Approved On: 01 Sep 2025 04:15:40 PM

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5. Environmental & Social Considerations

5.1 Environmental Considerations

5.2 Social Considerations

- Preservation of cultural heritage sites and artifacts
- Promotion of social equity and fair distribution of development benefits
- Engagement with stakeholders throughout the project lifecycle

6. Regulatory & Environmental Approvals

6.1 National Level

- Environmental Management Frameworks (EMFs): Strategic planning tools for land-use and environmental management decisions

6.2 Provincial and Local Levels

- Municipalities: Play a role in environmental management, especially in land-use planning and development applications

6.3 Other Relevant Entities

- Councils for the Built Environment Professions (CBEP): Regulates professions involved in the built environment
- Regulatory and Environmental Approvals Western Cape Government (WCG) Level The project is aligned with WCG policies promoting: Spatial justice Spatial redress Effective use of public land The site is under the custodianship of the Western Cape Government and the City of Cape Town, which has influenced the planning and stakeholder engagement process. National-Level Approvals National Heritage Resources Act (NHRA), Act 25 of 1999 A Heritage Impact Assessment (HIA) was conducted and approved due to the presence of: Heritage-graded buildings (e.g., the Soils Lab) Former burial grounds City of Cape Town Municipal Planning By-law (2015, as amended) Approvals were sought for: Subdivision Rezoning Consolidation Permanent departure (land use changes) Status of Approvals All required heritage approvals have been granted. Community and stakeholder engagement processes have been completed. The Land Use Management application has been submitted and is pending review by the Municipal Planning Tribunal, expected by late 2025.

7. Identify Key Stakeholders

7.1 Government

- Department Of Infrastructure
- Department of Human Settlements
- Department of Cultural Affairs and Sport
- Department of Environmental Affairs and Development Planning

7.2 State-Owned Entities

- **Development Bank of Southern Africa (DBSA)**
A key player in funding and technical support for public infrastructure projects, including urban regeneration and housing.

7.3 Private Sector

- **Construction Companies**
Developers: To construct mixed-income housing and commercial spaces.
- **Engineering Firms**
Service Providers: For construction, engineering, environmental consulting, and digital infrastructure.
- **Financial Institutions**
Innovative Financing: The project encourages innovative finance options, which may include: Private equity Development finance institutions Real estate investment partnerships Investors: To co-finance the project through structured agreements (e.g., Sale and Land Development Agreement – SADA).

7.4 Civil Society

- **Civil society organizations advocating for community needs**
Community-Based Organizations (CBOs) and Local Residents The project included a two-phase stakeholder engagement process: Phase 1 (October 2023): Focus group meetings with key stakeholders, likely including local community representatives. Phase 2: Public consultation as part of the Heritage Impact Assessment and Land Use Management processes. These engagements allowed civil society actors to: Review development concepts Provide feedback Influence the final design Heritage and Cultural Advocacy Groups Due to the presence of heritage-graded buildings and former burial grounds, it is likely that heritage preservation groups and cultural organizations were consulted or involved. Social Justice and Housing Advocacy Groups The project's emphasis on affordable and social housing, spatial justice, and urban redress suggests alignment with the goals of civil society groups focused on: Housing rights Anti-displacement Inclusive urban development Opportunities for Civil Society Involvement Ongoing monitoring of implementation and social impact Participation in procurement oversight (e.g., gender-responsive procurement) Community benefit agreements or local hiring initiatives

7.5 Other Stakeholders

- **Sustainable Infrastructure Development Symposium - South Africa (SIDSSA)**

The Sustainable Infrastructure Development and Financial Facility (SIDAFF) is a WCG-led initiative designed to: Aggregate municipal infrastructure projects into a bankable portfolio. Blend local and international finance, grants, and donor funding. Support municipal water, wastewater, and potentially housing infrastructure.

- **Private Developer / Ring-Fenced Developer Company Selected through a Request-for-Proposal (RFP)**

Potential State-Owned Entity Stakeholders (Inferred) 1. Human Settlements Development Bank (HSDB) Could be involved in financing the affordable housing component of the project. 2. Infrastructure South Africa (ISA) May support the project as part of the national infrastructure pipeline, especially if it aligns with the National Infrastructure Plan (NIP 2050). 3. South African Heritage Resources Agency (SAHRA) Although not a traditional SOE, SAHRA is a statutory body that may have been involved in the Heritage Impact Assessment (HIA) process under the National Heritage Resources Act. 4. Property Management Trading Entity (PMTE) If national public land or assets are involved, PMTE (under the Department of Public Works and Infrastructure) may play a role in land transfer or asset management.

8. WCG Sector Priorities

Outcomes	Social	Energy & Water	Economic	Technology	Ecological
Households have increased access to basic services and improved shelter		Medium Term 5-15 YRS		Medium Term 5-15 YRS	
Infrastructure investment drives spatial transformation and improves spatial resilience	Medium Term 5-15 YRS		Medium Term 5-15 YRS	Medium Term 5-15 YRS	Medium Term 5-15 YRS
Investment in social infrastructure improves access to health, education, social development, and recreation opportunities	Medium Term 5-15 YRS			Medium Term 5-15 YRS	Medium Term 5-15 YRS
Mobility systems and transportation corridors provide safe and efficient connectivity to opportunities, services, and facilities				Medium Term 5-15 YRS	

9. Infrastructure Type

9.1 Hard

1. Housing Infrastructure

1. **Residential Units:** Approximately 310 units, including:
2. 120 affordable and/or social housing units.
3. Market-rate housing units (used for cross-subsidisation).

2. Transportation Infrastructure

1. **Road Reserve Redevelopment:** The project includes the redevelopment of the deproclaimed Buitengracht Road reserve.
2. **Civil and Transportation Services Analysis:** Indicates planning for road access, traffic flow, and related services.

3. Utility Infrastructure

1. **Civil Services:** Though not detailed, this typically includes:
2. Water supply
3. Sewerage
4. Stormwater drainage
5. Electricity and possibly gas

4. Commercial Infrastructure

1. **Retail and Office Space:** Primarily within the heritage-graded Soils Lab building, which will be conserved and repurposed.

5. Heritage Infrastructure

1. **Soils Lab Building:** A heritage-graded structure to be preserved and integrated into the development.

6. Digital Infrastructure (Planned)

1. Mentioned under **Operations & Maintenance Strategy:**
2. Digital technology leverage
3. Performance monitoring systems

7. Archival Infrastructure (Mentioned in Conclusion)

1. **Provincial Archives Project** (separate but related initiative):
2. Purpose-built archival facility
3. Cold storage
4. High-density shelving
5. Digital infrastructure

9.2 Soft

1. Governance & Policy Infrastructure

1. **Regulatory Frameworks:**
2. National Heritage Resource Act (NHRA)
3. City of Cape Town Municipal Planning By-law
4. **Government Policies:**
5. Spatial justice and redress
6. Good administration
7. Effective use of government immovable assets

2. Social Infrastructure

1. **Affordable and Social Housing:**
2. 120 units dedicated to social/affordable housing
3. **Community Engagement:**
4. Two-phased stakeholder engagement process
5. Public consultation for land use and heritage approvals
6. **Social Impact Considerations:**
7. Gender-responsive procurement
8. Empowerment and job creation

3. Economic Infrastructure

1. **Innovative Financing Mechanisms:**
2. Sale and Land Development Agreement (SADA)
3. Public-private partnerships
4. **Revenue Models & Cost-Benefit Analysis**
5. **Market Demand Analysis**

4. Cultural & Heritage Infrastructure

1. **Heritage Conservation:**
2. Preservation of the Soils Lab building
3. Tribute to historical housing efforts dating back to 1898

5. Institutional Infrastructure

1. **Western Cape Archives and Records Service (WCARS):**
2. Mentioned in the conclusion as a related strategic infrastructure initiative
3. Includes digital transformation and archival capacity building

6. Environmental & Sustainability Infrastructure

1. **Environmental Compliance:**
2. Sustainability and resource constraints considered
3. **Resilience Planning:**
4. Climate adaptation strategies (planned for operations phase)

7. Digital Infrastructure (Soft Systems)

- 1. Digital Technology Leverage:
- 2. For performance monitoring and long-term asset management

9.3 Critical

1. Housing Infrastructure

- 1. Affordable and Social Housing: 120 units within a mixed-income development.
- 2. Market-rate Housing: Used to cross-subsidize affordable units, ensuring financial sustainability.

2. Transportation Infrastructure

- 1. Redevelopment of Buitengracht Road Reserve: Enhances connectivity and land use.
- 2. Civil and Transportation Services Analysis: Indicates planning for mobility and access.

3. Utility Infrastructure

- 1. Civil Services: Includes water, sanitation, electricity, and stormwater systems (implied through feasibility studies).

4. Heritage Infrastructure

- 1. Soils Lab Building: A heritage-graded structure preserved for retail and office use, maintaining cultural continuity.

5. Archival Infrastructure(from the conclusion section)

- 1. Western Cape Archives and Records Service (WCARS):
- 2. Cold storage
- 3. High-density shelving
- 4. Digital infrastructure
- 5. Supports legal compliance, governance, and public access to records

6. Digital Infrastructure

- 1. Digital Technology Leverage: For asset management, performance monitoring, and resilience planning.

7. Environmental Infrastructure

- 1. Sustainability and Climate Adaptation: Integrated into long-term planning and operations.

These infrastructure types are considered **critical** because they:

- 1. Address housing and urban poverty.
- 2. Preserve historical and cultural assets.
- 3. Support public service delivery and governance.
- 4. Enhance resilience and sustainability in urban environments.

10. Project Stage-1 Submission & Approval

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