

**Towards New Universities in
Mpumalanga and the Northern Cape**

for the

**Department of Higher Education and Training
(DHET)**

**Selection Criteria and Recommendation on
the Seat for the New Universities**

18 July 2012

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1. Background and summary recommendations

In 2010 the Minister of Higher Education and Training appointed two task teams to investigate the feasibility and possible models for the establishment of Universities in the Northern Cape and Mpumalanga Provinces. The task teams engaged stakeholders in the provinces, and, taking into account provincial and national needs and imperatives, made recommendations on the type and size of the two new institutions, including information on possible sites for the institutions. The reports of the task team were submitted to the Minister in September 2011, and subsequently to the Council on Higher Education for their advice, as is required by the Higher Education Act. Technical work for the establishment of the two institutions began in October 2011.

Since November 2011, the Department of Higher Education and Training (DHET) has explored a range of issues relevant to the selection of the best sites for the new Universities in Mpumalanga and the Northern Cape. These include:

Understanding the nature, scale and possible academic content of the two institutions;

Establishing a framework of selection criteria, defining the essential qualities of the host town and of the optimum site, a framework that supports objective decision making (see Annexure 1);

Visiting and assessing the 18 sites put forward by a range of stakeholders in the two provinces (see Annexure 2).

This document summarises the recommendations on the most appropriate sites for the two new universities, namely:

Mpumalanga – The government owned Lowveld Agricultural College in Nelspruit to accommodate 15000 students, with potential for further growth;

Northern Cape – The inner city of Kimberly, based on the assembly and consolidation of a number of publicly owned sites in order to accommodate 5000 students, with some potential for further growth.

2. Key Criteria – a summary overview of decisive factors

At a **countrywide level**, the new institutions must advance the national goals for higher education, including enrolment growth and growth in teaching and academic capacity. As the first new universities in our post democracy, they must be inspirational and reflect the values we aspire to as a nation.

At a **regional and local level** the new institutions must:

- create a strong academic hub in each province, characterized by strong main campuses that elevate
- the regional focus on higher education;
- enable maximum access within the country, the province and, indeed, internationally;
- contribute to the economic growth and cultural development of the respective provinces;
- draw on the context, individuality and strengths of each province to develop a unique

- academic
- focus.

The selection of “the seat of delivery” must be based on the ability of the **selected town** to ensure the success of the new university, now and into the future. In this context, the town must provide an appropriate supporting fabric and environment for the university. The selected town must be accessible to the largest possible population, provincially and nationally. It must have attractive social, cultural and recreational amenities and be able to attract and retain top academics. It must be economically and commercially vibrant, able to facilitate some student jobs and internship experience. The prestige and viability of the new institution would be enhanced by a town that is host to important government institutions, research institutes and other public entities.

Within the preferred town, the **selected site** must be well located. It must provide an iconic setting for the university with strong visibility and a prominent presence. It should be of suitable size and shape for current plans as well as future expansion over many decades. It should be able to be quickly and cost effectively serviced and should be unencumbered by complex environmental, land, legal or geotechnical constraints.

3. Mpumalanga - Lowveld Agricultural College, Nelspruit

With a total area of 76 495 square kilometres, Mpumalanga is the second-smallest province after Gauteng, taking up 6.3% of South Africa’s land area and with a population of 3.6-million people (2010). A large portion of this population is located in the Lowveld agricultural region and is mainly concentrated in a band of settlements stretching northwards from the capital, Nelspruit, along the R40 Development Corridor.

3.1 Summary recommendation on the selection of the town

Nelspruit is the best placed city in the province to accommodate and support a new university with an estimated student population of fifteen thousand.

Nelspruit is the capital of the Province and the administrative and business hub of the Lowveld region. It is the most integrated town with respect to provincial and national road and rail infrastructure. The city is situated at the junction of 2 major development corridors, namely the N 4 and the R 40. The town boasts an international airport and is close, and en route, to the Kruger National Park and the capital cities of neighbouring countries, Swaziland and Mozambique.

As an established centre for tourism and recreation, Nelspruit also boasts growing commercial, manufacturing and business sectors and has the capacity to create livelihoods for students in various fields. A broad spectrum of housing opportunities is available for students and staff.

In summary, the city of Nelspruit:

- is a prominent growth point, located at the junction of two major development corridors – the R40 and N4 corridors;
- provides maximum access opportunities to high density populations along both these corridors;
- is further linked by rail and air;
- boasts an International Airport, providing ease of access for visiting academics and dignitaries;
- offers environmental quality – with excellent amenities for staff and students
- is a pre-eminent centre for tourism and recreation;
- is the Seat of Provincial Government;
- offers the most integrated urban system, particularly movement, infrastructure, civic amenities and

- green structure;
- boasts an established and growing commercial, manufacturing and business sector;
- offers student job and internship opportunities; and
- offers a broad spectrum of housing opportunities for students and staff.

3.2 Summary recommendation on the selection of the site

The existing Lowveld Agricultural College is situated on a 240 hectare property that is well established and well cared for. It is on a gentle slope facing south and overlooking the Mpumalanga Legislature and the City as a whole. The property is directly linked to both the N4 and R40 movement corridors and is highly visible and prominent. It currently offers 240 student places, with residences, sport amenities and administration buildings. It is owned by the Government with established bulk infrastructure, roads and services.

This site offers quick operational and academic establishment. It borders on the site of the Agricultural Research Council facility, which offers potential as an important academic partner. The site is also close to the Mpumalanga legislature complex and a rapidly developing commercial/retail node along the N4/R40 linkage. It is within close proximity to retail, commercial and recreational amenities. Building on existing regional and local infrastructure, the positioning of a University on this site will further strengthen the R40 Development Corridor.

In summary, the site:

- is sufficiently large to accommodate the new University, as well as the existing College and will allow for future growth over 50 year period and beyond;
- is well located adjacent to both the R40 and N4 corridors;
- is spatially linked to, and associated with, the Provincial Legislature and is also close to retail facilities;
- is government-owned land, supporting reduced development time and costs;
- has established bulk infrastructure, supporting reduced development time and costs (though the adequacy of the existing supply will need to be verified);
- has presence and prominence, overlooking the city and offering opportunity for an iconic development;
- provides sufficient land to create a new identity and expand the academic programme;
- provides opportunity for student and staff accommodation and sport and recreation amenities;
- offers quick operational establishment and conversion into a university campus.
- could be further augmented by the acquisition of small portions of adjacent private sector land,
- particularly along its ridge.

The site of the Lowveld Agricultural College responds positively to all of the criteria set for the establishment of a new university in Mpumalanga.

3.3 Considerations to be noted

It is important that the Lowveld Agricultural College remains viable. It is also important that as much farming land as possible is retained for academic purposes. In this context, the possible acquisition of some adjacent, privately-owned property is being explored.

4. Northern Cape – The inner city of Kimberley

The vast and arid Northern Cape is the largest province and represents up to nearly a third of South Africa's land area. Yet it has the country's smallest population, around 1-million people, and an extremely low population density of three people per square kilometre. After the capital city of Kimberley, the largest town in the province is Upington with a population of 75,000.

4.1 Summary recommendation on the selection of the town

In this sparsely populated and arid province, Kimberley, with a population of some 300 000 people, is home to one third of the population of the Northern Cape. It offers the best conditions and environment to support the establishment of a world class university with a student population of five thousand.

The city has the capacity to absorb many university activities into the existing town fabric and to offer livelihoods to students in terms of jobs and internships. The town offers a range of retail and community facilities and is an established tourism and recreation centre. It offers environmental quality to both staff and students.

Kimberley has a broad educational base, including well respected primary and secondary education, supporting the ability to attract and retain quality academic staff. The town has a well developed civic bulk infrastructure and the best offering of housing and student accommodation in the province.

Structurally, the town of Kimberley is well located within the national movement structure – on the Cape Town to Gauteng route – by both road and rail infrastructure. The town is also serviced by an airport connecting it to major cities in South Africa. Proximity to other regional centres and universities such as Bloemfontein (170km) and Potchefstroom (350km) will support the establishment phase of the new institution and will enable opportunity for on-going academic exchange.

In summary, the city of Kimberley:

- provides maximum integration with national infrastructure – on the Cape Town to Gauteng route – by both road and rail infrastructure,
- it has an airport;
- is in close proximity to other regional centers and higher education institutions – Bloemfontein (170km), Potchefstroom (350km);
- has the greatest concentration of population, namely 30% of the total province;
- has a well developed civic bulk infrastructure;
- has a broad educational base, namely well respected primary and secondary education, which is important for staff retention;
- offers environmental quality – with good amenities for staff and students, and good potential to
- attract and retain staff;
- is the seat of Provincial Government;
- is an established commercial centre with a variety of retail and community facilities;
- is an established tourism centre and gateway to the province;

- offers student job and internship opportunities;
- has the best offering of housing and student accommodation in the province;
- will enjoy a measure of inner city regeneration, in the wake of decreased activity by the mining industry.

4.2 Summary recommendation on the selection of the site

Located in the very heart of the city and around the Oppenheimer Park the envisaged site lies at the junction of roads leading to Bloemfontein, Cape Town, and Gauteng.

The proposed University Seat is situated in a central location in the city, enjoying high visibility as an institution of national importance with the ability to establish an iconic identity. The location of the academic and administrative component of the university is focused around the established central civic open space of the city, with maximum accessibility to the city and surrounds.

The proposed site requires the acquisition and consolidation of publicly owned land adjacent to two properties occupied by the National Institute of Higher Education (NIHE) plus two properties of the Further Education and Training (FET) College. There is a preliminary commitment from the City to provide municipal-owned land adjacent to the site as well as land within a 15 minute walk for student residential accommodation and for shared sport facilities. Furthermore, mining activity has diminished and there appears to be some extra capacity within the adjacent city centre, providing opportunities for staff and student accommodation.

The central location offers various existing amenities, which have the capacity to support the new university. Retail and recreational facilities are present within walking distance of the site. Established educational facilities including schools and training facilities are in the immediate vicinity. The presence of the Northern Cape FET College and NIHE provide the potential for quick academic establishment.

The development of a new Higher Education Institution on this site would strengthen the civic character of the city, make use of and enhance the existing infrastructure, make use of predominantly government owned land (national, provincial and municipal), activate urban regeneration within the city, and ultimately result in reduced delivery costs and time.

In summary, the consolidated inner city site:

- is in a central and highly visible location, with potential to establish an iconic identity with a focus around the central city park;
- is well located and integrated within the inner city;
- has surrounding support amenities and facilities (retail and recreation);
- has established education facilities in the immediate vicinity (schools, higher education and Further Education and Training facilities);
- provides potential for quick academic establishment, using existing buildings;
- supports the adaptive re-use of existing inner city buildings (NIHE);
- developed as a new Higher Education Institution would strengthen the civic character of the city;
- supports the enhanced use of existing infrastructure, supporting reduced delivery cost and time;
- is based primarily on government owned land (national, provincial and municipal), supporting reduced delivery cost and time.

4.3 Considerations to be noted

While the site offers very favourable potential, it is important that the additional government-owned land is assembled to enable a consolidated presence and future growth of the institution. The procurement of some privately owned land may be required for strategic long term expansion purposes but this option

should be minimized to reduce costs and possible delays.

5. Way forward

The immediate way forward depends on several key steps, which include:

Consultation with Premiers of the Provinces and Mayors of the selected towns to establish partnership in the further development;

Assembly of publicly owned land;

Confirmation of the academic architecture for the two universities as the basis for detailed planning;

Announcement of the Seats of the two Universities (July 2012);

Detailed planning for physical and operational development.

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Annexure 01
Selection Criteria for Towns and Sites

1. Strategic Context

Government has adopted a range of strategies to expand the country's post school education system, increasing the opportunities available to a growing number of qualifying school leavers. Since the transition to democracy, much has been done to increase the capacity and efficiency of existing institutions.

Since 2006 Government has invested more than R6.8b in the upgrading and expansion of infrastructure across South Africa's 23 existing universities. This year the Department of Higher Education (DHET) is allocating a further R3.8b for infrastructure expansion during 2012 and 2013. While enrolments have grown from 603 000 in 2001 to 900 000 in 2011, capacity remains inadequate to accommodate the rising number of qualifying school leavers. There remains a growing urgency for additional capacity.

Against this background Government has decided to develop two new institutions of higher learning in the provinces of Mpumalanga and the Northern Cape, the only two provinces that do not yet have a University. A number of factors have an important bearing on the choice of the seats of the two universities.

From a macro perspective, these will be the first new institutions of higher learning in a post democratic South Africa. This imposes a particular onus on Government to ensure that they are role models, reflecting the values and ideals of the new South Africa. They must be of a world class caliber, both academically and physically. They must be inspirational and an enduring source of pride, both nationally and provincially.

At a countrywide level, the new institutions must advance the national goals for higher education, particularly

- enrolment growth and increased participation in absolute numbers and in proportion to the population demographics of the country;
- growth in teaching and academic capacity in order to support sustained national development.

At a regional and local level the new institutions must:

- create a strong academic hub in each province, characterized by strong main campuses that
- promote a regional focus on higher education
- enable maximum access within the country, the province and, indeed, internationally;
- contribute to the economic growth and cultural development of the respective provinces;
- draw on the individuality and strengths of each province to develop a unique academic focus.

2. Criteria for the Selection of Towns

It is a given that in each of the two provinces almost any town would benefit from the establishment of a new university and certainly many could make a convincing case for the economic boost associated with a development of this nature. However, while the new university will undoubtedly contribute to the development of the province as a whole, the criteria for selection of “the seat of delivery” must be based on the ability of the selected town to ensure the success of the new university, now and into the future.

The town must provide an appropriate supporting fabric and environment for the university, including existing bulk infrastructure. It must be accessible to the largest possible population, provincially and nationally. It must have attractive social, cultural and recreational amenities and be able to attract top academics. It must be economically and commercially vibrant and have growth potential. The prestige and viability of the new institution would be enhanced by a town that is host to important government institutions, research institutes and other public entities.

2.1. The Inspirational and Iconic Role of the New Universities

The highest order institutions demand the most important locations within our spatial fabric. In this context, institutions of national importance should be located within towns and on sites that already demonstrate a substantial strength of place.

The inspirational role of the new university should speak to as broad a public as possible, be placed on equal footing with other national institutions and public service structures and facilities. The prominence of the town is an important characteristic that will strengthen the inspirational aspect of the institution.

Summary criteria:

In the above context, important factors would be:

- a. The unique character of town and region, strength of place and inspirational role,
- b. The quality of the town and surrounds, the urban and natural environment;

2.2. Accessibility and Connectivity

Building on the inspirational character of the universities, the host towns must enjoy the greatest level of integration at national, regional and local level. This implies that the town should be a regional hub with the greatest level of access by road, rail and air and that the selected town is the focus of national and regional infrastructure development plans.

There is an obligation to ensure that the new universities are located and structured around the established infrastructure that provides accessibility and connectivity for students, staff, researchers and visiting academics and dignitaries. The potential for linkage and proximity to academic facilities, research institutes and higher education establishments would support the early development of the universities.

Summary criteria:

In this context, important factors would be:

- a. The level of integration to national and regional road, rail and air infrastructure

- b. The level of integration with current and future national and regional development corridors.
- c. The level of accessibility for all students and staff, visiting lecturers and researchers, officials and guests.
- d. The capacity of existing infrastructure (water, sewerage, power and data connectivity)
- e. The proximity to regional and local health, justice and civic services are also of primary consideration.
- f. Links to other academic and research institutions in close proximity
- g. Links to existing higher education facilities
- h. Links to private sector initiatives

2.3. Quality of Support Structures for Staff and Students

A world class university must be able to attract and retain top notch academics and staff. To attract and retain the necessary human resources requires a high quality environment in terms of both the campus and the host town. The host town should provide a hub of economic activity and be of sufficient size and diversity to attract and retain quality staff and students.

The host towns will play an important role in contributing to long-term sustainability of the planned universities. The quality of public amenities, educational spread, recreational amenities, quality of housing and student job opportunities contribute an essential element to the success of the planned university. The ability of the town to contribute to student life, (including part time work opportunities) and the ability of the future selected site to integrate with the surrounding town are critical considerations.

Summary criteria:

In respect to the quality of the town, important criteria would be:

- a. Ability of town to accommodate students and absorb a percentage of the accommodation requirements
- b. Ability of the towns to:
offer and support an enriching student life environment.
ensure long term retention of students and staff,
offer student job opportunities and internships.
- c. Availability of existing industry and commercial activity in support of university activity.
- d. Availability of various levels of schooling for families of staff
- e. Access to attractive social, cultural and recreational amenities
- f. Availability of sport facilities, parks and natural amenities
- g. Availability of public services – health, police and retail amenities.

3. Criteria for the Selection of Sites

Within the preferred town, the selected site must be well located. It must provide an iconic setting for the university with strong visibility and a commanding presence. It should be of suitable size and shape for current plans, as well as future expansion over many decades. It should be able to be quickly and cost effectively serviced and should be unencumbered by complex environmental, land, legal or geotechnical constraints.

3.1. Good Site Accessibility

The site should be well located to be easily accessible from major development corridors within the province. Site accessibility also embraces the availability and capacity of bulk infrastructure.

An important factor for an institution of higher education is the level of integration within the host town or city and to the surrounding community. Close proximity to retail outlets and to sport and recreation are particularly important factors in the selection of the site, as is the proximity to cultural and social activity.

The opportunities for linkage with surrounding academic facilities, research institutes and higher education establishments are important to support the beginnings of the universities.

Summary criteria:

In this context, important factors would be:

- a. Level of accessibility for all students and staff.
- b. Capacity and availability of major road access, water, waste, power and internet connectivity
- c. Level of integration within the town or city civic structure
- d. Link and integration with the broader community.
- e. Public transport opportunities
- f. Links to other academic and research institutions
- g. Links to private sector initiatives

3.2. Iconic Setting

Required is a setting of commanding distinction and high visibility that will accentuate the stature, dignity and pride of place accorded to the first universities to be built since the advent of South Africa's democracy. Ideally the site should be well located in relation to government and civic functions, including education facilities and research institutes.

Notwithstanding the potential and possible desirability for future satellite campuses (which may be dispersed within the province), it is important that the seat of each new university is large enough to achieve a sense of presence and identity.

For the new institution to achieve iconic stature and a long-term legacy, the selected site should enable the universities to establish a consolidated independent spatial character, either as a defined campus or within an identifiable area within the town.

Summary criteria:

In this context, important factors would be:

- a. Visibility of the site, providing a commanding presence, preferably overlooking the city, or strategically embedded within its civic structure
- b. A prominent location in relation to other civic functions.

3.3. Size and Nature of the Sites

The sites must be of sufficient size and nature to facilitate the development of the university including an allowance for growth over a 100-year timeframe.

The universities have very real and specific spatial requirements, which demand very specific land requirements and expansion opportunities. The size of university is dependent on the academic programme, the residential need (percentage on campus or in town), and sport and recreation amenities.

The two universities have different space requirements. The Mpumalanga University is aiming for a 15 000 strong student body in the medium term. Experience demonstrates the need for a long-term expansion potential of possibly up to 40 000 students. Spatial studies are currently underway to give a firm indication of what land size would be required. Initial indicators point to a site size of between 80 and 120 hectares.

The land requirement in Northern Cape is less demanding, with a medium term target of 4 500 students with expansion over the long term to a possible 10 000 students. The relatively small size of the proposed institution makes it more dependent on its setting and surroundings in order to establish a sense of place and identity.

In assessing the size of the site, it is also important to consider a number of related factors that will impact on the layout and development of the site. These include the topography, orientation and geology. The site should be situated in proximity to complimentary land use zones in order to avoid conflicts of activities with neighbours.

Summary criteria:

In this context, important related criteria are:

- a. Size of land parcels available
- b. Size of developable land (partly dependent on slope, geotechnical and environmental considerations, etc)
- c. Growth and expansion potential, including surrounding land availability
- d. Current active use of site.
- e. Orientation of the site
- f. Topography: Slope and steepness of site.
- g. Visibility and views
- h. Access to the proposed site
- i. Environmental considerations and sensitivity of the ecosystem, including constraints such as flood lines
- j. Geology and soil conditions
- k. Possible constraints in terms of land claims, environmental considerations and

sensitivity of the ecosystem, heritage considerations, etc

3.4. Cost and Time Efficiencies

Time for development and cost of development are critical factors in the selection of the sites.

The two universities need to be established as soon as possible. The demand for higher education is driving the time frames, and this has serious implications on site selection. A variety of constraints have been identified, that might delay land availability and development. Aspects that require consideration are:

The levels of township establishment, environmental investigations and possible heritage approvals that can have a considerable impact on programme implementation.

Land availability and land ownership also would impact on time before implementation, which makes the location of the universities on DHET or Government owned land more desirable.

The existing provision of sufficient bulk infrastructure to the site (road access, storm water, sewers, electricity, IT network, telephone etc), will considerably reduce the development time and cost.

The cost of establishment of the two universities is an important consideration, which is influenced by a variety of informants. The immediate land acquisition and development costs need to be carefully assessed against the long-term capacity of the university to sustain its academic, environmental, economic, and social responsibilities.

Ideally, the selected sites should be owned by government or be donated to government for development of the university, in order to reduce both the time and cost of development.

Ideally also, the selected sites should have available sufficient bulk infrastructure (i.e. water supply, power supply, major connector and access roads, sewage disposal and internet connectivity), to support the new university, in order to reduce both the cost and time required for development of the university.

Summary criteria:

In the context of time and cost considerations, important criteria are:

- a. Government-owned properties
- b. Time frames for transfer of land to the DHET for development
- c. Land availability and land cost
- d. Time and cost related to site establishment in terms of Town Planning Regulatory aspects.
- e. Availability of bulk infrastructure, establishment cost and time
- f. Land use rights and approved land uses
- g. Possible land claims
- h. Construction cost in relation to site conditions (slope, geology, etc)
- i. Access to materials and craftsmanship for construction.

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Annexure 02
Summary overview of Sites visited

1. Introduction

Three towns in the Northern Cape and five in Mpumalanga were visited from November 2011 to March 2012. In total 18 properties within or around these towns were investigated and studied. A variety of issues and informants are currently investigated, to ascertain which of the towns and sites are best suited to accommodate a new university. The primary objectives and key selection criteria have been established in order to evaluate all the sites. Included in this document is a brief description of the various sites visited and observations on some of the critical constraints.

2. Northern Cape Province

The vast and arid Northern Cape is by far the largest province, and represents up to nearly a third of South Africa's land area. Yet it has the country's smallest population, around 1-million people, and an extremely low population density of three people per square kilometre. The capital is Kimberley, on the province's eastern border. Other important towns are Upington, Springbok, Kuruman, Colesberg and De Aar.

The Northern Cape is rich in minerals, with the country's major diamond pipes found in the Kimberley district, with diamond exploration also along the Orange River. The Sishen Mine near Kathu is the biggest source of iron ore in South Africa, while the copper mine at Okiep is one of the oldest mines in the country. Copper is also mined at Springbok and Aggenys. Other minerals found here are asbestos, manganese, fluorspar, semi-precious stones and marble.

The province has fertile agricultural land in the Orange River Valley, especially at Upington, Kakamas and Keimoes, where grapes and fruit are cultivated intensively. Wheat, fruit, peanuts, maize and cotton are produced at the Vaalharts Irrigation Scheme near Warrenton. The interior Karoo, depends on sheep-farming, while the karakul-pelt industry is one of the most important in the Gordonia district of Upington.

The Spatial Development Framework for the Northern Cape places great emphasis on the development along the Orange River, establishing infrastructure links between mining area and ports, and the integration on various levels with established national infrastructure.

Seven different sites were investigated in Colesberg, Upington and Kimberley.

2.1 //Kara Hais Municipality, Upington, Gordonia Hospital

This is an approximately 4,5ha site, which formerly housed the Gordonia Hospital. The property consists of a variety of administrative buildings, medical wards, medical suites, support services and nurses accommodation. The original hospital structures fall under the National Heritage Resources Act.

Recommendation: The property is too small, with limited surrounding expansion opportunity. The existing buildings require extensive restructuring if they were to be converted into academic space. It would require a prolonged period to establish an operational academic institution.

2.2 Pixley Ka Seme District, Umsobomvu Local Municipality, Colesberg

This site is a 256ha municipality-owned property to the west of the historic Colesberg Town Centre, and forms part of the future expansion area for the town. The site is currently zoned agriculture and although bordering town, is not serviced with any bulk infrastructure. The property is linked directly to the town and the N1 interchange, which is currently under construction.

A second privately owned property of 254 ha to the south of the town, is located at the junction of the N1 to Cape Town and N9 to Noupoort / Port Elizabeth. The owners are willing to donate the required land for the university to the DHET. The property is still zoned agriculture, and would require township establishment, environmental assessment and the provision of bulk infrastructure.

Recommendation: *Both properties share the same constraints and challenges, as both lack the required services and planning approvals to allow fast establishment. The greatest constraint is related to the town and its ability to accommodate the seat of the university. The town has limited amenities, housing, public facilities and recreation opportunities to attract and maintain high-performing faculty academics, support staff and campus administrators. The Pixley Ka Seme District, with all its nine towns, is a keen host, and desperately wants to accommodate the Northern Cape University within Colesberg, but the town cannot adequately support the new university and the conditions to establish a world class academic institution in a difficult to access, sparsely populated area is not recommended.*

The possibility of a FET college which offers vocational type of programmes on NQF level 2, 3, 4, and 5 and 6 should be considered as an urgent issue. As an expanded alternative an Institute for Vocational and Continuing Education and Training should be considered to augment the activities of the FET college that will expand the provisioning to the adults of this region that have been deprived of education.

2.3 Sol Plaatje Municipality, Kimberley

a. Galeshewe Teachers Education College

The Teachers Education College is a well maintained campus of approximately 8ha in size, located in the heart of Galeshewe, 6km from the Kimberley CBD. The campus consists of a variety of teaching spaces, some residences and limited sport fields.

Recommendation: *The Teachers Education College was not considered as it is too small to accommodate the Northern Cape University. It is considered as a possible satellite academic facility and or land swap opportunity with FET properties held in the CBD of Kimberley. A future proposal might incorporate this campus as part of the Teacher Education Faculty of the new University of the Northern Cape*

b. De Beers Workers/Miners Hostels

Existing workers/mining hostel located within the mining belt on the western edge of Kimberley on a site poorly integrated with the city. Property donated by De Beers consists of a 300x100m courtyard structure with dormitory accommodation facing onto shared amenities, recreation areas and office buildings. The hostel on its western boundary has a vacated hospital, in poor structural condition. The buildings fall under the Heritage Act, making conversion and effective modification costly and time consuming. The property is located within an existing mining operation, with concerns that these are inappropriate environmental

conditions for a university.

Additional land to accommodate the university has been offered. The additional land is to the north of the hostel and approximately 70ha in size. The additional land is seriously compromised by past mining activities.

Recommendation: *Both the hostel and the additional offered land is not considered suited for a university. The hostel is not large enough, and would require extensive reconstruction to accommodate academic use. The additional land is an environmental and geotechnical risk, and would involve major rehabilitation. The immediate mining environment and poor linkage to Kimberley is also a concern.*

c. Kimberley Inner City. NIHE and FET Properties

Located in the very heart of the town focused around Oppenheimer Park at the junction of national roads leading to Bloemfontein, Cape Town, and Gauteng. Set within the inner city are two NIHE and two FET College properties. The spatial context is well established as it offers a variety of amenities, green spaces and public facilities. The location is rich in historical content and offers an opportunity to strengthen the civic character of the city. The Inner City Site is surrounded by a variety of schools and public sport facilities, which could be shared in future. The Sol Plaatje Municipality is highly supportive of an university within the inner city, as this would assist with urban regeneration. They are also willing to assist with land assembly as they own a variety of properties and facilities in the inner city.

Constraints and concerns centre around future growth and expansion of the university. The conversion of existing buildings to suit academic use, and the limited availability of sport and recreation area require further study. Possible high land acquisition costs are also a concern.

Recommendation: *It is central and a highly visible location, with surrounding support amenities and facilities making this a good possible site for the university. It already has established higher education facilities and offers potential for quick academic establishment. The site offers a unique opportunity to establish a university town, building on existing infrastructure and amenities. The new university can occupy the vacuum left by the vacating mining industry and provide new impetus to the town and its people. The inner city site best answers the criteria set for establishing a new university in the Northern Cape*

d. Northern Cape Legislature Site and Surrounds

The Northern Cape Legislature has been located on a large tract of municipal owned land between the historical city centre and the formerly segregated township of Galeshewe. The location has great symbolic value, but the development around the legislature has not fully materialized. The open space around the legislature offers a potential opportunity to establish the Northern Cape University. Investigations and discussions with the Sol Plaatje Municipality are currently underway to establish the constraints and condition of the site. Current plans around the legislature include the provision of housing and the location provincial government departments. Providing new bulk services to the sites has been raised as a concern, as the Sol Plaatje Municipality is currently suffering from low electricity supply.

Recommendation: *The site is well located. Current development plans for housing reduces the site size, making it too small to accommodate the university. The site could*

strengthen the bridge between the historical city centre and the formerly segregated township of Galeshewe, which has great symbolic value. A number of queries on land availability, bulk service supplies and zoning requirements would delay speedy establishment.

3. Mpumalanga Province

Bordered by Mozambique and Swaziland to the east and the Gauteng to the west, it is situated mainly on the high plateau grasslands of the Middle veld, which roll eastwards for hundreds of kilometres. In the northeast, it rises towards mountain peaks and terminates in an immense escarpment. In places this escarpment plunges hundreds of metres down to the low-lying area known as the Lowveld. With a total area of 76 495 square kilometres, Mpumalanga is the second-smallest province after Gauteng, taking up 6.3% of South Africa's land area and with a mid-2010 population of 3.6-million people.

Mpumalanga is highly accessible, with a network of excellent roads and railway connections, as well as a number of small airports. The Kruger Mpumalanga International Airport became operational in 2002. Nelspruit is the capital, and the administrative and business hub of the Lowveld. eMalahleni is the centre of the local coal-mining industry; Standerton, in the south, is known for its large dairy industry; and Piet Retief in the southeast is a production area for tropical fruit and sugar. A large sugar industry is also found at Malelane in the east; Ermelo is the district in South Africa that produces the most wool; Barberton is one of the oldest gold-mining towns in South Africa; and Sabie is situated in the forestry heartland of the country.

Mpumalanga produces about 80% of the country's coal and remains the largest production region for forestry and agriculture. Mining, manufacturing and electricity contribute to 41.4% of the province's GDP, with the remainder from government services, agriculture, forestry and related industries. Tourism and agriprocessing are potential growth sectors.

The Maputo Development Corridor, (N4) which links the province with Gauteng and the Port of Maputo in Mozambique, heralds a new era of economic development and growth for the region. As the first international toll road in Africa, the corridor is set to attract investment and release the local economic potential of the landlocked parts of the country. The R40 Corridor leading from Nelspruit north, linking with the mining belt stretching across Limpopo is equally important.

11 different sites were investigated in eMalahleni, Secunda, White River, Barberton and Nelspruit.

3.1 Secunda: VUT Campus Secunda: Carl Bosh Street

The current VUT Campus is operating from rented space located within the industrial area of Secunda. Three properties of approximately 6500 square meters have been poorly converted to accommodate students and staff. Current teaching conditions are extremely poor.

Recommendation: *The VUT Campus in Secunda is rented, thus not considered as possible site for the Mpumalanga University. The location of Secunda in relation to the Mpumalanga province is not considered deal, as it falls more under the spatial sphere of Gauteng. The role of this Campus in relation to the type of skills that are being developed on NQF level 5 and 6 and its relation to the industry with specific focus on SASOL lends itself to be an ideal site for a possible future Institute for Vocational and Continuing Education and Training*

3.2 eMalahleni: TUT Campus eMalahleni

The existing eMalahleni TUT Campus is a neat and well managed facility on a approximately 17 hectare site. It is also well located in terms of regional and local connections. The current campus offers academic places for 2200 students with some tracts of land still available for expansion. No on-campus student accommodation is provided, forcing all students to commute. The campus also offers limited sport and recreation amenities.

Recommendation: *The land is not large enough to accommodate the university. Expansion and acquisition of surrounding land would be expensive as it is privately owned. The campus is well run and academically linked to TUT in Tshwane, and could provide immediate academic output. This site could be considered as a possible satellite campus for programmes within the study fields of Engineering and ICT especially in relation to the vocational-directed type of offerings. It can be considered for future incorporation as a site of delivery of the University of Mpumalanga.*

3.3 Barberton

A 135 ha municipality owned property to the east of the town has been offered as site. The property is zoned agriculture and although bordering town, not serviced with any bulk infrastructure. The town is a keen host, and desperately wants to accommodate the Mpumalanga University, but cannot currently adequately support the new university. The conditions to establish a world class academic institution in a difficult to access, sparsely populated area is not recommended. Offers opportunities for specialised academic research.

Recommendation: *The property lacks the required services and planning approvals to allow fast establishment. The greatest constraint is related to the town and its ability to accommodate the seat of the university. The town has limited amenities, housing, public facilities and recreation opportunities to attract and maintain high-performing faculty academics, support staff and campus administrators. Should be considered as possible satellite campus with specialised academic focus.*

3.4 White River

Two Properties were indicated as possible sites for the Mpumalanga University around White River.

a. Portion 2 and 5 of the farm Waterfal No. 65

A site 6km north east of White River. The land belongs to the Mpumalanga Housing Finance Corporation and measures 89 hectares. The property consists of three portions that require consolidation. No Environmental Impact Assessments, Geo-tech studies and Township Establishment Plans have been initiated.

Recommendation: *The property is of suitable size, but the poor access, lack of current infrastructure and roads are major constraints. The time frames required to complete town planning approval, rezoning and township establishment are also a concern. The site also offers limited access to basic amenities and public facilities. The property would have to be purchased from the MHFC.*

b. The farm Nooitgedacht No. 62 - JU

The site is situated along the R40 approximately 2 kilometres north of White River. The site is 100 hectares, subdivided into numerous portions, all privately owned. A substantial retail development has already been established on the property. No Environmental Impact Assessments (EIA), nor geo-technical

studies and Township Establishment Plans have been initiated.

Recommendation: *The land is well located, of appropriate size and linked to surrounding amenities and facilities. It forms part of the R40 development corridor and offers access to the region to the north along the R40. The land is privately owned by multiple private parties, wanting to sell at commercial rates which will have a significant cost impact. Bulk services costs; rezoning, EIA and town planning approvals are serious time and cost constraints.*

3.5 Nelspruit

Five different properties were investigated and visited in the greater Nelspruit area.

a. Broham African Rural Investment

A 500 hectare agricultural property, approximately 13 kilometers west of Nelspruit on the N4. Access to the farm is via a single track weir over the Crocodile River. The site is very scenic. There are no bulk infrastructure provisions, environmental assessments, roads or planning applications. It is a private sale for R18million.

Recommendation: *Private land sale, with no infrastructure or planning application, located far from any amenities or support facilities. The proposal is excluded from serious consideration as possible location for the Mpumalanga University.*

b. Likweti Lifestyle Estate and Golf Course Development

Private lifestyle golf estate development, approximately 25 kilometers from Nelspruit. Private land, sold at commercial rates.

Recommendation: *Private land sale, with no infrastructure located far from any amenities or support facilities, excludes the property from serious consideration as possible location of a university.*

c. TUT Mbombela Campus and CV Investment Group

The TUT Mbombela Campus is considered together with the CV Investment Group land as one proposal. The site is located on the R40, 3 kilometers south of the Nelspruit CBD. The TUT Campus is a well run, neat campus but seriously constrained by the steep topography of the site. The CV Group site to the north of the TUT campus offers an expansion opportunity. The CV Group land, although large enough, offers environmental and geotechnical concerns. It is also privately owned and commercial rates of sale apply. Land offered for R45 million.

Recommendation: *The link to the TUT Mbombela Campus offers attractive academic expansion opportunities, but the constraint nature of the site, its steep topography, and are negative factors.*

Access to the privately owned property, the lack of bulk infrastructure and town planning applications will result in time constraints. The steep topography, the sensitive environment and the fact that part of the site in the past was used for dumping raises concerns. Land is privately owned and would form of a commercial development arrangement or sale.

d. Matsafeni Trust / Hall and Sons Group

A 45 hectare property is donated by the Matsafeni Trust and Hall and Sons for purposes of building the

university. The land is part of an established development project, serviced with bulk infrastructure and roads. The site is directly south of the Mbombela Stadium, and connected to the N4 and R104 leading to Nelspruit CDB. The property has a moderate north orientated slope and is highly visible when entering Nelspruit.

Recommendation: *None of the surrounding properties have as yet developed, raising the concern about the future development scenarios around the site. The university is viewed as catalyst for the development zone. There are concerns about the legal relationship between the future university and surrounding development area. The 45 hectares offered is too small to accommodate the university. The owners have indicated that additional land can be made available if required. The conditions for further land have not yet been established. There are also concerns about the relationship between the Matsafeni Trust and Hall & Sons. Relationship and responsibility for Mbombela Stadium still not clear.*

e. Lowveld Agricultural College

The existing Lowveld Agricultural College is on a 240 hectare, well established and cared for property. It is on a gentle slope facing south overlooking the Mpumalanga Legislature. The property is directly linked to both the N4 and R40 movement corridors and is highly visible and prominent. It currently offers 240 student places, with residences, sport amenities and administration buildings. It is owned by the Provincial Government with established bulk infrastructure roads and services. This site offers quick operational and academic establishment.

Recommendation: *The property is of adequate size, well located along the R40 and N4 corridors and is iconic in terms of access and visibility. It offers quick operational establishment and ease of conversion into a university campus. There is sufficient land to create new identity, expand the academic programme, offer student and staff accommodation and sport and recreation amenities. Substantial surrounding land acquisition opportunities also exist. The Lowveld Agricultural College answers most of the criteria set for the establishment of a new university in Mpumalanga.*