

“The most powerful economic lever in the hands of a provincial government is the ability to build growth-creating infrastructure.”

- Helen Zille, *State of the Province Address 2012*

“To the members of the broader construction industry, great and small: have faith. We are committed to finding the funds to grow infrastructure in the province. This year, we will make available to the private sector for planning, infrastructure, construction and maintenance a total of R4,48 billion in the road and built-construction industries.”

- Minister of Transport and Public Works Robin Carlisle, *Budget Speech 2012*



WHY INVEST IN THE WESTERN CAPE?



**Western Cape
Government**

Transport and Public Works

BETTER TOGETHER.

THE WESTERN CAPE GOVERNMENT HAS A MULTITUDE OF INVESTMENT OPPORTUNITIES FOR THE PRIVATE SECTOR. PARTNER WITH US. LET'S BUILD THE WEALTH OF THE WESTERN CAPE TOGETHER.

MEET THE DEPARTMENT OF TRANSPORT AND PUBLIC WORKS.

Our job is to provide property management services and accommodation for provincial government departments; build roads and infrastructure; provide traffic management and public transport services; and co-ordinate the Expanded Public Works Programme.

OUR VISION

To create an open opportunity society for all so that people can live lives they value.

OUR MISSION

To develop and maintain appropriate infrastructure and related services for sustainable economic development.

WHAT DOES THE DEPARTMENT OF TRANSPORT AND PUBLIC WORKS DO?

We do property asset management.

Including:

- Property development, planning, construction, upgrading and maintenance of infrastructure
- Property leasing
- Property management regulatory services
- General infrastructure development
- Integrated planning facilitation and support
- Professional development programme support
- Immovable asset management
- Accommodation provisioning services
- Construction and maintenance of health and education facilities, and general buildings
- Assistance to public sector institutions regarding the Expanded Public Works Programme

4 PRIME OPPORTUNITIES FOR INVESTORS

Regeneration	Education Infrastructure
Health Infrastructure	General Infrastructure

OUR PROPERTY PORTFOLIO



REGENERATION

We're determined to improve underperforming properties and form partnerships with the private sector. To do this, the Western Cape Government is open to doing things differently.

Right now, there are 17 regeneration projects in the pipeline. Three of them are registered as Public-Private Partnerships (PPPs). This is an exciting opportunity to do business in the Western Cape. The door is open.

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| ● Artscape Founders' Garden Precinct: Cape Town (PPP) | ● Somerset Precinct: Cape Town |
| ● Sea Point Main Road Precinct: Cape Town | ● Stikland Development: Bellville |
| ● King's Road, Sea Point Precinct: Cape Town | ● York Hostel Precinct: George |
| ● Provincial Head Office Precinct: Cape Town (PPP) | ● Prestwich Precinct: Cape Town (PPP) |
| ● Constantia Porter Precinct: Cape Town | ● Tygerberg Precinct: Bellville |
| ● Government Garage Precinct: Cape Town | ● Several precincts: Worcester |
| ● Two Rivers Urban Park Precinct: Cape Town | ● Ottery Precinct: Cape Town |
| ● N7 / N1 Development Precinct: Cape Town | ● Faure Precinct: Cape Town |
| ● Woodstock Mountain Precinct: Cape Town | |

PUBLIC-PRIVATE PARTNERSHIP (PPP) PROGRAMMES

South African law defines a PPP as a contract between a Public Sector institution/ municipality and a Private Party, which assumes substantial financial, technical and operational risk in the design, financing, building and operation of a project.

The Western Cape Department of Transport and Public Works has registered 3 PPPs with the National Treasury: Founders' Garden, Prestwich Precinct and Head Office Accommodation (feasibility study in progress).



PROJECT: Founders' Garden
PROJECT START DATE: Mid 2011
PROJECT COMPLETION DATE: Ongoing
LOCATION: Foreshore, Cape Town CBD
ANTICIPATED DEVELOPABLE BULK: Up to 60 000m²
SIZE OF ERF/SITE: 42 182m²
UNIQUE FEATURES:

Founders' Garden supports Cape Town's most exciting new development - the much-anticipated Phase 2 of the Cape Town International Convention Centre and Artscape's vision of creating an arts and cultural precinct in the Mother City.

GOING GREEN

Green is not just what we say. It's what we do.

The Department of Transport and Public Works encourages consultants to make use of green building rating tools and sets standards and benchmarks for sustainable, green building design. Enforcing compliance to national standards such as SANS 204 has increased energy efficiencies in buildings developed and retrofitted by up to 40%.

We're also in the process of greening existing public buildings by retrofitting, upgrading and renovating. In line with the strategy adopted by the South African Government, we're committed to an overall target for energy reduction of 12% by 2015 (construction industry development board, 2009).



PROJECT: Kogelberg Reserve
LOCATION: Kogelberg Nature Reserve, Kleinmond, Western Cape
PURPOSE OF BUILDING: Oudebosch Mountain Cabins redevelopment - Cape Nature Conservation
PROJECT START DATE: The Oudebosch Mountain Camp, revamped to suit the requirements of eco-tourism
PROJECT COMPLETION DATE: November 2010
SIZE: February 2012
TOTAL OCCUPANCY: 5 self-catering cabins and a small function room
SIZE OF ERF/SITE: 20
UNIQUE FEATURES: 3000ha
 UNESCO World Heritage Site. Winner of the Foundation for Sustainable Construction 2011 Award.

OTHER GREEN EXAMPLES

- Northpine Technical High School
- Khayelitsha Hospital
- Vanguard Shared Services Centre
- 4 Dorp Street

EDUCATION: INFRASTRUCTURE

Over 2500 properties
 Portfolio: R25 billion +
 5,5 million m² @ R5000/m²
 Over 250 pre-schools, 1083 primary schools and 1442 secondary schools
 24 primary and secondary schools were constructed in 2011 and 70 more are in the pipeline for 2012/13/14
 New schools' capacity: 108 000 learners

- FAST FACTS**
- 65 % of Grade R, primary and secondary schools are located in cities.
 - The Western Cape has the best literacy rate in the country.
 - Education Infrastructure makes up 33% of the Departments budget.
 - Northpine Technical High School: natural light for all classrooms; borehole and 1,5ha natural gardens.



PROJECT: Northpine Technical Secondary School
PROJECT START DATE: 7 July 2008
PROJECT COMPLETION DATE: 20 February 2012
LOCATION: Erf 4525, Brackenfell, cnr. Kroonden and Oregon Ways, Northpine Kraaifontein Municipality
NO. OF LEARNERS: 1200
SIZE OF ERF/SITE: 60 046m²
UNIQUE FEATURES:

A very rare protea, the Blushing Bride (*Serruria Fascalitata*) was found on this site during construction. It is, quite possibly, the only one of its species growing in its natural habitat. A 5000m² section of the site was fenced off to ensure this iconic South African flower continues to flourish. Northpine is the first school to manage a protected environmental area.



PROJECT: Bongoletu Primary School
PROJECT START DATE: 9 Jan 2009
PROJECT COMPLETION DATE: 5 May 2010
LOCATION: Metropole East, Landsdowne Street, Philippi, Cape Town
NO. OF LEARNERS: 1020
SIZE OF ERF/SITE: 4,4ha



PROJECT: Westlake Primary School
PROJECT START DATE: 19 April 2010
PROJECT COMPLETION DATE: 9 April 2012
LOCATION: Ficus Street, Westlake
NO. OF LEARNERS: 600
UNIQUE FEATURES:

Westlake Primary is a good example of what happens when corporate sponsors, private donors and local authorities all cooperate for the benefit of a community. The Pick n Pay Ackerman Foundation contributed 50% of the funding; interactive message boards in the classrooms were provided by private donors; the City of Cape Town built the Westlake River Bridge to ensure safe access for learners, and local subcontractors were used for all construction.

HEALTH: INFRASTRUCTURE

479 facilities in 6 districts, 32 sub-districts
 34 district hospitals, 8 regional hospitals, 6 tuberculosis hospitals
 4 psychiatric hospitals, 3 tertiary hospitals

- FAST FACTS**
- Health Infrastructure makes up 53% of the Department's budget.
 - The Khayelitsha District Hospital uses environmentally-friendly building materials, natural lighting and PV/solar energy load management



PROJECT:
PROJECT START DATE:
PROJECT COMPLETION DATE:
NO. OF BEDS:
UNIQUE FEATURES:

Khayelitsha District Hospital
 February 2009
 October 2011
 230 (with potential to expand to 290)
 Spectacular mountain views; photovoltaic solar panels and wind turbines to reduce peak electrical load and increase energy efficiency.

GENERAL: INFRASTRUCTURE

A portfolio of over R5 billion
 500 000m² @ R10 000/m²
 Providing accommodation for 14 departments
 Maintenance projects 2011: 120
 Capital projects 2011: 24

- FAST FACTS**
- General Infrastructure accounts for approximately 14% of the Department's total budget.
 - 4 Dorp Street has new passenger lifts with energy-saving regenerative drive systems and CO₂ monitoring to optimise air quality.



PROJECT:
LOCATION:
PURPOSE OF BUILDING:

The "Face of the Province"
 4 Dorp Street, Cape Town
 Office accommodation for ≈2500 people



PROJECT: 7 & 15 Wale Street, Cape Town
PURPOSE OF BUILDING: Ground Floor renovation
PROJECT START DATE: Office accommodation
PROJECT COMPLETION DATE: 22 June 2010
LOCATION: Ongoing
STAFF CAPACITY: Cape Town CBD
UNIQUE FEATURES: 2500
 This project has been registered as a PPP with the National Treasury.

TO PARTNER WITH US:

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