



WCIP 2050 DOI

PROJECT EVALUATION SUMMARY **REPORT**

IAM: Provincial Pavement Testing Laboratory
(PPTL)



Sector
Economic



Department
**Department of
Education**



Project Owner
Lindelwa Mabuntane



Reference ID
**PPTL/DOI/ECONOMIC
/104**



Evaluation Due Date
-



Evaluation Completion Date
-



1 Summary of Project

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

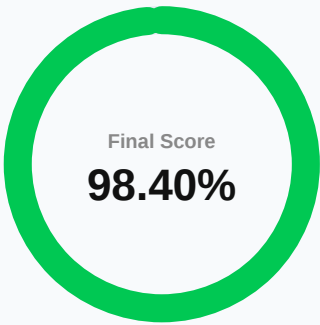
1. All required **heritage approvals** granted.
2. **Land use management application** submitted and under review.

Delivery Mechanism

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

2 Evaluation Summary

Outcome of Evaluation



Evaluation Panel

AL	Amozelle Lambrechts Amozelle.Lambrechts@pet.com	98.4%
EC	Elizabeth Coles Elizabeth.Coles@pet.com	98.4%
LM	Lindelwa Mabuntane lindelwa.mabuntane@pet.com	98.4%
NJ	Neil Joseph Neil.Joseph@pet.com	98.4%
SR	Shivara Ramgunn Shivara.Ramgunn@pet.com	98.4%

3 Panoptic Principle

EVALUATOR	Principle 1		Principle 2			Principle 3			Principle 4	
	PP1.1	PP1.2	PP2.1	PP2.2	PP2.3	PP3.1	PP3.2	PP3.3	PP4.1	PP4.2
Amozelle Lambrechts Amozelle.Lambrechts@pet.com	8.00	6.40	8.00	8.00	8.00	8.00	8.00	16.00	20.00	8.00
Elizabeth Coles Elizabeth.Coles@pet.com	8.00	6.40	8.00	8.00	8.00	8.00	8.00	16.00	20.00	8.00
Lindelwa Mabuntane lindelwa.mabuntane@pet.com	8.00	6.40	8.00	8.00	8.00	8.00	8.00	16.00	20.00	8.00
Neil Joseph Neil.Joseph@pet.com	8.00	6.40	8.00	8.00	8.00	8.00	8.00	16.00	20.00	8.00
Shivara Ramgunn Shivara.Ramgunn@pet.com	8.00	6.40	8.00	8.00	8.00	8.00	8.00	16.00	20.00	8.00

4 Additional Notes



5 Recommendation

Project advances to the bankable portfolio and should be packaged into a standard investor-ready summary as the final step.

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Chairperson

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Date