



Project Initiation Report

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

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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 Amt	R 356M

4. Submission & Approval

Self Approved By: **Lindelwa Mabuntane**

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

Submitted By	
Submitted On	
Signed By	
Approved On	