



CATALYTIC PROGRAMME MATRIX

PROJECT/PROGRAMME	CATALYTIC PROGRAMME NO 6: CATEGORY: URBAN DEVELOPMENT AND TOWNSHIP UPGRADING UITENHAGE CENTRAL PRECINCT DEVELOPMENT	
PROGRAMME MANAGER/DRIVER	MBDA / Debbie Hendricks HS / Schalk Potgieter EDTA / Amelia Büchner SRAC / Charmaine Williams	
POLITICAL CHAMPION/REPORTING	MMC's : EDTA, SRAC, HS	
UNS CRITERIA	Enabling Integration	✓
	Spatial Form Impact	✓
	Infrastructure Investment	✓
	Public and Private Investment	✓
	Multiple Stakeholders/ Skills	✓
PROGRAMME OBJECTIVES	<ul style="list-style-type: none"> • Spatial transformation of the Uitenhage Central Precinct Development. The boundaries of the Precinct are: Stow Way, Constitution Street, Market Street, Mitchell Street, John Street and Feather Street. • Socio-economic transformation of the precinct • Increased opportunity for job creation • Increase the effectiveness and reach of the Science Centre • Improved quality of life in terms of mobility, economic, social and recreational access for the residents of the area and development of mixed housing 	
PROGRAMME COMPONENTS YIELD (E.G. HOUSING UNITS, POS, JOB OPPORTUNITIES)	<p>Project 6.1 (HS): Precinct Plan Development. Development of a precinct plan incorporating all 3 projects referred to, the housing project in John Street and other potential new projects</p> <p>Project 6.2 (MBDA): Railway Sheds Upgrade. The upgrade of Railways Sheds on the lease portion (marked green on the map) that form part of the Science Centre Precinct</p> <p>Project 6.3 (EDTA): Unlocking Land Development. Unblocking the development of the land abutting the Science Centre and Railways Sheds for mixed use and residential development.</p> <p>Project 6.4 (SRAC): Redevelopment of Sport Facilities. Unblock the potential of the under-utilized sports facilities (Central Sport fields and Swifts Sports Ground)</p>	
Programme is still in planning stage		

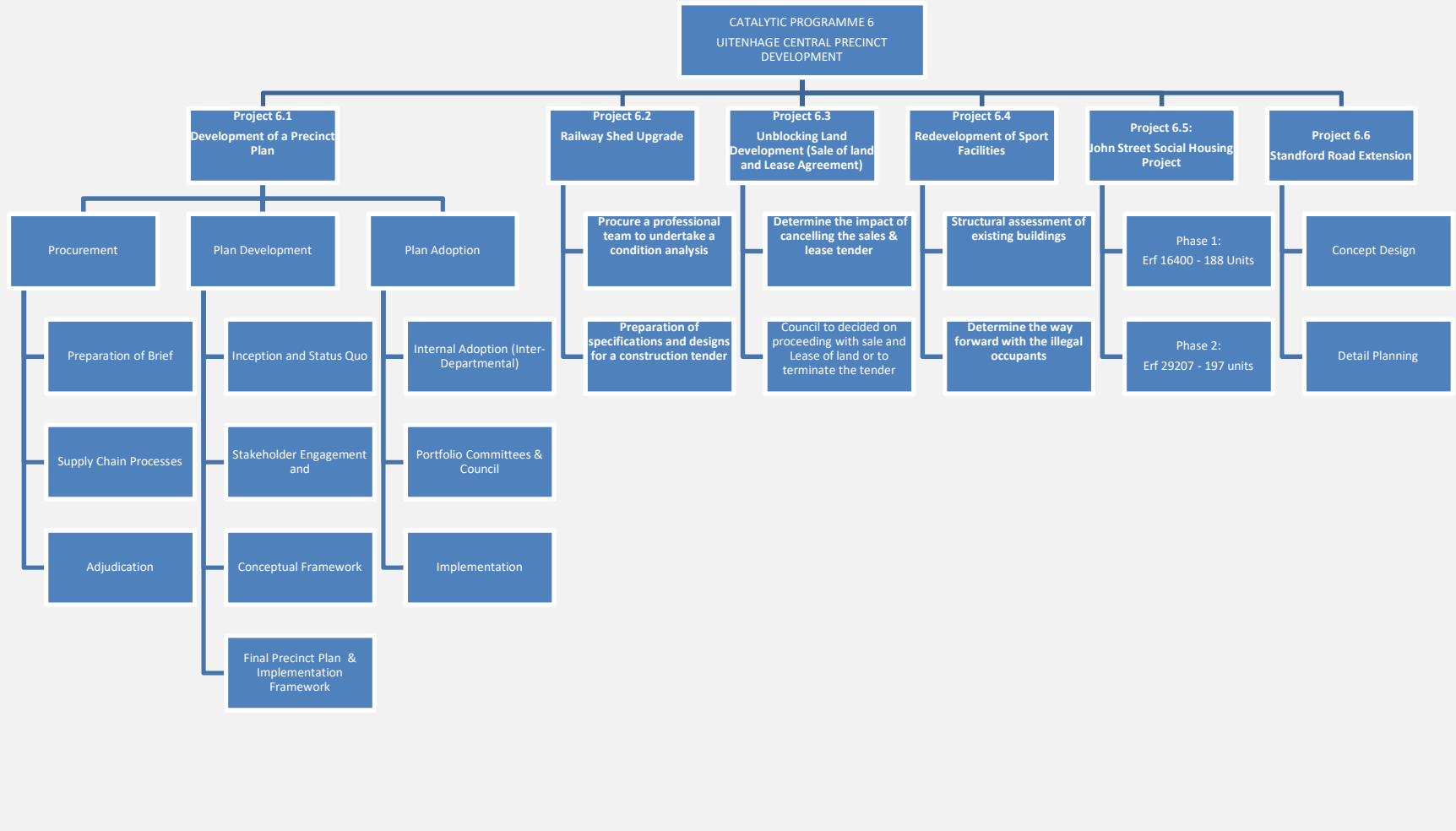
	Project 6.5 (HS): Social (Rental) Housing. Two-phased John Street Social Rental Housing project yielding 188 units in Phase 1 and 197 Units in Phase 2 (Total 385 Units)
	Project 6.6 (I&E) Standford Road Extension:
SPATIAL EXTENT OF PROGRAMME TO FIT URBAN NETWORK STRATEGY	As indicated in the map at the end of this matrix.
SECTORAL INPUTS – INTERNAL	
Business Plan will articulate Transversal Roles more specifically	
<ul style="list-style-type: none"> • Electricity and Energy 	Determine electricity requirement of entire precinct. Approvals and upgrading of the electricity supply (services) in the precinct
<ul style="list-style-type: none"> • Roads, Stormwater and Transportation 	Realignment and functioning of mobility such as taxi rank, pedestrian and cycle linkages. Upgrade of roads and stormwater infrastructure in the precinct.
<ul style="list-style-type: none"> • IPTS 	Input and support on realigning taxi's and access roads
<ul style="list-style-type: none"> • Economic Development 	Devise mechanisms to stimulate economic development in the precinct.
<ul style="list-style-type: none"> • Parks 	Support the identification, planning and the implementation of public spaces and networks in the precinct
<ul style="list-style-type: none"> • Environmental Management 	Guidance on environmental processes; Climate Change adaptation, etc.
<ul style="list-style-type: none"> • Waste Management 	Guidance into waste management planning and implementation
<ul style="list-style-type: none"> • Housing 	Planning and implementation for mixed housing typologies
<ul style="list-style-type: none"> • Informal Settlement 	Land invasion monitoring in collaboration with Safety and Security
<ul style="list-style-type: none"> • Land Use Planning 	Oversight on the development of a precinct plan; land use approvals and other land related matters, i.e. land disposal (sale and lease), development incentives, etc.
<ul style="list-style-type: none"> • Development and Support 	Providing technical and engineering support in land preparation.
<ul style="list-style-type: none"> • Safety and Security 	Assess security requirements in the precinct
<ul style="list-style-type: none"> • MBDA 	Possible assistance with Precinct Planning /Programme Management. Implementation of Railway Sheds project (phase 2).
<ul style="list-style-type: none"> • Other: Legal & Supply Chain 	Legal to advice on the cancellation of the Sale and Lease Tender.
SECTORAL INPUTS - EXTERNAL	
<ul style="list-style-type: none"> • PRASA 	N/A
<ul style="list-style-type: none"> • Transnet 	N/A
<ul style="list-style-type: none"> • NMU 	Triple helix: discussions re activating the project
<ul style="list-style-type: none"> • Business Chamber 	Triple helix: discussions re activating the project

• ACSA	N/A			
• Dept. Arts and Culture	N/A			
• SANRAL	N/A			
• Dept. of Forestry	N/A			
• DEDEA	EIA approval if needed			
• Public Works	N/A			
• Human Settlements	Social Housing funding and precinct plan preparation			
• HDA	Support on housing delivery			
• Heritage	Support from PHRA to approve the HIA			
• SAPS	Additional Support in Safety and Security			
• Other	External Governmental department wishing to be a tenant (Project 2). Neighboring College on student accommodation (Project 3).			
COMMUNITY INTERESTS	Public participation will be facilitated as part of the project preparation phase			
BUDGET AND SOURCE	Refer to PROGRAMME BUDGET SCHEDULE			
PROJECTED IMPLEMENTATION PERIOD	5 year			
	2018/19	2019/20	2020/21	≥2021
Project 6.1	✓	✓		
Project 6.2	✓	✓		
Project 6.3				
Project 6.4				
Project 6.5	✓	✓	✓	
Project 6.6				
IDP/BEPP LINKAGE/ALIGNMENT	Aligned to IDP and BEPP Catalytic Project of BEPP			
LINKAGES WITH OTHER EXISTING OR FUTURE PROJECTS (E.G. ZANEMVULA PART OF GERMAN PROJECT)	Link with the Science Centre and the vacant land behind the precinct, which has been earmarked for development by the Private Sector, is crucial. The precinct plan will indicate further linkages.			
PROJECT/PROGRAMME PROGRESS TO DATE	<p><u>Project 6.1: Precinct Planning</u> A meeting was held on 10 Sept 2018 between Schalk, Charmaine, Dorelle and Amelia. Funding for the Precinct Plan is a challenge – estimate cost is R800,000.00. Schalk will discuss funding possibilities with Dawn and report back at the next BEPP meeting. The MBDA can take-over the precinct planning process as their procurement process is faster. MBDA will consider contributing R200,000.00 toward the cost of the precinct plan.</p> <p><u>Project 6.2: Railway Shed Upgrade</u> Only Project 2 has commenced and is in the planning phase.</p> <p><u>Project 6.3: Unblocking Land Development</u> Determine the impact of cancelling the sales & lease tender. The ED:EDTA undertook to give direction on this matter. A reply is awaited. A meeting was held on 25 Sept</p>			

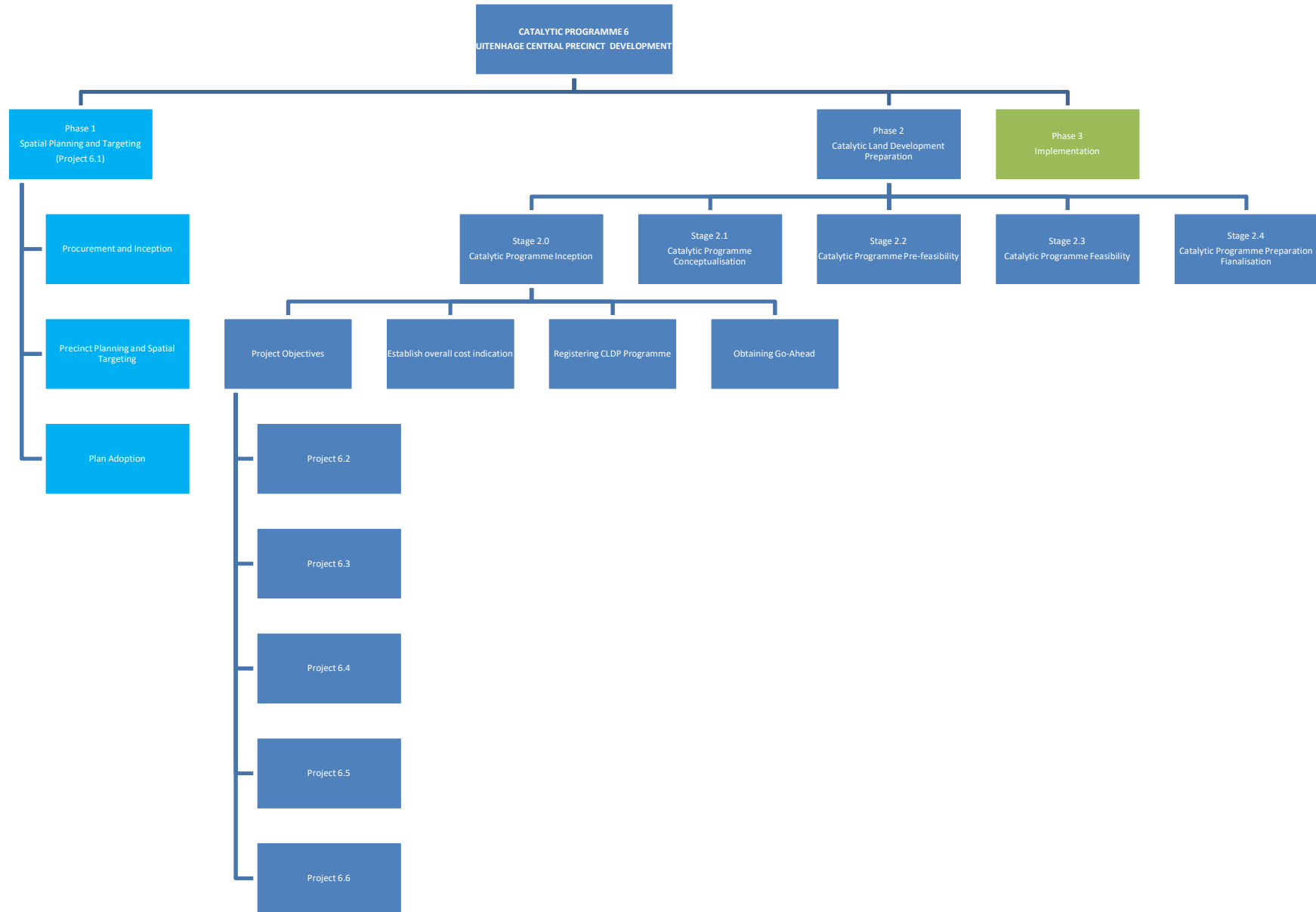
	<p>between Mr Gajjar (the potential buyer) and ED:EDTA and ED:HS. According to ED:EDTA there is not feedback after the meeting.</p> <p><u>Project 6.4: Redevelopment of Sport Facilities</u></p> <p><u>Project 6.5: Social (Rental) Housing</u> Tender process under adjudication. Anticipate commencement by 1 April 2019</p> <p><u>Project 6.6: Stanford Road Extension</u></p>
CHALLENGES	<p>The buildings are heritage buildings and require heritage sensitive development and repair of existing infrastructure. This places a constraint on how the re-use of the building can be conceptualized.</p> <p>Illegal occupants on Swift Grounds.</p>
NEXT STEP	<p><u>Project 6.1: Precinct Planning</u> Identify funding in order to commence with precinct plan preparation.</p> <p><u>Project 6.2: Railway Shed Upgrade</u> A professional team to undertake a condition analysis and the preparation of specifications and designs for a construction tender, has been procured.</p> <p><u>Project 6.3: Unblocking Land Development</u> Determine the impact of cancelling the sales & lease tender. Get guidance from ED:EDTA.</p> <p><u>Project 6.4: Redevelopment of Sport Facilities</u> Structural assessment of existing buildings. Determine the way forward with the illegal occupants</p> <p><u>Project 6.5: Social (Rental) Housing</u> Conclusion of Tender Adjudication; Site establishment; Commencement of construction</p> <p><u>Project 6.6: Stanford Road Extension</u></p>
RISKS	<p>The major risk is that budget cannot be sourced. MITIGATION: Investigate PPP for development.</p> <p>The Government Agency that is interested in leasing the facility, choses to move elsewhere. MITIGATION: Speed-up development before they consider alternatives.</p> <p>The illegal occupants can stall part of Project 3 implementation. MITIGATION: take legal action asap to notify eviction; NMBM identify alternative accommodation.</p>

PROGRAMME BUDGET AND FUNDING SCHEDULE:							
Project	Est. Total Project Cost	Spent to Date	Required Budget	2018/19	2019/20	2020/21	Source
Project 6.1:	650,000	0	650,000	120,000	480,000		ICDG/MBDA
Project 6.2:	67,000,000	25,000,000	42,000,000	11,000,000	31,000,000		
Project 6.3:							
Project 6.4:							
Project 6.5:	169,392,321						SHG/HSS/Private
Project 6.6:	725,937,399						TBD
Project							
Project							
Project							
TOTAL							

1: PROJECT DIAGRAMME (TREE)



2: CATALYTIC LAND DEVELOPMENT PROGRAMME



PROPOSED UITENHAGE CENTRAL PRECINCT AREA:

